

# 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. 72

February 6, 2020

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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.:  
February 10 and February 12, 2020

## CRIMINAL

Arraignments: February 10, 2020  
ARDs: February 10, 2020  
ARD Revocations: February 10, 2020  
Parole Violations: February 10, 2020  
Plea Court: February 11 and 12, 2020  
License Suspension Appeals: February 18, 2020  
Argument Court: February 24, 2020

## ORPHANS

Accounts Nisi: February 3, 2020  
Accounts Absolute: February 14, 2020

**SUPREME COURT**  
**SUPERIOR COURT**  
**COMMONWEALTH COURT**

Convenes in Pgh.: April 20-24, 2020  
Convenes in Pgh.: February 17-21, 2020  
Convenes in Pgh.: February 10-14, 2020

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## THE GREENE REPORTS

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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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.

### ALEPPO TOWNSHIP

Kenneth L. Wink to MMA Mineral Group LLC, 2 Tracts, O&G, \$8,672.00 (2-5-20)

### CUMBERLAND TOWNSHIP

Robin L. Conklin to Scott A. Pecjak, Lot 202 in Crucible, \$1,000.00 (1-31-20)  
Nickolei Scott Folan by TCB, et al., to Shawn Daniels, .060 Acre, \$2,123.94 (2-3-20)

### FRANKLIN TOWNSHIP

C. Michael Irvin, et al., to Alexander E. Sielski, Lot, \$129,900.00 (2-5-20)  
Donald R. Shultz Estate, et al., to William A. McNeely, et ux., 2 Tracts, \$75,000.00 (2-6-20)

### GILMORE TOWNSHIP

Josephine Randolph, et ux., to Elkhorn Minerals II LLC, 75 Acres, O&G, Minerals, \$21,250.00 (1-31-20)

Mary Jo O'Connor, et al., to Elkhorn Minerals II LLC, 75 Acres, O&G, Minerals, \$31,875.00 (1-31-20)

### JEFFERSON TOWNSHIP

George W. Brown by TCB, et al., to Rice Drilling B LLC, 1 Acre, \$853.08 (2-3-20)

### MONONGAHELA TOWNSHIP

Edward J. Kendralla Revocable Living Trust, et al., to Harold D. Wright, et ux., .405 Acre, \$49,500.00 (2-3-20)

### MORGAN TOWNSHIP

Teagarden Homes Authority by TCB, et al., to Rice Drilling B LLC, .900 Acre, \$581.89 (2-3-20)

Teagarden Homes Authority by TCB, et al., to Rice Drilling B LLC, .060 Acre, \$525.41 (2-3-20)

### RICHHILL TOWNSHIP

Swepi LP to Thundercloud Ridge LLC, 30.8 Acres, O&G, \$78,540.00 (1-31-20)  
Leroy A. Marriner to Robert E. Gandley, et al., 84 1/4 Acres, Undivided 19/21 Interest, \$105,000.00 (2-6-20)

### WAYNESBURG BOROUGH

New Leaf Property Development LLC to Baily Brothers LLC, Lot, \$121,268.00 (1-31-20)

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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

CARNOCK, AUGUST, JR. a/k/a AUGUST STEVEN CARNOCK, JR.  
Late of Jefferson, Greene County, Pennsylvania  
Executor: August Carnock, III, 203 Washington Street, Jefferson, PA 15344  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

MARTIN, EMIL BERNARD a/k/a EMIL B. MARTIN a/k/a EMIL MARTIN  
Late of Bobtown, Greene County, Pennsylvania  
Executrix: Marita L. Kovach Gugliotta, c/o Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370  
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

MORGAN, MATTIE B.  
Late of Cumberland Township, Greene County, Pennsylvania  
Executor: John E. Morgan, c/o Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370  
Attorney: Kelly A. Stepp, Esquire, Stepp Law Offices, 4 N. Richhill Street, Suite 101, Waynesburg, PA 15370

### SECOND PUBLICATION

COLE, BARBARA L.  
Late of Center Township, Greene County, Pennsylvania  
Executor: J. William Hook, PO Box 792, 189 W. High Street, Waynesburg, PA 15370  
Attorney: J. William Hook, Esquire, PO Box 792, 189 W. High Street, Waynesburg, PA 15370

CRESS, SONJA ANN A/K/A SONJA CRESS  
Late of Jackson Township, Greene County, Pennsylvania  
Co-Executors: Tina Main, 320 Fordyce Road, Waynesburg, PA 15370 and Roy Cress, 279 Fordyce Run Road, Waynesburg, PA 15370  
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

GARDONE, TIFFANY R.  
Late of Waynesburg Borough, Greene County, Pennsylvania

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Co-Executors: Tracey & Cheryl Gardone, 455 Rolling Meadows Road, Waynesburg, PA 15370  
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

KLINE, NORMA JEAN A/K/A NORMA J. KLINE A/K/A NORMA KLINE  
Late of Rices Landing, Greene County, Pennsylvania  
Executor: Bradley K. Kline, c/o Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370  
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

ROGERS, FLORENCE M.  
Late of Jefferson Borough, Greene County, Pennsylvania  
Executrix: Linda S. Meliher, 613 Sixth Street, Mather, PA 15346  
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

### THIRD PUBLICATION

HAINES, MEGAN ANNE  
Late of Franklin Township, Greene County, Pennsylvania  
Administrator: Robert P. Haines, 6 Rt. 21, Carmichaels, PA 15320  
Attorney: None

MORRIS, ELTHEL ELAINE  
Late of Washington Township, Greene County, Pennsylvania  
Executrix: Rita K. Martin, 134 Long Mile Road, Prosperity, PA 15329  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SMITH, JUDY A.  
Late of Holbrook, Greene County, Pennsylvania  
Administratrix: Angela Price, 713 North Vista Court, Morgantown, WV 26508  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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## FICTITIOUS NAME NOTICE

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Notice is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S., Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 4<sup>th</sup> day of February, 2020 for the conduct of business in Greene County, Pennsylvania, under the assumed or fictitious name, style or designation of M & R General Construction, LLC, with its principal place of business at 245 Hawthorne Lane, Waynesburg, PA 15370. The names and address of all persons, owning or interested in said business are: **Shawn Miller, 245 Hawthorne Lane, Waynesburg, PA 15370 and Aaron Reed, 458 Dugg Hill Road, Morgantown, WV 26508.**

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## LEGAL NOTICE

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In the matter of *Allen Michael Frye v. Abigail Rebecca Walters, No. 532 AD 2019*, per an Order of Court dated November 13, 2019, a Petition for Name Change hearing is scheduled to take place on February 18, 2020, at 9:00 a.m. in the Court of Common Pleas of Greene County, located at 10 E. High Street, #103, Waynesburg, PA 15370 to change the parties' minor child's name from C.R.F. to C.R.W.

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## LEGAL NOTICE

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**To: Michael Martinho and the Unknown Father**

**In Re: E.S, minor child, born March 7, 2006**

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, E.S. born March 7, 2006. 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 March 17, 2020 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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## LEGAL NOTICE

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**To: Unknown Father**

**In Re: J.P. minor child, born September 5, 2017**

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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, J.P. born September 5, 2017. 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 March 3, 2020 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. AD-837-2018 ED-73-2019**

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, FEBRUARY 14, 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.

Bayview Loan Servicing, LLC  
Vs.

K.D. A Minor Solely in Her Capacity as Heir of Frances A. Doman, Deceased, Robert Thomas Doman Jr., Solely in his Capacity as Heir of Frances A. Doman, Deceased, Kimberly Doman, AKA Kimberly Hiltbrunner, Solely in Her Capacity as Heir of Frances A. Doman, Deceased, Aimee Dow Solely in Her Capacity as Heir of Frances A. Doman, Deceased, Codey Dow, Solely in His Capacity as Heir of Frances A. Doman, Deceased.

ALL THAT CERTAIN lot of land situate in Cumberland Township, County of Greene and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 980 Crucible Road, Rices Landing, PA 15357

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TAX PARCEL #05-27-620

PROPERTY ADDRESS: 980 Crucible Rd, Rices Landing, PA 15357

UPI/ TAX PARCEL NUMBER: 05-27-620

**Seized and taken into execution to be sold as the property of K.D. A Minor Solely in Her Capacity as Heir of Frances A. Doman, Deceased, Robert Thomas Doman Jr., Solely in his Capacity as Heir of Frances A. Doman, Deceased, Kimberly Doman, AKA Kimberly Hiltbrunner, Solely in Her Capacity as Heir of Frances A. Doman, Deceased, Aimee Dow Solely in Her Capacity as Heir of Frances A. Doman, Deceased, Codey Dow, Solely in His Capacity as Heir of Frances A. Doman, Deceased in suit of BAYVIEW LOAN SERVICING, LLC A DELEWARE LIMITED LIABILITY COMPANY.**

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**Attorney for the Plaintiff:**  
KML Law Group, P.C.  
Philadelphia, Pa 215-627-1322

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