

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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October 24, 2019



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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 Farley Toothman, President Judge
Honorable Louis Dayich, Judge

MOTIONS

Criminal & Civil & O.C.:
October 28, October 30 and November 1, 2019

CRIMINAL

Arraignments: October 28, 2019
ARDs: November 12, 2019
ARD Revocations: November 12, 2019
Parole Violations: November 4, 2019
Plea Court: November 13 and 14, 2019
License Suspension Appeals: December 16, 2019
Argument Court: October 28, 2019

ORPHANS

Accounts Nisi: November 4, 2019
Accounts Absolute: November 15, 2019

SUPREME COURT SUPERIOR COURT COMMONWEALTH COURT

Convenes in Pgh.:
Convenes in Pgh.: December 2-6, 2019
Convenes in Pgh.:

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Kayla M. Sammons
E-mail address: editor.greenerereports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Jessica L. Phillips, President
Christopher M. Simms, Vice-President
Cheryl Cowen, Secretary
Timothy M. Ross, Treasurer
Christine N. Nash, Ex-Officio

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DEED TRANSFERS

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

CENTER TOWNSHIP

Morris-Ely Holdings LLC to Chad E. Gray, et ux., 1 Acre, \$85,000.00 (10-18-19)
Stephen J. Deynzer, et ux., to Robert Kirgan, 13 Acres, \$173,500.00 (10-24-19)

CENTER AND FRANKLIN TOWNSHIPS

Amber Cubberley, et ux., to Pikewood Energy Corporation, Tracts, O&G, \$23,572.50 (10-23-19)

CUMBERLAND TOWNSHIP

Thomas Hall Lloyd Estate, et al., to Zachary McDowell, et ux., .363 Acre, \$115,000.00 (10-18-19)
Floyd McGinnis to Pikewood Energy Corporation, 69.729 Acres, O&G, \$25,000.00 (10-18-19)
John Michael Smith, et ux., to Pikewood Energy Corporation, 16.63 Acres, O&G, \$4,158.00 (10-18-19)

Andrew Swestyn, Jr., et al., to Henry Ortiz, et ux., 1.704 Acres, \$40,000.00 (10-23-19)
Andrew Swestyn, Jr., et al., to Niko Ortiz, 1.297 Acres, \$225,000.00 (10-23-19)

DUNKARD TOWNSHIP

Samuel P. Cossick TDBA, et al., to Thomas Horner, III, Tract, \$25,000.00 (10-18-19)
Timothy F. Horwalt, et al., to Robert Yeager, Tract, \$269,000.00 (10-18-19)

FRANKLIN TOWNSHIP

Marcy M. Hoskins to Sammy N. Fox, et ux., .97 Acre, \$90,000.00 (10-24-19)

JACKSON TOWNSHIP

Steven K. Webster, et ux., to Sky Pilot Resources LLC, 66 ¼ Acres, O&G, \$3,600.55 (10-21-19)
Rita Renee Cooley, et ux., to Sky Pilot Resources LLC, 66 ¼ Acres, O&G, \$3,600.55 (10-21-19)

Claudia Fink to Sky Pilot Resources LLC, 66 ¼ Acres, O&G, \$3,600.55 (10-21-19)
Carolyn W. Morris to Sky Pilot Resources LLC, 66 ¼ Acres, O&G, \$43,206.51 (10-21-19)

JEFFERSON TOWNSHIP

Timothy D. Neil, et ux., to Lynn Bazzoli, et ux., 2.103 Acres, \$20,000.00 (10-18-19)
Phillip M. Judy, et al., to Bryan Scott Whitmer, et ux., 1.694 Acres, \$205,000.00 (10-21-19)
William D. Shaw, et ux., to Robert W. Eaton, Lot 32 in Braden Farm Plan, \$30,000.00 (10-24-19)

MORGAN TOWNSHIP

Robert M. Gulley Estate, et al., to Robert Little, Lots 13-14 in Emerald Land Company No. 1, \$30,250.00 (10-21-19)
Kathleen Tyminsky to Michael McClellan, 13.014 Acres, \$70,000.00 (10-23-19)
Frank D. Sands, et ux., to Eric W. Burkett, Lot 407 in Mather, \$89,900.00 (10-24-19)

RICHHILL TOWNSHIP

David E. Hoy, et ux., to Pikewood Energy Corporation, 70.4 Acres, O&G, \$8,333.32 (10-18-19)
Kimberly Rivers, et ux., to Pikewood Energy Corporation, 70.4 Acres, O&G, \$8,333.32 (10-18-19)
Karen S. Hoy to Pikewood Energy Corporation, 70.4 Acres, O&G, \$25,000.00 (10-18-19)

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SPRINGHILL AND FREEPORT TOWNSHIPS

Robert H. Daley to Keystone Buckeye Energy Holdings LLC, et al., 5 Tracts, O&G, \$3,500.00 (10-24-19)

WASHINGTON TOWNSHIP

Diane J. Church, et ux., to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$14,760.00 (10-18-19)

Eric D. Stevens to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$4,920.00 (10-18-19)

Heather N. Richardson, et ux., to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$4,920.00 (10-18-19)

Edward N. Stevens, et ux., to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$4,920.00 (10-18-19)

Gary Murphy to Joseph M. Waligora, et ux., 1 Acre, \$3,000.00 (10-21-19)

Victory Bible Church, et al., to Consol Pennsylvania Coal Co LLC, et al., 1 Acre, \$175,000.00 (10-22-19)

WAYNE TOWNSHIP

Delores J. Henry to Contura Pennsylvania Land LLC, 4.5936 Acres, \$100,000.00 (10-18-19)

Dewey W. Renner to EQT Production Company, 48.88 Acres, R/W, \$3,500.00 (10-21-19)

WAYNESBURG BOROUGH

Jennifer Danielle Carlson, et al., to Mike G. Pikula, et ux., Tract, \$115,000.00 (10-24-19)

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

MATHEWS, HERSCHEL F., SR.

Late of Dilliner, Greene County, Pennsylvania

Executrix: Marlene Mathews, 134 Mathews Road, Dilliner, PA 15327

Attorney: Carrie Russell, Esquire, 122 Vista Del Rio Drive, Morgantown, WV 26508

POLICZ, ANDREW THOMAS, JR.

Late of Jefferson, Greene County, Pennsylvania

Administrator: Jacob Thomas Policz, 112 Hatfield Street, Jefferson, PA 15344

Attorney: John Ross Headley, Esquire, 176 Main Street, Graysville, PA 15337

PRATT, JOHN L.

Late of Cumberland Township, Greene County, Pennsylvania

Administratrix: Betty Jean Pratt, C/O Proden & O'Brien: Wendy L. O'Brien, Esquire,

99 East Main Street, Uniontown, PA 15401

Attorney: Wendy L. O'Brien, Esquire, Proden & O'Brien, 99 East Main Street,

Uniontown, PA 15401

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SOLES, CORA a/k/a CORA E. SOLES

Late of Springhill Township, Greene County, Pennsylvania

Executrix: Donna D. Soles, 413 Ned Ridge Road, New Freeport, PA 15352

Attorney: David F. Pollock, Esquire, 54 South Washington Street, Waynesburg, PA

15370

SECOND PUBLICATION

BRYAN, DANNY W.

Late of Waynesburg Borough, Greene County, Pennsylvania

Administratrix: Dannielle Bryan, 316 Riverview Avenue, Westover, WV 26501

Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

FEREK, TERRY MICHAEL

Late of Cumberland Township, Greene County, Pennsylvania

Administrator: Damian M. Ferek, 48 Brandywine Estates Drive, Morgantown, WV

26500

Attorney: Joseph I. Brodack, Esquire, 6 S. Main Street, Ste. 214, Washington, PA

15301 n

KANIA, JOSEPH E. a/k/a JOSEPH EDWARD KANIA

Late of Cumberland Township, Greene County, Pennsylvania

Administratrix: Elizabeth A. Klimek, 23632 Rolling Fork Way, Gaithersburg, MD

20882

Attorney: David F. Pollock, Esquire, 54 South Washington Street, Waynesburg, PA

15370-2036

THIRD PUBLICATION

LEWIS, PATRICIA J.

Late of Greene Township, Greene County, Pennsylvania

Executrix: Michelle Popernack, PO Box 66, Bobtown, 15315

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

15370

OSBORNE, JOSEPHINE

Late of Cumberland Township, Greene County, Pennsylvania

Co-Executrices: Paula Zalar and Linda Oros, c/o Proden & O'Brien, Wendy L.

