

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. 36

March 6, 2025



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 3
Supreme Court Notice	Attached

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----3/6/25-----

COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
March 10 and 12, 2025

CRIMINAL

Arraignments: March 10 2025
ARDs: March 17, 2025
ARD Revocations: March 17, 2025
Parole Violations: March 10, 2025
Plea Court: March 18-20, 2025
License Suspension: April 15, 2025

ORPHANS

Accounts Nisi: March 3, 2025
Accounts Absolute: March 14, 2025

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 7-11, 2025
Convenes in Pgh.: April 1 and 2, 2025
Convenes in Pgh.: May 5-9, 2025

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

E-mail address: editor.greenereports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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: March 19, 2025

CIVIL

Domestic Relations Contempts: March 25, 2025
Domestic Relations Appeals: March 25, 2025

JUVENILE

Plea Day: March 20, 2025

The Greene Reports

-----3/6/25-----3

DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

Priscilla Michalik, et ux., to Frank J. Lawrence, .7302 Acre, \$4,000.00 (3-4-25)

FRANKLIN TOWNSHIP

Patrick Keegan, et ux., to Homet's Outdoor Services LLC, et ux., .364 Acre, \$27,500.00 (2-28-25)

GILMORE TOWNSHIP

Candace Hane to Divot Acquisitions LLC, et ux., 41 Acres, O&G, \$1,000.00 (2-27-25)
Carthage College to EQT Production Company, 72.312 Acres, O&G, \$200.00 (3-3-25)

JEFFERSON TOWNSHIP

Elise M. Miller Estate a/k/a Elise Miller Estate, et ux., to James W. Popielarcheck, Lot 129, Fairground Addition, \$3,000.00 (2-26-25)

Agnes E. Miller to James W. Popielarcheck, Lot, \$3,000.00 (2-26-25)

Crystal Bihun to James W. Popielarcheck, Lots 90-93, Fairground Addition, \$40,000.00 (2-28-25)

Cornelia M Fox Estate, et al., to Andrew Fox, Tracts, \$47,404.99 (2-28-25)
Alexander Becka, et ux., to Jason Perkins, et ux., Tracts, \$193,000.00 (3-4-25)

MORGAN TOWNSHIP

Rochelle E. Chandhok to Sam Augustine, et ux., 2 Tracts, \$150,000.00 (3-3-25)

MORRIS TOWNSHIP

David W. Bird, et ux., to Consol Pennsylvania Coal Co LLC, et ux., 10 Acres, \$310,000.00 (2-27-25)

PERRY TOWNSHIP

Christopher A. Luckey to Joseph Watson, 12.170 Acres, \$270,000.00 (3-3-25)

WAYNE TOWNSHIP

Brandon Corwin, et ux., to EQM Gathering OPCO LLC, R/W, 97.5 Acres, \$10,000.00 (3-3-25)

WAYNESBURG BOROUGH

Loreen Dukate Estate a/k/a Doris Loreen Dukate Estate a/k/a D Loreen Dukate Estate, et ux., to Harley Wise, Jr., Lots \$107,195.00 (2-28-25)

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

BAKER, JOYCE E.

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Janet Boyer, P.O. Box 24, Nemacolin, PA 15351
Attorney: Joseph I. Brodak, Esquire, 100 Park Avenue, Carmichaels, PA 15320

The Greene Reports

4-----3/6/25-----

POTTER, KENNETH MILES, JR., A/K/A KENNETH M. POTTER, JR., A/K/A KENNETH M. POTTER A/K/A KENNETH POTTER

Late of Morgan Township, Greene County, Pennsylvania

Executrix: Mary C. Potter, 300 Marianna Road, Clarksville, PA 15322

Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High Street, Waynesburg, PA 15370

WILSON, DELBERT JOE

Late of Waynesburg, Greene County, Pennsylvania

Executrix: Carol Sue Wilson, 1580 6th Street, Waynesburg, PA 15370

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

SECOND PUBLICATION

COX, MARY ANNE

Late of Carmichaels, Greene County, Pennsylvania

Executor: John E. Cox, 413 Ceylon Road, Carmichaels, PA 15320

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

REDMAN, MARTHA JEAN

Late of Mather, Morgan Township, Greene County, Pennsylvania

Co-Administratrix: Martha Gilliam, 1551 Evelyn Road, Pittsburgh, PA 15227

Co-Administrator: Jeffrey Redman, 243 Second Street, Mather, PA 15346

Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SMEARCHECK, FLORENCE M.

Late of Cumberland Township, Nemacolin, Greene County, Pennsylvania

Co-Executor: Richard M. Smearcheck, 2890 Bridlewood Street, N.W., North Canton,

OH 44720

Co-Executrix: Renee Bosco, 603 Huntington Woods, Waynesburg, PA 15370

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

FRANKENBERRY, CHARLES ALLEN

Late of Greensboro, Greene County, Pennsylvania

Executor: John R. Beattie, 276 Ferncliff Road, Rices Landing, PA 15357

Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High Street, Waynesburg, PA 15370