

# The Greene Reports

Official Legal Publication for Greene County, Pennsylvania  
Owned and operated by Greene County Bar Association  
Greene County Courthouse, Waynesburg, PA 15370

**Vol. XXXVIII, No. 84**

**February 29, 2024**

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Serving the Legal Community of Greene County  
Since October 1982

# The Greene Reports

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**COURT OF COMMON PLEAS**  
Honorable Louis Dayich, President Judge  
Honorable Jeffry N. Grimes, Judge

## MOTIONS

Criminal & Civil & O.C.:  
March 4 and 6, 2024

## CRIMINAL

Arraignments: March 4, 2024  
ARDs: March 18, 2024  
ARD Revocations: March 18, 2024  
Parole Violations: March 4, 2024  
Plea Court: March 19-21, 2024  
License Suspension April 16, 2024  
Argument Court: March 25, 2024

## ORPHANS

Accounts Nisi: March 4, 2024  
Accounts Absolute: March 14, 2024

**SUPREME COURT**  
**SUPERIOR COURT**  
**COMMONWEALTH COURT**

Convenes in Pgh.: April 8-12, 2024  
Convenes in Pgh.: March 5-6, 2024  
Convenes in Pgh.: October 7-11, 2024

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
Editor: Kayla M. Sammons  
E-mail address: [editor.greenerreports@yahoo.com](mailto:editor.greenerreports@yahoo.com)

## EDITORIAL POLICY

All articles published in The Greene Reports are intended to inform, educate or amuse. Any article deemed by the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.

The views expressed in the articles represent the views of the author and are not necessarily the views of The Greene Reports or the Greene County Bar Association.

The Greene Reports welcomes letters to the Editor both for publication and otherwise. All letters should be addressed to: Editor, The Greene Reports, Greene County Courthouse, 10 East High Street, Waynesburg, PA 15370. Letters must include signature, address and telephone number. Anonymous correspondence will not be published. All letters for publication are subject to editing and, upon submission, become the property of The Greene Reports.

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## THE GREENE COUNTY BAR ASSOCIATION

Timothy M. Ross, President  
Adam J. Belletti, Vice-President  
John R. Headley, Secretary  
Lukas B. Gatten, Treasurer  
Christopher M. Simms, Ex-Officio

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## DEED TRANSFERS

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The following property transfers have been recorded in the Greene County Recorder of Deeds office.

### ALEPPO TOWNSHIP

Zachary P. Sims to EQT Production Company, .045369 Acre, O&G, \$100.00 (2-23-24)

### ALEPPO AND JACKSON TOWNSHIPS

Mark S. Monesmith to EQT Production Company, 2 Tracts, O&G, \$3,492.52 (2-23-24)

### CARMICHAELS BOROUGH

Thomas James Makcen Estate a/k/a Thomas J. Makcen Estate a/k/a Thomas Makcen Estate, et ux., to John D. Sebulsky, et ux., Lot 4, Pine Street Extension Plan, \$159,900.00 (2-26-24)

### DUNKARD TOWNSHIP

Kaitlin Hansen, et ux., to Emmalee Ann Hart, Lot 13, Bobtown Plan, \$60,000.00 (2-22-24)  
Equity Point Real Estate LLC to Cody A. Vance, et ux., Lot 183, Bobtown, \$82,000.00 (2-27-24)

### FRANKLIN TOWNSHIP

Iron Pennsylvania Land LLC to Robert Baker, et ux., Tracts, \$15,000.00 (2-21-24)  
Blaker/Cress Limited Liability Co., et al., to FCM Management LTD, 9.369 Acres, \$2,130,000.00 (2-23-24)

### FREERPORT TOWNSHIP

Destry D. Thompson to Triple J Resources LLC, Tract, \$18,000.00 (2-27-24)

### GILMORE TOWNSHIP

Laurie Lynn Hofstetter a/k/a Laurie Lynn Hofstetter-Tanner to EQT Production Company, 109.224 Acres, O&G, \$4,952.07 (2-23-24)  
Christopher A. Brumley to EQT Production Company, 24 Acres, O&G, \$6,125.00 (2-23-24)  
Patricia L. Rhodes to EQT Production Company, 3 Tracts, O&G, \$3,904.62 (2-23-24)

