

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. 44

May 1, 2025



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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.:
May 5 and 7, 2025

CRIMINAL

Arraignments: May 5, 2025
ARDs: May 12, 2025
ARD Revocations: May 12, 2025
Parole Violations: May 5, 2025
Plea Court: May 13-15, 2025
License Suspension: June 23, 2025

ORPHANS

Accounts Nisi: May 5, 2025
Accounts Absolute: May 16, 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

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Kayla M. Sammons
E-mail address: 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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

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

ALEPPO TOWNSHIP

Jeffrey Finch, et ux., to Consol Pennsylvania Coal Co LLC, et ux., 1/5 Acre, Coal, \$1,000.00 (4-24-25)

Three Rivers Royalty LLC to Whitehawk Income Marcellus LLC, Tracts, O&G, \$44,923,913.60 (4-28-25)

CENTER TOWNSHIP

John E. Albert, et ux., to Beam Energy LP, 4 Tracts, O&G, \$75,850.00 (4-25-25)

CUMBERLAND TOWNSHIP

Joyce E. Baker Estate, et ux., to Ashton Radabaugh, et ux., Lot 216, \$129,000.00 (4-23-25)
Eugene E. Walters, et ux., to Ryan M. Christopher, Jr., et ux., 8.800 Acres, \$340,500.00 (4-23-25)

FREEPORT TOWNSHIP

Doctors Without Borders USA to EQT Production Company, 7 Tracts, O&G, \$300.00 (4-25-25)

GILMORE TOWNSHIP

Michelle Morris to EQT Production Company, 79.156 Acres, O&G, \$101,772.00 (4-25-25)

JEFFERSON TOWNSHIP

Donald Fahringer to Richard D. Berkey, et ux., Lots, \$87,450.00 (4-28-25)

MORRIS TOWNSHIP

David M. Thomas, Jr., to Consol Pennsylvania Coal Co LLC, \$0.73 Acre, \$40,000.00 (4-24-25)

WAYNE TOWNSHIP

CNX Land LLC to EQM Gathering OPCO LLC, 76.57 Acres, \$2,500.00 (4-24-25)
Steven E. Hennen, et ux., to Bonnie Davis, et ux., Lots 11, 12, Hoy Brothers Plan, \$20,000.00 (4-28-25)

WAYNESBURG BOROUGH

Joshua A. Patton to Delores J. Henry, Lot, \$95,000.00 (4-23-25)

ESTATE NOTICES

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

HANEY, MARY LOU

Late of Monongahela Township, Greene County, Pennsylvania
Administratrix: Melissa Klein, 1401 Center Hill Ave., Star City, WV 26505
Attorney: Timothy N. Logan, Esquire. Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

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HOUSEHOLDER, ROBERTA LYNN A/K/A ROBERTA L. HOUSEHOLDER
Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Judy Hamilton, 195 Haines Road, Carmichaels, PA 15320
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

GRIM, JERRY LEE
Late of Greene County, Pennsylvania
Executrix: Dolores J. Brownlee, C/O Thomas W. Shaffer, Esquire, 11 Pittsburgh Stret, Uniontown, PA 15401
Attorney: Thomas W. Shaffer, Esquire, 11 Pittsburgh Stret, Uniontown, PA 15401

HULL, JOHN G. A/K/A JOHN HULL
Late of Whiteley Township, Greene County, Pennsylvania
Executrix: Debra Kay Hull, 319 Brick School Road, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

PHILLIPS, LOIS JEAN A/K/A LOIS J. PHILLIPS
Late of Waynesburg, Franklin Township, Greene County, Pennsylvania
Executor: Ronald E. Phillips, 155 Dunkard Avenue, Mt. Morris, PA 15349
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

PLOTKOWSKI, GENEVIEVE M.
Late of Carmichaels, Cumberland Township, Greene County, Pennsylvania
Administratrix: Cynthia M. Wilson, Post Office Box 245, Nemaocolin, PA 15351
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

