

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. 19

October 31, 2024



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
Legal Notice	Page 5
Sheriff's Sale	Page 6

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----10/31/24-----

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

MOTIONS

Criminal & Civil & O.C.:
November 4 and 6, 2024

CRIMINAL

Arraignments: November 4 2024
ARDs: November 4, 2024
ARD Revocations: November 4, 2024
Parole Violations: November 4, 2024
Plea Court: November 12, 2024
License Suspension December 17, 2024

ORPHANS

Accounts Nisi: November 4, 2024
Accounts Absolute: November 14, 2024

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 7-11, 2025
Convenes in Pgh.: November 19-20, 2024
Convenes in Pgh.: February 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

The Greene Reports

-----10/31/24-----3

DEED TRANSFERS

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

ALEPPO TOWNSHIP

Victor R. McClellan to EQT Production Company, 29.32355 Acres, O&G, \$5,052.25 (10-25-24)

CENTER TOWNSHIP

Kathie L. Holman to EQT Production Company, 207.8026 Acres, O&G, \$3,517.51 (10-25-24)
Debra A. Metzler to EQT Production Company, 207.8026 Acres, O&G, \$3,710.76 (10-25-24)

CUMBERLAND TOWNSHIP

Roxanne K. Gasti, et ux., to Richhill Properties LLC, Lot 389, Nemacolin, \$22,000.00 (10-24-24)

CNX Land LLC to Andrew Buchtan, et ux., 192.047 Acres, \$445,000.00 (10-24-24)

Joe Kovalcheck, et ux., to Edward Keith Balazick, Lot 274, Crucible, \$10,563.80 (10-25-24)

Norma J. Harr, et al., to Russell P. Skiles, 1 Acre, \$12,500.00 (10-28-24)

FRANKLIN TOWNSHIP

Buce V. Shipe, et ux., to Hanchek Properties LLC, Lots 96-97 Bonar Plan, \$200,000.00 (10-23-24)

FREEPORT TOWNSHIP

Zachary K. O'Neil a/k/a Zachary K Oneil a/k/a Zachary O'Neil a/k/a Zachary Oneil to EQT Production Company, .64 Acre, O&G, \$4,672.00 (10-25-24)

GREENE TOWNSHIP

Jonathon Chmelik to George Shaffer, 4.666 Acres, \$250,000.00 (10-24-24)

JACKSON TOWNSHIP

John D. Sims, II, to EQT Production Company, 17.9691 Acres, O&G, \$200.00 (10-23-24)

JEFFERSON TOWNSHIP

Betty Bogumit to EQT Production Company, 1.02 Acres, O&G, \$4,080.00 (10-25-24)

MORGAN TOWNSHIP

Karen Griswold to 4Jays LLC, 83.037 Acres, O&G, \$62,277.75 (10-24-24)

SPRINGHILL TOWNSHIP

Joseph S. D. Christof, II to EQT Production Company, 45 Acres, O&G, \$2,250.00 (10-25-24)

John K. Ciaffoni, et ux., to Pete J. Ciaffoni, Jr., et ux., 62 Acres, \$9,490.20 (10-28-24)

WAYNE TOWNSHIP

Sara M. King, et ux., to EQT Production Company, 8.51 Acres, O&G, \$10,435.47 (10-25-24)

Linda W. Temple to EQT Production Company, 80.08 Acres, O&G, \$100,613.06 (10-25-24)

John A. Kuhn to EQT Production Company, 45.573 Acres, O&G, \$5,791.57 (10-25-24)

WAYNESBURG BOROUGH

Glen Conley Kinsey Estate a/k/a Glen C. Kinsey Estate, et al., to Luke C. Payson, Lot, \$55,000.00 (10-29-24)

The Greene Reports

4-----10/31/24-----

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

MARTIN, SHIRLEY J. A/K/A SHIRLEY JEAN MARTIN A/K/A SHIRLEY F. MARTIN
Late of Washington Township, Greene County, Pennsylvania
Co-Administrator: Carl Gregory Martin, 318 Waterdam Road, Waynesburg, PA 15370
Co-Administrator: Teresa J. Orum, 310 Waterdam Road, Waynesburg, PA 15370
Attorney: Cary D. Jones, Esquire, 6 South Main Street, Suite 600, Washington, PA 15401

LEARY, MARY S.
Late of Washington Township, Franklin County, Pennsylvania
Administrator / Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 North Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

ADAMSON, LESETTA H. A/K/A LESSETTA H. ADAMSON
Late of Franklin Township, Greene County, Pennsylvania
Executor: Daniel R. Adamson, 792 Lippencott Road, Waynesburg, PA 15370
Attorney: Brandon K Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA, 15370

GEORGE, ROBERT MILTON A/K/A ROBERT M. GEORGE
Late of Waynesburg Borough, Greene County, Pennsylvania
Executrix: Debra A. Patterson, 335 1/2 Doty Street, Waynesburg, PA 15370
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

LAROSA, CHERYL ANN A/K/A CHERYL A. LAROSA
Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Thomas Edward LaRosa, 611 Browns Ferry Road, Carmichaels, PA 15320
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

The Greene Reports

-----10/31/24-----5

THIRD PUBLICATION

CLARK, ROBERT LYNN
Late of Dunkard Township, Greene County, Pennsylvania
Administrator: William T. Clark, III, PO Box 14, Bayard, WV 26707
Attorney: Christopher P. Deegan, Seamon Law Offices, 2101 About Town Place, Morgantown, WV 26508

KNIGHT, DAVIS G.
Late of Greene County, Pennsylvania
Executor: Christopher Knight, c/o Thomas W Shaffer, Esquire, 11 Pittsburgh Street, Uniontown, PA 15401
Attorney: Thomas W. Shaffer, Esquire, 11 Pittsburgh Street, Uniontown, PA 15401

MCCARTNEY, DOUGLAS DREW
Late of Greene County, Pennsylvania
Administrator: Taggart McCartney, PO Box 343, 800 Pershing Road, Nemacolin, PA 15351
Attorney: None

LEGAL NOTICE

NOTICE

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

MINDY LYNN COURTWRIGHT,)
Plaintiff,)
Vs.) A.D. NO. 503 of 2024
GEORGE JOE COURTWRIGHT,)
Defendant.)

