



**Lender-Ordered Foreclosure Auction: 60-Room Independent Motel
Franklin Township, Greene County**

Property Address: 126 Miller Lane, Waynesburg, PA 15370

Auction Date: Friday, November 21, 2025 at 10:00 AM EST

Auction Location: Greene County Courthouse
10 East High Street, Waynesburg, PA 15370

Property #: AL25012

Samantha Kelley, CAI
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Tranzon Alderfer | 2780 Shelly Road, Harleysville, PA 19438 | AU-001980-L

NOTICE TO PROSPECTIVE BIDDERS

AGENCY DISCLOSURES

Please review the following agency disclosures.

Tranzon Alderfer and all other licensees employed by or associated with Tranzon Alderfer represent the Seller in the case of this property. The information provided herein is provided for the convenience of those that might be interested in the property, however the Seller or Tranzon Alderfer makes no representation or warranty as to zoning descriptions or like matter. Any prospective Purchaser may wish to perform their own due diligence and information searches.

DISCLAIMER

All information contained in this package and any advertisements was obtained from sources believed to be accurate. However, no warranty or guarantee, either expressed or implied, is intended or made with regard to the accuracy or completeness of this information. All purchasers must independently investigate and confirm any information or assumptions on which any bid is based. Neither auction company nor the Seller shall be liable for any errors or the correctness of the information provided in this package or in any advertisements or materials disseminated pertaining to the property.

Property is sold “AS IS, WHERE IS, with all faults”. Prospective bidders should verify all information. The property is offered for auction to qualified bidders without regard to prospective purchaser’s race, color, religion, sex, marital status or national origin. The property and improvements will be offered “AS IS” without representation or warranty of any kind, including any representations regarding environmental conditions affecting the property or its title.

The property shall be offered subject to conditions, restrictions, rights-of-way, easements, and reservations, if any, of record; subject to the rights, if any, of tenants-in-possession, under law. Neither the auction company nor the Seller make or have made any representations or warranty with respect to the accuracy, correctness, completeness, content or meaning of the information contained herein.

Any decision to purchase or not to purchase is the sole and independent business decision of the potential purchaser. No recourse or cause of action will lie against any of the above-mentioned parties should purchaser become dissatisfied with its decision, whatever it may be, at a later date.



PROJECT SUMMARY

SHERIFF'S SALE— Lender-Ordered Auction: 60-Room Motel, Waynesburg, PA

Property # www.Tranzon.com/AL25012

Auction Date: Friday, November 21, 2025 at 10:00 AM EST

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Franklin Township, Greene County

Auction Location: Greene County Courthouse
10 East High Street
Waynesburg , PA 15370

Registration: No registration needed. Arrive at least 10 minutes prior to the auction starting time of 10:00 AM EST. Please bring ID if you intend to bid. **See terms below.**

Information for Bidders:

Terms of the sale are (10%) of the bid price in cash or certified check at the time of sale. If said 10% payment is not made on the day of the sale, the property will again be for sale immediately. All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file no later than 20 days after the date of sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule 10 days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

The Sheriff's Office sells the properties "AS IS" and the Sheriff is not responsible for a clear title. The Sheriff is following the request of the Plaintiff and selling whatever interest the Defendants might have in the various properties.

You should know what you are bidding on before you bid.

All bids are final, all judgements are liens legally follow the property. If terms of sale are not fulfilled Bidder forfeits down payment

All Terms & Conditions are per the Greene County Sheriff's Office. Please contact their office for further information or questions. 724-852-5218 [Greene County Sheriff](#)

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CONTACT:

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SCHEDULE OF ASSETS TO BE SERVED

TD BANK, N.A. v. NIKITA LODGING, INC., ET AL.
CASE NO. AD-561-2024/ED-59-2024

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 NOVEMBER 21, 2025, AT 10:00 A.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:

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.

SCHEDULE OF ASSETS TO BE SERVED

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.**

PROPERTY HIGHLIGHTS

126 Miller Road, Waynesburg, PA

Lender-Ordered Foreclosure Auction: 60-Room Independent Motel

This 60-room, limited-service motel is situated on +/- 7.98 acres at the I-79 and PA Route 21 interchange in Waynesburg, Pennsylvania. The property features a two-story exterior corridor guestroom building, a detached manager's residence, and a separate three-story structure where construction was started and never completed. The layout and acreage offer strong potential for redevelopment or repositioning.

