

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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June 12, 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.:
June 16 and 18, 2025

CRIMINAL

Arraignments: June 16, 2025
ARDs: July 17, 2025
ARD Revocations: July 17, 2025
Parole Violations: June 16, 2025
Plea Court: July 15-17, 2025
License Suspension: June 23, 2025

ORPHANS

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

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 6-10, 2025
Convenes in Pgh.: June 24 and 25, 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.greenerereports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: June 25, 2025

CIVIL

Domestic Relations Contempts: June 24
2025
Domestic Relations Appeals: June 24,
2025

JUVENILE

Plea Day: June 19, 2025

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DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

Justin R. Brady to David E. Johson, Lot, \$143,000.00 (6-4-25)
Edward Morris Jr., Estate, et ux., to Robert Francis Smith, Jr., Lot 215, John Baily Plan,
\$129,000.00 (6-4-25)

DUNKARD TOWNSHIP

Healing Wings Outreach Inc to Terry Sine, et ux., Lot, \$39,000.00 (6-6-25)
Carol O. Wise, et ux., to Jason E. McHugh, et ux., 1.993 Acres, \$40,000.00 (6-9-25)
Paul F. Peruzzi, et ux., to William Frank Craig, Jr., et ux., Lot 3, Bobtown, \$25,000.00 (6-10-25)

FRANKLIN TOWNSHIP

First Federal Savings & Loan to Barrett Patterson, .3450 Acre, \$80,000.00 (6-5-25)
Bryan Charles Miller Estate a/k/a Bryan C. Miller Estate, et al., to Barton Land Holdings LLC,
Tracts, \$313,639.70 (6-10-25)

GRAY TOWNSHIP

Edith Eleanor Crouse Estate a/k/a Edith E. Crouse Estate a/k/a Edith W. Crouse a/k/a Edith
Eleanor Wright Crouse Estate, et ux., to Crouse Family Trust, et ux., 36.319 Acres,
\$163,435.50 (6-5-25)

JACKSON TOWNSHIP

Ronald G. Miller, et al., to EQM Gathering OPCO LLC, R/W, Tract, \$346,800.00 (6-6-25)

JEFFERSON TOWNSHIP

CNX Land LLC to Eugene W. Orlandi, et ux., 1.443 Acres, \$15,000.00 (6-5-25)

MONONGAHELA TOWNSHIP

Cari Swink, et ux., to JGC Construction Inc, .326 Acre, \$24,000.00 (6-4-25)
Jeremy E. Rafferty, et ux., to Roy Sisler, et ux., Tracts, \$325,000.00 (6-9-25)

MORRIS TOWNSHIP

Consol Pennsylvania Coal Co LLC, et ux., Leonard A. Matscherz, et ux., 3.543 Acres,
\$128,629.80 (6-5-25)

James Moniodes, et ux., to EQM Gathering OPCO LLC, R/W, Tract, \$5,000.00 (6-6-25)

PERRY TOWNSHIP

Bravo Rentals LLC to April Statler, 2 Lots, \$122,000.00 (6-5-25)

SPRINGHILL TOWNSHIP

Franklin W. Denny to EQT Production Company, R/W, Tract, \$100,000.00 (6-6-25)
Franklin W. Denny to EQT Production Company, R/W, Tract, \$100,000.00 (6-6-25)

WASHINGTON TOWNSHIP

John E. Knisley, et ux., to Frances Opal Fonner, 1.007 Acres, \$135,000.00 (6-10-25)

WAYNE TOWNSHIP

Barry J. Moore, et ux., to EQM Gathering OPCO LLC, 3.88 Acres, \$100,000.00 (6-9-25)

WAYNESBURG BOROUGH

William Payne Clayton, et ux., to Kasey M. Farris, Lot, \$135, 000.00 (6-6-25)
Equity Point Real Estate LLC to Darlene Gallentine, Lot, \$110,000.00 (6-10-25)

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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

GARRETT, RICHARD KEITH

Late of Carmichaels, Greene County, Pennsylvania

Administratrix: Cara Latham c/o Benjamin F. Goodwin, Esquire, Goodwin Como, P.C., 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401

