

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 24, 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.:
September 28 and 30, 2026

CRIMINAL

Arraignments: September 28, 2026
ARDs: October 14, 2026
ARD Revocations: October 13, 2026
Parole Violations: October 5, 2026
Plea Court: October 14-15, 2026
License Suspension: October 20, 2026

ORPHANS

Accounts Nisi: September 8, 2026
Accounts Absolute: September 18, 2026

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 14-16, 2026

Convenes in Pgh.: October 27-28, 2026

Convenes in Pgh.: November 16-20, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Stone Hill Minerals Holdings LLC, CIP Energy LLC, Tracts, O&G, \$131,724.68 (9-21-26)

CENTER TOWNSHIP

Alice Ann Toothman to Buckhead Energy LLC, Tracts, O&G, \$12,000.00 (9-21-26)

CUMBERLAND TOWNSHIP

Kathy S. Knestrick to Travis Stilwell, Lot, \$198,000.00 (9-17-26)

Paxton Krajnak to Kameron Jacob Smith, 2 Lots, \$180,000.00 (9-18-26)

DUNKARD TOWNSHIP

Gary Louis Prete Irrevocable Third-Party Special Supplemental Needs Trust, et al., to Gregory Charles Mankey, Lots 268-269, Bobtown, \$99,900.00 (9-16-26)

FRANKLIN TOWNSHIP

William C. Armstrong, et al., to Curtis W. Yingling, et ux., 0.8922 Acres, \$25,000.00 (9-17-26)

Ronald W. Throckmorton, Jr., et al., to EQT Midstream Company LLC, R/W, Tracts, \$774,000.00 (9-18-26)

Jack D. Stanley, Jr., et al., to Community Bank, 0.7573 Acre, \$750,000.00 (9-22-26)

GREENE TOWNSHIP

George Shaffer to Jacob R. Harper, 4.666 Acres, \$300,000.00 (9-17-26)

Kathleen Simms Irrevocable Trust, et al., to Jason Antill, 2 Tracts, \$185,000.00 (9-17-26)

JEFFERSON BOROUGH

Katherine L. Kubasik to Lori Marie Hughes, 0.165 Acre, \$60,000.00 (9-18-26)

JEFFERSON TOWNSHIP

Stephen P. Jarvis, II, et ux., to Joshua McCartney, et ux., Lot, \$190,000.00 (9-16-26)

Kim M. Safko Estate a/k/a Kim Marie Safko Estate, et ux., to Summer Dawn Pfeninger, et ux., Lots, \$99,000.00 (9-16-26)

Logan Ryan Bowman to Joshua M. Bissett, et ux., Tracts, \$165,000.00 (9-17-26)

Kurtis J. Gatrell, et ux., to Gregory Kerr, 2 Tracts, \$180,000.00 (9-22-26)

WAYNESBURG BOROUGH

Fannie Mae by Attorney-In-Fact, et al., to Bethany N. Tanner, et ux., Lot, \$205,000.00 (9-16-26)

JBDB Enterprises Inc to Robert Lee Gephart, Jr., Lot, \$2,500.00 (9-18-26)

The Way Community Center of Greene County to Discover Greene Inc, Tracts, \$100.00 (9-22-26)

WHITELEY TOWNSHIP

Courtney R. Kennell, et ux., to Bulldog Holding Management LLC, Tract, \$305,000.00 (9-21-26)

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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

GWYNN, PATRICIA BOWSER A/K/A PATRICIA ANN GWYNN A/K/A PATRICIA GWYNN

Late of Cumberland Township, Greene County, Pennsylvania
Administratrix: Dayna R. Lane, 102 Burnett Way, Carmichaels, PA 15320
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

REECE, PHILLIP ALVIN A/K/A PHILLIP A. REECE

Late of Center Township, Greene County, Pennsylvania
Administrator: Shawn Reece, 280 Iams Road, Sycamore, PA 15364
Attorney: Marissa A. Stewart, Esquire, Pollock Morris Belletti LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

MANNING, DAVID LYNN, JR.