SONNEBORN, RICHARD A.
Late of West Finley Township, Pennsylvania
Executor: Marcia Sonneborn, 817 Nebo Ridge Road, West Finley, PA 15377
Attorney: Rebecca A. Winge, Esquire, Houston Harbaugh, Three Gateway Center, 401 Liberty Avenue, 22nd Floor, Pittsburgh, PA 15222-1005

WOLFE, LINDA SUE
Late of Jefferson Borough, Greene County, Pennsylvania
Executor: Jon P. Wolfe, 1527 E. Roy Furman Highway, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices 54 N. Richhill Street, Waynesburg, PA 15370

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THIRD 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

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY; Docket No. AD-374-2024. Vanderbilt Mortgage and Finance, Inc., Plaintiff vs. Deborah Stump, solely in her capacity as possible heir of Bernard Stump, deceased, Brian Stump, solely in his capacity as possible heir of Bernard Stump, deceased, all unknown heirs, successors and assigns and all persons, firms or associations claiming right, title or interest from or under Bernard Stump, deceased.
TO: All unknown heirs, successors and assigns and all persons, firms or associations claiming right, title or interest from or under Bernard Stump, deceased. Premises subject to foreclosure: 112 East View Alley, Mount Morris, PA 15349. The real estate owned by Bernard Stump at 112 East View Alley, Mount Morris, PA 15349, upon which a residential dwelling is erected, is scheduled to be sold at Sheriff's Sale on June 20, 2025 at 10:00 a.m., at the Greene County Courthouse, Main Hall, 10 E. High Street, Waynesburg, PA 15370 to enforce the court judgment of \$60,647.37 obtained by Vanderbilt Mortgage and Finance, Inc. against you. A complete copy of the Notice of Sheriff's Sale will be sent to you upon request to Plaintiff's counsel, Sarah A. Elia, Esq., Weber Gallagher, 2000 Market Street, 13th Floor, Philadelphia, PA 19103, ph. (267) 295-3364. A schedule of distribution of the money bid for the real estate be filed by the Sheriff approximately 30 days after the date of the Sheriff's Sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions are filed with the Sheriff within 10 days. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Court Administrator, Law Library, Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370, (724) 852-5237.

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-21-2025 AD 727-2022**

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, MAY 16, 2025
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 lot of land situate in TOWNSHIP OF FRANKLIN, County of Greene and Commonwealth of Pennsylvania.
IMPROVEMENTS consist of a residential dwelling.
BEING PREMISES: 820 Sherman Avenue, Waynesburg, PA 15370 SOLD as the property of ANETTE THARP Solely in Her Capacity as Heir of THOMAS R. THARP, Deceased, The Unknown Heirs of THOMAS R. THARP, Deceased, THOMAS R. THARP JR, Solely in His Capacity as Heir of THOMAS R. THARP, Deceased, CARMEN THARP BROWN Solely in Her Capacity as Heir of THOMAS R. THARP, Deceased and NANCY WOOD SMITH Solely in Her Capacity as Heir of THOMAS R. THARP, Deceased.
TAX PARCEL #07/014/164//

PROPERTY ADDRESS: 820 Sherman Ave, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07/014/164//

Seized and taken into execution to be sold as the property of ANETTE THARP SOLELY IN HER CAPACITY AS HEIR OF THOMAS R. THARP, DECEASED, THE UNKNOWN HEIRS OF THOMAS R. THARP, DECEASED, THOMAS R. THARP JR, SOLELY IN HIS CAPACITY AS HEIR OF THOMAS R. THARP, DECEASED, CARMEN THARP BROWN SOLELY IN HER CAPACITY AS HEIR OF THOMAS R. THARP, DECEASED AND NANCY WOOD SMITH SOLELY IN HER CAPACITY AS HEIR OF THOMAS R. THARP, DECEASED in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

Attorney for the Plaintiff:
KML Law Group P.C.
Philadelphia, PA 215-627-1322

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

SHERIFF’S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-15-2025 AD 764-2024**

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, MAY 16, 2025
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 lot or parcel of land situate in Dunkard Township, Greene County, Pennsylvania, being Lot number 205 in the plan of lots known as Bobtown plan of lots, laid out by Jones and Laughlin Steel Corporation, and of record in the office of the recorder of deeds in Greene County in plan book volume 1, page 128.

Property Address: 62 Dalzell Avenue, Bobtown, PA 15315

Tax ID: 06-001255 / 06/0/206

PROPERTY ADDRESS: 62 Dalzell Ave, PO Box 435, Bobtown, PA 15315

UPI/TAX PARCEL NUMBER: 06/08-206

Seized and taken into execution to be sold as the property of JERRY FISHER, JR., LEATHER FISHER in suit of LOGS LEGAL GROUP LLP.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLP
WAYNE, PA 610-278-6800

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

SHERIFF’S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-13-2025 AD 685-2023**

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, MAY 16, 2025
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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ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE MORGAN TOWNSHIP, WAYNESBURG, GREENE COUNTY, PENNSYLVANIA: BEING KNOWN AS: 149 HOMEVILLE RD WAYNESBURG, PA 15370 BEING PARCEL NUMBER: 17-04-138B IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 149 Homeville Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 17/04/138B

Seized and taken into execution to be sold as the property of CHARLES JONES in suit of HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR PEOPLE’S CHOICE HOME LOAN SECURITIES TRUST SERIES 2005-3.

Attorney for the Plaintiff: RAS CITRON, LLC Mount Laurel, NJ 1-855-225-6906

MARCUS N. SIMMS, Sheriff Greene County, Pennsylvania

SHERIFF’S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. ED-25-2025 AD 593-2024

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, MAY 16, 2025 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 lot of ground situate in Dunkard Township, Greene County, Commonwealth of Pennsylvania. Tax ID: 06/04/205 Property Address (for informational purposes only): 682 Taylortown Road, Dilliner, PA 15327 BEING the same premises which Wilma Johnson, widow, be deed dated October 5, 2018 and recorded November 7, 2018 at Deed Book Vol. 519, Page 3529 at the Office of the Recorder of Deeds of Greene County, PA, granted and conveyed unto William Laviolette, II, in fee.

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PROPERTY ADDRESS: 682 Taylortown Rd, Dilliner, PA 15327

UPI/TAX PARCEL NUMBER: 06/04/205//

Seized and taken into execution to be sold as the property of WILLIAM J LAVIOLETTE, II, WILLIAM LAVIOLETTE, II in suit of CARRINGTON MORTGAGE SERVICES LLC.

Attorney for the Plaintiff: LOGS Legal Group LLP Wanes, PA 610-278-6800

MARCUS N. SIMMS, Sheriff Greene County, Pennsylvania

SHERIFF’S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. ED-23-2025 AD 43-2025

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, MAY 16, 2025 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 lot or parcel of land situate in Morgan Township, Greene County, Pennsylvania, having erected a one story single unit dwelling, with an address of 81 Greene Street, Clarksville, PA 15322. This parcel is assessed for tax purposes as Greene County Tax Parcel Number 17/08/104.

PROPERTY ADDRESS: 81 Greene Street, Clarksville, PA 15322

UPI/TAX PARCEL NUMBER: 17/08/104

Seized and taken into execution to be sold as the property of MIRANDA SHIPLEY in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY

Attorney for the Plaintiff: Kirk A. King Waynesburg, PA 724-627-6114

MARCUS N. SIMMS, Sheriff Greene County, Pennsylvania

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-4-2025 AD 850-2024**

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, MAY 16, 2025
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.

STOCKTON MORTGAGE CORPORATION v. COCO D. PAHANISH A/K/A COCO PAHANISH owner(s) of the property situate in the MORGAN TOWNSHIP, GREENE County, Pennsylvania, being 126 1ST ST, MATHER, PA 15346.

Tax ID No. 17-11348

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 126 1ST ST, MATHER, PA 15346

UPI/TAX PARCEL NUMBER: 17-11348

Seized and taken into execution to be sold as the property of COCO D. PAHANISH A/K/A COCO PAHANISH in suit of STOCKTON MORTGAGE CORPORATION.

Attorney for the Plaintiff:
BROCK & SCOTT
WINSTON SALEM, NC 844-856-6646 x4535

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania