

# 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. XL, No. 42**

**April 17, 2025**

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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.:  
April 21 and 23, 2025

## CRIMINAL

Arraignments: April 21, 2025  
ARDs: May 12, 2025  
ARD Revocations: May 12, 2025  
Parole Violations: April 21, 2025  
Plea Court: May 13-15, 2025  
License Suspension: June 23, 2025

## ORPHANS

Accounts Nisi: April 7, 2025  
Accounts Absolute: April 18, 2025

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: June 3, 2025

Convenes in Pgh.: May 13 and 14, 2025

Convenes in Pgh.: May 5-9, 2025

## ARGUMENTS

Argument Court: May 21, 2025

## CIVIL

Domestic Relations Contempts: April 22,  
2025  
Domestic Relations Appeals: April 22,  
2025

## JUVENILE

Plea Day: May 15, 2025

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

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## 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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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.

### CUMBERLAND TOWNSHIP

Mary Frances Bystry Estate, et ux., to Anthony Jeffrey Livesay, et ux., Lot, \$140,000.00 (4-9-25)

Rebecca Churby a/k/a Rebecca Hackney to Michael Shane Johnson, et ux., Lot 5, Grace Heights Subdivision, \$45,000.00 (4-9-25)

### DUNKARD TOWNSHIP

Deloris Unmuth Trust, et ux., to Thomas Andrew Thompson, et ux., 9.33 Acres, \$295,000.00 (4-9-25)

### FRANKLIN TOWNSHIP

Grover C. Powell and Marie C. Powell Trust, et al., to Rice Drilling B LLC, 2 Tracts, O&G, \$211,379.52 (4-11-25)

### JACKSON TOWNSHIP

Lois Sue Severance to EQM Gathering OPCO LLC, R/W, 91.638 Acres, \$45,000.00 (4-11-25)  
Mark Morris to EQM Gathering OPCO LLC, R/W, 1.3.8 Acres, \$190,100.00 (4-11-25)

### PERRY TOWNSHIP

CNX Land LLC to Mason-Dixon Riders Association, 2 Tracts, \$200,000.00 (4-10-25)  
Daniel L. Czako, et ux., to EQT Production Company, R/W, 70 Acres, \$86,876.50 (4-11-25)

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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 PUBLICATION

TODD, MICHAEL EDWARD A/K/A MICHAEL TODD

Late of Bobtown, Dunkard Township, Greene County, Pennsylvania

Executrix: Barbara Todd, 17 East Franklin Avenue, Post Office Box 492, Bobtown, PA 15315

Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

### SECOND PUBLICATION

MILESKY, WILLIAM V.

Late of Center Township, Greene County, Pennsylvania

Executrix: Faye R. Milesky, 390 Woods Road, Waynesburg, PA 15370

Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, PO Box 898, Waynesburg, PA 15370

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ROBISON, LAWRENCE E.

Late of Waynesburg, Greene County, Pennsylvania  
Administrator: Ronald W. Robison, 530 Route 88, Carmichaels, PA 15320  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

## THIRD PUBLICATION

EISIMINGER, JANE C.

Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Kimberly M. Eisiminger, 159 White Barn Road, Waynesburg, PA 15370  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

JAMISON, SONDRAL. A/K/A SONDRAL LEA JAMISON

Late of Monongahela Township, Greene County, Pennsylvania  
Executrix: Lisa Thorne, 962 Grafton Road, Morgantown, WV 26508  
Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

MORRIS, EDWARD JR.

Late of Cumberland Township, Greene County, Pennsylvania  
Administrator: Craig E. Morris, 159 Greentree Circle, Aurora, OH 44202  
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

TOPOR, SUNDAY M. A/K/A SUNDAY TOPOR

Late of Greene County, Pennsylvania  
Executrix: Sylvia Jean Toporcer, C/O Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant Street, New Castle, PA 16101-2279  
Attorney: Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant Street, New Castle, PA 16101-2279

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## **CONFESSED JUDGMENT SALE**

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**TD BANK, N.A. v. NIKITA LODGING, INC., ET AL.**

**CASE NO. AD-561-2024**

### **SCHEDULE OF ASSETS TO BE SOLD**

THE FOLLOWING ASSETS WILL BE SOLD JOINTLY IN A SINGLE SALE TO THE **HIGHEST BIDDER AT A SHERIFF'S SALE TO BE CONDUCTED ON MAY 9, 2025, AT 10A.M. AT THE GREENE COUNTY COURTHOUSE, 10 EAST HIGH STREET, WAYNESBURG, PA 15370, TO ENFORCE THE COURT JUDGMENT OF \$758,244.03 (PLUS INTEREST AND COSTS) OBTAINED BY TD BANK, N.A., PLAINTIFF AGAINST NIKITA LODGING, INC., VIDULA H. PATEL, AND HARSHAD PATEL, DEFENDANTS:**

#### **I. REAL ESTATE**

All those two tracts situate in Franklin Township, Greene County, Pennsylvania, more particularly bounded and described as follows:

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#### **Tract 1:**

BEGINNING at an iron pin which is located South 24° 26' 45" East 238.95 feet from a concrete monument corner to other lands of Lamar Prospect and Parcel No. 2; thence by No. 2 South 66° 52' East 192.12 feet to an iron pin corner to lands of Humble Oil & Refining Company; thence by lands of Humble Oil and Refining Company, South 6° 26' 48" West 70.0 feet to an iron pin corner to a Township Road; thence by said Township Road, North 83° 33' 12" West 30.00 feet to an iron pin; thence by same, South 6° 26' 48" West 132.28 feet to an iron pin located at the Northern right-of-way line of L.R. 112 parallel, corner to other land of Lamar Prospect Company; thence by other lands of Lamar Prospect Company, North 24° 26' 45" West 300.00 feet to an iron pin, the place of BEGINNING.

As surveyed by Miles A. Davin, Jr., R.S. 35552-E in June of 1995.

#### **Tract 2:**

BEGINNING at a concrete monument, corner to other lands of Lamar Prospect Company, thence by other lands of Lamar Prospect Company, North 17° 22' West 476.27 feet to an iron pin corner to lands of the Waynesburg Southern Railroad; thence by lands of the Waynesburg Southern Railroad, North 28° 56' 18" East 279.79 feet to an iron pin; thence by same, North 32° 52' 48" East 211.58 feet to an iron pin corner to the western right-of-way line of L.R. 1030, Section 6; thence by the western right-of-way line of L.R. 1030, Section 6, South 31° 27' 46" East 211.73 feet to an iron pin; thence by the same, South 58° 32' 14" West 65.0 feet to an iron pin; thence by the same, South 31° 27' 46" East 250.00 feet to an iron pin; thence by same, South 58° 32' 14" West 85.0 feet to an iron pin; thence by same, South 31° 27' 46" East 230.01 feet to an iron pin corner to lands of the Humble Oil and Refining Company; thence by lands of the Humble Oil and Refining Company, South 58° 32' 14" West 50.0 feet to an iron pin; thence by same, South 31° 27' 46" East 275.00 feet to an iron pin; thence by same, South 34° 37' 46" West 293.03 feet to an iron pin corner to Parcel No. 1; thence by Parcel No. 1, North 66° 52' West 192.12 feet to an iron pin corner to other lands of Lamar Prospect Company; thence by other lands of Lamar Prospect Company, North 24° 26' 45" West 238.95 feet to a concrete monument, the place of BEGINNING.

As surveyed by Miles A. Davin, Jr., R.S. 35552-E in June of 1995.

BEING the same premises which Amit, Inc., by Deed dated 11/13/2006 and recorded 12/01/2006 in the Recorder of Deeds, Greene County in Record Book 358, Page 267, granted and conveyed unto Nikita Lodging, Inc.

UNDER AND SUBJECT to any and all (A) recorded easements, rights, rights of way, exceptions, restrictions, reservations, covenants, conditions, restrictions and agreements together on record for this Property, and (B) any facts and conditions visible upon the land or as would be shown by a current and accurate survey of the subject premises.

Improvements consist of a two-story motel building with an attached office and parking facilities.

TAX MAP NO. 07-07-102-G

BEING known as 126 (a/k/a 350) Miller Lane, Waynesburg, PA 15370.

#### **II. PERSONAL PROPERTY**

All tangible personal property belonging to Nikita Lodging, Inc., or Harshad Patel at 126 Miller Lane, Waynesburg, PA, including but not limited to (1) equipment, machinery, furniture, fixtures, computers, supplies, tools, electronics, parts, inventory, and all accessions and peripheral items; and (2) all intangible personal property, including but not limited to cash, currency, licenses, instruments, accounts, and checks.

**REAL ESTATE AND ALL PERSONAL PROPERTY TO BE JOINTLY SOLD TOGETHER TO THE HIGHEST BIDDER FOR ALL ASSETS.**