Located along Interstate 79, the motel benefits from excellent visibility and convenient access to Pittsburgh, Morgantown, and the broader western Pennsylvania region. Although it carries a Waynesburg mailing address, it is located within Franklin Township in Greene County.

Zoned C-1 Commercial allows a range of hospitality, commercial, or adaptive reuse possibilities, subject to local approvals. With its highway frontage, flexible structures, and +/- 7.98 acres, this property presents a compelling opportunity for motel operators, developers, or investors seeking a well-located site with multiple potential uses.

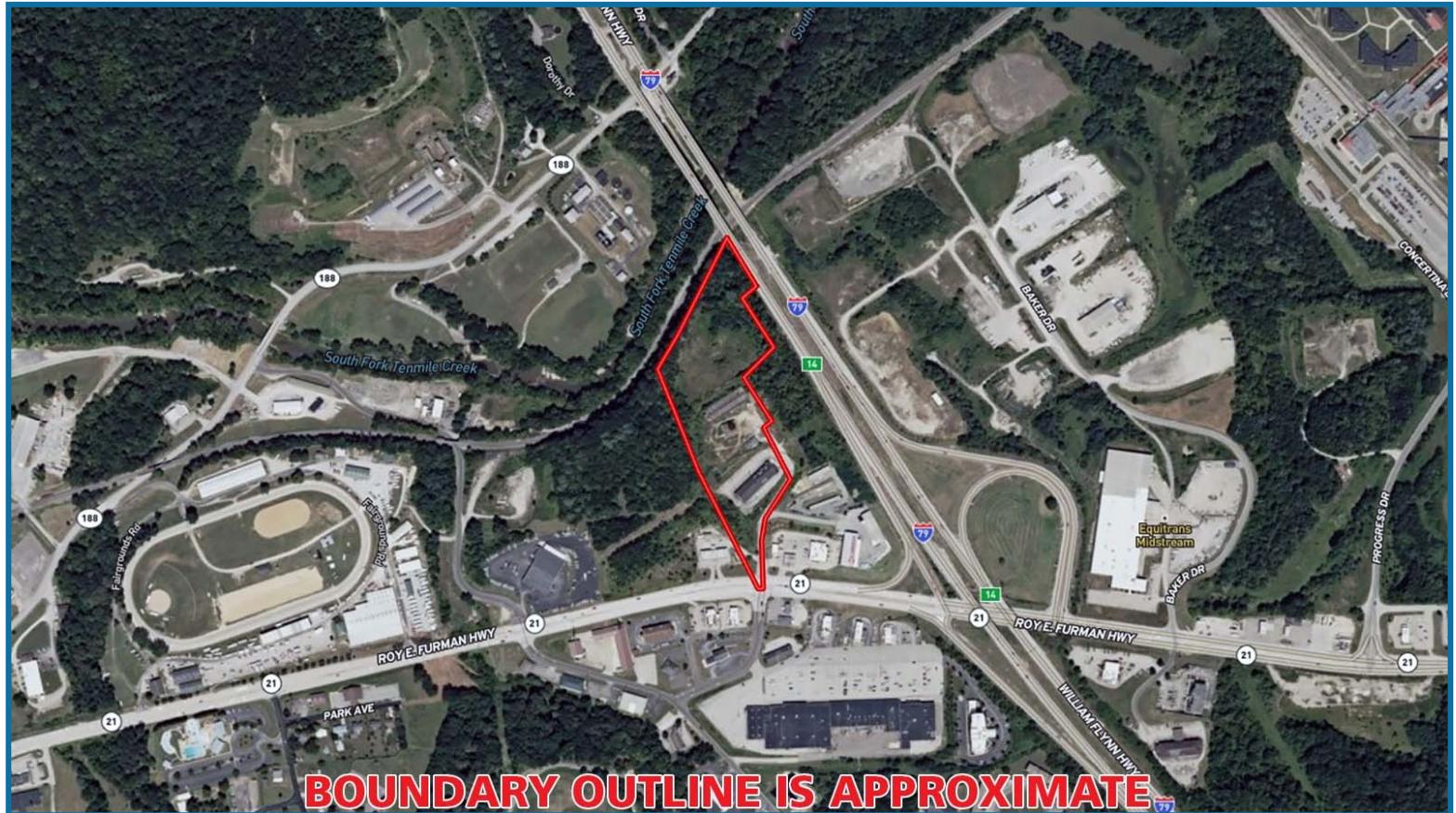
PROPERTY DETAILS

- **Tax Parcel No:** 07-07-102.G
- **County:** Greene
- **Municipality:** Franklin Township
- **School District:** Central Greene School District
- **Zoning District:** C1– Commercial District
- **Acreage:** 7.98±
- **Lot Sq. Ft.:** 347,609±
- **Road Frontage:** I-79 & PA State Rt. 21
- **Building Size:** Motel: 18,332± sq. ft.
Owners Residence: 1,536 sq. ft.
- **Year Built:** 1988
- **Stories:** Two
- **Rooms:** 60
- **Construction:** Motel-Wood Frame, EIFS Exterior
Owners Residence-Refinished Aluminum
- **HVAC:** Thru-the wall units
- **Hot Water:** 2 Gas-Fired, Commercial Hot Water Heaters
- **Fire Safety:** Hardwire Smoke Detectors w/ Battery Back Up
- **Foundation:** Motel—Slab, Owners Residence-Crawl
- **Roof:** Asphalt shingle
- **Parking:** Asphalt parking, 78 ± spaces



DISCLAIMER: This information is derived from sources believed correct, but not guaranteed. Interested parties shall rely entirely on their own information, judgement and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis. Tranzon strongly recommends you contact the appropriate offices to verify information as well as review files pertaining to this property, including but not limited to Code Enforcements, Zoning, Planning Board, Assessor and Collector Files.

