

The Greene Reports

Official Legal Publication for Greene County, Pennsylvania
Owned and operated by Greene County Bar Association
Greene County Courthouse, Waynesburg, PA 15370

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March 13, 2025



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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.:
March 17 and 19, 2025

CRIMINAL

Arraignments: March 17 2025
ARDs: March 17, 2025
ARD Revocations: March 17, 2025
Parole Violations: March 17, 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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

Greene County Habitat for Humanity Inc to Melissa Husenits, Lot 9, Greene Hill Terrace Plan, \$51,818.61 (3-6-25)
Jordan S. Burless, et ux., to The Mark L Martin & Sandra L Fowler Trust, et ux., Lots 50-54, Gwynne Addition, \$225,000.00 (3-6-25)

FRANKLIN TOWNSHIP

John Mark Stewart Estate a/k/a John M. Stewart Estate, et ux., to Charles A. Stewart, et ux., 6.8350 Acre, \$14,000.00 (3-10-25)

FREEPORT TOWNSHIP

Larry R. Crayne, et ux., to EQT Production Company, 41.468 Acres, O&G, \$2,343.29 (3-7-25)

JACKSON TOWNSHIP

Leroy McGlone, Jr., to EQM Gathering OPCO LLC, R/W, 17.97 Acres, \$3,000.00 (3-7-25)

MORRIS TOWNSHIP

Gordon Cogley to Consol Pennsylvania Coal Co LLC, et ux., 9 Acres, \$460,000.00 (3-7-25)
Consol Pennsylvania Coal Co LLC, et ux., to David Harden, et ux., 12 Acres, \$74,472.40 (3-11-25)

PERRY TOWNSHIP

Tamara Leann Wilson to Justin Mayo Maddox, 2 Tracts, \$160,000.00 (3-10-25)

RICHHILL TOWNSHIP

Carl Burns to Shawn A. Burns, et ux., .738 Acre, \$50,000.00 (3-11-25)

WAYNESBURG BOROUGH

Van Druff Farms LP, et al., to Equity Point Real Estate LLC, Lot, \$40,000.00 (3-6-25)
John C. McNay, et ux., to Joseph S. Lyons, Lot, \$8,000.00 (3-11-25)

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

CHRISTEN CAROL A. A/K/A CAROL ANNE CHRISTEN A/K/A CAROL CHRISTEN
Late of Morgan Township, Greene County, Pennsylvania
Executrix: Elizabeth Feller, 205 Vine Street, Pittsburgh, PA 15218
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

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SECOND PUBLICATION

BAKER, JOYCE E.

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Janet Boyer, P.O. Box 24, Nemaocolin, PA 15351
Attorney: Joseph I. Brodak, Esquire, 100 Park Avenue, Carmichaels, PA 15320

POTTER, KENNETH MILES, JR., A/K/A KENNETH M. POTTER, JR., A/K/A KENNETH M. POTTER A/K/A KENNETH POTTER

Late of Morgan Township, Greene County, Pennsylvania
Executrix: Mary C. Potter, 300 Marianna Road, Clarksville, PA 15322
Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High Street, Waynesburg, PA 15370

WILSON, DELBERT JOE

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Carol Sue Wilson, 1580 6th Street, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD 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

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, Nemaocolin, 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

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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 April 7, 2025 FOR NISI CONFIRMATION AND ON April 18, 2025 FOR FINAL CONFIRMATION.

The First & Final Account of Timothy N. Logan, Esquire, Administrator of the Estate of Elizabeth J. Block, a/k/a Elizabeth Jean Block, Deceased.

Attorney: Timothy N. Logan, Esquire
Logan & Gatten Law Offices
54 N. Richhill Street
Waynesburg, PA 15370

LEGAL NOTICES

To: Unknown Biological Father
In Re: J.M.G., minor child, born February 18, 2018

In Re: J.G.O.G., minor child, born July 19, 2023

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your children, J.M.G., born February 18, 2018, and J.G.O.G., born July 19, 2023. The court has set a hearing to consider ending your rights to your children.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on March 31, 2025, at 1:00 p.m., in Courtroom 1 before Judge Jeffrey 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 children 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.

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LEGAL NOTICES

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF GREENE COUNTY, PENNSYLVANIA
NO. AD-660-2023

Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3

vs.

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

NOTICE TO: Deborah A. Berquist, Elfriede Nitzinger, and Unknown Heirs

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 289 Sheraton Avenue a/k/a 289 Sheridan Avenue, Nemaocolin, PA 15351
Being in Cumberland Township, Greene County, Commonwealth of Pennsylvania

Improvements consist of residential property.

Sold as the property of Richard Harris and Helga Harris

Your house (real estate) at 289 Sheraton Avenue a/k/a 289 Sheridan Avenue, Nemaocolin, PA 15351 is scheduled to be sold at the Sheriff's Sale on May 16, 2025 at 10:00 AM, at the Greene County Courthouse, Main Hall, 10 E. High Street, Waynesburg, PA 15370, to enforce the Court Judgment of \$21,268.63 obtained by, Citibank, N.A., not in its individual capacity but solely as Owner Trustee for New Residential Mortgage Loan Trust 2018-3. (the mortgagee), against the above premises.

Orlans PC
Attorney for Plaintiff