

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. 77

December 18, 2025



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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 Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
December 22 and 23, 2025

CRIMINAL

Arraignments: December 22, 2025
ARDs: January 15, 2026
ARD Revocations: January 12, 2026
Parole Violations: December 22, 2025
Plea Court: January 13, 14, and 15, 2026
License Suspension: December 16, 2025

ORPHANS

Accounts Nisi: January 5, 2026
Accounts Absolute: January 16, 2026

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 13-17, 2026

Convenes in Pgh.: January 13-14, 2026

Convenes in Pgh.: March 2-6, 2026

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: TBD

CIVIL

Domestic Relations Contempts: December 23, 2025

Domestic Relations Appeals: December 23, 2025

JUVENILE

Plea Day: December 18, 2025

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Evelyn Ellis to Consol Pennsylvania Coal Co LLC, et ux., 20 Acres, Coal, \$6,000.00 (12-15-25)

CENTER TOWNSHIP

Nathan Martin, et ux., to Elizabeth Brudnock, et ux., Lot, \$215,000.00 (12-15-25)

CUMBERLAND TOWNSHIP

ISM Services Incorporated to William L Faddis, 2 Acres, \$104,590.40 (12-12-25)

FRANKLIN TOWNSHIP

Robert H. Santee a/k/a Robert Harold Santee to Bounty Minerals LLC, 10.486 Acres, O&G, \$125,412.56 (12-11-25)

David R. Dorogy, et ux., to Danielle M. Deery, et ux., 9 Tracts, \$665,000.00 (12-12-25)

FREEPORT TOWNSHIP

Edward A. Reed to Cody Wayne Gibson, .24 Acre, \$50,000.00 (12-11-25)

GILMORE TOWNSHIP

Judith D. Coleman, et ux., to EQT Production Company, 2 Tracts, O&G, \$10,054.21 (12-12-25)

JACKSON TOWNSHIP

Judith Cooper a/k/a Judith Galbraith to Christopher Jones, et ux., 5 Acres, \$50,000.00 (12-10-25)

MORRIS TOWNSHIP

Richard Kevin Breen to Divot Acquisitions LLC, et ux., 179 Acres, O&G, \$3,314.80 (12-12-25)

PERRY TOWNSHIP

Ruth A. Haines Estate, et ux., to Arron K. Raber, et ux., Lot, \$275,000.00 (12-10-25)

Andrew S. Pyle to M N Eddy 1 LLC, 58.830 Acres, \$192,500.00 (12-12-25)

Ruth A. Haines Estate, et ux., to M N Eddy 1 LLC, Lot, \$121,000.00 (12-12-25)

WAYNE TOWNSHIP

Denise M. Dulaney a/k/a Denise M. Piper to Dawn D. Weaver, Lots 17-19, W T Kent Plan, \$40,000.00 (12-12-25)

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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

EISIMINGER, SHIRLEY R. A/K/A SHIRLEY RUTH EISIMINGER
Late of Whiteley Township, Greene County, Pennsylvania
Executor: Bret Lee Eisiminger, 416 Woodside Road, Waynesburg, PA 15370
Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, P.O. Box 898,
Waynesburg, PA 15370

SECOND PUBLICATION

BREWER, CINDY S. A/K/A CINDY SUE BREWER
Late of Waynesburg Borough, Greene County, Pennsylvania
Co-Executor: Harold Gregory Brewer, 613 North Richhill Street, Waynesburg, PA
15370
Co-Executor: Richard Scott Brewer, 95 Hillside Land, Spraggs, PA 15362
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA
15370

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LEGAL NOTICE

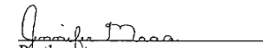
IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
CIVIL DIVISION

IN RE: PETITION OF SCHEDULE OF)
FEES INCREASE FOR THE) MISC. 77 of 2025
PROTHONOTARY OF GREENE COUNTY)

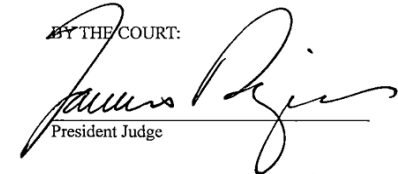
ORDER

AND NOW, this 11th day of December, 2025, pursuant to Act 164 of 1998 of the
Pennsylvania Legislature, the Court hereby approves the proposed fee schedule and the new
"Filing Fee Schedule" attached hereto is to be effective January 1, 2026.

ATTEST:


Prothonotary

BY THE COURT:


President Judge

COUNTY OF GREENE
PROTHONOTARY



Jennifer Maas
Prothonotary
jmaas@greencountypa.gov

Tyler A. Christy
First Deputy
tchristy@greencountypa.gov

Greene County Courthouse
10 East High Street • Room 105 • Waynesburg, PA 15370
Phone: 724-852-5289 • www.greencountypa.gov

EFFECTIVE JANUARY 1, 2026
FILING FEE SCHEDULE

APPEALS:

PROTHONOTARY OF GREENE CO. PA
FILED DEC 11 '25 PM4:29

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Appeal from District Justice Judgment	\$91.30
Appeal to Higher Court - Prothonotary's Fee	\$52.80
+ Higher Court's Fee (Superior)	\$91.25
(Commonwealth)	\$91.25
Appeal from Award of Decision of Arbitrators	\$400.00
Appeal from Decision of Board of Assessment Appeals	\$127.80
Appeal from Zoning Hearing Board	\$127.80
Appeal from License Suspension & Registration	\$127.80
Certiorari from Superior Court	\$30.00
<u>COMPLAINTS:</u>	
Civil Complaints	\$127.80
- including but not limited to the following:	
• Action to Quiet Title • Assumpsit or Trespass • Condemnation	
• Eminent Domain • Declaration of Taking • Ejectment	
• Replevin • Partition • Mortgage Foreclosure	
• Writ of Summons • Petition (When Petition opens a case)	
• Mechanic's Lien Claim (Complaint for Damages)	
Civil Complaints with SIX (6) or more named Defendants will pay an additional \$10.00 per named Defendant (For example, the filing fee for a Civil Complaint with ten named Defendants would be \$227.80 = 127.80 + (10 x 10.00))	
Amended Complaint	\$25.00
Reinstate Complaint	\$8.40
<u>FAMILY LAW:</u>	
Custody	\$152.80
Petition for Modification of Custody	\$26.40
Divorce Complaint	\$127.80
Additional Divorce Counts in Complaint or a Counterclaim (each)	\$41.25
- including but not limited to:	
• Spousal Support • Alimony • Equitable Distribution	
Custody (As an additional Count in a Divorce)	\$51.25
Divorce with Additional Count for Custody	\$179.05
Certified Copy of Divorce Decree	\$7.30
Election to Retake Maiden Name	\$7.30
Praeceptum to Transmit Record	\$10.50
<u>MASTER'S FEE:</u>	
Appointment of Master	\$500.00
Hearing Fee	\$2,000.00
<u>ARBITRATION:</u>	
Praeceptum for Arbitration	\$400.00
Continuance	See Local Rules
Settlement	See Local Rules
Appeal from Award of Decision of Arbitrators	\$400.00
<u>ACKNOWLEDGEMENT:</u>	
Sheriff, Treasurer, or Tax Claim Bureau	\$7.30
<u>LIENS:</u>	
Commonwealth Tax Lien	\$19.00
Federal Tax Lien	\$19.00
Mechanics Lien	\$19.00
Municipal Lien	\$19.00

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No Lien Agreement	\$21.10
Release and Waiver of Right to File Mechanic's Lien	\$21.10
Release of Commonwealth or Federal Tax Lien	\$7.30
<u>JUDGMENTS: **</u>	
Assignment of Judgment	\$13.70
Complaint in Confession of Judgment	\$127.80
Exemplified Record of Judgment	\$19.00
Foreign Judgment	\$19.00
Judgment Note	\$19.00
Motion for Summary Judgment	\$25.00
Lis Pendens	\$19.00
Praeceptum for Judgment – Arbitration Award	\$13.70
Praeceptum for Judgment – Consent	\$13.70
Praeceptum for Judgment – Default	\$13.70
Praeceptum for Judgment – Final Decree	\$13.70
Praeceptum for Judgment – Non Pros	\$13.70
Praeceptum for Judgment – Court Order Finding or Opinion	\$13.70
Praeceptum for Judgment – Possession	\$13.70
Praeceptum for Judgment – Verdict	\$13.70
Praeceptum to Vacate Judgment	\$13.70
Transcript of Judgment from District Justice (Magistrate Judgment)	\$27.70
Any Action or proceeding to strike off or open any judgment shall be considered as commencement of a new action. Thereby requiring the JCP fee to be collected (Act59).	
<u>WRITS:</u>	
Writ of Execution	\$21.10
Amend or Reissue	\$21.10
Writ of Ejectment	\$21.10
Writ of Possession	\$21.10
Writ of Summons	\$127.80
Reissuance of Writ of Summons	\$8.40
Writ to Attach Wages	\$21.10
Notice of Intent to Attach Wages	\$21.10
All Other Writs not commencing a new action	\$21.10
<u>REVIVALS:</u>	
Writ of Revival	\$15.80
Agreement to Revive	\$13.70
<u>DISCONTINUANCES & SATISFACTIONS:</u>	
Praeceptum to Discontinue	\$7.30
Praeceptum to Dismiss Action/Party	\$7.30
Praeceptum to Dissolve Attachment Execution	\$7.30
Praeceptum to Satisfy	\$7.30
Praeceptum to Strike Appeal	\$7.30
Praeceptum to Withdraw Complaint / Petition	\$7.30
<u>ABUSE:</u>	
PFA Hearing Surcharge	\$100.00
PFA Bond Fee	\$26.40
<u>CORONER'S RECORDS:</u>	
Autopsy Report	\$500.00
Coroner's Report	\$100.00

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Toxicology Report	\$100.00
Autopsy Administration Fee	\$35.00

CERTIFICATIONS:

Certified Copy – Bill of Costs	\$8.40
Certified Copy of Docket Entries	\$8.40
Certified Copy	\$8.40
Certification of Motor Vehicle Judgment	\$8.40
Certificate of Discontinuance	\$8.40
Certificate of Satisfaction	\$8.40
Name Change Search Certification	\$8.40

MISCELLANEOUS:

Audit/Financial Statements	\$8.40
Certified Copy of Order from Bankruptcy Court	\$13.70
Copy of Greene County Rules of Court	\$5.00
Foreign Subpoena	\$127.80
Notary Public Registration	\$3.10
Passport Application Processing Fee	\$35.00
Photocopies (per sheet)	\$0.25
Power of Attorney—Corporations Only	\$3.60
Revocation of Power of Attorney—Corporations Only	\$3.60
Rule to File Complaint	\$15.00
Statement of Intention to Proceed	\$25.00
Sending Fingerprint Card to Central Repository	\$8.40
Subpoena	\$3.10
Verdict	\$3.10

POUNDAGE:

Poundage—for money paid into Court in an account maintained and managed by the Prothonotary

For each \$1.00 of the first \$1,000.00	\$0.03
For each \$1.00 over the initial \$1,000.00 or fraction thereof	\$0.01

NOTES:

ALL DOCUMENTS WILL BE RETURNED UNFILED WITH INCORRECT AMOUNT OF MONEY. NO REFUNDS WILL BE MADE.

Any request for any service such as copies, docket entries, or the return of any certified or time-stamped copies of any documents MUST BE ACCOMPANIED BY A STAMPED SELF ADDRESSED ENVELOPE LARGE ENOUGH TO ACCOMMODATE SAME.

** Judgments must contain a Rule 236 Notice, Praecipe and Judgment as well as a self-addressed stamped envelope and copy of Judgment packet for each defendant.

Pursuant to 42 P.S. § 21073

(a) The fee for services not herein specifically provided for or included in any other services shall be the same for similar services.

(b) the Prothonotary shall not be required to enter on the docket any suit, action or order of Court, or enter any judgment thereon or perform any service whatsoever for any person, political subdivision or the until the requisite fee is paid.

JCP fee, Automation fee, Tax, and Act 119 of 1996 have been added to the above fees where they apply.