

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. XLI, No. 21

October 29, 2026



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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 Jeffry N. Grimes, President Judge
Honorable Christopher M. Simms, Judge

MOTIONS

Criminal & Civil & O.C.:
November 2 and 4, 2026

CRIMINAL

Arraignments: November 23, 2026
ARDs: November 17, 2026
ARD Revocations: November 9, 2026
Parole Violations: November 2, 2026
Plea Court: November 17-18, 2026
License Suspension: December 15, 2026

ORPHANS

Accounts Nisi: November 2, 2026
Accounts Absolute: November 13 2026

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 12-16, 2027

Convenes in Pgh.: December 8 and 9, 2026

Convenes in Pgh.: November 16-20, 2026

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Joyce A. Hatfield-Wise, President

Adam J. Belletti, Vice-President

John R. Headley, Secretary

Lukas B. Gatten, Treasurer

Timothy M. Ross, Ex-Officio

ARGUMENTS

Argument Court: November 18, 2026

CIVIL

Domestic Relations Contempts: November 17, 2026
Domestic Relations Appeals: November 17, 2026

JUVENILE

Plea Day: November 19, 2026

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DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

Ann L. Dobrowski to Rennie Joe Rosales, Jr., Tract, \$379,000.00 (10-23-26)

DUNKARD TOWNSHIP

Billy Taylor to Ann L. Dobrowski, Lot, \$135,000.00 (10-23-26)

FRANKLIN TOWNSHIP

David G. Mirkovich, et ux., to EQT Midstream Company LLC, R/W, Tract, \$165,750.00 (10-23-26)

JEFFERSON TOWNSHIP

Joseph G. Dicks, et ux., to Kurt A. Effenberger, Lot, \$59,867.50 (10-26-26)

MORGAN TOWNSHIP

Patricia Sue Reggets By Agent, et ux., to Mark Dicks, et ux., 1.664 Acres, \$295,000.00 (10-26-26)

Greene Co Habitat For Humanity Inc to Donald Eugene Tennant, et ux., Lot 21, Teegarden Homes Plan, \$65,000.00 (10-27-26)

PERRY TOWNSHIP

Wesley Allen Hughes, et ux., to Autumn Nicole Underwood, et ux., Tract, \$309,000.00 (10-21-26)

John N. Hartley, et ux., to EQT Midstream Company LLC, R/W, Tract, \$350,000.00 (10-23-26)

James A. Rose to EQT Production Company, 3.232 Acres, O&G, \$250.00 (10-23-26)

Clark B. Frame, et ux., to HR4 Minerals LLC, 3 Tracts, O&G, \$262,631.25 (10-27-26)

WAYNESBURG BOROUGH

Margie E. Mason to SEF Land LLC, Lot, Luse Addition, \$45,000.00 (10-21-26)

Rohanna Iron And Metal Incorporated, et ux., to S Morris Park LLC, 2 Lots, \$40,000.00 (10-26-26)

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

MCMILLEN, MARTHA W.

Late of Jackson Township, Greene County, Pennsylvania

Co-Executor: Myleen M. McCollum, 504 Morris Run Road, Sycamore, PA 15364

Co-Executor: Marcia E. Sonneborn, 817 Nebo Ridge Road, West Finley, PA 15377

Attorney: Rebecca A. Winge, Esquire, Three Gateway Center, 401 Liberty Avenue, 22nd Floor, Pittsburgh, PA 15222-1005

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PARSON, BONNIE

Late of Richhill Township, Greene County, Pennsylvania
Executrix: Lisa Johanson, 402 Saint James Ct., Cranberry Twp, PA 16066
Attorney: Clark Hill, 301 Grant Street, Pittsburgh, PA 15219

PHILLIPS, JAMES ALLEN A/K/A JAMES A. PHILLIPS

Late of Whiteley Township, Greene County, Pennsylvania
Administratrix: Janet Kramer, C/O Lukas B. Gatten, Esquire, Logan & Gatten Law
Offices, 54 N. Richhill Street, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill
Street, Waynesburg, PA 15370

SHIPMAN, ETHEL M.

Late of Morgan Township, Greene County, Pennsylvania
Executrix: Shirley K. Tenney, P.O. Box 62, Mather, PA 15346
Attorney: None

SWEENEY, GLENDA JEAN

Late of Wayne Township, Greene County, Pennsylvania
Administrator: Stephanie Bice, 423 Oak Haven Road, Kutztown, PA 19530
Attorney: None

WOLFE, ZACHARY PAUL

Late of Rices Landing, Greene County, Pennsylvania
Administratrix: Sarah Nicole Wolfe, 232 Tin Can Hollow Road, Rices Landing, PA
15357
Attorney: Matthew Jones, II, Esquire, Zavolta Law Office, 1287 Fairmont Pike Road,
Wheeling, WV 26003

SECOND PUBLICATION

HUTCHINSON, DENISE A.