AERIAL VIEW

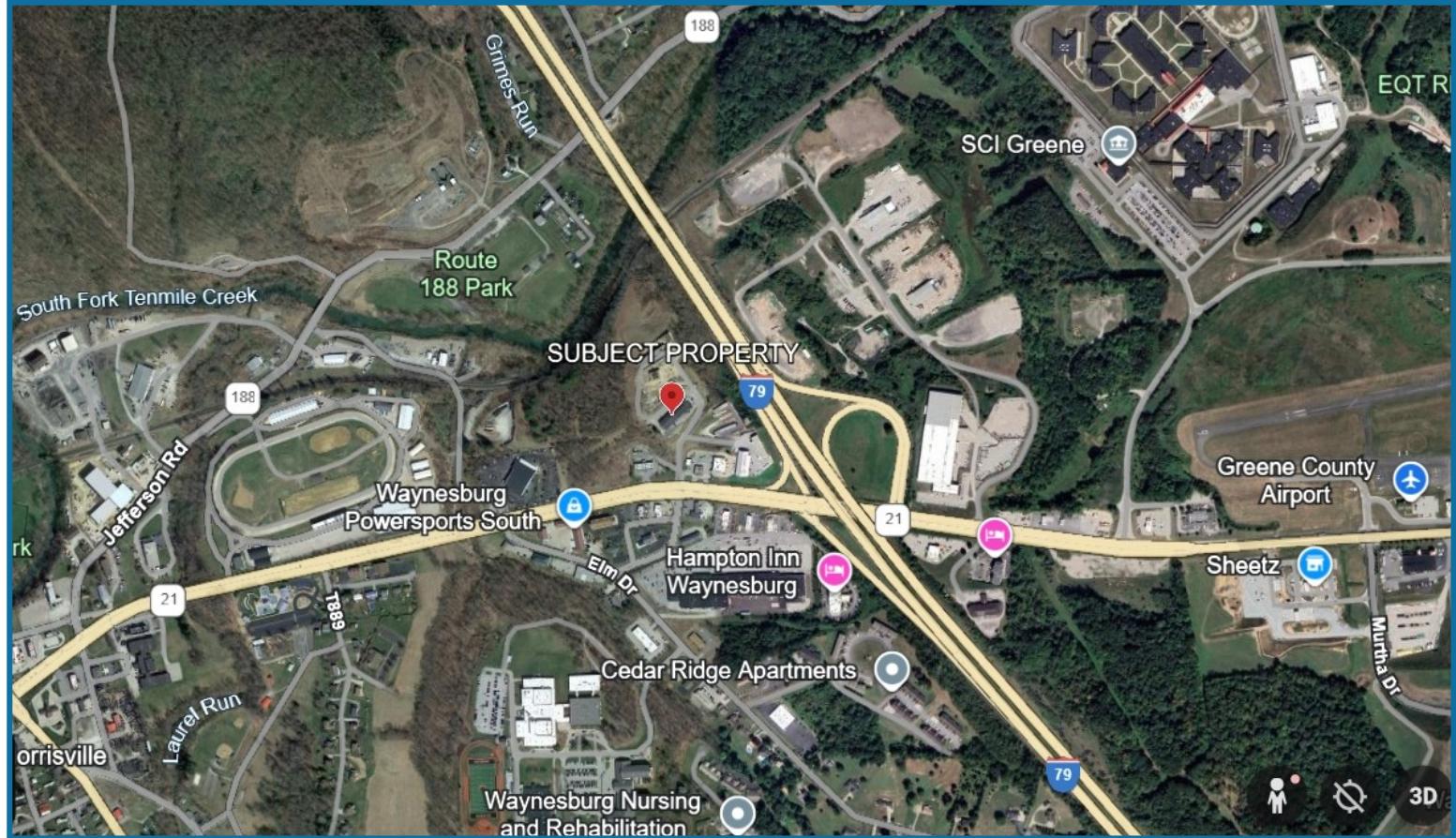


BOUNDARY OUTLINE IS APPROXIMATE

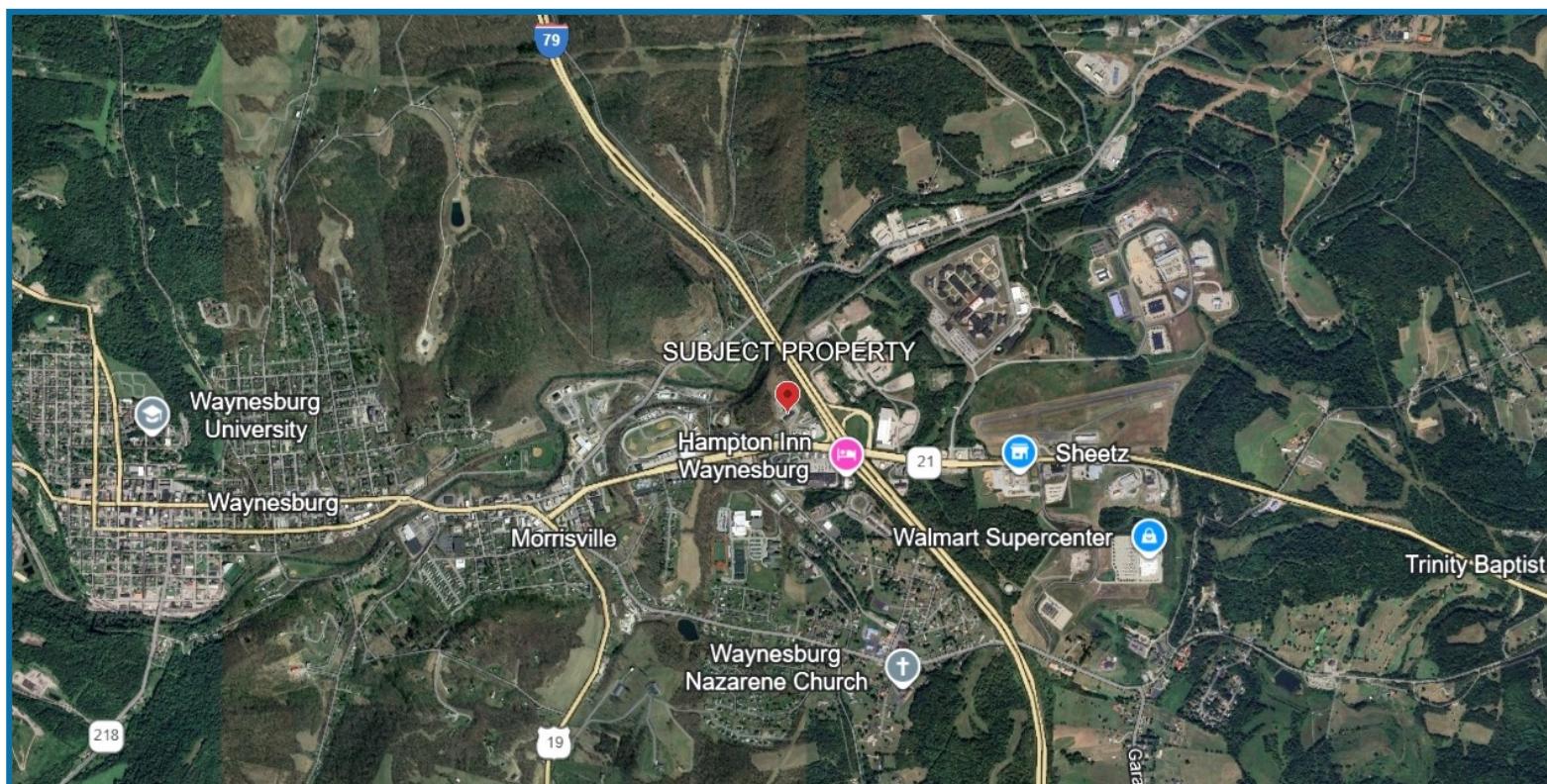
Property is situated along I-79 within the northwestern quadrant of the I-79 (a major north/south interstate) and PA State Route 21 (E Roy Furman Highway) interchange.

These thoroughfares are major roadways providing easy access to Pittsburgh, PA to the north and Morgantown, WV to the south and regions in the western portion of Pennsylvania

LOCATION MAPS



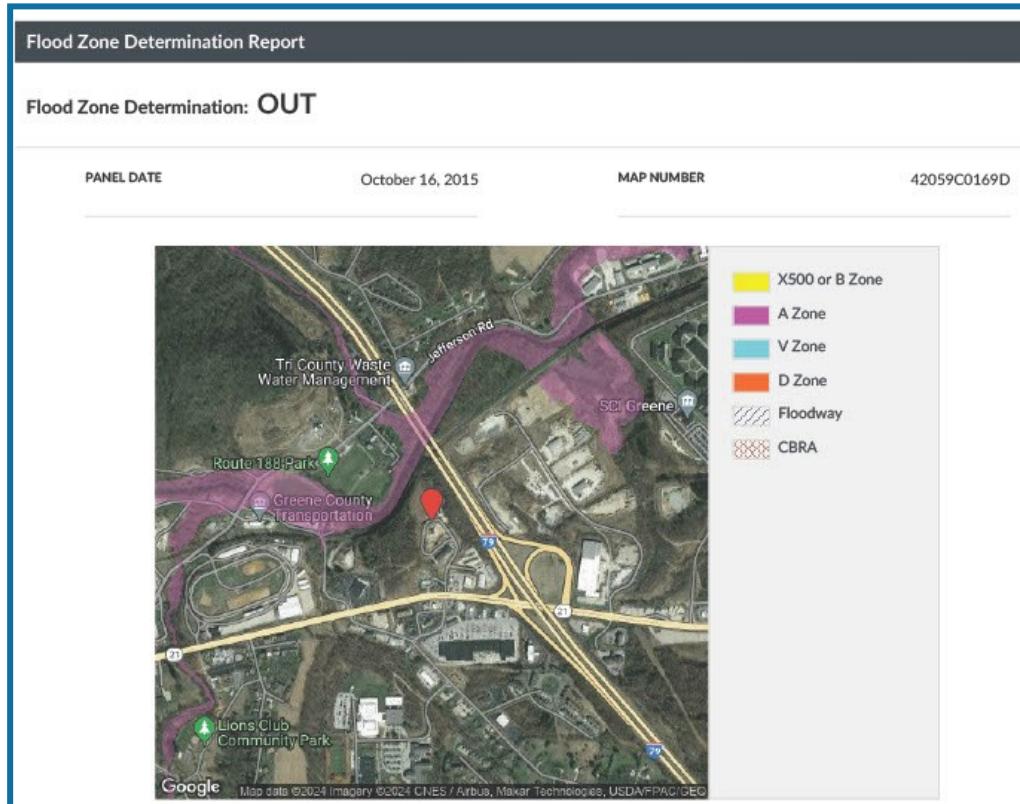
LOCAL AREA MAP



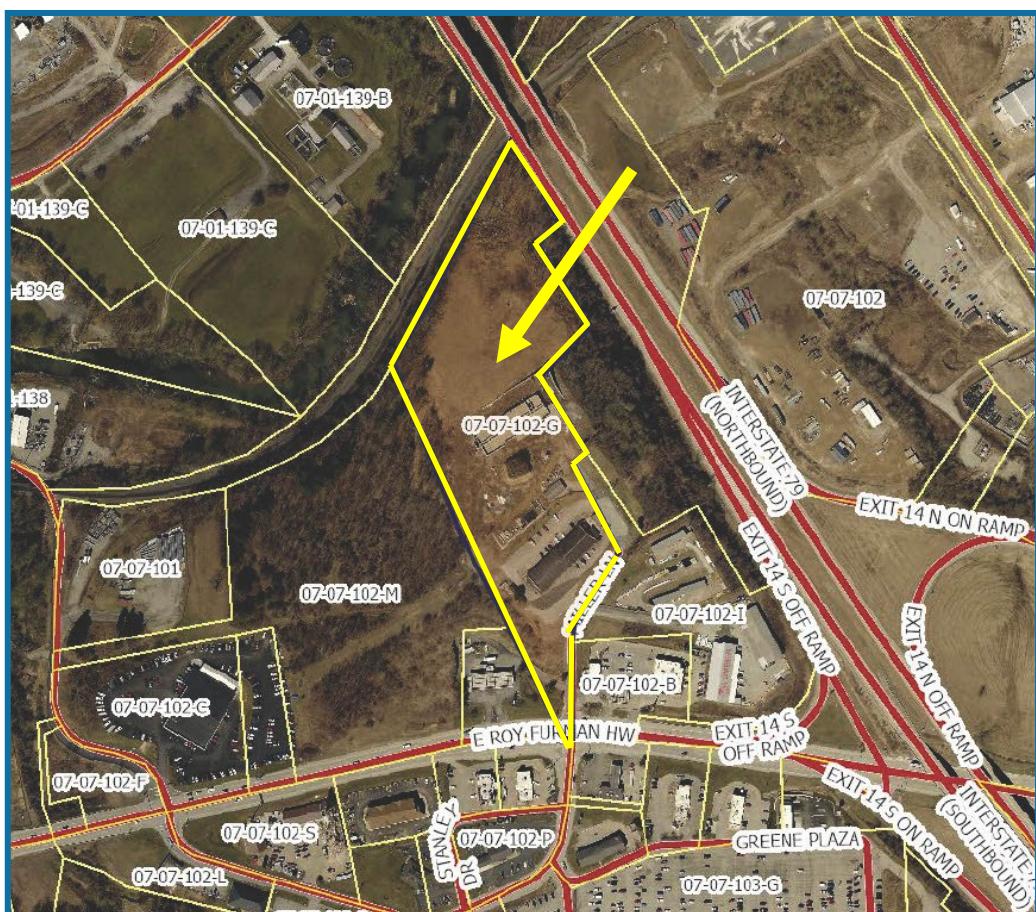
REGIONAL AREA MAP

MAPS

FLOOD MAP



TAX MAP



ZONING DESCRIPTION

Per the municipality, this lot and structure are located in the **C1- Commercial District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.

SCHEDULE I - USE CONTROLS

DISTRICT: C-1, COMMERCIAL

POLICY/OBJECTIVES:

To delineate areas to be reserved primarily for commercial activity and related needs of the residents.

PERMITTED PRINCIPAL:

Retail Uses Including, But Not Limited To The Following:

Amusements, Amusement Arcade, Animal Hospital, Apartment, Athletic/Health Spa, Auditorium, Automobile Body Shop, Automobile or Manufactured Home Sales Garage, Automobile or Manufactured Home Sales Lot, Automobile Repair, Automobile Service Station, Bed and Breakfast Establishment, Boarding House, Local Retail Business, Business Office, Business/Office Park, Business Service Use, Business Use, Ancillary Cafeteria, Car Wash, Child Care Center, Churches & Other Places of Worship, Civic Center, Commercial Parking, Community Center, Convenience Food Store, Day Camp, Day Care Center, Drive-In Establishment, Single-Family Detached Dwelling, Single-Family Attached Dwelling, Multi-Family Dwelling, Two-Family Detached Dwelling, Two-Family Semi-Detached Dwelling, Dwelling Group, Dependent Care Facility, Family Care Facility, Group Care Facility, Financial Service Use, Funeral Home or Mortuary, Gasoline/Service Station, Home Occupation, Hotel, Residential Hotel, Laundromat, Library, Lodges and Fraternal Organizations, Lodging Places, Lumber Yards, Manufactured Home, Modular Home, Motel, Museum, Office Building, Park, Parking Area, Parking Lot, Public Parking Lot, Personal Service Use, Philanthropic Use, Play-Field, Playground, Professional Service Use, Public Buildings, Public Service Use, Municipal Recreation, Private Recreation, Residential Conversion, Restaurant, Drive-In Restaurant, Fast Food Restaurant, Rooming House, College School, Elementary School, Nursery School, Secondary School, Trade or Professional School, Vocational School, Self-Service Storage Facility, Shopping Center, Billboard and Off- Premise Sign, Business Sign, Ground Sign, Dancing or Music Studio, Public or Semi-Public Swimming Pool, Tavern, Theater, Drive-In Theater, Tourist Home, Truck Terminal, Winter Sports Area

PERMITTED ACCESSORY:

Accessory uses customarily incidental to the principal use, such as Apartments on upper floors, Contractor's Yard, Private Garages, and Utility Buildings

SPECIAL EXCEPTION:

Animal Hospital, Apartments, Arboricultural, Large-Scale Business Development, Dependent Care Facility, Family Care Facility, Group Care Facility, Communications Receiving Structure, Dormitory, Hospital, Manufacturing Use, Manufactured Home Park, Race Track, Recycling Facility, Rehabilitation Home, Residential Conversion

**** TRAILER HOMES ARE NOT PERMITTED IN ANY DISTRICT IN THE SCHEDULE I – USE CONTROLS ****

ZONING DESCRIPTION

Per the municipality, this lot and structure are located in the **CI- Commercial District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.

SCHEDELE II - BULK AND COVERAGE CONTROLS

B. MINIMUM YARD DIMENSIONS

Districts	Front	Side	Rear
	Yard (Ft.)	Yard (Ft.)	Yard
A-1	10	5	10
R-1	10	5	10
R-2	10	5	10
C-1	5	5	5
E-1	20	5	5
I-1	20	5	5

C. MAXIMUM HEIGHT OF BUILDINGS

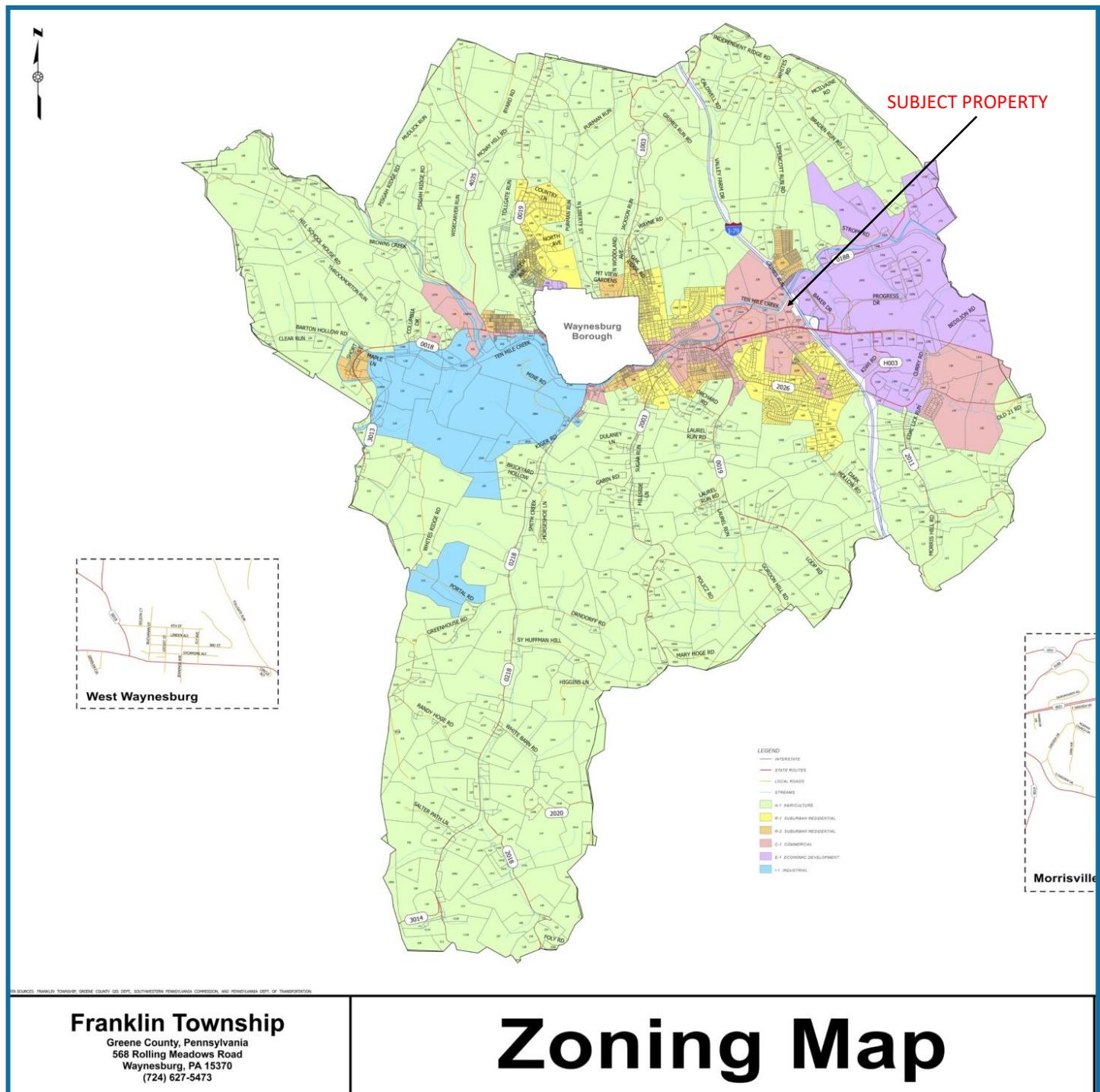
Districts	Stories
A-1	3
1. 3	
2.	3
C-1	None
E-1	None
I-1	None

D. MAXIMUM LOT COVERAGE

District	Percent
A-1	25%
R-1	25%
R-2	25%
C-1	None
E-1	None
I-1	None

ZONING MAP

Per the municipality, this lot and structure are located in the **C1– Commercial District**. For your convenience, a portion of the zoning is included. Please contact the municipality to verify and obtain complete zoning information.



Franklin Township

Greene County, Pennsylvania
568 Rolling Meadows Road
Waynesburg, PA 15370
(724) 627-5473

Zoning Map

COUNTY & TOWNSHIP INFORMATION

Greene County, Pennsylvania

In our many communities, as well as in our county seat of Waynesburg, folks pass you on the street and call you by name. Friends chat on the courthouse steps or at the local grocery store. But the high-speed connection to the world is alive and well here and can be accessed at a moment's notice. The best of both worlds can be found in our communities, with a small-town atmosphere and a sense of belonging to a community. We welcome visitors and newcomers with open arms and quickly become old friends.

Location

Greene County's location and topographic features can be briefly stated; it is situated in the extreme southwestern corner of Pennsylvania, and is bounded on the north by Washington County, on the east by the Monongahela River which separates it from Fayette County, on the south by West Virginia, and the western extremity of the Mason and Dixon's line forming the dividing boundary, and on the west by West Virginia & Ohio, known as the Panhandle. Greene County is considered the cornerstone of the keystone state.

In a fast-paced world where communication is instantaneous, you can slow down a bit and relax in Greene County. In our many communities, as well as in our county seat of Waynesburg, folks pass you on the street and call you by name. Friends chat on the courthouse steps or at the local grocery store. But the high-speed connection to the world is alive and well here and can be accessed at a moment's notice. The best of both worlds can be found in our communities, with a small-town atmosphere and a sense of belonging to a community. We welcome visitors and newcomers with open arms and quickly become old friends.

Greene County has many historical communities such as downtown Waynesburg, Greensboro, Rices Landing, Jefferson, Carmichaels, our historic Jacktown Fair in Wind Ridge, and so many others. Our rural agriculture heritage makes Greene County a place like no other . . . with educational opportunities here in the county and in neighboring counties to offer our youth excellent opportunities.

Greene County is 89.2 percent rural; with a population of about 40,000+ residents. The county seat for Greene County is within the Borough of Waynesburg, located at exit 14 of Interstate 79, about 60 miles south of Pittsburgh.



Greene County Office Building,
93 East High Street, Waynesburg, PA 15370
Phone: 724-852-5399
Email: info@greenecountypa.gov
See more about Greene County, PA at Greene County, Pennsylvania

Franklin Township

When Franklin Township was formed in 1786-87 from Cumberland and Morgan, it included the upper (western) part of the South Fork basin. Southern Donegal Township became Finley in 1788. In 1792, Richhill was taken from southern Finley to include all of what is now western Greene County. In 1794, the Washington County court was petitioned to divide Greene into Greene, Whitely, and Dunkard. This was not acted upon until 1798, two years after Greene County was set off from Washington. It is in 18th Congressional District, the 46th Senatorial District, and the 50th Legislative District of Pennsylvania.

Franklin Township Municipal Building

568 Rolling Meadows Road
Waynesburg, PA 15370

Phone: 724-627-5473
Email: franksup@comcast.net
Hours of Operation: M-F, 8:30AM to 4:30 PM

HAVE A PROPERTY TO SELL?

REQUEST A **FREE** PROPERTY EVALUATION
TODAY AT TRANZON.COM.

