

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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September 25, 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.:

September 29 and October 1, 2025

CRIMINAL

Arraignments: September 29, 2025

ARDs: October 14, 2025

ARD Revocations: October 14, 2025

Parole Violations: September 29, 2025

Plea Court: October 7, 8, and 9, 2025

License Suspension: October 21, 2025

ORPHANS

Accounts Nisi: October 6, 2025

Accounts Absolute: October 17, 2025

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 6-10, 2025

Convenes in Pgh.: October 28-30, 2025

Convenes in Pgh.: November 3-7, 2025

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

CUMBERLAND TOWNSHIP

John Konkus, Jr., et ux., to CJF Property Holding LLC, 2.56 Acres, \$200,000.00 (9-18-25)

Venus B. Hanlin to Kameryn Paige Hixenbaugh, et ux., Lot, Hathaway Addition, \$213,000.00 (9-22-25)

DUNKARD TOWNSHIP

Carrington Mortgage Services LLC to Meaghan Malloy, Lot, \$50,200.00 (9-23-25)

FRANKLIN TOWNSHIP

Karen Sue Post Cartwright to EQT Production Company, Tracts, O&G, \$200.00 (9-19-25)

FREEPORT TOWNSHIP

Planned Parenthood Federation of America to QT Production Company, Tracts, O&G, \$300.00 (9-19-25)

JEFFERSON TOWNSHIP

Mark W. Starostanko to Lisa Henry, et ux., Lot 204, Clyde Land Company No., \$34,900.00 (9-23-25)

MONONGAHELA TOWNSHIP

Michelle Lincoski to Daniel A. Yocabet, Tract, \$210,000.00 (9-23-25)

MORGAN TOWNSHIP

William C. Schamp to Lee Shriver, et ux., Lot 518, Mather, \$155,000.00 (9-19-25)

Debra K. Kuhns to Roy A. Dains, et ux., .1990 Acre, \$500.00 (9-23-25)

PERRY TOWNSHIP

Juan R. Vasquez, et ux., to EQM Gathering OPCO LLC, R/W, Tract, \$210,250.00 (9-19-25)

RICES LANDING BOROUGH

Jorel J. Hanley, et ux., to Kathleen A. Gleckler, et ux., 0.6824 Acres, \$279,000.00 (9-17-25)

WAYNE TOWNSHIP

Bradley M. Phillips to EQM Gathering OPCO LLC, R/W, Tract, \$60,500.00 (9-19-25)

WAYNESBURG BOROUGH

Harold King, Jr., to B & B Realty Investments LLC, 2.019 Acres, \$100,000.00 (9-22-25)

WHITELEY TOWNSHIP

Kenneth L. Chenger Estate a/k/a Kenneth Lee Chenger Estate, et ux., to James M. McCracken, et ux., 1.319 Acres, \$115,000.00 (9-18-25)

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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

BIGLEY, MARGARET A/K/A MARGARET ALLYN BIGLEY A/K/A MARGARET A. TAYLOR

Late of Morgan Township, Greene County, Pennsylvania

Executor: Seth Alexander Shubert c/o Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

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

LOUGHMAN, JOHN A/K/A JOHN J. LOUGHMAN

Late of Morris Township, Greene County, Pennsylvania

Executrix: Autumn W. Loughman, 304 Bedsworth Street, Rostraver Township, PA 15012

Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

MULLEN, ERIK SHANE

Late of Morgan Township, Greene County, Pennsylvania

Administratrix: Ashley L. Mullen, 225 2nd Street, Mather, PA 15346

Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

THIRD PUBLICATION

KEENER, JACK D. A/K/A JACK DEWAYNE KEENER

Late of Greensboro, Greene County, Pennsylvania

Executor: Christopher Bennett, 987 Mapletown Road, Greensboro, PA 15338

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

STILES, JAMES DOUGLAS

Late of Waynesburg, Whiteley Township, Greene County, Pennsylvania

Administratrix: Rebecca Stiles, 101 First Street, Jefferson, PA 15344

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 SUSPENSION

Notice is hereby given that by Order of the Supreme Court of Pennsylvania issued September 4, 2025, Kimberly Ann Furmanek (#318304), of West Finley, PA is SUSPENDED from the practice of law for a period of two years, effective October 4, 2025.

Marcee D. Sloan

Board Prothonotary

The Disciplinary Board of the

Supreme Court of Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-47-2025 AD 535-2025

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, OCTOBER 24, 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 Jefferson Township, Greene County, Pennsylvania, having erected thereon a one story home with an address of 106 Bonnell Street, Rices Landing, PA 15357. These lots are assessed for tax purposes as Greene County Tax Map Numbers 15-07-306 and 15-07-307.

PROPERTY ADDRESS: 106 Bonnell St, Rices Landing, PA 15357

UPI/TAX PARCEL NUMBER: 15-07-306 15-07-307

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

Attorney for the Plaintiff:

MARCUS N. SIMMS, Sheriff

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Kirk A. King
Waynesburg, PA 15370

Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-48-2025 AD 62-2024

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, OCTOBER 24, 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.

PNC Bank, National Association v James M. Sabatula, known Heir of Carole L. Sabatula, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Carole L. Sabatula, deceased.

ALL that certain lot or parcel of land situate in Dunkard Township, Greene County, Pennsylvania, Being Lot no. 20 in the Plan of Lots known as Bobtown Plan of Lots, laid out by Jones & Laughlin Steel Corporation, and of record in the Office of the Recorder of Deeds of Greene County in Plan Book Volume 1, Page 128.

PROPERTY ADDRESS: 201 ADELAIDE STREET, BOBTOWN, PA 15315

UPI/TAX PARCEL NUMBER: 06/07/118

Seized and taken into execution to be sold as the property of JAMES M. SABATULA, KNOWN HEIR OF CAROLE L. SABATULA, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLE L. SABATULA, DECEASED in suit of PNC BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
LOGS Legal Group LLP
Waynes, PA 610-278-6800

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania