

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. XLI, No. 13

September 3, 2026



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
Sheriff's Sale	Page 5

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----9/3/26-----

COURT OF COMMON PLEAS
Honorable Jeffry N. Grimes, President Judge
Honorable Christopher M. Simms, Judge

MOTIONS

Criminal & Civil & O.C.:
September 8 and 9, 2026

CRIMINAL

Arraignments: September 28, 2026
ARDs: September 9, 2026
ARD Revocations: September 14, 2026
Parole Violations: September 8, 2026
Plea Court: September 9-10, 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.: September 15-16, 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.greeneareports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court: September 16, 2026

CIVIL

Domestic Relations Contempts: September 22, 2026
Domestic Relations Appeals: September 22, 2026

JUVENILE

Plea Day: September 17, 2026

The Greene Reports

-----9/3/26-----3

DEED TRANSFERS

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

ALEPPO TOWNSHIP

Steve Chuboy Estate a/k/a Steve Chuboy Sr Estate, et ux., to Consol Pennsylvania Coal Co LLC, et ux., 10 Acres, Coal, \$10,000.00 (9-1-26)

CENTER TOWNSHIP

Paul H. Bissett Estate, et al., to Kory Logan Bissett, 12.796 Acres, Und. ¼ Interest, \$17,331.88 (8-27-26)

Iron Pennsylvania Land LLC to Iron Senergy Legacy LLC, Tract, O&G, \$2,483,841.67 (8-27-26)

CUMBERLAND TOWNSHIP

Drew M. Cubic, Jr., et ux., to Justin Carson, Lot 76, Nemacolin, \$149,484.00 (8-27-26)

Doug R. Wolfe, et ux., to Tracy Lynn Ducar, 0.98 Acre, \$345,000.00 (8-27-26)

Alvin William Blackburn a/k/a Alvin Blackburn Cutwright, et al., to Donald Smith, et ux., Tract, \$188,000.00 (8-27-26)

Harvey McAfee to Monty V. Stewart, et ux., Lot 194, Nemacolin, \$10,000.00 (8-27-26)

Evan Miller Farms LLC to PJW Property Holdings LLC, 0.171 Acre, \$62,000.00 (8-28-26)

Lois Huha Estate, et ux., to Daniel Phillips, Tract, \$104,900.00 (8-31-26)

DUNKARD TOWNSHIP

Frank Alan Dalby Estate a/k/a Frank A. Dalby Estate, et ux., to Shyann Plavi, 2 Tracts, \$15,000.00 (8-28-26)

Fannie Mae by Attorney-In-Fact, et al., to Keith Morgan, et ux., 7.9 Acres, \$235,000.00 (8-31-26)

FRANKLIN TOWNSHIP

Iron Pennsylvania Land LLC to Iron Senergy Legacy LLC, 90.81 Acres, \$169,262.50 (8-27-26)

Iron Pennsylvania Land LLC to Iron Storage LLC, 12.316 Acres, \$1,250,138.89 (8-27-26)

Iron Pennsylvania Land LLC to Iron Senergy Legacy LLC, 61.038 Acres, \$1,677,607.50 (8-27-26)

Ian Macoy to EQT Production Company, Tracts, O&G, \$1,000.00 (8-28-26)

Robert L. Patterson Sr by Agent a/k/a Robert L. Patterson by Agent, et ux., to John R. Adams, 2 Tracts, \$90,000.00 (8-31-26)

FREEPORT TOWNSHIP

Joseph Taylor Moore, et al., to Brandon D. Thompson, et ux., Tract, \$180,000.00 (8-26-26)

GREENE TOWNSHIP

Robin J. Simons a/k/a Robin Simons to Jason L. Kowalczyk, et ux., Tract, \$30,000.00 (8-27-26)

Lauren Elizabeth Veres, et ux., to Erik Back IRA, et al., 55 Acres, O&G, \$130,000.00 (8-28-26)

JACKSON TOWNSHIP

Iron Pennsylvania Land LLC to Iron Senergy Legacy LLC, 2 Tracts, \$959,887.50 (8-27-26)

JEFFERSON TOWNSHIP

Secretary of Veterans Affairs to Samantha L. Rush, Lots 22-23-24, Moredock Plan, \$65,000.00 (9-1-26)

PERRY TOWNSHIP

John W. Dulaney, et ux., to PMG Pennsylvania I LP, et al., 46.0125 Acres, O&G, \$23,006.25 (8-27-26)

The Greene Reports

4-----9/3/26-----

Phyllis J. Fore to Firefly Minerals LLC, et ux., 72 Acres, O&G, \$79,200.00 (8-28-26)

WASHINGTON TOWNSHIP

WAYNE TOWNSHIP

Emily F. Coyne-Davis to EQT Production Company, 2 Tracts, O&G, \$3,571.42 (8-28-26)

James Jagusiak to EQT Production Company, 2 Tracts, O&G, \$750.00 (8-28-26)

WAYNESBURG BOROUGH

Russell Hill Kuntz, Jr., Estate a/k/a Russell Hill Kuntz Estate a/k/a Russell H. Kuntz Estate, et ux., to Ben R. McCracken, et ux., Lot 107, Sayers Plan, \$45,000.00 (8-26-26)

Sarah A. Shirley, et ux., to Susie Radford Rice, Lot 12, Illig Addition, \$255,000.00 (8-27-26)

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

BURRIS, FRANK JACKSON

Late of Waynesburg, Greene County, Pennsylvania

Executor: Dorothy Jean Squires, 589 Little Shannon Run Road, Waynesburg, PA

15370

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

EDGAR, JANET L.

Late of Wayne Township, Greene County, Pennsylvania

Executor: Mark Edgar, 147 Buchanan Drive, Stephens City, VA 22655

Attorney: None

GILBERT, JODI A/K/A JODI L. GILBERT

Late of Jackson Township, Greene County, Pennsylvania

Administrator: James Gilbert, 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

IAMS, LINDA L.

Late of Franklin Township, Greene County, Pennsylvania

Co-Executor: Frederick Craig Iams, 310 Zimmer Lane, Waynesburg, PA 15370

Co-Executrix: Amy Rachelle Jaggie, 184 Free Soil Road, Mt. Morris, PA 15349

Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

The Greene Reports

-----9/3/26-----5

KENNEY, KATHERINE ANNE

Late of Waynesburg, Greene County, Pennsylvania

Executor: Kevin Kenney, 230 Sherman Ave, Waynesburg, PA 15370

Attorney: None

SADLEK, VIRGINIA

Late of Franklin Township, Greene County, Pennsylvania

Executrix: Rita Stoll, 117 Oakhurst Drive, McMurray, PA 15317

Attorney: None

WALKER, MARION G. A/K/A MARION GRACE WALKER

Late of Carmichaels, Greene County, Pennsylvania

Executor: Susan W. Swala, 115 Morning Dove Drive, Carmichaels, PA 15320

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-27-2026 AD 345-2026

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, SEPTEMBER 18, 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.

ALL those certain lots of ground situate in Cumberland Township, Greene County, Pennsylvania, having erected thereon a one story home with an address of 107 Liveasy Road, Carmichaels, PA 15320. This parcel is assessed for tax purposes as Greene County.

PROPERTY ADDRESS: 107 LIVEASY ROAD, CARMICHAELS, PA 15320

UPI/TAX PARCEL NUMBER: 15/11/215//

Seized and taken into execution to be sold as the property of CALEB MILLER, CHELSEE MILLER in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE.

Attorney for the Plaintiff:

Kirk A. King, Attorney

Waynesburg, Pa 724-627-6114

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania