

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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February 6, 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.:
February 10 and 12, 2025

CRIMINAL

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ARDs: February 10, 2025
ARD Revocations: February 10, 2025
Parole Violations: February 10, 2025
Plea Court: February 11-13, 2025
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ORPHANS

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SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 7-11, 2025
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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court: February 19, 2025

CIVIL

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

ALEPPO TOWNSHIP

Kerri L. Williams, et ux., to Consol Pennsylvania Coal Company, LLC, Lot, Coal, \$400.00 (1-30-25)

CUMBERLAND TOWNSHIP

Frey Group LLC to MEZ Vision LLC, .5176 Acre, \$70,000.00 (1-31-25)

DUNKARD TOWNSHIP

R&J Lumber Company to Marcella Rizor, et al., Tracts, O&G, \$100.00 (2-3-25)
Helen G. Petak Estate a/k/a Helen Gertrude Petak Estate, et al., to Joshua Habert, 2.110 Acre, \$132,000.00 (2-4-25)

GILMORE TOWNSHIP

Karen E. Brown to EQT Production Company, 99.391 Acres, O&G, \$1,256.77 (1-31-25)

GREENE TOWNSHIP

Noel H. Haines, et al., to Gene R. Kovalchik, Jr., 1.105 Acres, \$7,500.00 (1-29-25)

JEFFERSON TOWNSHIP

Saxon Asset Securities Trust 2001-1, et al., to Shannon R. Schilling, Lots, \$11,500.00 (1-29-25)
Anna S. Palone to Frank Palone, Lot, \$40,000.00 (1-29-25)

MORRIS TOWNSHIP

Brian Clay Burgess, et ux., to Christopher V. Butler, Tracts, Oil, Gas, Coal, & Minerals, \$3,500.00 (2-3-25)

Naomi R. Johnston Revocable Trust, et al., to Samuel O. Crouse, et ux., 1.8304 Acres, \$53,000.00 (2-3-25)

PERRY TOWNSHIP

Van Druff Farms LP, et al., to Clinton M. Brummage, et ux., 34.921 Acres, \$32,068.00 (1-31-25)

Guy E. Lometti, et ux., to Hackelbender Run LLC, 53 Acres, \$88,979.70 (2-3-25)

RICES LANDING BOROUGH

Ryan A. Edwards, et ux., to Craig Johnson, et ux., Lot, \$300,000.00 (1-31-25)

RICHHILL TOWNSHIP

Windridge Minerals LLC to Robert A. Shipman, 3 Tracts, O&G, \$100.00 (2-3-25)

WAYNESBURG BOROUGH

Heather L. Gilbert, et ux., to Hethe Graham McCollum, Lot, \$60,000.00 (2-3-25)

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

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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

SECOND PUBLICATION

HOSKINS, HELEN A/K/A HELEN M. HOSKINS

Late of Waynesburg, Greene County, Pennsylvania
Co-Executor: Gordon R. Hoskins, 1639 Smith Creek Road, Waynesburg, PA 15370
Co-Executor: Ronald G. Hoskins, 405 Dark Hollow Road, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

HOY, MARTHA ELLEN A/K/A MARTHA W. HOY

Late of Wayne Township, Spraggs, Greene County, Pennsylvania
Executor: Tad G. Hoy, 869 Drift Ridge Road, Spraggs, PA 15362
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD 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

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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

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