Attorney: Benjamin F. Goodwin, Esquire, Goodwin Como, P.C., 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401

MARTIN, GARY LEE A/K/A GARY L. MARTIN

Late of Waynesburg Borough, Greene County, Pennsylvania

Administrator: Joshua Blaine Martin, 181 E. Greene Street, Waynesburg, PA 15370

Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

STREIT, JUDTH MARIE A/K/A JUDITH M. STREIT A/K/A JUDITH STREIT

Late of Jackson Township, Greene County, Pennsylvania

Administrator: Joseph R. Marion, 657 Grinnage Run Road, Waynesburg, PA 15370

Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

SHAFER, BRENDA CAROLYN A/K/A BRENDA C. SHAFER

Late of Perry Township, Greene County, Pennsylvania

Executor: Robert Eugene Lemley, 112 Euclid Avenue, Mount Morris, PA 15349

Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

TEKAVEC, DONNA L. A/K/A DONNA LEA TEKAVEC

Late of Jefferson Township, Greene County, Pennsylvania

Executrix: Susan Samek, 319 South Vine Street, Carmichaels, PA 15320

Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

FIRST AND FINAL ACCOUNT

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY
CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT

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DIVISION ON JULY 7, 2025 FOR NISI CONFIRMATION AND ON JULY 18, 2025 FOR FINAL CONFIRMATION.

The First & Final Account of Sue A. Stewart, Executrix of the Estate of Happy L. Day, Deceased.

Attorney: Christopher Michael Simms, Esq.
Pollock Morris Belletti & Simms, LLC
54 S Washington St
Waynesburg, PA 15370

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION

IN RE:) No. 96 O.C. 2019
)
ESTATE OF JAMES H. LEWIS, SR.,)
Deceased.)

NOTICE

TO: JAMES H. LEWIS, JR.
TO: CONNIE SUE LEWIS

A Petition for Settlement of Insolvent Estate has been filed asking the court to release Timothy Ross from his duties as Administrator for the Estate of James H. Lewis, Sr.

This Petition will be presented in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370, on June 30, 2025, at 8:45 AM in Motion's Court.

You are warned that even if you fail to appear, the Petition will be presented without you and your rights as beneficiaries may end by the court without you being present.

This notice was given by Timothy M. Ross, Administrator, 82 West High Street, Waynesburg, PA 15370.

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
CIVIL DIVISION

IN RE: ALEX SHANE CHANCE-ANDREWS)

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) Misc. 11-2025
)

NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on March 28, 2025 a Petition filed at docket no. Misc 11 of 2025, was filed by Lukas B. Gatten, Esquire as Counsel for the Petitioner in the Greene County Court of Common Pleas, 10 E. High Street, Waynesburg, PA 15370, requesting an Order to change the Petitioner's name from ALEX SHANE CHANCE-ANDREWS to ALEX SHANE ANDREWS.

The Court has fixed the date of July 15, 2025 at 1:00PM in courtroom No. 1 of the Greene County Courthouse, Waynesburg, Pennsylvania, as the same time and place for the Hearing on said Petition when any interested party may appear and show cause if any, why the request of the Petitioner should not be granted.

Lukas B. Gatten, Esquire
Logan & Gatten Law Offices
54 N. Richhill Street
Waynesburg, PA 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-30-2025 AD 883-2024

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, JUNE 20, 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 THOSE CERTAIN lots of ground situate in Cumberland Township, Greene County, Commonwealth of Pennsylvania, bounded and described as follows:
BEING Lots numbered eleven (11) and twelve (12) of the Acorn Plan of Lots situate in Cumberland Township, Greene County, Pennsylvania and recorded in the Recorder's Office of Greene County, Pennsylvania, in Plan Book Volume 1, Page 111.
EXCEPTING AND RESERVING all the coal of the Pittsburgh or River Vein of coal in and underlying the above-described lots of ground, the same having been conveyed by former title.

PROPERTY ADDRESS: 11 Single Street, Carmichaels PA 15320

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UPI/TAX PARCEL NUMBER: 5/07/320//

Seized and taken into execution to be sold as the property of CHARLES RICHARD FERGUSON, JR., ROBERTA JEAN FERGUSON in suit of PNC BANK, NATIONAL ASSOCIATION.

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. AD 494-2024 ED 7-2024

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, JUNE 20, 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.

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC V MARSHALL PATRICK MASET, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; SHELBY RENEE MASTERS, IN HER CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; RICHARD DALLAS TENNAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; CASSIDY LEIGH TENNANT, IN HER CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SONYA IRENE TENNANT

Owner(s) of property situate in the MORGAN TOWNSHIP, GREENE County, Pennsylvania, being 129 HAPPY VALLEY RD, WAYNESBURG, PA 15370

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 128 HAPPY VELLE Y RD, WAYNESBURG, PA 15370

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UPI/TAX PARCEL NUMBER: 17-03-163

Seized and taken into execution to be sold as the property of MARSHALL PATRICK MASET, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; SHELBY RENEE MASTERS, IN HER CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; RICHARD DALLAS TENNAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; CASSIDY LEIGH TENNANT, IN HER CAPACITY AS HEIR OF THE ESTATE OF SONYA IRENE TENNANT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SONYA IRENE TENNANT in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, F/K/A QUICKEN LOANS INC.

Attorney for the Plaintiff:

Brock & Scott PLLC

King of Prussia, PA 844-856-6646

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED 27-2025 AD 374-2024

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, JUNE 20, 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 Perry Township, Greene County, Pennsylvania, bounded and described as follows:

Tax Parcel No.: 20/07/300/

BEING also known as 112 East View Alley, Mount Morris, PA 15349

BEING the same property conveyed by deed from Orthelia Kirby, widow to Bernard Stump and Joanne Stump, his wife, dated 08/06/1977 and recorded on 09/06/1977 with the Greene County Recorder of Deeds in Book 620, Page 373.

PROPERTY ADDRESS: 112 Eastview Aly, Mount Morris, PA 15349

UPI/TAX PARCEL NUMBER: 20/07/300/

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Seized and taken into execution to be sold as the property of DEBORAH J STUMP, BRIAN STUMP, BERNARD STUMP DECEASED, ET AL (ALL UNKNOWN HEURS) in suit of VANDERBILT MORTGAGE AND FINANCE, INC..

Attorney for the Plaintiff:

Weber Gallagher Simpson Stapleton Fires & Newby LLP

Philadelphia, PA (412) 281-4541

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED 26-2025 AD 564-2024

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, JUNE 20, 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.

Date of Sale: June 20, 2025

Deed Book 0515, Page 0826

Instrument Number 201800003823

Parcel Identification Numbers 24-02-124 and 24-02-122

230 Long Mile Road, Prosperity, PA 15329

PROPERTY ADDRESS: 230 Long Mile Rd, Prosperity, PA 15329

UPI/TAX PARCEL NUMBER: 24/02/124 24/02/122

Seized and taken into execution to be sold as the property of THE ESTATE OF RITA E COOKE, ERIC COOKE, AS HEIR, ROBERT COOKE, AS HEIR, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLIMING RIGHT, TITLE OR INTEREST DEFENDANTS in suit of SLOVENIAN SAVINGS & LOAN ASSOCIATION OF CANONSBURG PENNSYLVANIA

Attorney for the Plaintiff:

Greenlee Derrico Posa, LLC Trustee Account

Washington, PA 724-255-7660

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 31-2025 AD 55-2024

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, JUNE 20, 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 piece of ground situate in Dunkard Township, County of Greene and Commonwealth of Pennsylvania.

746 Hunters Ridge Road, Mount Morris, Pennsylvania 15349

PROPERTY ADDRESS: 746 HUNTERS RIDGE ROAD, MOUNT MORRIS, PA 15349

UPI/TAX PARCEL NUMBER: 06/02/142D

Seized and taken into execution to be sold as the property of ROBERT YEAGER, ROBERT YEAGER in suit of PENNYMAC LOAN SERVICES, LLC.

Attorney for the Plaintiff:

Powers Kirn, LLC

Morrestown, NJ 856-802-1000

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania