

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. 20

November 7, 2024



Table of Contents

| | |
|--------------------------------------|---------------|
| Deed Notices | Page 3 |
| Estate Notices | Page 4 |
| First and Final Account | Page 6 |
| Legal Notice | Page 7 |
| Sheriff's Sale | Page 7 |

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----11/7/24-----

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

MOTIONS

Criminal & Civil & O.C.:
November 12 and 13, 2024

CRIMINAL

Arraignments: November 12, 2024
ARDs: December 9, 2024
ARD Revocations: December 9, 2024
Parole Violations: November 12, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

-----11/7/24-----3

DEED TRANSFERS

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

ALEPPO TOWNSHIP

CNX Land LLC to Racks and Spurs LLC, 8.98 Acres, \$35,000.00 (10-31-24)

CUMBERLAND TOWNSHIP

Gary C. Osborne, et ux., to William Staub, Lot, Myers Plan, \$99,900.00 (10-30-24)
Edward W. Debolt to Veronica Debolt, Lot, \$130,000.00 (10-31-24)
Lance E. McIntire, et ux., to Stephen Gates, et ux., Lots 82-83, Fairdale Annex Plan, \$287,000.00 (10-31-24)

Niko Henry James Ortiz to Scott Maskil, II, et ux., Lot 36, Crucible, \$10,000.00 (10-31-24)
Laura Harbarger by Attorney-In-Fact, et al., to Pennmarc Resources V LLC, 102 Acres, O&G, \$153,000.00 (11-1-24)

FRANKLIN TOWNSHIP

Vance R. Leone, et ux., to Robert Davidson Leipold, Jr., et ux., Lot 81, Colonial Place, \$415,000.00 (11-5-24)

MORGAN TOWNSHIP

John N. Hanna Estate a/k/a John Nelson Hanna to Andrew J. Kalamasz, et ux., Tract, \$103,000.00 (10-30-24)
Charles A. Harry to Pure Bred Holdings LLC, 194.510 Acres, \$650,000.00 (10-31-24)

PERRY TOWNSHIP

Nancy F. Wise Estate a/k/a Nancy Furman Wise Estate, et al., to Jacob T. Berry, Lots, Mt. Morris Realty Company, \$250,000.00 (11-1-24)

RICHHILL TOWNSHIP

Randall T. Shaffer, et al., to Richard A. Sonneborn, et ux., 74 Acres, \$168,000.00 (10-31-24)

SPRINGHILL TOWNSHIP

Keith E. Morris, et ux., to EQT Production Company, 84.341 Acres, O&G, \$9,448.39 (10-30-24)

WASHINGTON TOWNSHIP

Larry R. Stockdale to James H. Booth, Jr., et ux., 11.381 Acres, \$10,000.00 (11-5-24)

WAYNE TOWNSHIP

Rita D Lang, et ux., to EQT Production Company, 3.333 Acres, O&G, \$9,999.90 (11-1-24)

The Greene Reports

4-----11/7/24-----

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

CULP, JEROME M. SR. A/K/A JEROME M. CULP A/K/A JEROME MCCRYSTAL CULP, SR.

Late of Morgan Township, Greene County, Pennsylvania
Administrator: Jonathan W. Culp, 1036 Iris Glen Drive, Evans, GA 30809
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

GARRISON, MABLE JANE

Late of Monongahela Township, Greene County, Pennsylvania
Co-Executrix: Kathleen Green, 1950 Eighty-Eight Road, Greensboro, PA 15338
Co-Executrix: Debra Lawrence, 36 Kanada Street, Logan, WV 25601
Attorney: Stephen J. Taczak, Esquire, 12 N. Jefferson Avenue, Canonsburg, PA 15317

KELL, JOANNE N.

Late of Franklin Township, Waynesburg, Greene County, Pennsylvania
Executrix: Joyce K. Simpson, 2915 Mount Morris Road, Waynesburg, PA 15370
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Stret, Waynesburg, PA 15370

MAY, RONALD LEE

Late of Monongahela Township, Greene County, Pennsylvania
Executor: Dean Herod, 36 Cambridge Ct., Anderson, IN 46012 c/o Pavina Law, LLC, 4 North Beeson Blvd., Uniontown, PA 15401
Attorney: Bryan L. Pavina, Jr., Pavina Law LLC, 4 North Beeson Blvd., Uniontown, PA 15401

MUZYDLA, JOSEPH F. JR.

Late of Jefferson Township, Greene County, Pennsylvania
Administratrix: Patricia Muzydla, 1843 Jefferson Road, Rices Landing, PA 15357
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices 54 N. Richhill Street, Waynesburg, PA 15370

PETROSINO, BONNIE L. A/K/A BONNIE LANELLE PETROSINO

Late of Washington Township, Greene County, Pennsylvania
Executrix: Karen P. Windle, 8418 Pine Falls Drive, Houston, TX 77095
Attorney: Thomas O. Vreeland, Esquire, Bassi, Vreeland & Associates, P.C., 62 East Wheeling Street, Washington, PA 15301-4804

The Greene Reports

-----11/7/24-----5

SERTICH, STELLA LOUISE A/K/A STELLA SERTICH

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Jonathan A. Klimek, 156 Stevenson Lane, Carmichaels, PA 15320
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SUMMERSGILL, GEORGE RICHARD A/K/A GEORGE R. SUMMERSGILL

Late of Sycamore, Greene County, Pennsylvania
Executor: Kurt F. Summersgill, 7543 West Hutchinson Avenue, Pittsburgh, PA 15218
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THRALLS, JOHN RICHARD

Late of Franklin Township, Greene County, Pennsylvania
Co-Administratrix: Loretta Efaw, 106 Fonner Run Road, Sycamore, PA 15364
Co-Administratrix: Jessica Ammons, 90 Zeb Haught Road, Wadestown, WV 26590
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

WEAVER, JOHN A.

Late of Gilmore Township, Greene County, Pennsylvania
Executor: Kurtis J. Gatrell, 735 Ridge Road, Waynesburg, PA 15370
Attorney: David C. Hook, Esquire, PO Box 898, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

SECOND 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

THIRD 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

The Greene Reports

6-----11/7/24-----

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

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 DIVISION ON December 2, 2024 FOR NISI CONFIRMATION AND ON December 12, 2024 FOR FINAL CONFIRMATION.

The First & Final Account of Robert Fowler & Scott Paul Akers, Co-Administrators of the Estate of Christin Michelle Whateley, deceased

Attorney: Cheryl Catherine Cowen, Esquire
769 Lippencott Road
Waynesburg, PA 15370

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 December 2, 2024 FOR NISI CONFIRMATION AND ON December 12, 2024 FOR FINAL CONFIRMATION.

The First & Final Account of James Riggi and Barbara Riggi, Co-Executors of the Estate of Joseph Cybak Jr., deceased

Attorney: Timothy N. Logan, Esquire
54 North Richhill Street
Waynesburg, PA 15370

The Greene Reports

-----11/7/24-----7

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.

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.

The Greene Reports

8-----11/7/24-----

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

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.

The Greene Reports

-----11/7/24-----9

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

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 Greene Reports

10-----11/7/24-----

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

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.

The Greene Reports

-----11/7/24-----11

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