

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. XL, No. 63

September 11, 2025



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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 15 and 17, 2025

CRIMINAL

Arraignments: September 15, 2025
ARDs: October 14, 2025
ARD Revocations: October 14, 2025
Parole Violations: September 15, 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.: September 16-17, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court: September 17, 2025

CIVIL

Domestic Relations Contempts: September 23, 2025
Domestic Relations Appeals: September 23, 2025

JUVENILE

Plea Day: September 18, 2025

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DEED TRANSFERS

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

CARMICHAELS BOROUGH

Frederick Charles Clark, III to Gunnar Haley, et ux., Tract, \$150,000.00 (9-3-25)

CENTER TOWNSHIP

Michael E. Porter by TCB, et ux., to Valley Abstracting LLC, Tax Claim, Tract, \$4,218.20 (9-9-25)

CUMBERLAND TOWNSHIP

Bow & Arrow Land Company LLC to EQR Artemis Production LLC, Tracts, \$442,053.70 (9-4-25)

Francis E. Michalik, et ux., to Glenn Kerr, 119 Acres, \$450,000.00 (9-5-25)
Ruby Ella Walters by TCB, et ux., to Luana Dos Santos, Tax Claim, Tract, \$44,802.00 (9-9-25)
David E. Evans by TCB, et ux., to B & M Invest LLC, Tax Claim, Lot, \$109,018.20 (9-9-25)

DUNKARD TOWNSHIP

Gary A. McCormick by TCB, et ux., to Robert Matthew Gyorko, Tax Claim, Lot, \$7,964.80 (9-8-25)

Douglas Edwards by TCB to Lewis P. Strosnider, Jr., Tax Claim, Lot, \$17,894.60 (9-8-25)
Theresa L. Meredith by TCB, et ux., to Luana Dos Santos, Tax Claim, Tract, \$54,600.80 (9-9-25)

FRANKLIN TOWNSHIP

Justin L. Thomas, et ux., to Daniel Yingling, Lot 16, Colonial Place, \$349,900.00 (9-4-25)
Baoying Wang, et ux., to Jessie Potter, et ux., Lot 11, Rolling Meadows Plan, \$259,900.00 (9-8-25)

FREEPORT TOWNSHIP

Rock Creek Royalty to Penroc Oil Corporation, Tracts, O&G, \$110,000.00 (9-8-25)
Dennis S. Ferrari, Jr., by TCB, et ux., to Lisa Metz, Tax Claim, Tract, \$11,816.20 (9-9-25)

JEFFERSON TOWNSHIP

Wayne J. Capozza, et ux., to Christopher Palone, et ux., Lot 60, Fairground Plan, \$2,500.00 (9-8-25)

Melanie L. Downey by TCB, et ux., to Jefferson Township, et ux., Tax Claim, Lot, \$21,143.40 (9-9-25)

Melanie L. Downey by TCB, et ux., to Jefferson Township, et ux., Tax Claim, Lot, \$139,777.00 (9-9-25)

Nina Salsberry by TCB, et ux., to Jefferson Township, et ux., Tax Claim, Lot, \$82,215.60 (9-9-25)

MONONGAHELA TOWNSHIP

James Marshall, et ux., to Hollis E. Rankin, et ux., 2.2951 Acres, \$7,500.00 (9-3-25)
June St. Clair by TCB, et al., to Meire Helen Ricardo Ribero, Tax Claim, Tract, \$65,028.40 (9-9-25)

SPRINGHILL TOWNSHIP

Patricia V. Teagarden to EQT Production Company, Tract, O&G, \$945.91 (9-5-25)
Debra L. Phillips a/k/a Deborah Byrd Phillips to Alpine Minerals LLC, Tract, O&G, \$21,005.33 (9-5-25)

WAYNE TOWNSHIP

Colby T. Yost, et ux., to Briana Grace Loy, et ux., Tracts, \$251,000.00 (9-8-25)
David A. Nelson, et ux., to Brendan Miller, et ux., 4.8152 Acres, \$125,000.00 (9-9-25)

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WAYNESBURG BOROUGH

Rolling Meadows Real Estate Development LLC to Craig Wise, Lot, Munnell & Hunnell
Addition, \$160,000.00 (9-4-25)

Michael A. Cornell to James L. Pounds, III, et ux., Lot, \$154,000.00 (9-4-25)

Karen S. Patterson a/k/a Karen S. McNeely to Next Home Property Management LLC, Lot,
\$115,000.00 (9-4-25)

Robert E. Keller, III, by TCB, et ux., to Luana Dos Santos, Tax Claim, Tract, \$87,848.60 (9-9-
25)

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

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

SECOND 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

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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

THIRD PUBLICATION

ALBERT, JOHN EDWARD A/K/A JOHN E. ALBERT

Late of Center Township, Greene County, Pennsylvania

Executrix: Anita Lanoy, 3069 Investors Road, Washington, PA 15301

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

BROWN, ROGER DALE, JR.

Late of Cumberland Township, Greene County, Pennsylvania

Administrator: Christian Brown, c/o Richard C. Levine, Ainsman Levine, LLC, 310

Grant Street, Suite 1500, Pittsburgh, PA 15219

Attorney: Richard C. Levine, Ainsman Levine, LLC, 310 Grant Street, Suite 1500,

Pittsburgh, PA 15219

CROUSE, ROBERT EUGENE

Late of Rogersville, Center Township, Greene County, Pennsylvania

Executrix: Sharon Crouse Morgan, 101 Second Street, Box 358, Rogersville, PA 15359

Attorney: Lori Paletta-Davis, Esquire, 130 Colonial Drive, Waynesburg, PA 15370

HEWITT, LORRIE A. A/K/A LORRIE ANN HEWITT

Late of Gray Township, Greene County, Pennsylvania

Administratrix: Sara Hewitt Gaines, 232 Nemaquin Road, Carmichaels, PA 15320

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

POLICZ, SHIRLEY ANN

Late of Jefferson, Jefferson Township, Greene County, Pennsylvania

Co- Executor: Stephanie Policz, 54 School Stret, Clarksville, PA 15322

Attorney: Lori Paletta-Davis, Esquire, 130 Colonial Drive, Waynesburg, PA 15370

VANCE, STEPHEN RICHARD

Late of Rices Landing, Greene County, Pennsylvania

Administrator: Anne M. Turner, 807 8th Street, P.O. Box 216, Mather, PA 15346

Attorney: Lori Paletta-Davis, Esquire, 130 Colonial Drive, Waynesburg, PA 15370