

# 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. 35**

**February 27, 2025**

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## Table of Contents

<b>Deed Notices .....</b>	<b>Page 3</b>
<b>Estate Notices .....</b>	<b>Page 3</b>
<b>First and Final Account .....</b>	<b>Page 5</b>
<b>Legal Notice .....</b>	<b>Page 5</b>
<b>Sheriff's Sale .....</b>	<b>Page 6</b>
<b>Supreme Court Notice .....</b>	<b>Attached</b>

Serving the Legal Community of Greene County  
Since October 1982

# The Greene Reports

2-----2/27/25-----

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

## MOTIONS

Criminal & Civil & O.C.:  
March 3 and 5, 2025

## CRIMINAL

Arraignments: March 3 2025  
ARDs: March 17, 2025  
ARD Revocations: March 17, 2025  
Parole Violations: March 3, 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.: April 1 and 2, 2025  
Convenes in Pgh.: May 5-9, 2025

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

-----2/27/25-----3

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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.

### ALEPPO TOWNSHIP

Michael P. Galloway, et uc., to Consol Pennsylvania Coal Co LLC, et ux., .2847 Acre,  
\$150,000.00 (2-19-25)

### CUMBERLAND TOWNSHIP

Roy Franklin Pry Estate a/k/a Roy F. Pry Estate, et ux., to Keith Brian Broadwater, et ux., Lots 410 & 410A, Nemacolin, \$1,000.00 (2-19-25)

Breanna M. Nuckles, et ux., to Tyler W. Toland, et ux., Lots 153, 154, & 154A, Nemacolin,  
\$130,000.00 (2-20-25)

Dianne Lynn Theisen Revocable Trust, et ux., to Matthew A. Shay, et ux., Lot, Hathaway  
Addition Plan, \$280,000.00 (2-24-25)

Patricia Ann Gwynn to Donald R. Phillips, Jr., et ux., 1.0052 Acres, \$60,000.00 (2-24-25)

### FRANKLIN TOWNSHIP

Matthew Hartley to Athena J. Bowman, Lot 111B, Bonar Plan, \$125,000.00 (2-21-25)

### GILMORE TOWNSHIP

Joyce Ann Huffine, et al., to EQM Gathering OPCO LLC, R/W, 157.4 Acres, \$251,650.00 (2-21-25)

### JACKSON TOWNSHIP

Roger L. Moore to Equitrans Water Services PA LLC, R/W, 78.8 Acres, \$71,050.00 (2-21-25)

### JEFFERSON TOWNSHIP

David Michael Defrank to Jeffrey Russo, Lots 41, 42, Faddis City Plan, \$250,000.00 (2-24-25)

### MONONGAHELA TOWNSHIP

George Edward Kelley Estate a/k/a George E. Kelley Estate, et al., to Theodore D. Kelley, Jr., 2  
Lots, \$333.33 (2-19-25)

### RICHHILL TOWNSHIP

Norma Jean Guthrie, et ux., to Brittany Noel McHenry, 2 Tracts, \$153,450.00 (2-25-25)

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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

COX, MARY ANNE

Late of Carmichaels, Greene County, Pennsylvania  
Executor: John E. Cox, 413 Ceylon Road, Carmichaels, PA 15320  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

# The Greene Reports

4-----2/27/25-----

REDMAN, MARTHA JEAN

Late of Mather, Morgan Township, Greene County, Pennsylvania  
Co-Administratrix: Martha Gilliam, 1551 Evelyn Road, Pittsburgh, PA 15227  
Co-Administrator: Jeffrey Redman, 243 Second Street, Mather, PA 15346  
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SMEARCHECK, FLORENCE M.

Late of Cumberland Township, Nemacolin, Greene County, Pennsylvania  
Co-Executor: Richard M. Smearcheck, 2890 Bridlewood Street, N.W., North Canton, OH 44720  
Co-Executrix: Renee Bosco, 603 Huntington Woods, Waynesburg, PA 15370  
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

## SECOND 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

## THIRD 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

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

# The Greene Reports

-----2/27/25-----5

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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 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

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## LEGAL NOTICE

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To: Jennifer Glover and Unknown Biological Father

In RE: A.L.G, minor child, born December 19, 2023

A petition for involuntary termination of parental rights been filed asking the court to put an end to all rights you have to your child, A.L.G, born December 19, 2023. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on March 17, 2025 at 1:00 p.m. in Courtroom 1 before Judge Jeffry N. Grimes.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. Summit Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

# The Greene Reports

6-----2/27/25-----

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## SHERIFF'S SALE

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**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.

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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.**

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**Attorney for the Plaintiff:**

ROMANO GARUBO & ARGENTIERI

COUNSELORS AT LAW, LLC

WOODBURY, NJ 8563841515

**MARCUS N. SIMMS, Sheriff**

**Greene County, Pennsylvania**