

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. 34

February 20, 2025



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 3
First and Final Account	Page 4
Sheriff's Sale	Page 5

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----2/20/25-----

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

MOTIONS

Criminal & Civil & O.C.:
February 24 and 26, 2025

CRIMINAL

Arraignments: February 24, 2025
ARDs: March 17, 2025
ARD Revocations: March 17, 2025
Parole Violations: February 24, 2025
Plea Court: March 18-20, 2025
License Suspension: April 15, 2025

ORPHANS

Accounts Nisi: March 3, 2025
Accounts Absolute: March 14, 2025

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 7-11, 2025
Convenes in Pgh.: February 25-26, 2025
Convenes in Pgh.: May 5-9, 2025

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

E-mail address: editor.greenereports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: March 19, 2025

CIVIL

Domestic Relations Contempts: March 25, 2025
Domestic Relations Appeals: March 25, 2025

JUVENILE

Plea Day: February 20, 2025

The Greene Reports

-----2/20/25-----3

DEED TRANSFERS

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

ALEPPO TOWNSHIP

Talen MCR Holdings, LLC to Berelli LLC, Tracts, Coal, \$3,200,000.00 (2-14-25)
Berelli LLC to Javelin First Fork Ventures LLC, Tracts, Coal, \$3,200,000.00 (2-14-25)

FRANKLIN TOWNSHIP

Richard D. Tennant to Antonio Miguel Ibarra Agustin, et ux., 1 Acre, \$17,500.00 (2-13-25)
Daniel R. Phillips, et ux., to Arthur Stephen White, Jr., 6 Acres, \$275,000.00 (2-14-25)

FREEPORT TOWNSHIP

Stephen Selander, et ux., to EQT Production Company, 41.468 Acres, O&G, \$3,095.97 (2-14-25)

Julie Damon, et ux., to EQT Production Company, 41.648 Acres, O&G, \$3,095.97 (2-14-25)

JEFFERSON TOWNSHIP

Citi Mortgage, Inc to Jeremy B. Swift, Lots 40-41, Moredock Plan, \$20,100.00 (2-12-25)

SPRINGHILL TOWNSHIP

Donna V. Gaskins to EQT Production Company, 214.80 Acres, O&G, \$8,656.76 (2-14-25)
Edwin H. Beck, Jr., to EQT Production Company, 214.80 Acres, O&G, \$8,656.76 (2-14-25)
Georgianna Champ, et ux., to EQT Production Company, 47.206 Acres, O&G, \$2,528.89 (

WAYNESBURG BOROUGH

Cody L. Black to Next Home Property Management LLC, Lot, \$64,000.00 (2-14-25)

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

FRANKENBERRY, CHARLES ALLEN

Late of Greensboro, Greene County, Pennsylvania

Executor: John R. Beattie, 276 Ferncliff Road, Rices Landing, PA 15357

Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High Street, Waynesburg, PA 15370

SECOND PUBLICATION

CROUSE, EDITH ELEANOR A/K/A EDITH E. CROUSE

Late of Gray Township, Greene County, Pennsylvania

Executrix: Natalie R. Carlson, 2270 Flint Drive, Washington, PA 15301

Attorney: Dorothy A. Milovac, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

The Greene Reports

4-----2/20/25-----

HEADLEE, NORMA J.

Late of Franklin Township, Greene County, Pennsylvania
Co-Executor: Jill Ann Monas, 167 Washington Street, Jefferson, PA 15344
Co-Executor: Joseph S. Headlee, 2871 Mount Morris Road, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

PETERS, ELMA D.

Late of Franklin Township, Greene County, Pennsylvania
Executor: Samuel J. McLaughlin, 113 Ankrom Road, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

THIRD PUBLICATION

BLOUIR, LARRY DALE A/K/A LARRY D. BLOUIR

Late of Wayne Township, Greene County, Pennsylvania
Administrator: Michael Blouir, 126 Oak Forest Road, Brave, PA 15316
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

MILLER, ELSIE M. A/K/A ELSIE MILLER

Late of Jefferson Township, Greene County, Pennsylvania
Administratrix: Agnes E. Miller, 104 Third Street, Jefferson, PA 15344
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

MILLER, LARRY C.

Late of Jefferson Township, Greene County, Pennsylvania
Administratrix: Agnes E. Miller, 104 Third Street, Jefferson, PA 15344
Attorney: John R. Headley, 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 March 3, 2025 FOR NISI CONFIRMATION AND ON March 14, 2025 FOR
FINAL CONFIRMATION.

The First & Final Account of Gary Lee Kinsey, Executor of the Estate of Glen Conley Kinsey,
a/k/a Glen C. Kinsey, Deceased.
Attorney: John R. Headley, Esquire
Meyer Law Office
76 N. Richhill Street
Waynesburg, PA 15370

The Greene Reports

-----2/20/25-----5

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-68-2024 AD 667-2024

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, MARCH 14, 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.

ED-68-2024 AD-667-2024

ALL THAT CERTAIN piece or parcel or tract of land containing 190 Fieldson Road situate in
the Township of Monongahela, County of Greene, and State of Pennsylvania
Tax Parcel No. 1: 16-04-304 Tax Parcel No. 2: 16-04-305

TITLE TO SAID PREMISES IS VESTED IN Margaret A. Taylor, a married woman by deed
from Timothy Tasker, an unmarried man, and Margaret Tasker now known as Margaret A.
Taylor, a married woman dated October 5, 1998, recorded November 16, 1998 in the Greene
County Clerk's / Register's Office in Deed Book 0194, Page 0442.

PROPERTY ADDRESS: 190 FIELDSON ROAD, DILLINER, PA 15327

UPI/TAX PARCEL NUMBER: 16-04-304 16-04-305

**Seized and taken into execution to be sold as the property of MARGARET A TAYLOR in
suit of US BANK TRUST NATIONAL ASSOCIATION NO IN ITS CAPACITY BUT
SOLELY AS OWNER TRUSTEE FOR REO TRUST 2017-RPL1 C/O NATIONSTAR
MORTGAGE LLC.**

Attorney for the Plaintiff:
ROMANO GARUBO & ARGENTIERI
COUNSELORS AT LAW, LLC
WOODBURY, NJ 8563841515

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania