

# 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. 31**

**January 30, 2025**

\*\*\*\*\*



\*\*\*\*\*

## Table of Contents

|                             |               |
|-----------------------------|---------------|
| <b>Deed Notices .....</b>   | <b>Page 3</b> |
| <b>Estate Notices .....</b> | <b>Page 4</b> |
| <b>Sheriff's Sale .....</b> | <b>Page 5</b> |

Serving the Legal Community of Greene County  
Since October 1982

# The Greene Reports

2-----1/30/25-----

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

## MOTIONS

Criminal & Civil & O.C.:  
February 3 and 5, 2025

## CRIMINAL

Arraignments: February 3, 2025  
ARDs: February 10, 2025  
ARD Revocations: February 10, 2025  
Parole Violations: February 3, 2025  
Plea Court: February 11-13, 2025  
License Suspension February 18, 2025

## ORPHANS

Accounts Nisi: February 3, 2025  
Accounts Absolute: February 14, 2025

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: April 7-11, 2025  
Convenes in Pgh.: February 25-26, 2025  
Convenes in Pgh.: February 3-7, 2025

## ARGUMENTS

Argument Court: February 19, 2025

## CIVIL

Domestic Relations Contempts: March 25,  
2025  
Domestic Relations Appeals: March 25,  
2025

## JUVENILE

Plea Day: February 20, 2025

\*\*\*\*\*

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

\*\*\*\*\*

## 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

\*\*\*\*\*

# The Greene Reports

-----1/30/25-----3

\*\*\*\*\*

## DEED TRANSFERS

\*\*\*\*\*

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

### ALEPPO TOWNSHIP

Janice Buckingham a/k/a Janice Elaine Lemmon to Lemmon Resources LLC, Tracts, O&G,  
\$12,894.00 (1-27-25)

### CUMBERLAND TOWNSHIP

Elizabeth M. Starke, et ux., to Rebecca Stillwagon, et ux., Lot 243 Crucible, \$55,000.00 (1-23-25)

Paul Edward Bandish a/k/a Paul E. Bandish, et ux., to James Minor, 3 Tracts, \$120,000.00 (1-23-25)

### DUNKARD TOWNSHIP

Gladys Sanders Estate a/k/a Gladys L. Sanders Estate, et ux., to Tim Ramsey, et ux., 5.14  
Acres, \$40,000.00 (1-24-25)

### FRANKLIN TOWNSHIP

Judy Babcock a/k/a Judy R. Babcock a/k/a Judy R. Chacko to Ronald L. Caldwell a/k/a Ronald  
Lee Caldwell, Lot 231 West Waynesburg Plan, \$32,324.75 (1-22-25)

Mark Mosley, et ux., to Deborah Anna Adamson, 4.806 Acres, \$2,044.37 (1-28-25)

### FREEPORT TOWNSHIP

Janice Buckingham a/k/a Janice Elaine Lemmon to Lemmon Resources LLC, 3.5 Acres, O&G,  
\$425.00 (1-27-25)

### GILMORE TOWNSHIP

William H. Gabel Family Irrevocable Trust, et ux., to EQT Production Company, R/W, Tracts,  
\$750,000.00 (1-24-25)

Phyllis C. Carpenter to EQT Production Company, 99.391 Acres, O&G, \$5,027.00 (1-24-25)

Janice Buckingham a/k/a Janice Elaine Lemmon to Lemmon Resources LLC, 2 Tracts, O&G,  
\$2,047.20 (1-27-25)

### JEFFERSON TOWNSHIP

Patrick G. Knight to EQT Production Company, R/W, 150.851 Acres, \$28,440.00 (1-24-25)

### RICHHILL TOWNSHIP

Wilbert Rethage Jr a/k/a Bill Rethage a/k/a Wilbert E. Rethage to Brian William Miltzer, 24  
Acres, O&G, \$144,000.00 (1-23-25)

Braddock Family Trust, et ux., to CNX Midstream DEVCO I LP, et ux., R/W, 97.21 Acres,  
\$30,000.00 (1-27-25)

Jennifer B. Duskey to CNX Midstream DEVCO I LP, et ux., R/W, 97.21 Acres, \$30,000.00 (1-27-25)

### WAYNE TOWNSHIP

Amber Joyce Oberley a/k/a Amber Joyce Kiger to EQT Production Company, 94.861 Acres,  
O&G, \$29,248.71 (1-24-25)

Ronald Eugene Kiger, II to EQT Production Company, 94.861 Acres, O&G, \$29,248.81 (1-24-25)

### WAYNESBURG BOROUGH

Ronald L. Caldwell a/k/a Ronald Lee Caldwell to Judy Babcock a/k/a Judy R. Babcock a/k/a  
Judy R. Chacko, 3 Lots, \$44,824.45 (1-22-25)

# The Greene Reports

4-----1/30/25-----

\*\*\*\*\*

## 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

HOSKINS, HELEN A/K/A HELEN M. HOSKINS

Late of Waynesburg, Greene County, Pennsylvania  
Co-Executor: Gordon R. Hoskins, 1639 Smith Creek Road, Waynesburg, PA 15370  
Co-Executor: Ronald G. Hoskins, 405 Dark Hollow Road, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

HOY, MARTHA ELLEN A/K/A MARTHA W. HOY

Late of Wayne Township, Spraggs, Greene County, Pennsylvania  
Executor: Tad G. Hoy, 869 Drift Ridge Road, Spraggs, PA 15362  
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

### SECOND PUBLICATION

BLAKER, BRICE E. A/K/A BRICE EATON BLAKER

Late of Cumberland Township, Greene County, Pennsylvania  
Executor: Brian K. Blaker, 145 Goslin Road, Rices Landing, PA 15357  
Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

BLASKO, DEBORAH J. A/K/A DEBORAH JANE BLASKO

Late of Cumberland Township, Greene County, Pennsylvania  
Administrator: Todd A. Blasko, 243 Titus Street, Bobtown, PA 15315  
Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

LEONARD, VIRGINIA E.

Late of Morgan Township, Greene County, Pennsylvania  
Executrix: Sharon G. Leonard, PO Bx 464, Clarksville, PA 15322  
Attorney: None

MOONEY, KAY FRANCES A/K/A KAY F. MOONEY

Late of Franklin Township, Greene County, Pennsylvania  
Executor: Jeff A. Mooney, 452 Reeves Road, Sycamore, PA 15364  
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

# The Greene Reports

-----1/30/25-----5

### THIRD PUBLICATION

BOGNANNI, EMIL

Late of Reistertown, Balitmore County, Maryland  
Administrator: Dena Voxakis, 12 Tree Farm Court, Glen Arm, MD 21057  
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

\*\*\*\*\*

## SHERIFF'S SALE

\*\*\*\*\*

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**

**No. ED-65-2024 AD 154-2024**

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, FEBRUARY 21, 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 piece of ground situate in Jefferson Township, County of Greene and Commonwealth of Pennsylvania, Being Lot Nos. 2 and 53, as shown on Moredock Plan of Lots, recorded in Plan Book Vol. 1 Page 73.

15-11-2019//

113 First Ave., Rices Landing, PA 15357

PROPERTY ADDRESS: 113 FIRST AVE, RICES LANDING, PA 15357

UPI/TAX PARCEL NUMBER: 15/11/219//

**Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD C CROFFORD, DECEASED MORTGAGOR AND OWNER in suit of NATIONSTAR MORTGAGE LLC.**

**Attorney for the Plaintiff:**

ALBERTELLI LAW  
MOUNT LAUREL, NJ 86-724-1888

**MARCUS N. SIMMS, Sheriff**

**Greene County, Pennsylvania**