NOTICE is hereby given that on July 26, 2024, and reinstated on September 17, 2024, a Complaint in Divorce was filed in the above-named Court, requesting a divorce between MINDY LYNN COURTWRIGHT and GARY JOE COURTWRIGHT.

The Court has ordered by Court Order of October 9, 2024, service by publication of the above-named Defendant, GARY JOE COURTWRIGHT, to answer said Complaint in Divorce.

YOU, GARY JOE COUTWRIGHT, have been sued in Court. If you wish to defend against the claims set forth in the Complaint, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a custody order may be entered against you by the Court. A Judgment may also be entered against you for any other claim or relief requested in the Complaint. You may lose rights to DIVORCE or other rights important to you.

The Greene Reports

6-----10/31/24-----

Adam J. Belletti, Esquire
Pollock Morris Belletti & Simms, LLC
Attorney for Plaintiff
54 S. Washington Street
Waynesburg, PA 15370
(724) 627-6156

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-52-2024 AD 193-2024

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, NOVEMBER 15, 2024
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.

Lakeview Loan Servicing, LLC V Shannon C Nelson a/k/a Shannon Nelson

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF WAYNESBURG, GREENE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 41 WOOD STREET WAYNESBURG, PA 15370
BEING PARCEL NUMBER 27/02/114

PROPERTY ADDRESS: 41 Wood Street, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 27/02/114

Seized and taken into execution to be sold as the property of SHANNON C NELSON A/K/A SHANNON NELSON in suit of LAKEVIEW LOAN SERVICING LLC.

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

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

The Greene Reports

-----10/31/24-----7

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-51-2024 AD 660-2023

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, NOVEMBER 15, 2024
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.

Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3

v.

George Mitchell Roper, in his capacity as heir of Helga Harris a/k/a Helga F. Harris a/k/a Helga Francesca Harris, Deceased, Deborah A. Berquist, in her capacity as heir of Helga Harris a/k/a Helga F. Harris a/k/a Helga Francesca Harris, Deceased, Elfriede Nitzinger, in her capacity as heir of Helga Harris a/k/a Helga F. Harris a/k/a Helga Francesca Harris, Deceased, and Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Helga Harris a/k/a Helga F. Harris a/k/a Helga Francesca Harris, Deceased owner (s) of property situate in the Township of Cumberland, Greene County, Pennsylvania, being 289 Sheridan Avenue, Nemaocolin, PA 15351
Parcel No. 05/35/122

Being the same premises conveyed to Richard Harris and Helga Harris, his wife, by deed recorded January 27, 1989 in the Office of the Recorder of Greene County in book 65, page 268. The said Richard Harris departed this life on February 1, 2018, and the said Helga Harris departed this life June 2, 2023.

PROPERTY ADDRESS: 289 Sheridan Avenue, Nemaocolin, PA 15351

UPI/TAX PARCEL NUMBER: 05/35/122

Seized and taken into execution to be sold as the property of GEORGE MITCHELL ROPER, IN HIS CAPACITY AS HEIR OF HELGA HARRIS A/K/A HELGA F HARRIS A/K/A HELGA FRANCESCA HARRIS, DECEASED, DEBORAH A BERQUIST, ELFRIEDE NITZINGER in suit of CITI BANK N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-3.

The Greene Reports

8-----10/31/24-----

Attorney for the Plaintiff:
Orlans PC
Troy, MI 248-502-1400

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-49-2024 AD 342-2024

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, NOVEMBER 15, 2024
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.

HAVING ERECTED thereon a one and one-half story brick bungalow and a three car concrete block garage.
EXCEPTING AND RESERVING, however, from this grant all the coal of the Pittsburgh or River vein in and underlying said land together with the mining rights as conveyed by Thomas J. Huffman, et al., to J.C. Garard, Trustee, by deed dated August 24, 1909, ALSO KNOWN AS 575 Huffman St, Waynesburg, PA 15370-1115
PARCEL ID 26-02-294

PROPERTY ADDRESS: 575 Huffman St, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 26/02/294

Seized and taken into execution to be sold as the property of LISA E PAZZYNSKI, LISA PAZZYNSKI in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC.

Attorney for the Plaintiff:
Stern & Eisenberg PC
Warrington, PA 215-572-8111

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

The Greene Reports

-----10/31/24-----9

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-46-2024 AD 271-2024

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, NOVEMBER 15, 2024
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 two certain tracts of land situate in Morgan Township, Greene County, Pennsylvania, having erected three (3) outbuildings, with an address of 256 Homeville Road, Waynesburg, PA 15370. This parcel is assessed for tax purposes as Greene County Tax Map Numbers 1704124 and 1704134.

PROPERTY ADDRESS: 256 Homeville Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 17/04/124//

Seized and taken into execution to be sold as the property of CHARLES HOWARD ROGERS A/K/A CHARLES H ROGERS, CHARLES ROGERS in suit of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY.

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

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania