

The Greene Reports

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

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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.:
September 8 and 10, 2025

CRIMINAL

Arraignments: September 8, 2025
ARDs: September 8, 2025
ARD Revocations: September 8, 2025
Parole Violations: September 8, 2025
Plea Court: September 9, 10, and 12, 2025
License Suspension: October 21, 2025

ORPHANS

Accounts Nisi: September 1, 2025
Accounts Absolute: September 12, 2025

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 6-10, 2025
Convenes in Pgh.: September 16-17, 2025
Convenes in Pgh.: November 3-7, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court: September 17, 2025

CIVIL

Domestic Relations Contempts: September 23, 2025
Domestic Relations Appeals: September 23, 2025

JUVENILE

Plea Day: September 18, 2025

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DEED TRANSFERS

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

CENTER TOWNSHIP

Douglas R. Martin, et al., to Iron Pennsylvania Land LLC, 15.439 Acres, \$40,000.00 (8-27-25)
Pamela G. Albert by POA, et ux., to James E. Wilson, et ux., 4 Tracts, \$5,000.00 (8-27-25)

CUMBERLAND TOWNSHIP

Titan Properties LLC to Zachary Shawn Rudy, et ux., Lot, \$175,000.00 (8-29-25)

DUNKARD TOWNSHIP

Lanco I to Joseph D. Ziegler, 217.39 Acres, \$409,782.00 (9-2-25)

FRANKLIN TOWNSHIP

Dirk R. Tedrow, et al., to Four T Rental LLC, .371 Acre, \$111,585.80 (9-2-25)

JACKSON TOWNSHIP

Olive Calvert to EQT Production Company, Tracts, O&G, \$466.55 (8-29-25)
Dennis M. Blouir to EQM Gathering OPCO LLC, R/W, Tracts, \$545,000.0 (8-29-25)
Dennis M. Blouir to EQM Gathering OPCO LLC, R/W, Tracts, \$205,000.00 (8-29-25)
Ray Goodwin to EQM Gathering OPCO LLC, R/W, Tract, \$900,000.00 (8-29-25)

JEFFERSON TOWNSHIP

Suzanne Rice to Larry Kuharcik, et ux., 1 Acre, \$325,000.00 (8-29-25)

RICES LANDING BOROUGH

Alisa E. Hatchett a/k/a Alisa E. Hatchett Woods to Shawn Bissett, et ux., Lots 1-5, Walton Plan, \$189,500.00 (8-29-25)

RICHHILL TOWNSHIP

Melissa Tedrow, et ux., to Cody A. Jacobs, et ux., 1 ½ Acre, \$20,000.00 (8-27-25)

SPRINGHILL TOWNSHIP

Stone Hill Minerals Holdings LLC to Antero Minerals LLC, Tract, O&G, \$803,132.00 (8-28-25)

WASHINGTON TOWNSHIP

Locust Drive Trust to Smith SD, 1.121 Acre, \$1,000.00 (8-28-25)

WAYNE TOWNSHIP

Edward Phillips Polack to EQQ Realty LLC, Tracts, \$36,339.40 (8-27-25)
Jan Joseph Miller, et ux., to Zachary McGinnis, et ux., 28.251 Acres, \$84,000.00 (8-29-25)

WAYNESBURG BOROUGH

Martin J. Wygonik, et al., to Brian Conner, Lot, \$134,200.00 (8-27-25)
Lisa Lewis to William Parnell Scheff, Lot 82, Illig Plan, \$60,000.00 (8-28-25)

WHITELEY TOWNSHIP

Linda K. Vandruff to EQM Gathering OPCO LLC, R/W, Tracts, \$113,750.00 (8-29-25)
Gary L. Roy, et ux., to Sasheen Blaker, 1.7412 Acres, \$25,000.00 (9-2-25)

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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

HANKO, JOHN W. JR., A/K/A JPHN WILLIAM HANKO, JR.
Late of Center Township, Greene County, Pennsylvania
Executrix: Dawn M. Pell, 27 Michaels Way, Wheeling, WV 26003
Attorney: Bradley M. Bassi, Esquire, Bassi, Vreeland, & Associates, P.C., P.O. Box 144, 111 Fallowfield Avenue, Charleroi, PA 15022

KUNTZ, RUSSELL HILL JR.
Late of Waynesburg Borough, Greene County, Pennsylvania
Co-Executor: Helen P. Phillips, 2440 S. Calhoun Highway, Grantsville, WV 26147
Co-Executor: Harry J. Kuntz, 7165 N. Excaliber Drive, Painesville, OH 44077
Attorney: None

ROSCOE, DEBORAH L.
Late of Waynesburg, Greene County, Pennsylvania
Administrator: James H. Moody, 153 Union Street, Uniontown, PA 15401
Attorney: None

TEAGARDEN, KATHLEEN V.
Late of Waynesburg, Greene County, Pennsylvania
Co-Executor: Robert V. Teagarden, 625 Rolling Meadows Road, PO Box 588, Waynesburg, PA 15370
Co-Executor: Beth E. Day, 56 Gorby Road, Washington, PA 15301
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

ALBERT, JOHN EDWARD A/K/A JOHN E. ALBERT
Late of Center Township, Greene County, Pennsylvania
Executrix: Anita Lanoy, 3069 Investors Road, Washington, PA 15301
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

BROWN, ROGER DALE, JR.
Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Christian Brown, c/o Richard C. Levine, Ainsman Levine, LLC, 310 Grant Street, Suite 1500, Pittsburgh, PA 15219
Attorney: Richard C. Levine, Ainsman Levine, LLC, 310 Grant Street, Suite 1500, Pittsburgh, PA 15219

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CROUSE, ROBERT EUGENE
Late of Rogersville, Center Township, Greene County, Pennsylvania
Executrix: Sharon Crouse Morgan, 101 Second Street, Box 358, Rogersville, PA 15359
Attorney: Lori Paletta-Davis, Esquire, 130 Colonial Drive, Waynesburg, PA 15370

HEWITT, LORRIE A. A/K/A LORRIE ANN HEWITT
Late of Gray Township, Greene County, Pennsylvania
Administratrix: Sara Hewitt Gaines, 232 Nemacolin Road, Carmichaels, PA 15320
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

POLICZ, SHIRLEY ANN
Late of Jefferson, Jefferson Township, Greene County, Pennsylvania
Co- Executor: Stephanie Policz, 54 School Stret, Clarksville, PA 15322
Attorney: Lori Paletta-Davis, Esquire, 130 Colonial Drive, Waynesburg, PA 15370

VANCE, STEPHEN RICHARD
Late of Rices Landing, Greene County, Pennsylvania
Administrator: Anne M. Turner, 807 8th Street, P.O. Box 216, Mather, PA 15346
Attorney: Lori Paletta-Davis, Esquire, 130 Colonial Drive, Waynesburg, PA 15370

THIRD PUBLICATION

CHADDERTON, DAVID DEAN A/K/A DAVID D. CHADDERTON
Late of Dunkard Township, Greene County, Pennsylvania
Executrix: Patricia Mae Wyland, 352 Big Foot Road, Dilliner, PA 15327
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

TRUDE, WANDA S.
Late of East Bethlehem Township, Washington County, Pennsylvania
Administratrix: Jennifer Botwright, 116 First Street, Mather, PA 15346
Attorney: John R. Headley, Esquire, 299 N. West Street, Waynesburg, PA 15370

FICTITIOUS NAME NOTICE

Notice is hereby given pursuant to the provisions of Section 311 of Acr 1982-295 (54 Pa. C.S., Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 28th day of August, 2025 for the conduct of a business in Greene County, Pennsylvania, under the assumed or fictitious name, style or designation of Minnie Hill Farm with its principal place of business at 735 Ridge Road, Waynesburg, PA 15370. The names and addresses of all persons, owning or interested in said business are: Kurtis J. Gatrell, 735 Ridge Road, Waynesburg, PA 15370.

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INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 29th day of May 2025 for the purpose of obtaining a Certificate of Incorporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved, December 21, 1988, Act 177.

The name of the Corporation is Helping Build Legacies, Inc.

LEGAL NOTICE

In Re: 2000 Doublewide Hime:
: IN THE CIURT OF COMMON PLEAS OF
: GREENE COUNTY, PENNSYLVANIA
: CIVIL ACTION
: 49 MISC 2025
: Judge Jeffry N. Grimes

TO: CONSECO FINANCE, GE FINANCIAL THEIR SUCCESSORS IN INTEREST

You are hereby notified that:

- a. Sheila K. DePhillips, f/k/a Sheila K. Simons, has filed a Petition for Involuntary Transfer of Ownership of Motor Vehicle at the above number and term in the above-mentioned court seeking a Court Order directing the Pennsylvania Department of Motor Vehicles to issue a title in the name of Sheula K. DePhillips f/k/a Sheula K. Simons, for that certain 2000 Doublewide Home, the same having been manufactured by Commodore Corporation and completed on February 16, 2000, having Manufacturer's Serial Number CY36158A/B; HUD Label Numbers RAD1245051 and RAD 1245052.
- b. The Pennsylvania Department of Motor Vehicles issued a Vehicle Record Abstract dated April 28, 2022, reflecting a lien against said 2000 Doublewide Home in favor of Conseco Finance.
- c. Based on information obtained via the internet, Conseco Finance went bankrupt in the early 2000's and the assets of Conseco Finance were purchased by GE Financial.
- d. Sheila K. DePhillips asserts any balance due and owing to either Conseco Finance, GE Financial or their respective successors in interest has been paid in full and that the Pennsylvania Department of Motor Vehicles should issue a

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duplicated title in her name without any reference to a lien in favor of Conseco Finance, GE Financial or their respective successors and assigns.

- e. If the Court grants the relief requested in said Petition, it will result in the complete extinguishment of any lien or claims by Conseco Finance, GE Financial or their successors in interest in and to said 2000 Doublewide Home, the same having been manufactured by Commodore Corporation and completed on February 16, 2000, having Manufacturer's Serial Number CY36158A/B; HUD Label Numbers RAD1245051 and RAD1245052.

NOTICE

You are hereby notified that you have been sued in court. If you wish to defend against the claim set forth in the Petition for Involuntary Transfer of Ownership of Motor Vehicle outlined in the within advertisement, you must take action within twenty (20) days after the last advertisement of this notice by entering a written appearance personally or by attorney and filing if writing with the court your defenses or objections to the claim set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice or any money claimed in the complaint, or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**PENNSYLVANIA BAR ASSOCIATION
PENNSYLVANIA LAWYER REFERRAL
100 SOUTH STRET, P.O. BOX 186
HARRISBURG, PA 17108
TELEPHONE: 1-800-932-0311**

James E. Higinbotham, Jr., Esquire
68 South Beeson Boulevard
Uniontown, PA 15401