### GILMORE AND WAYNE TOWNSHIP

Shannon Crist, et ux., to HR4 Minerals LLC, Tracts, O&G, \$44,300.76 (2-23-24)

### GILMORE, JACKSON, MORRIS, RICHHILL, SPRINGHILL AND WAYNE TOWNSHIPS

Ridgetop Royalties LLC to Elk Range Royalties II LP, et ux., Tracts, O&G, \$4,414,276.00 (2-27-24)

### MORRIS TOWNSHIP

Valerie J. White to Consol Pennsylvania Coal Company LLC, et ux., 2 Tracts, \$128,000.00 (2-23-24)

The Society of Mount Carmel Province of the Most Pure Heart to EQT Production Company, 109.19 Acres, O&G, \$29,247.31 (2-23-24)

### PERRY TOWNSHIP

Elizabeth J. Block Estate a/k/a Elizabeth Jean Block Estate, et ux., to George Enterprises Inc., 68.581 Acres, \$170,000.00 (2-22-24)

### WAYNE TOWNSHIP

Barbara L. Loar to Herman I. Apel, et ux., 3.333 Acres, \$64,000.00 (2-22-24)

### WAYNESBURG BOROUGH

Pennsylvania Housing Finance Agency to Lara M. Frost, et ux., Lot, \$22,500.00 (2-22-24)

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ESTATE NOTICES

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NOTICE is hereby given of the grant of letters by the Register of Wills to the Estates of the following named decedents. All persons having claims are requested to make known the same and all persons indebted to the decedent are requested to make payment to the personal representative or his attorney without delay.

FIRST PUBICATION

DULANEY, CATHERINE ANN
Late of Mineral Wells, Wood County, West Virginia
Administratrix: Kelly Ann Dulaney, 445 Bonar Avenue, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

GOODEN, MICHAEL S.
Late of Franklin Township, Greene County, Pennsylvania
Executor: Rodney S. Gooden, 553 Bridge Street, Waynesburg, PA 15370
Attorney: None

JENKINS, ESTELLE D.
Late of Jefferson Township, Greene County, Pennsylvania
Executrix: Sharon Wood, 116 Moredock Drive, Jefferson, PA 15344
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

KIGER, THOMAS REED A/K/A T. REED KIGER
Late of Waynesburg, Greene County, Pennsylvania
Executrix: Amy K. Widdup, 143 Cabin Road, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

KINGAN, SUE ELLEN
Late of Jefferson Borough, Jefferson, Greene County, Pennsylvania
Co-Administratrix: Brittany Morrison, 111 Hedge Rad, Jefferson, PA 15344
Co-Administratrix: Courtney Long, 120 Moredock Drive, Jefferson, PA 15344
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

KINSEY, BONNIE LEE A/K/A BONNIE L. KINSEY
Late of Waynesburg Borough, Greene County, Pennsylvania
Executor: Eric Hinerman, 621 Manheim Drive, Fayetteville, OH 45118
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

MAKCEN, THOMAS JAMES A/K/A THOMAS J. MAKCEN A/K/A THOMAS MAKCEN
Late of Carmichaels, Greene County, Pennsylvania
Executrix: Lisa Lynn Wamsley, 109 Stevenson Lane, Carmichaels, PA 15320
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

CORNWELL, SHERRY LYNN
Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Jennifer Marie Lash, 1068 8th Street, Waynesburg, PA 15370
Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High Street, Waynesburg, PA 15370

CREE, TEDDY W.
Late of Greene Township, Greene County, Pennsylvania
Executor / Attorney: Joseph I. Brodak, Esquire, Brodak Law, LLC, 6 S. Main Street, Ste. 214, Washington, PA 15301

HEADLEE, THOMAS M.
Late of Waynesburg, Grene County, Pennsylvania
Co-Executrix: Cynthia Headlee Curtis, 112 Hillcrest Avenue, Rices Landing, PA 15357
Co-Executrix: Judith Headlee Lynn, 733 Rolling Hills Road, Ruffs Dale, PA 15679
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

LEMLEY, LINDA LEE
Late of Franklin Township, Greene County, Pennsylvania
Administratrix: Emily R. Lemley, 439 White Barn Road, Waynesburg, PA 15370
Attorney: Timothy R. Berggren, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

SCHIRLOFF, MARGARET A. A/K/A MARGARET ANN SCHIRLOFF
Late of Dunkard Township, Greene County, Pennsylvania
Executrix: Donna Vincie Haid, 350 Budapest Road, Dilliner, PA 15327
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

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SHERIFF'S SALE

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By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-51-2023 AD 215-2023

Issued out of the Court of Common Pleas of Greene County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Greene County Courthouse in the City of Waynesburg, County of Greene, Commonwealth of Pennsylvania on:

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**FRIDAY, MARCH 15, 2024  
AT 10:00 O’CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff’s Office no later than twenty (20) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff’s Office prior thereto.

FREEDOM MORTGAGE CORPORATION

v.  
JIMMY LEE BUTTERFIELD  
Owner(s) of property situate in the PERRY TOWNSHIP, GREENE County, Pennsylvania  
Being 217 DUNKARD AVENUE, MOUNT MORRIS, PA 15349  
Tax ID No. 20-08-122  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$82,516.52

PROPERTY ADDRESS: 217 Dunkard Ave, Mt. Morris, PA 15349

UPI/TAX PARCEL NUMBER: 20/08/122

**Seized and taken into execution to be sold as the property of JIMMY L BUTTERFIELD in suit of FREEDOM MORTGAGE CORPORATION.**

**Attorney for the Plaintiff:**  
Brock & Scott PLLC  
King Prussia, PA 844-856-6646

**MARCUS N. SIMMS, Sheriff  
Greene County, Pennsylvania**

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## SHERIFF’S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-53-2023 AD 441-2023**

Issued out of the Court of Common Pleas of Greene County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Greene County Courthouse in the City of Waynesburg, County of Greene, Commonwealth of Pennsylvania on:

**FRIDAY, MARCH 15, 2024  
AT 10:00 O’CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff’s Office no later than twenty (20) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff’s Office prior thereto.

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U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v David E. Brock; Gary R. Brock, Jr.; Scarlet E. Brock,  
Docket Number: AD-441-2023  
Property to be sold is situated in the borough/township of Spraggs, County of Greene and State of Pennsylvania.  
Commonly known as: 121 Hoy Run Road, Spraggs, PA 15362  
Parcel Number: 20-03-126-C  
Improvements thereon of the residential dwelling or lot (if applicable):

PROPERTY ADDRESS: 121 Hoy Run Rd, Spraggs, PA 15362

UPI/TAX PARCEL NUMBER: 20/03/126/C

**Seized and taken into execution to be sold as the property of DAVID BROCK, SCARLET E BROCK, GARY R BROCK, JR in suit of US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF TREEHOUSE SERIES V TRUST.**

**Attorney for the Plaintiff:**  
Friedman Vartolo LLP  
Garden City, NJ 212-471-5100

**MARCUS N. SIMMS, Sheriff  
Greene County, Pennsylvania**

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## SHERIFF’S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-57-2023 AD 694-2023**

Issued out of the Court of Common Pleas of Greene County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Greene County Courthouse in the City of Waynesburg, County of Greene, Commonwealth of Pennsylvania on:

**FRIDAY, MARCH 15, 2024  
AT 10:00 O’CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff’s Office no later than twenty (20) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff’s Office prior thereto.

ALL THAT CERTAIN REAL ESTATE SITUATED ON BLOODY RUN IN THE TOWNSHIP OF FRANKLIN, COUNTY OF GREENE, COMMONWEALTH OF PENNSYLVANIA HAVING ERECTED THEREON A SWELLING KNOWN AS 161 Tollgate Run, Waynesburg, PA 15370, PER A CERTAIN DEED DATED MAY 3, 2018, RECORDED ON MAY 3, 2018 IN THE RECORDER OF DEEDS OFFICE OF GREENE COUNTY AT DEED BOOK VOLUME 513, PAGE 3185, INSTRUMENT NO. 201800002961, TAX PARCEL INDEX NO. 07-20-207.

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PROPERTY ADDRESS: 161 Tollgate Run, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07/20/207

**Seized and taken into execution to be sold as the property of AMANDA L. WILSON in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.**

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**Attorney for the Plaintiff:**  
First National Bank of Pennsylvania  
Pittsburgh, PA

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**MARCUS N. SIMMS, Sheriff**  
**Greene County, Pennsylvania**