

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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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.:
January 27 and 29, 2025

CRIMINAL

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ORPHANS

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SUPERIOR COURT

COMMONWEALTH COURT

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Convenes in Pgh.: February 25-26, 2025

Convenes in Pgh.: February 3-7, 2025

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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: February 19, 2025

CIVIL

Domestic Relations Contempts: January 28, 2025
Domestic Relations Appeals: January 28, 2025

JUVENILE

Plea Day: February 20, 2025

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DEED TRANSFERS

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

CENTER TOWNSHIP

Kenneth M. Wier to EQT Production Company, 207.8026 Acres, O&G, \$1,467.90 (1-16-25)
Kelly Sue Biley to EQT Production Company, 207.8026 Acres, O&G, \$6,308.30 (1-16-25)
Scott A. Pettit, et ux., to Consol Pennsylvania Coal Company LLC, et ux., R/W, 108.12 Acres, \$210,000.00 (1-21-25)

CUMBERLAND TOWNSHIP

John A. Peters, Jr., et ux., to Michael B. Shimek, Lot, \$315,000.00 (1-16-25)
Lucas W. Mikolay to Jordan Reese, .3444 Acre, \$142,000.00 (1-16-25)
Douglas Franciosa to Grady F. Richards, Lot 434, Crucible, \$16,000.00 (1-17-25)
Debra L. McMullen to EQT Production Company, Tract, O&G, \$4.32 (1-17-25)
Kathleen Kurincak to Visionary Builders USA LLC, Lots 1-3 & 8-11, Glades Run Plan, \$225,000.00 (1-21-25)

FRANKLIN TOWNSHIP

Karen L. Malzahn to John A. Peters, Jr., et ux., Lot 14, Arbor Terrace Plan, \$385,000.00 (1-15-25)

FREEPORT TOWNSHIP

Mary Belle Watts by POA, et ux., to EQT Production Company, 83.7773 Acres, O&G, \$37,528.88 (1-16-25)

GILMORE TOWNSHIP

Charles Garrison Ely, II, a/k/a Charles G. Ely II, et ux., to EQT Production Company, 1099.4225 Acres, O&G, \$4,158,648.94 (1-18-25)
Thlma S. Kettlewell to EQT Production Company, 99.391 Acres, O&G, \$10,054.20 (1-16-25)
Timothy E. Poole to EQT Production Company, 169.40 Acres, O&G, \$12,077.58 (1-17-25)
Martha L. Riggs to EQT Production Company, 195.5 Acres, O&G, \$7,168.34 (1-17-25)

JACKSON TOWNSHIP

Ethnos 360, et ux., to EQT Production Company, 155.8941 Acres, O&G, \$4,788.19 (1-16-25)

JEFFERSON BOROUGH

Christopher P. Niemiec, et ux., to Thomas R. Doman, et ux., Tract, \$20,500.00 (1-15-25)

JEFFERSON TOWNSHIP

Ashley Christine Kachersky Estate a/k/a Ashley C. Kachersky Estate, et ux., to Steve Hennen, et ux., Lots 100-102 Fair Ground Addition, \$120,000.00 (1-16-25)

PERRY TOWNSHIP

Donald W. Lemon, et ux., to Stanley Dean, Tract, \$2,000.00 (1-17-25)
Donald W. Lemon, et ux., to Stanley Dean, 0.061 Acre, \$85,000.00 (1-17-25)

SPRINGHILL TOWNSHIP

Jerry A. Blake to EQT Production Company, 172.478 Acres, O&G, \$6,609.54 (1-16-25)

WASHINGTON TOWNSHIP

Vickie L. Garrison, et al., to Consol Pennsylvania Coal Company, LLC, et ux., 1 Acre, \$175,000.00 (1-21-25)

WAYNE TOWNSHIP

Lori Beth Crable to EQT Production Company, 94.861 Acres, O&G, \$29,248.81 (1-16-25)
Jennie Kitsoulis a/k/a Wilma Jeannie Kitsoulis to EQT Production Company, 1.059 Acres, O&G, \$1,765.00 (1-16-25)
Joetta M. Morris to EQT Production Company, 1.059 Acres, O&G, \$588.34 (1-17-25)

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WAYNESBURG BOROUGH

Kristin Smith to Frank J. Terrett, Lot, \$195,000.00 (1-15-25)

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

BLAKER, BRICE E. A/K/A BRICE EATON BLAKER

Late of Cumberland Township, Greene County, Pennsylvania

Executor: Brian K. Blaker, 145 Goslin Road, Rices Landing, PA 15357

Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, Waynesburg,

PA 15370

BLASKO, DEBORAH J. A/K/A DEBORAH JANE BLASKO

Late of Cumberland Township, Greene County, Pennsylvania

Administrator: Todd A. Blasko, 243 Titus Street, Bobtown, PA 15315

Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, Waynesburg,

PA 15370

LEONARD, VIRGINIA E.

Late of Morgan Township, Greene County, Pennsylvania

Executrix: Sharon G. Leonard, PO Bx 464, Clarksville, PA 15322

Attorney: None

MOONEY, KAY FRANCES A/K/A KAY F. MOONEY

Late of Franklin Township, Greene County, Pennsylvania

Executor: Jeff A. Mooney, 452 Reeves Road, Sycamore, PA 15364

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

SECOND PUBLICATION

BOGNANNI, EMIL

Late of Reistertown, Balitmore County, Maryland

Administrator: Dena Voxakis, 12 Tree Farm Court, Glen Arm, MD 21057

Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

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THIRD PUBLICATION

ZALAR, MICHAEL ERIC A/K/A MICHAEL E. ZALAR

Late of Cumberland Township, Greene County, Pennsylvania

Executrix: Tracy R. Zalar, 306 N. Eighty-Eight Road, Carmichaels, PA 15320

Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA

15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-65-2024 AD 154-2024

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, FEBRUARY 21, 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.

ALL THAT CERTAIN lot of piece of ground situate in Jefferson Township, County of Greene and Commonwealth of Pennsylvania, Being Lot Nos. 2 and 53, as shown on Moredock Plan of Lots, recorded in Plan Book Vol. 1 Page 73.

15-11-2019//

113 First Ave., Rices Landing, PA 15357

PROPERTY ADDRESS: 113 FIRST AVE, RICES LANDING, PA 15357

UPI/TAX PARCEL NUMBER: 15/11/219//

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD C CROFFORD, DECEASED MORTGAGOR AND OWNER in suit of NATIONSTAR MORTGAGE LLC.

Attorney for the Plaintiff:

ALBERTELLI LAW

MOUNT LAUREL, NJ 86-724-1888

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania