

# 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. XXXVIII, No. 86**

**March 14, 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

Criminal & Civil & O.C.:  
March 18 and 20, 2024

## CRIMINAL

Arraignments: March 18, 2024  
ARDs: March 18, 2024  
ARD Revocations: March 18, 2024  
Parole Violations: March 18, 2024  
Plea Court: March 19-21, 2024  
License Suspension April 16, 2024  
Argument Court: March 25, 2024

## ORPHANS

Accounts Nisi: March 4, 2024  
Accounts Absolute: March 14, 2024

**SUPREME COURT**  
**SUPERIOR COURT**  
**COMMONWEALTH COURT**

Convenes in Pgh.: April 8-12, 2024  
Convenes in Pgh.: April 2, 2024  
Convenes in Pgh.: October 7-11, 2024

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Argument Court: March 19, 2024

## CIVIL

Domestic Relations Contempts: March 26, 2024  
Domestic Relations Appeals: March 26, 2024

## JUVENILE

Plea Day: March 21, 2024

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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

Edward A. Noll, et ux., to Brian Wolbert, et ux., 4 Acres, \$7,500.00 (3-8-24)  
Grant W. Sims to EQT Production Company, .045369 Acre, O&G, \$100.00 (3-8-24)

### ALEPPO AND FREEPORT TOWNSHIPS

David Andrew Hunt to EQT Production Company, Tracts, O&G, \$3,552.09 (3-8-24)

### CARMICHAELS BOROUGH

Eron R. Bowman a/k/a Eron R. Debolt, et ux., to James Eddy, Jr., et ux., Lot, \$92,000.00 (3-11-24)

### CENTER TOWNSHIP

William Joseph Tharp to Equitrans LP, R/W, 126.6 Acres, \$343.60 (3-8-24)  
Rita Ann Cahill to Equitrans LP, R/W, 126.6 Acres, \$229.20 (3-8-24)  
Naomi Ruth Johnston to Equitrans LP, R/W, 126.6 Acres, \$229.20 (3-8-24)

### FRANKLIN TOWNSHIP

Rhonda R. Stewart, et ux., to William Brooks, Lot 9, L&V Land Development Subdivision, \$7,000.00 (3-8-24)

Pamela P. Barrow, et ux., to DUC Hunter LLC, Tract, O&G, \$2,645.00 (3-11-24)

### JACKSON TOWNSHIP

John D. Sims to EQT Production Company, 97.20 Acres, \$349.31 (3-8-24)

### MORGAN TOWNSHIP

David R. Gatten to Robert K. Bittner, et ux., Lot 625 Mather, \$89,900.00 (3-12-24)

### WAYNE TOWNSHIP

Scottie J. Derby to EQT Production Company, 8 Tracts, O&G, \$150.00 (3-8-24)  
Velma F. Csonka to DUC Hunter LLC, 3 Tracts, O&G, \$4,032.00 (3-11-24)

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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

COGAR, DONALD A/K/A D. L. COGAR  
Late of Waynesburg Borough, Greene County, Pennsylvania  
Co-Administrator: Kathryn Leila Shields, 1293 N. Porter Street, Waynesburg, PA 15370  
Co-Administrator: Steven Dary Cogar, 161 Loves Hill Road, Waynesburg, PA 15370  
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

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COLE, JEFFREY E. A/K/A JEFFRY EUGENE COLE  
Late of Franklin Township, Greene County, Pennsylvania  
Administratrix C.T.A.: Helen V. Christopher, 311 Jefferson Hollow Road,  
Carmichaels, PA 15320  
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill  
Street, Waynesburg, PA 15370

COOPER, DONNA JEAN A/K/A DONNA JEAN HAINES COOPER  
Late of Greene County, Pennsylvania  
Co-Executor: Patricia Darlene Cooper Stewart, 504 Bald Hill Road, Mt. Morris, PA  
15349  
Co-Executor: Clyde Eugene Cooper, 116 First Street, Clarksville, PA 15322  
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill  
Street, Waynesburg, PA 15370

KIGER, STEPHEN DALE  
Late of Franklin Township, Greene County, Pennsylvania  
Administratrix: Tamie J. Kiger, 75 Crabapple Drive, Waynesburg, PA 15370  
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms,  
LLC, 54 South Washington Street, Waynesburg, PA 15370

ROCK, JOHN F. A/K/A JOHN FRENCH ROCK  
Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Robin St.Clair, 119 Temple Ridge Road, Waynesburg, PA 15370  
Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, Waynesburg,  
PA 15370

WOTRING, JANET A/K/A JANET JEZEWSKI  
Late of Cumberland Township, Greene County, Pennsylvania  
Administratrix: Andrea Eitner, 223 Nemacolin Way, Carmichaels, PA 15320  
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South  
Washington Street, Waynesburg, PA 15370

### THIRD PUBICATION

DULANEY, CATHERINE ANN  
Late of Mineral Wells, Wood County, West Virginia  
Administratrix: Kelly Ann Dulaney, 445 Bonar Avenue, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

GOODEN, MICHAEL S.  
Late of Franklin Township, Greene County, Pennsylvania  
Executor: Rodney S. Gooden, 553 Bridge Street, Waynesburg, PA 15370  
Attorney: None

JENKINS, ESTELLE D.  
Late of Jefferson Township, Greene County, Pennsylvania  
Executrix: Sharon Wood, 116 Moredock Drive, Jefferson, PA 15344

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

KIGER, THOMAS REED A/K/A T. REED KIGER  
Late of Waynesburg, Greene County, Pennsylvania  
Executrix: Amy K. Widdup, 143 Cabin Road, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

KINGAN, SUE ELLEN  
Late of Jefferson Borough, Jefferson, Greene County, Pennsylvania  
Co-Administratrix: Brittany Morrison, 111 Hedge Rad, Jefferson, PA 15344  
Co-Administratrix: Courtney Long, 120 Moredock Drive, Jefferson, PA 15344  
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South  
Washington Street, Waynesburg, PA 15370

KINSEY, BONNIE LEE A/K/A BONNIE L. KINSEY  
Late of Waynesburg Borough, Greene County, Pennsylvania  
Executor: Eric Hinerman, 621 Manheim Drive, Fayetteville, OH 45118  
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill  
Street, Waynesburg, PA 15370

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## LEGAL NOTICE

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### LEGAL NOTICE

NOTICE IS HEREBY GIVEN, pursuant to 28 Pa.Code §115.23, that the **GREENE COUNTY HEALTH & WELLNESS FOUNDATION**, as successor to the **GREENE COUNTY MEMORIAL HOSPITAL**, that all medical records from the former hospital, which were prepared and stored prior to 2006 shall be destroyed on or after **May 31, 2024**.

Arrangements for picking up medical records can be made by contacting the **GREENE COUNTY HEALTH & WELLNESS FOUNDATION** at 7 East High Street, Waynesburg, PA 15370, Phone (724) 852-2060.

PLEASE NOTE: The records available are from the Greene County Memorial Hospital from **before** its sale in October 2005. Any current medical records from WHS-Greene or Southwest Regional Medical Center are not subject to this notice or destruction.

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. ED-51-2023 AD 215-2023**

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:

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**FRIDAY, MARCH 15, 2024  
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.

FREEDOM MORTGAGE CORPORATION

v.  
JIMMY LEE BUTTERFIELD  
Owner(s) of property situate in the PERRY TOWNSHIP, GREENE County, Pennsylvania  
Being 217 DUNKARD AVENUE, MOUNT MORRIS, PA 15349  
Tax ID No. 20-08-122  
Improvements thereon: RESIDENTIAL DWELLING  
Judgment Amount: \$82,516.52

PROPERTY ADDRESS: 217 Dunkard Ave, Mt. Morris, PA 15349

UPI/TAX PARCEL NUMBER: 20/08/122

**Seized and taken into execution to be sold as the property of JIMMY L BUTTERFIELD in suit of FREEDOM MORTGAGE CORPORATION.**

**Attorney for the Plaintiff:**  
Brock & Scott PLLC  
King Prussia, PA 844-856-6646

**MARCUS N. SIMMS, Sheriff  
Greene County, Pennsylvania**

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## SHERIFF’S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-53-2023 AD 441-2023**

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, MARCH 15, 2024  
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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U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v David E. Brock; Gary R. Brock, Jr.; Scarlet E. Brock,  
Docket Number: AD-441-2023  
Property to be sold is situated in the borough/township of Spraggs, County of Greene and State of Pennsylvania.  
Commonly known as: 121 Hoy Run Road, Spraggs, PA 15362  
Parcel Number: 20-03-126-C  
Improvements thereon of the residential dwelling or lot (if applicable):

PROPERTY ADDRESS: 121 Hoy Run Rd, Spraggs, PA 15362

UPI/TAX PARCEL NUMBER: 20/03/126/C

**Seized and taken into execution to be sold as the property of DAVID BROCK, SCARLET E BROCK, GARY R BROCK, JR in suit of US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF TREEHOUSE SERIES V TRUST.**

**Attorney for the Plaintiff:**  
Friedman Vartolo LLP  
Garden City, NJ 212-471-5100

**MARCUS N. SIMMS, Sheriff  
Greene County, Pennsylvania**

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## SHERIFF’S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-57-2023 AD 694-2023**

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, MARCH 15, 2024  
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 REAL ESTATE SITUATED ON BLOODY RUN IN THE TOWNSHIP OF FRANKLIN, COUNTY OF GREENE, COMMONWEALTH OF PENNSYLVANIA HAVING ERECTED THEREON A SWELLING KNOWN AS 161 Tollgate Run, Waynesburg, PA 15370, PER A CERTAIN DEED DATED MAY 3, 2018, RECORDED ON MAY 3, 2018 IN THE RECORDER OF DEEDS OFFICE OF GREENE COUNTY AT DEED BOOK VOLUME 513, PAGE 3185, INSTRUMENT NO. 201800002961, TAX PARCEL INDEX NO. 07-20-207.

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PROPERTY ADDRESS: 161 Tollgate Run, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07/20/207

**Seized and taken into execution to be sold as the property of AMANDA L. WILSON in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.**

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**Attorney for the Plaintiff:**  
First National Bank of Pennsylvania  
Pittsburgh, PA

**MARCUS N. SIMMS, Sheriff**  
**Greene County, Pennsylvania**