Late of Morgan Township, Greene County, Pennsylvania
Administrator: Bruce Hutchinson, Post Office Box 357, 611 Sixth Street, Mather, PA
15346
Attorney: Marissa A. Stewart, Esquire, Pollock Morris Belletti, LLC, 54 South
Washington Street, Waynesburg, PA 15370

ROSS, ERNA JANE

Late of Jefferson Township, Greene County, Pennsylvania
Executrix: Judith D. Hamlin, 105 Havers Hill Road, Jefferson, PA 15344
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden
Street, Washington, PA 15301

WISE, ALBERT L.

Late of Waynesburg, Greene County, Pennsylvania
Executor: Nancy W. Main, 3189 Golden Oaks Road, Rogersville, PA 15359
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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THIRD PUBLICATION

FRAZER, J. FRANCIS A/K/A JOHN FRANCIS FRAZER

Late of Waynesburg Borough, Greene County, Pennsylvania
Executor: Jude G. Guess, 185 Log Cabin Road, Holbrook, PA 15341
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA
15370

MORRIS, GARRY SCOTT

Late of Franklin Township, Greene County, Pennsylvania
Co-Executor: Jeremy Morris, 2690 Mount Morris Road, Waynesburg, PA 15370
Co-Executor: Aaron Morris, 165 N. Porter Street, Waynesburg, PA 15370
Attorney: None

SIMMS, WILLIAM J.

Late of Wind Ridge, Greene County, Pennsylvania
Executor: Debra L. Fitzgerald, 27 Cherokee Lane, Moundsville, PA 26041
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-28-2026 AD 123-2023

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 20, 2026

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.

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS
INC.

V.

ALAN M BONAMO

Owner(s) of property situate in the TOWNSHIP OF MORGAN, GREENE County,
Pennsylvania, being 73 GREENE ST, CLARKSVILLE, PA 15322

PROPERTY ADDRESS: 73 Greene Street, Clarksville, PA 15322

UPI/TAX PARCEL NUMBER: 17/08/204//

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**Seized and taken into execution to be sold as the property of ALAN M BONAMO in suit of
ROCKET MORTGAGE LLC F/K/A QUICKEN LOANS INC.**

Attorney for the Plaintiff:
Brock & Scott PLLC
King of Prussia, PA 844-856-6646

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-38-2026 AD 103-2026

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 20, 2026
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.

Situate in the Twp of Morgan, County of Greene and Commonwealth of PA. HET a/k/a 62 C St., Clarksville, PA 15322.

BEING the same premises which Suzanne Swinchock, Executrix of the Estate of Mary Evosirch, a/k/a Mary Emma Evosirch, deceased, by deed dated August 8, 2011 and recorded on August 15, 2011 in the Greene County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 441, Page 1155, granted and conveyed unto Roy S. Dewitt.
Roy S. Dewitt has since departed this life as of July 31, 2025.

PROPERTY ADDRESS: 62 C Street, Clarksville, PA 15322

UPI/TAX PARCEL NUMBER: 17/12/159//

**Seized and taken into execution to be sold as the property of ROY S DEWITT, SHAUNA
M JOHNSON, SHAWN SAMUEL DEWITT in suit of PENNSYLVANIA HOUSING
FINANCE AGENCY.**

Attorney for the Plaintiff:
VITTI LAW GROUP, INC
OAKMONT, PA 412-281-1725

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-33-2026 AD 598-2025

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 20, 2026
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.

Freedom Mortgage Corporation
V.

Sean Fitzgerald O'Donnell,
Jenna Jo Galuska and
The United States of America

Owner(s) of property situate in the Township of Cumberland, Greene County, Pennsylvania, being 112 Matthew Lane, Carmichaels, PA 15320
(Acreage of street address)
Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 112 Matthew Lane, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05/06/147//

**Seized and taken into execution to be sold as the property of SEAN FITZGERALD
O'DONNELL, JENNA JO GALUSKA, UNITED STATES OF AMERICA in suit of
FREEDOM MORTGAGE CORPORATION.**

Attorney for the Plaintiff:
Orlans PC
Wayne, PA

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania