

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. 96

May 7, 2026



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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 Jeffry N. Grimes, President Judge
Honorable Christopher M. Simms, Judge

MOTIONS

Criminal & Civil & O.C.:
May 11 and 13, 2026

CRIMINAL

Arraignments: May 26, 2026
ARDs: May 12, 2026
ARD Revocations: May 11, 2026
Parole Violations: May 11, 2026
Plea Court: May 12 and 13, 2026
License Suspension: June 16, 2026

ORPHANS

Accounts Nisi: May 4, 2026
Accounts Absolute: May 15, 2026

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: June 2, 2026

Convenes in Pgh.: May 19-20, 2026

Convenes in Pgh.: June 15-18, 2026

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Joyce A. Hatfield-Wise, President

Adam J. Belletti, Vice-President

John R. Headley, Secretary

Lukas B. Gatten, Treasurer

Timothy M. Ross, Ex-Officio

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Walter F. Stewart, Jr., et ux., to Consol Pennsylvania Coal Co LLC, et ux., .055 Acres, Coal, \$3,000.00 (4-29-26)

Kenneth W. Dufalla to Consol Pennsylvania Coal Co LLC, et ux., R/W, 189.63 Acres, \$450,000.00 (4-29-26)

The Lisa McVay Hook Revocable Living Trust, et al., to Karen Elizabeth McVay Haines, et ux., 213 Acres, Coal, Oil, Gas, Minerals, \$18,169.70 (5-5-26)

CENTER TOWNSHIP

Becci Lanell Watson to Headley Property Group LLC, Tract, O&G, \$1,000.00 (5-5-26)

CUMBERLAND TOWNSHIP

Mark A. Most Reverend Eckman, et al., to Landing Place LLC, Lots, \$90,000.00 (4-30-26)
Redevelopment Authority of the County of Greene, et ux., to Janet M. Fernandez, Lot 29, Nemacolin, \$85,000.00 (5-5-26)

FRANKLIN TOWNSHIP

John Michael Dulaney to EQM Gathering OPCO LLC, R/W, Tract, \$87,000.00 (5-1-26)

JEFFERSON TOWNSHIP

Christiaan L. Nyswaner to Beth Pecjak, .2296 Acre, \$200,000.00 (5-4-26)

MONONGAHELA TOWNSHIP

Tiffany M. Brunetto a/k/a Tiffany M. Rogers, et ux., to Audra J. McGee, Lot, \$110,000.00 (4-30-26)

Cal-Aid Inc to Travis D. Neely, 1.0017 Acres, \$20,000.00 (4-30-26)

Sprague Operating Resources LLC to WC PA Direct LLC, Tracts, \$331,788.32 (5-1-26)

MORGAN TOWNSHIP

Billy Hobbs, et ux., to Matthew E. Skvarna, et ux., 10 Acres, \$550,000.00 (5-1-26)
John J. Pecjak, et ux., to Shannon L. Hanley, et ux., Lot 5, Country Club Estates, \$350,000.00 (5-4-26)

Pauline S. Huffman Estate a/k/a Pauline Huffman Estate, et ux., to Robert Allen Springer, III, Tracts, \$82,500.00 (5-4-26)

WAYNE TOWNSHIP

Patricia A. Cutshall to EQT Production Company, 22.470250 Acres, O&G, \$9,637.81 (5-1-26)

Iron Cumberland LLC to EQM Gathering OPCO LLC, R/W, Tract, \$3,264.00 (5-1-26)

Monongalia County Coal Resources Inc to EQM Gathering OPCO LLC, R/W, Tract, \$204,595.00 (5-1-26)

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

JACOBS, PATRICIA A. A/K/A PATRICIA ANN JACOBS
Late of Center Township, Greene County, Pennsylvania
Co-Executor: Gregory G. Jacobs, 2164 W. Roy Furman Highway, Waynesburg, PA 15370
Co-Executor: Melinda A. Taylor, 2150 W. Roy Furman Highway, Waynesburg, PA 15370
Attorney: L. Dawn Haber, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

KOIS, JOSEPHINE A/K/A CATHERINE JOSEPHINE KOIS
Late of Franklin Township, Greene County, Pennsylvania
Co-Executor: Terry M. Kois, P.O. Box 201, Dilliner, PA 15321
Co-Executor: Lori A. Kois, 106 Hunting Woods, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SMITH, ROBERT M.
Late of Waynesburg, Greene County, Pennsylvania
Co-Executor: Robert D. Smith, 179 Brierside Way, Beckley, WV 25801
Co-Executor: Jeffrey G. Smith, 1067 Harding Street, Bridgeville, PA 15017
Co-Executor: Troy L. Smith, 604 Mapletown Road, Garards Fort, PA 15334
Co-Executor: Cheryl A. Smith, 5 Cardiff Drive, Morgantown, WV 26508
Co-Executor: Ross M. Smith, 280 Elm Drive, Waynesburg, PA 15370
Attorney: Andrew G. Jenkins, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

DANKO, RUTH ANN
Late of Dunkard Township, Greene County, Pennsylvania
Executor: Joseph S. Danko, III, P.O. Box 501, Bobtown, PA 15315
Attorney: Phillip C. Hook, Esquire, 430 East Oakview Dr., Suite 101, PO Box 898, Waynesburg, PA 15370

JURACKO, MARY ANN
Late of Bobtown, Dunkard Township, Greene County, Pennsylvania
Executrix: Andrea Stefanizzi, Post Office Box 44, 76 Dalzell Avenue, Bobtown, PA 15315
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti LLC, 54 South Washington Street, Waynesburg, PA 15370

WILSON, CAROL ANN A/K/A CAROL WILSON
Late of Greensboro, Greene County, Pennsylvania
Executor: Kelleen G. Vannicola, 118 Duquesne Street, Greensboro, PA 15338
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

GALE, SHIRLEY J. A/K/A SHIRLEY JEAN GALE
Late of Richhill Township, Greene County, Pennsylvania
Administratrix: Shawn D. Finnegan, 229 Finnegan Road, Wind Ridge, PA 15380
Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

GRAY, JANE G.
Late of Adams County and formerly of Cumberland Township, Greene County, Pennsylvania
Executor: Jeffrey R. Gray, 1560 Knoxlyn Orrtanna Rd., Orrtanna, PA 17353
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

MILLER, MARJORIE L.
Late of Wayne Township, Greene County, Pennsylvania
Executor: John A. Miller, 343 Racetrack Road, Mt. Hope, WV 25880
Attorney: None

MURRAY, SANDRA F.
Late of Jefferson Township, Greene County, Pennsylvania
Executrix: Tammy Neubauer, 11 Hoffheins Dr., New Freedom, PA 17349
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

SCHARTIGER, STEVEN RUSSELL
Late of Dilliner, Dunkard Township, Greene County, Pennsylvania
Administratrix: Rebecca Schartiger, 129 Shelby Lane, Dilliner, PA 15327
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

WARD, EARL
Late of Franklin Township, Greene County, Pennsylvania
Administrator: Michael Wallace, 22679 Railroad Street, Alliance, OH 44601
Attorney: None

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YOSKOVICH, JERRY

Late of Monongahela Township, Greene County, Pennsylvania
Executrix: Dorothy Ann Podolinski, C/O Proden & O'Brien: Wendy L. O'Brien,
Esquire, 99 East Main Street, Uniontown, PA 15401
Attorney: Wendy L. O'Brien, Esquire, 99 East Main Street, Uniontown, PA 15401

FIRST AND FINAL ACCOUNT

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY
CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT
DIVISION ON JUNE 1, 2026 FOR NISI CONFIRMATION AND ON JUNE 12, 2026 FOR
FINAL CONFIRMATION.

The First & Final Account of Michael R. Sellers, Administrator of the Estate of Robert Millard
Sellers, Deceased.
Attorney: Lukas B. Gatten, Esq.
54 N Richhill St
Waynesburg, PA 15370
(724) 627-6026

LEGAL NOTICE

In the Court of Common Pleas of Greene County, Pennsylvania.

In Re: Pennsylvania Housing Finance Agency,
Plaintiff,
vs.

Shawn Samuel Dewitt, Shauna M. Johnson a/k/a Shauna M. Dewitt, and All Unknown Heirs of
Roy S. Dewitt, deceased,
Defendants.

Attorney for Plaintiff: Lois M. Vitti, Esquire, Vitti Law Group, Inc.,
663 Fifth Street, Oakmont, PA 15139. (412) 281-1725.

COMPLAINT IN MORTGAGE FORECLOSURE

CASE NO. AD-103-2026

You have been named as Defendants in a civil action instituted by Pennsylvania Housing
Finance Agency. against you in this Court. This action has been instituted to foreclose on a
Mortgage dated August 8, 2011, and recorded in the Recorder's Office of Greene County at
201100004117 on August 15, 2011.

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You are hereby notified to plead to the above-referenced Complaint within twenty
(20) days from the date of publication of this Notice or a judgment will be entered against you.

NOTICE

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 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 NOTICE 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.

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 FOR OR NO FEE.

LAWYER REFERRAL SERVICE:
GREENE COUNTY
BAR ASSOCIATION
19 S Washington St., Ste. 201
Waynesburg, PA 15370