

# 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. XXXVII, No. 56

October 17, 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 21, October 23 and October 25, 2019

## CRIMINAL

Arraignments: November 12, 2019  
ARDs: November 12, 2019  
ARD Revocations: October 21, 2019  
Parole Violations: October 21, 2019  
Plea Court: November 13 and 14, 2019  
License Suspension Appeals: October 21, 2019  
Argument Court: October 28, 2019

## ORPHANS

Accounts Nisi: October 7, 2019  
Accounts Absolute: October 18, 2019

## SUPREME COURT SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: October 15-18, 2019  
Convenes in Pgh.: October 21-25, 2019  
Convenes in Pgh.:

## ARGUMENTS

Argument Court: November 10, 2019

## CIVIL

Domestic Relations Contempts:  
October 28, 2019  
Domestic Relations Appeals  
October 28, 2019

## JUVENILE

Plea Day: October 17, 2019

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## THE GREENE REPORTS

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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## 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

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

### CUMBERLAND TOWNSHIP

Bayview Loan Servicing LLC to 2019 Castle LLC, Lot 171 in Nemaocolin, \$3,800.00 (10-16-19)

Mohr Farm Trust, et al., to Greylock Pipeline LLC, 250.72 Acres, R/W, \$182,280.00 (10-16-19)

### DUNKARD TOWNSHIP

MEPCO LLC to Lucky Us Holdings LLC, 12.14 Acres, \$260,000.00 (10-15-19)

### JACKSON TOWNSHIP

Kenneth Gary Himelrick, et al., to Pennmarc Resources III LLC, 110.7 Acres, O&G, 1/10<sup>th</sup> Interest, \$116,235.00 (10-15-19)

### JEFFERSON BOROUGH

David L. Hopkins Estate, et al., to Richard O. Phillips, Tract, \$110,000.00 (10-16-19)

### JEFFERSON TOWNSHIP

Dennis Russell Roberts, et ux., to VES Land LLC, 2.03 Acres, O&G, \$1,540.00 (10-15-19)  
Joshua Kosko, et al., to Dean E. Hodgdon, Jr., Lots 32-33 in South Clarksville Plan, \$101,000.00 (10-17-19)

### MONONGAHELA TOWNSHIP

Bayview Loan Servicing LLC to ACM Prime Alamosa REO LLC, .1897 Acre, \$40,432.00

### PERRY TOWNSHIP

Albert J. Kappes, III, et al., to BETA Energy Partners LLC, 90.847 Acres, O&G, \$42,585.00 (10-15-19)

### SPRINGHILL TOWNSHIP

Jeffrey H. Cunningham, et ux., to VES Land LLC, 28.283 Acres, O&G, \$10,000.00 (10-15-19)

### WASHINGTON TOWNSHIP

Doris S. Glick to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$5,904.00 (10-11-19)

Marion S. Streater to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$9,840.00 (10-11-19)

Elizabeth A. Swingle, et ux., to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$2,952.00 (10-11-19)

Susan L. Podgor, et ux., to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$2,952.00 (10-11-19)

Bannie S. Cockerham to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$2,624.00 (10-11-19)

Willa K. Porter to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$2,624.00 (10-11-19)

Lisa S. Clay to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$2,624.00 (10-11-19)

Robert R. Swingle, Jr., et al., JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$14,760.00 (10-17-19)

Christopher J. Hall, et ux., to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$615.00  
John W. Hall to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$615.00

Dewey D. Hall, et ux., to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$1,230.00 (10-17-19)

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Ruth Michler, et ux., to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$1,230.00 (10-17-19)  
Suella H. Byers to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$1,230.00 (10-17-19)  
Weldon H. Hall, et ux., to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$1,230.00 (10-17-19)

## WAYNE TOWNSHIP

Husk Family Protector Trust, et al., to Ridgetop Appalachia LLC, 89.67 Acres, O&G, \$908,282.95 (10-15-19)

## WAYNESBURG BOROUGH

Wenrick M. Jack to Red Bear Rentals LLP, .030 Acre, \$35,000.00 (10-11-19)  
Jennifer Adamson, et ux., to Adamson Properties LLC, Lot, \$34,076.00 (10-15-19)  
Jennifer Adamson, et ux., to Adamson Properties LLC, Lot, \$36,414.00 (10-15-19)  
Jennifer Adamson, et ux., to Adamson Properties LLC, 2 Lots, \$45,808.00 (10-15-19)

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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

**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

### SECOND PUBLICATION

LEWIS, PATRICIA J.

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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

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## FIRST AND FINAL ACCOUNTS

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

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## LEGAL NOTICE

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**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.

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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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## LEGAL NOTICE

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**To: David Eakin and the Unknown Father**

**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.

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## SHERIFF'S SALE

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

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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.

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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.**

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

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