

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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December 26, 2024



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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

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December 30, 2024 and January 2, 2025

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Convenes in Pgh.: January 14-15, 2025

Convenes in Pgh.: February 3-7, 2025

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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: January 22, 2025

CIVIL

Domestic Relations Contempts: December 31, 2024
Domestic Relations Appeals: December 31, 2024

JUVENILE

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DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

Jordan Burless, et ux., to Joseph Stoffa, et ux., .746 Acre, \$50,000.00 (12-18-24)
Southwestern PA Water Authority to Wiley Heights Land Development LLC, 5 Tracts, \$200,000.00 (12-19-24)

Judith A. Dickson to Key Resources LLC, 3 Lots, Cale Level Lawn Plan, \$35,000.00 (12-23-24)

DUNKARD TOWNSHIP

Justin S. Robinson, et ux., to Scott Smitley, Lot 187, Bobtown Plan, \$62,500.00 (12-20-24)
MEPCO LLC to 7 Equities LLC, 23.47 Acres, \$200,000.00 (12-23-24)

FRANKLIN TOWNSHIP

Vicki L. Monas to Monas Irrevocable Grantor Trust, et ux., Lot 35, Colonial Place Plan, \$240,338.40 (12-20-24)

GILMORE TOWNSHIP

Parrish Family LP to EQM Gathering OPCO LLC, R/W, 86.15 Acres, \$64,000.00 (12-23-24)

JACKSON TOWNSHIP

John R. Berdine, et ux., to Equitrans Water Service (PA) LLC, R/W, 94.11 Acres, \$7,000.00 (12-23-24)

MORGAN TOWNSHIP

Jerry Lee Gagnon, Jr., to Jerry Lee Gagnon, Jr., et ux., 1.4234 Acres, \$9,919.00 (12-19-24)

PERRY TOWNSHIP

Thomas M. Pacak, et ux., to Trevor Davis McDilda, 1 Acre, \$159,900.00 (12-20-24)

RICES LANDING BOROUGH

CNX Land LLC to Grim Property Holdings LLC, 46 Acres, \$98,000.00 (12-20-24)

RICHHILL TOWNSHIP

CNX Land LLC to Kevin Guthrie, et ux., Lot 1, CNX, 3 Lot Subdivision, \$75,000.00 (12-23-24)

SPRINGHILL TOWNSHIP

Willard L. Horr Revocable Trust, et ux., to Greenbriar Royalty Fund II, LLC, 56.539 Acres, O&G, \$10,000.00 (12-20-24)

WAYNESBURG BOROUGH

Waynesburg University, et ux., to Thomas Paine Consulting LLC, 10 Tracts, \$918,000.00 (12-20-24)

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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

STEPHENSON, EVA LORENE A/K/A EVA L. STEPHENSON

Late of Franklin Township, Greene County, Pennsylvania

Executor: Robert L. Stephenson, II, 1809 Smith Creek Road, Waynesburg, PA 15370

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

WOODS, THOMAS A. A/K/A THOMAS ALVIN WOODS

Late of Franklin Township, Greene County, Pennsylvania

Executor: Mark Woods, 2237 S. Pope Lick Road, Louisville, KY 40299

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

THIRD PUBLICATION

BALABAN, RITA T.

Late of Franklin Township, Greene County, Pennsylvania

Co-Executors: Glenn E. Balaban & Thomas Balaban, 396 Little Shannon Run Road, Mount Morris, PA 15349

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

BROADWATER, JAMES EVERETT A/K/A JAMES E. BROADWATER

Late of Cumberland Township, Greene County, Pennsylvania

Executrix: Donna J. Broadwater, 387 Glade Run Road, Carmichaels, PA 15320

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

CRILE, SCOTT E.

Late of Washington Township, Greene County, Pennsylvania

Administrator: Cristin Litman, c/o Tracy L. Zihmer, Esquire, Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317

Attorney: Tracy L. Zihmer, Esquire, Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317

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KINGAN, ANNABELLE M.

Late of Clarksville, Greene County, Pennsylvania

Executrix: Wendy R. Hager, c/o Anthony S. Dedola, Jr., Esquire, 51 East South Street, Uniontown, PA 15401

Attorney: Anthony S. Dedola, Jr., Esquire, 51 East South Street, Uniontown, PA 15401

MCWILLIAMS, RALPH

Late of Carmichaels Borough, Greene County, Pennsylvania

Executor: Michael McWilliams, 9210 Airway Drive, Pensacola, FL 32514

Attorney: None

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, Nemacolin, 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, Nemacolin, PA 15351 is scheduled to be sold at the Sheriff's Sale on February 21, 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