Late of Clarksville, Greene County, Pennsylvania
Executor: Sharon Manning, 1 H Drive, Clarksville, PA 15322
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti LLC, 54 South Washington Street, Waynesburg, PA 15370

TENNEY, KONSWALIA CARLOTTA

Late of Carmichaels, Greene County, Pennsylvania
Administratrix: Wilda Tenney, 107 Summit Street, Clarksville, PA 15322
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti, LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

DALBY, FRANK ALAN A/K/A FRANK A. DALBY

Late of Dunkard Township, Greene County, Pennsylvania
Administrator: David Heeter, 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

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HARR, NORMA JEAN

Late of Cumberland Township, Greene County, Pennsylvania
Co-Administrators: Clifford Harr & Kelly Kozel, C/O Benjamin F. Goodwin, Esquire, Goodwin Como, P.C., 92 E. Main Street, Suite 1, Uniontown, PA 15401
Attorney: Benjamin F. Goodwin, Esquire, Goodwin Como, P.C., 92 E. Main Street, Suite 1, Uniontown, PA 15401

HARR, WILLIAM WALTER, JR. A/K/A WILLIAM W. HARR, JR. A/K/A WILLIAM W. HARR

Late of Cumberland Township, Greene County, Pennsylvania
Co-Administrators: Clifford Harr & Kelly Kozel, C/O Benjamin F. Goodwin, Esquire, Goodwin Como, P.C., 92 E. Main Street, Suite 1, Uniontown, PA 15401
Attorney: Benjamin F. Goodwin, Esquire, Goodwin Como, P.C., 92 E. Main Street, Suite 1, Uniontown, PA 15401

MCCANN, CLARICE LEANNA

Late of Cumberland Township, Greene County, Pennsylvania
Co-Executors: Dennis R. McCann & Sioux A. Harbarger, C/O Benjamin F. Goodwin, Esquire, Goodwin Como, P.C., 92 E. Main Street, Suite 1, Uniontown, PA 15401
Attorney: Benjamin F. Goodwin, Esquire, Goodwin Como, P.C., 92 E. Main Street, Suite 1, Uniontown, PA 15401

WOLF, GREGG A. A/K/A GREGG ALLEN WOLF

Late of Morgan Township, Greene County, Pennsylvania
Executrix: Beverly Thistlethwaite, 388 Chartiers Road, Clarksville, PA 15322
Attorney: None

ZIEGLER, ZACHARY JOSEPH

Late of Franklin Township, Greene County, Pennsylvania
Administratrix: Brittney Lynn REggetz, 136 Independence Hill Village, Morgantown, WV 26505
Attorney: John R. Headley, Esquire, 299 North West Street, Waynesburg, PA 15370

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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 OCTOBER 05, 2026 FOR NISI CONFIRMATION AND ON OCTOBER 16, 2026 FOR FINAL CONFIRMATION.

The First & Final Account of Christine N. Guthrie, Administratrix of the Estate of Dolores E. Watson, Deceased.

Attorney: Christine N. Guthrie, Esq.
1220 Grant Building
310 Grant St
Pittsburgh, PA 15219
(412) 281-3007

LEGAL NOTICE

**To: Unknown Biological Father
In Re: X.L.R., minor child, born July 9, 2025**

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, X.L.R., born July 9, 2025. 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 9, 2026, at 1:30 p.m., in Courtroom 2 before Judge Christopher M. Simms.

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.

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.

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LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
CIVIL DIVISION

AMBER GLASGLOW
Plaintiff,

Vs.
JENNIFER BANDITRAT
Defendant.

No. AD-369-2026

TO JENNIFER BANDITRAT, DEFENDANT

You are hereby advised and put on notice that Plaintiff, Amber Glasglow, has commenced a Civil lawsuit against you by way of the filing of a Praecipe for Writ of Summons at the above number and term. The nature of the case is an action for personal injuries arising out of a motor vehicle accident occurring on May 22, 2024 in Franklin Township, Greene County, Pennsylvania.

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 a 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 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). THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

Court Administrator
Greene County Courthouse
10 East High Street
Waynesburg, PA 15370
(724) 852-5237

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 FEE OR NO FEE.

Southwestern Pennsylvania Legal Services
63 South Washington Street

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Waynesburg, PA 15370
(724) 627-3127

Joseph H. Fox, Esquire
125 South College Street
Washington, PA 15301
(724) 223-4191

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-30-2026 AD 28-2026

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 16, 2026
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.

Civil Docket Number: AD-281-2026
Property of: CHRISTOPHER A. LOWRY
Located in: THIRD WARD OF THE BOROUGH OF WAYNESBURG
Street Address: 126 North Maiden Street, Waynesburg, PA 15370
Improvements thereon: Residential
Record Book Volume: Book 586, Page 1210
Tax Assessment Number: 28-02-111

PROPERTY ADDRESS: 126 NORTH MAIDEN STREET, WAYNESBURG, PA 15370

UPI/TAX PARCEL NUMBER: 28/02/111//

**Seized and taken into execution to be sold as the property of CHRISTOPHER A LOWRY
in suit of NEW AMERICAN FUNDING, LLC.**

Attorney for the Plaintiff:
PADGETT LAW GROUP
TALLAHASSEE, FL 850-422-2520

**MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania**