

# 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. 76**

**December 11, 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.:  
December 15 and 17, 2025

## CRIMINAL

Arraignments: December 15, 2025  
ARDs: January 15, 2026  
ARD Revocations: January 12, 2026  
Parole Violations: December 15, 2025  
Plea Court: January 13, 14, and 15, 2026  
License Suspension: December 16, 2025

## ORPHANS

Accounts Nisi: December 1, 2025  
Accounts Absolute: December 12, 2025

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: April 13-17, 2026

Convenes in Pgh.: January 13-14, 2026

Convenes in Pgh.: March 2-6, 2026

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

E-mail address: [editor.greenerreports@yahoo.com](mailto: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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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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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## DEED TRANSFERS

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

### ALEPPO TOWNSHIP

John Edward Welling, Jr., et ux., to Consol Pennsylvania Coal Co LLC, et ux., R/W, Tracts,  
\$1,250,000.00 (12-4-25)

### CARMICHAELS BOROUGH

Ralph C. McWilliams Estate, et al., to Thomas J. Ross, Jr., et ux., Lot, \$189,000.00 (12-4-25)

### CUMBERLAND TOWNSHIP

Jeff T. Oliver to Linda Wilson, Lot 2, Fairground Addition, \$173,400.00 (12-4-25)

Tristan T. Cooley, et al., to Brody Blaker, et ux., Lots, \$226,125.00 (12-8-25)

### FRANKLIN TOWNSHIP

Virginia Posey top Cody W. Wesley, 2 Lots, \$75,000.00 (12-9-25)

### JEFFERSON TOWNSHIP

Jo Ann Cree Estate a/k/a JoAnn Cree Estate, et ux., to Aaron Toth, et ux., 5 Acres, \$60,000.00  
(12-9-25)

### MONONGAHELA TOWNSHIP

Kevin Kendralla to Taylor Alexandria Hughes, Lot, \$14,000.00 (12-4-25)

Sondra S. Rafferty to HH Lanco LLC, Tract, \$200,000.00 (12-8-25)

### PERRY TOWNSHIP

Ruth A. Haines Estate, et ux., to Mark Rogers, 11.029 Acres, \$202,500.00 (12-8-25)

### SPRINGHILL TOWNSHIP

Mary A. Jones to John Michael Brant, et ux., 50 Acres, 1/6 Interest Coal & Minerals, \$500.00  
(12-4-25)

### WAYNESBURG BOROUGH

Votive Homes LLC, Country Greens, LLC, Lots, \$60,000.00 (12-4-25)

Shaun Wilson, et ux., to Tristan Thomas Cooley, et ux., Lot, \$279,000.00 (12-8-25)

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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

BREWER, CINDY S. A/K/A CINDY SUE BREWER

Late of Waynesburg Borough, Greene County, Pennsylvania

Co-Executor: Harold Gregory Brewer, 613 North Richhill Street, Waynesburg, PA 15370

Co-Executor: Richard Scott Brewer, 95 Hillside Land, Spraggs, PA 15362

Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

### THIRD PUBLICATION

BARZANTI, RICHARD JAMES JR. A/K/A RICHARD J. BARZANTI, JR.

Late of Dunkard Township, Greene County, Pennsylvania

Administrator: William Barzanti, 208 Plant Road, Dilliner, PA 15327

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

EATON, CASSI RENEE A/K/A CASSI R. EATON A/K/A CASSI EATON

Late of Waynesburg Borough, Greene County, Pennsylvania

Administrator: Joseph A. Phillips, 698 E. Greene Street, Waynesburg, PA 15370

Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

STEWART, PATRICIA RAMONA

Late of Dunkard Township, Greene County, Pennsylvania

Administratrix: Josephine Conaway, 125 Jeffrey Drive, Mt. Pleasant, PA 15666

Attorney: None

WELLS, MILDRED CHARLOTTE

Late of Greene County, Pennsylvania

Executor: Charlene Lynne Griedel, C/O Thomas W. Shaffer, Esquire, 11 Pittsburgh Street, Uniontown, PA 15401

Attorney: Thomas W. Shaffer, Esquire, 11 Pittsburgh Street, Uniontown, PA 15401

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**

**No. ED-57-2025 AD 338-2025**

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, DECEMBER 19, 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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All that certain lot or piece of ground situate in Cumberland Township, Greene County, Pennsylvania, being Lot No. 187 in the John Baily Plan, Part 3, of Fairdale, as recorded in the Recorder's Office of Greene County, Pennsylvania, in Plan Book Vol 1., Page 135.

Being known as Parcel ID: 0515139

ALSO KNOWN AS 187 Maple St, Carmichaels, PA 15320

PARCEL ID 05-15-139

BEING the same premises which John W. Hardy, a Widower, by Bruce Allen Hardy, his Attorney-In-Fact by Deed dated April 5, 2002, and recorded in the Office of the Recorder of Deeds of Greene County on April 16, 2002 at Book 254, Page 895 granted and conveyed unto Angela F. Hardy and Bruce Allen Hardy.

PROPERTY ADDRESS: 187 Maple St, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05/15/139

**Seized and taken into execution to be sold as the property of BRUCE ALLEN HARDY, ANGELA F. HARDY in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R10.**

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**Attorney for the Plaintiff:**

Stern & Eisenburg, PC

Warrington, PA 215-572-8111

**MARCUS N. SIMMS, Sheriff**

**Greene County, Pennsylvania**