

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 18, 2025



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Serving the Legal Community of Greene County
Since October 1982

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COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
September 22 and 24, 2025

CRIMINAL

Arraignments: September 22, 2025
ARDs: October 14, 2025
ARD Revocations: October 14, 2025
Parole Violations: September 22, 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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Florence M. Smearcheck Estate, et al., to William S. Cooley, House Lot 72, Garage Lot 169, NI, \$77,000.00 (9-10-25)

Kelly McGurgan to Sadie Ross Miller, et ux., Lots, \$180,000.00 (9-11-25)

Robert L. Riley to Shane L. Black, Lot 835, Nemacolin, \$500.00 (9-11-25)

Valley Abstracting LLC to David Pecjak, et ux., Lots, Crucible Plan, \$10,000.00 (9-12-25)

FRANKLIN TOWNSHIP

Gregory Horner Cartwright to EQT Production Company, 1.429 Acres, O&G, \$200.00 (9-12-25)

GILMORE TOWNSHIP

David R. Folan, et ux., to Richard S. Bauer, 31 Acres, \$2,500.00 (9-15-25)

GREENSBORO BOROUGH

Keith McManus to Courtney Watts, et ux., Tract, \$25,000.00 (9-10-25)

JEFFERSON TOWNSHIP

Nationstar Mortgage LLC, et ux., to Nicholas Kulik, Lots 52-53, Moredock Plan, \$59,200.00 (9-12-25)

MONONGAHELA TOWNSHIP

Julie E. Wells to Brenda L. Keller, Tract, \$101,000.00 (9-11-25)

PERRY TOWNSHIP

Kathleen Hedden Trust, et al., to EQM Gathering OPCO LLC, R/W, Tract, \$112,440.00 (9-12-25)

WAYNE TOWNSHIP

Michael Mangus to EQM Gathering OPCO LLC, R/W, Tract, \$206,875.00 (9-12-25)

Bradley F. Knechtel by Agent, et ux., to EQM Gathering OPCO LLC, R/W, Tract, \$103,260.00 (9-12-25)

Cathy D. Jernell to EQM Gathering OPCO LLC, R/W, Tract, \$230,360.00 (9-12-25)

Four Company LLC, et ux., to EQM Gathering OPCO LLC, R/W, Tract, \$97,000.00 (9-12-25)

Jeffrey D. Hillberry, et ux., to Sean M. Eddy, et ux., .501 Acre, \$127,200.00 (9-15-25)

WAYNESBURG BOROUGH

Harley Wise, Jr., to Jennifer E. Skumlien, Lot, \$122,000.00 (9-11-25)

WHITELEY TOWNSHIP

Triple P L:C to Keith J. Mincin, 148 Acres, \$660,000.00 (9-15-25)

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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.

SECOND 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

THIRD PUBLICATION

HANKO, JOHN W. JR., A/K/A JPHN WILLIAM HANKO, JR.
Late of Center Township, Greene County, Pennsylvania
Executrix: Dawn M. Pell, 27 Michaels Way, Wheeling, WV 26003
Attorney: Bradley M. Bassi, Esquire, Bassi, Vreeland, & Associates, P.C., P.O. Box 144, 111 Fallowfield Avenue, Charleroi, PA 15022

KUNTZ, RUSSELL HILL JR.
Late of Waynesburg Borough, Greene County, Pennsylvania
Co-Executor: Helen P. Phillips, 2440 S. Calhoun Highway, Grantsville, WV 26147
Co-Executor: Harry J. Kuntz, 7165 N. Excaliber Drive, Painesville, OH 44077
Attorney: None

ROSCOE, DEBORAH L.
Late of Waynesburg, Greene County, Pennsylvania
Administrator: James H. Moody, 153 Union Street, Uniontown, PA 15401
Attorney: None

TEAGARDEN, KATHLEEN V.
Late of Waynesburg, Greene County, Pennsylvania
Co-Executor: Robert V. Teagarden, 625 Rolling Meadows Road, PO Box 588, Waynesburg, PA 15370
Co-Executor: Beth E. Day, 56 Gorby Road, Washington, PA 15301
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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LEGAL NOTICE

To: Unknown Biological Father
In RE: F.C.R., minor child, born December 1, 2024

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, F.C.R., born December 1, 2024. 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. Highstreet, Waynesburg, PA 15370, on September 29, 2025, at 1:00 p.m. in Courtroom 1 before Judge Jeffry N. Grimes.

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. 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-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,

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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:

Kirk A. King

Waynesburg, PA 15370

MARCUS N. SIMMS, Sheriff

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

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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