O'Brien, Esquire, 99 East Main Street, Uniontown, PA 15401

Attorney: Wendy L. O'Brien, Esquire, Proden & O'Brien, 99 East Main Street,

Uniontown, PA 15401

FIRST AND FINAL ACCOUNTS

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT

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DIVISION ON November 4, 2019 FOR NISI CONFIRMATION AND ON November 15, 2019 FOR FINAL CONFIRMATION.

The First & Final Account of Doreen Plavi, Executrix of the Estate of Edward Ignasius Janco a/k/a Edward I. Janco a/k/a Edward Janco, Deceased, late of Rices Landing, Greene County, Pennsylvania.

Attorney: Cheryl Catherine Cowen, Esquire
769 Lippencott Road
Waynesburg, PA 15370
724-627-7646

LEGAL NOTICE

To: Tiffany Shaw and/or William Shaw

In Re: O.S., minor child, born March 13, 2008

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 child, O.S. born March 13, 2008. 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 October 31, 2019 at 9:00 a.m. in the assigned courtroom before Judge Farley Toothman.

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 child 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. Southwestern Pennsylvania 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.

LEGAL NOTICE

To: David Eakin and the Unknown Father

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In Re: D.S, minor child, born August 12, 2018

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 child, D.S. born August 12, 2018. 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 4, 2019 at 9:00 a.m. in the assigned courtroom before Judge Farley Toothman.

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 child 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. Southwestern Pennsylvania 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.

LEGAL NOTICE

To: Felicia Stallman

In Re: N.D.B., minor child, born July 5, 2012.

In Re: A.R.H.B, minor child, born November 28, 2010.

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, N.D.B, born July 5, 2012, and A.R.H.B. born November 28, 2010. The court has set a hearing to consider ending your rights to your children.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on November 18, 2019 at 1:00 p.m. in the assigned courtroom before Judge Farley Toothman.

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.

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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. Southwestern Pennsylvania 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.

LEGAL NOTICE

To: Angelia Bowser

In Re: K.K.B., minor child, born September 29, 2007

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 child, K.K.B. born September 29, 2007. 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 20, 2019 at 9:30 a.m. in the assigned courtroom before Judge Farley Toothman.

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 child 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. Southwestern Pennsylvania 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.

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-55-2019**

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 01, 2019
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.

The Huntington National Bank
VS
Terri L. Lemley, as Administrator to the Estate of Marshall L. Stutler

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF PERRY, GREENE COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 20-07-108

ALSO KNOWN AS 106 ELM STREET, MOUNT MORRIS, PA 15349 BEING THE SAME PREMISES WHICH RAYMOND D. DOW AND SARAH DOW, HIS WIFE, BY DEED DATED APRIL 2, 1996, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY ON APRIL 16, 1996; IN DEED BOOK 536, PAGE 73, GRANTED AND CONVEYED UNTO MARSHALL L. STUTLER AND MARGARET STUTLER, HIS WIFE. MARSHALL L. STUTLER DUE ON APRIL 30, 2018.

PROPERTY ADDRESS: 106 Elm Street, Mt. Morris, PA 15349

UPI/ TAX PARCEL NUMBER: 20-07-108

Seized and taken into execution to be sold as the property of TERRI L. LEMLEY, AS ADMINISTRATOR TO THE ESTATE OF MARSHALL L. STUTLER in suit of THE HUNTINGTON NATIONAL BANK.

Attorney for the Plaintiff:
Manley Deas Kochalski LLC
Columbus, OH 614-220-5611

**MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania**

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-57-2019 AD-361-2018**

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 15, 2019
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.

First Federal Savings and Loan Association of Greene County

Vs.

Dust Haught a/k/a Dusty T. Haught and Melissa Haught a/k/a Melissa M. Haught, husband and wife

ALL that certain tract of land situate in Perry Township, Greene County, Pennsylvania, having erected a one unit, ranch, vinyl siding home with an address of 528 Mount Morris Road, Mt. Morris, PA 15349. This tracts is assessed for tax purposes as Greene County Tax Map Number 20-01-121-A.

PROPERTY ADDRESS: 528 Mt. Morris Road, Mt. Morris, PA 15349

UPI / TAX PARCEL NUMBER: 20-01-121A

Seized and taken into execution to be sold as the property of DUSTY HAUGHT A/K/A DUSTY L. HAUGHT, MELISSA HAUGHT A/K/A MELISSA M. HAUGHT in suit of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY.

Attorney for the Plaintiff:

Kirk A. King, Esquire
Waynesburg, PA 724-627-6114

**MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania**