

# 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. 18**

**October 24, 2024**

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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.:  
October 28 and 30, 2024

## CRIMINAL

Arraignments: October 28, 2024  
ARDs: November 4, 2024  
ARD Revocations: November 4, 2024  
Parole Violations: October 28, 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

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
Editor: Kayla M. Sammons  
E-mail address: [editor.greenerereports@yahoo.com](mailto: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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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## 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

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## ARGUMENTS

Argument Court: October 28, 2024

## CIVIL

Domestic Relations Contempts: November 26, 2024  
Domestic Relations Appeals: November 26 2024

## JUVENILE

Plea Day: November 21, 2024

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## DEED TRANSFERS

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

### CENTER TOWNSHIP

Marti Lynne Kern, et ux., to Isaac S. Rizor, et ux., .338 Acre, \$185,000.00 (10-17-24)  
Lawrence G. Boyles to EQT Production Company, 207.8026 Acres, O&G, \$157,583.64 (10-21-24)

### CUMBERLAND TOWNSHIP

Redevelopment Authority of Greene County., et ux., to John Hughes, Lot 190, Nemaocolin, \$2,500.00 (10-16-24)

### DUNKARD TOWNSHIP

Robert B. Perry, et ux., to Michael Franks, Lot 8, Delansky Plan, \$300.00 (10-17-24)

### FRANKLIN TOWNSHIP

US Energy Development Corporation to Jeffrey Slover, et al., Tracts, O&G, \$254.12 (10-16-24)

Jose JAE to J N G U Holdings LLC, Tracts, O&G, \$144.90 (10-16-24)

James Bosworth to Jerry L. Howard, et ux., 2 Tracts, \$125,000.00 (10-17-24)

William P. Brewer to EQT Production Company, 4 tracts, O&G, \$2,590.65 (10-21-24)

### GILMORE TOWNSHIP

Robert Lee Moone, Jr., to EQT Production Company, 79.156 Acres, O&G, \$6,219.41 (10-21-24)

Gerd L. White, et ux., to EQT Production Company, 118.998 Acres, O&G, \$4,880.78 (10-21-24)

Vicki Bassler to EQT Production Company, 94.998 Acres, O&G, \$5,877.99 (10-21-24)

### GREENE TOWNSHIP

George Lee Switalski, et ux., to Susan K. Hamilton, 3.26 Acres, \$37,000.00 (10-17-24)

### JACKSON TOWNSHIP

Michael A. Brown to Travis H. Black, 6 Acres, \$35,000.00 (10-21-24)

### MONONGAHELA TOWNSHIP

69 Dora Village LLC to John R. Hughes, Lots 24-26, Parcel D Plan, \$60,000.00 (10-18-24)

Timothy Harland, et ux., to Vanessa Jean Lytle, 2 Tracts, \$175,000.00 (10-21-24)

### MORGAN TOWNSHIP

William A. and Carol L. Thompson Revocable Living Trust, et ux., to 2 Scoops Realty LLC, 49.4632 Acres, \$180,000.00 (10-17-24)

### PERRY TOWNSHIP

Candice Jill Carney to EQT Production Company, 124.518 Acres, O&G, \$1,000.15 (10-21-24)

Janet Elisa Laney to EQT Production Company, 130.32875 Acres, O&G, \$156,760.81 (10-21-24)

### SPRINGHILL TOWNSHIP

C. Leonard O'Connell, et ux., to EQT Production Company, 45 Acres, O&G, \$375.00 (10-21-24)

John P. O'Connell, et ux., to EQT Production Company, 45 Acres, O&G, \$375.00 (10-21-24)

Bridget Koury to EQT Production Company, 45 Acres, O&G, \$375.00 (10-21-24)

Violet Smallwood to EQT Production Company, 20.5225 Acres, O&G, \$1,870.37 (10-21-24)

Maureen Rohanna to EQT Production Company, 45 Acres, O&G, \$375.00 (10-21-24)

Carol A. Morrison to EQT Production Company, 45 Acres, O&G, \$3,000.00 (10-21-24)

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Patricia Anne O'Connell Estate, et al., to EQT Production Company, 45 Acres, O&G, \$375.00 (10-21-24)

Susan D. O'Connell to EQT Production Company, 45 Acres, O&G, \$375.00 (10-21-24)

## WASHINGTON TOWNSHIP

Betty J. Inghram to EQT Production Company, 187.791 Acres, O&G, \$47,642.65 (10-21-24)

## WAYNE TOWNSHIP

Michael H. Albright to EQT Production Company, 138.826 Acres, O&G, \$7,232.33 (10-21-24)

Lucille Albright to EQT Production Company, 138.826 Acres, O&G, \$7,232.33 (10-21-24)

Patrick K. Albright to EQT Production Company, 138.826 Acres, O&G, \$7,232.33 (10-21-24)

Alexandra M. Chaney a/k/a Alexandra M. Stafford to EQT Production Company, 173.8115 Acres, O&G, \$12,070.24 (10-21-24)

Constance L. Conklin Weakley to EQT Production Company, 79.920 Acres, O&G, \$3,607.50 (10-21-24)

Richard Ray Wilson to EQT Production Company, 173.8115 Acres, O&G, \$15,492.54 (10-21-24)

## WAYNESBURG BOROUGH

Albert J. Churney, Jr., et al., to Adamson Properties LLC, Lots, \$18,800.00 (10-17-24)

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## ESTATE NOTICES

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**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

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

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### SECOND 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, DAIVS 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, Nemaocolin, PA

15351

Attorney: None

### THIRD PUBLICATION

HOPKINS, JAMES E.

Late of Waynesburg, Franklin Township, Greene County, Pennsylvania

Executor: Troy Hopkins, 151 Champion Drive, Waynesburg, PA 15370

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South

Washington Street, Waynesburg, PA 15370

MORRIS, LINDA KAY

Late of Jefferson Township, Greene County, Pennsylvania

Administrator: Randy L. Morris, 108 Fourth Street, PO Box 98, Jefferson, PA 15344

Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms,

LLC, 54 South Washington Street, Waynesburg, PA 15370

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## FIRST AND FINAL ACCOUNT

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LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON November 4, 2024 FOR NISI CONFIRMATION AND ON November 14, 2024 FOR FINAL CONFIRMATION.

The First & Final Account of Kimberly Jo Lavigne, Administrator of the Estate of Rickie Lynn Joliff a/k/a Rickie Lynne Joliff a/k/a Rickie Joliff, Deceased, late of Greene County, PA

Attorney: John R. Headley, Esquire

Meyer Law Office, P.C.

76 North Richhill Street

Waynesburg, PA 15370



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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.**

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

**MARCUS N. SIMMS, Sheriff  
Greene County, Pennsylvania**

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## SHERIFF'S SALE

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**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.

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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**

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## SHERIFF'S SALE

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**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//

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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.

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

**MARCUS N. SIMMS, Sheriff**  
**Greene County, Pennsylvania**