

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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November 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.:
November 10 and 12, 2025

CRIMINAL

Arraignments: November 10, 2025
ARDs: November 20, 2025
ARD Revocations: November 10, 2025
Parole Violations: November 10, 2025
Plea Court: November 18, 19, and 20, 2025
License Suspension: December 16, 2025

ORPHANS

Accounts Nisi: November 3, 2025
Accounts Absolute: November 14, 2025

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 13-17, 2026
Convenes in Pgh.: October 28-30, 2025
Convenes in Pgh.: November 3-7, 2025

ARGUMENTS

Argument Court: November 19, 2025

CIVIL

Domestic Relations Contempts: November 25, 2025
Domestic Relations Appeals: November 25, 2025

JUVENILE

Plea Day: November 20, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

CARMICHAELS BOROUGH

John C. Huey, Jr., to James A. Scott, Sr., et ux., Lot, \$5,951.85 (11-4-25)

CUMBERLAND TOWNSHIP

Carole G. Stern to Nick Kulik, Tract, \$100,000.00 (10-29-25)
Mark Yakopovich, et ux., to Joseph Rosak, III, et ux., Tract, \$190,000.00 (10-31-25)

FRANKLIN TOWNSHIP

John G. Sellers to EQT Production Company, 1.429 Acres, O&G, \$200.00 (10-31-25)

JEFFERSON TOWNSHIP

Richard O. Barchiesi, et ux., to Muddy Creek MB Holdings LLC, Tracts, \$1,070,000.00 (10-29-25)

Frank A. Swala, et ux., to Elizabeth C. Mcallen, et ux., 14.457 Acres, \$439,900.00 (11-4-25)

MONONGAHELA TOWNSHIP

William F. Marshall Estate a/k/a William Franklin Marshall, Jr., Estate, et ux., to William H. Skelton, Jr., Lot 5, Parcel C, \$80,000.00 (11-3-25)

MORGAN TOWNSHIP

Linda A. Shelton to Charlotte Friend, et ux., Lot 2, Emerald Land Company, \$79,000.00 (10-31-25)

Abigail Shipley, et ux., to Melissa Woodring, Lot 8, Teagarden Homes Plan, \$70,000.00 (11-3-25)

Matthew Dejohn to Andrew Kinley, et ux., 1 Acre, \$315,000.00 (11-3-25)

WAYNESBURG BOROUGH

Lara M. Frost to Miranda Mayle, et ux., Lot, \$90,000.00 (11-4-25)

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

ALBERT, PAMELA G.

Late of Center Township, Greene County, Pennsylvania
Executrix: Anita Lanoy, 3069 Investors Road, Washington, PA 15301

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

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CREE, JO ANN

Late of Jefferson Township, Greene County, Pennsylvania
Executrix: Sandra J. Palone, 695 Drift Ridge Road, Spraggs, PA 15362
Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, Waynesburg,
PA 15370

JONES, JOHN KENT A/K/A JOHN J. JONES A/K/A JOHN JONES

Late of Spraggs, Greene County, Pennsylvania
Administrator: Amanda Lynn Rush, 351 Sharp Run Road, Spraggs, PA 15362
Attorney: E.J. Julian, Esquire, 71 N. Main Street, Washington, PA 15301

OPFER, PAMELA JEAN

Late of Monongahela Township, Greene County, Pennsylvania
Administratrix: Amanda L. Sponaugle, P.O. Box 201, Greensboro, PA 15338
Attorney: Stephen J. Taczak, Esquire, 12 N. Jefferson Avenue, Canonsburg, PA 15317

NARDIS, DONALD RAY A/K/A DONALD R. NARDIS

Late of Jefferson Borough, Greene County, Pennsylvania
Executrix: Rita M. Falcon, 270 Ferncliff Road, Rices Landing, PA 15357
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South
Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

MILLER, TRESSA ANN A/K/A TRESSA A. MILLER

Late of Franklin Township, Greene County, Pennsylvania
Executor: Thomas Mark Miller, 1026 Putnam Blvd., Wallingford, PA 19086
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms,
LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

ENOFF, DOLORES JEAN A/K/A DOLORES J. ENOFF

Late of Monongahela Township, Greene County, Pennsylvania
Co-Executor: Emil R. Enoff, Jr., 208 Gacek Road, Greensboro, PA 15338
Co-Executor: Patricia L. Stewart, Post Office Box 5256, Conneaut Lake, PA 16316
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South
Washington Street, Waynesburg, PA 15370

PERRY, HELEN JACQUELINE A/K/A HELEN J. PERRY

Late of Bobtown, Dunkard Township, Greene County, Pennsylvania
Administrator: T. John Perry, 213 Adelaide Avenue, Bobtown, PA 15315
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South
Washington Street, Waynesburg, PA 15370

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LEGAL NOTICE

NOTICE OF VOLUNTARY DISSOLUTION

Business Corporation

Notice is hereby given by Mary Jane Energy Inc., a Pennsylvania business corporation, that said corporation completed winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence ceased with the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania on October 29, 2025.

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA CIVIL DIVISION

NO: AD-159-2025

**METROPOLITAN LIFE INSURANCE COMPANY vs. LYNN A. BOSLE, MICHAEL D
HAUGHT, SURVIVING HEIR OF GAYLE T. HAUGHT, DECEASED, UNKNOWN
SURVIVING HEIRS OF GAYLE T. HAUGHT, DECEASED, UNKNOWN SURVIVING
HEIRS OF WILLIAM HAUGHT, DECEASED,**

NOTICE

TO THE DEFENDANTS:

You are hereby notified Metropolitan Life Insurance Company, has filed a Complaint in Quiet Title with regard to 123 Freedom Street, Brave, PA 15316, endorsed with a Notice to Defend, against you at No. AD-159-2025 in the Civil Division of the Court of Common Pleas of Greene County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Greene County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT
HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS
OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Greene County Lawyer Referral Service
Court Administrator
Greene County Courthouse
10 E. High Street, Suite 218
Waynesburg, PA 15370
(724) 852-5237

Greene County Lawyer Referral Service
Southwestern Pennsylvania Legal Aid Society, Inc.
63 S. Washington Street
Waynesburg, PA 15370
(724) 627-3127

PLAINTIFF'S ATTORNEY:
ROBERT W. WILLIAMS, ESQUIRE
HLADIK, ONORATO & FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454, (215) 855-9521

LEGAL NOTICE

To: **Jonathan Haines as to A.H., C.H. and E.W.**
Unknown Biological Father as to F.S.
Unknown Biological Father as to C.H.

In Re: F.S., minor child, born August 27, 2009
In Re: A.H., minor child, born July 9, 2014
In Re: C.H., minor child, born August 25, 2021
In Re: E.W., minor child, born March 24, 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, F.S., born August 27, 2009, A.H., born July 9, 2014, C.H., born August 25, 2021, and E.W., born March 24, 2023. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on November 25, 2025 at 1:00 p.m. in Courtroom 1 before Judge Jeffry N. Grimes.

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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.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-53-2025 AD 548-2025

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, NOVEMBER 14, 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 those certain lots of ground situate in Cumberland Township, Greene County, Pennsylvania, having erected there on a one story home with an address of 107 Liveasy Road, Carmichaels, PA 15320. This parcel is assessed for tax purposes as Greene County Tax Map Number 05-11-215.

PROPERTY ADDRESS: 107 LIVEASY ROAD, CARMICHAELS, PA 15320

UPI/TAX PARCEL NUMBER: 05-11-215

Seized and taken into execution to be sold as the property of CALEB MILLER, CHELSEE MILLER in suit of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY.

Attorney for the Plaintiff:
Kirk A. King
Waynesburg, PA 724-627-6114

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-55-2025 AD 211-2025

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, NOVEMBER 14, 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 PARCEL OF LAND SITUATE IN THE TOWNSHIP OF JEFFERSON, GREENE COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO, 15-11-245, 15-11-247, 15-11-246

ALSO KNOWN AS 1052 NORTH EIGHTY EIGHT ROAD, RICES LANDING, PA 15357 BEING THE SAME PREMISES WHICH KATHERINE VANCE, A/K/A CATHERINE VANCE, WIDOW, BY DEED DATED JULY 19, 1993 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY ON JULY 19, 1993 IN DEED BOOK 117, PAGE 134, GRANTED AND CONVEYED UNTO STEPHEN R. VANCE, SINGLE.

PROPERTY ADDRESS: 1052 North Eighty Eight Rd, Rices Landing, PA 15357

UPI/TAX PARCEL NUMBER: 15/11/245// 15/11/246// 15/11/247//

Seized and taken into execution to be sold as the property of ANNE M TURNER AS ADMINISTRATOR CTA OF THE ESTATE OF STEPHEN VANCE AKA STEPHEN R VANCE, OCCUPANT in suit of SERVBANK SB.

Attorney for the Plaintiff:
The Manley Law Firm LLC
Columbus, OH 614-220-5611

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

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SHERIFF'S SALE

Greene County Sheriff's Sale

FRIDAY, NOVEMBER 21, 2025

AT 10:00 O'CLOCK A.M.

SHERIFF'S SALE

BY VIRTUE OF A WRIT OF EXECUTION CASE NO. AD 56-12024 / ED-59-2024

ISSUED BY PLAINTIFF: T.D. Bank, N.A.

VS. DEFENDANTS: Nikita Lodging Inc., Vidula H. Patel, and Harshad Patel

OWNER IF THE PROPERTY: Nikita Lodging, Inc., 126 Miller Lane, Waynesburg, PA 15370

PROPERTY BEING KNOWN AS: 126 (a/k/a 350) Miller Lane, Waynesburg, PA 15370

PARCEL NUMBER: 07-07-102-G (two tracts)

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Nikita Lodging, Inc., 126 Miller Lane, Waynesburg, PA 15370

IMPROVEMENTS THEREON CONSIST OF: a two-story motel building with an attached office and parking facilities.

ADDITIONAL ASSETS: All personal property at the location belonging to Nikita Lodging Inc., or Harshad Patel to be sold prior to the real estate on November 21, 2025.

Additional costs shall be advanced when Sheriff is ordered to proceed to sale.

Sales will be conducted at 10 E High Street, Room 106, (Sheriff's Office), Waynesburg, PA.