

The Greene Reports

Official Legal Publication for Greene County, Pennsylvania
Owned and operated by Greene County Bar Association
Greene County Courthouse, Waynesburg, PA 15370

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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 Jeffry N. Grimes, President Judge
Honorable Christopher M. Simms, Judge

MOTIONS

Criminal & Civil & O.C.:
August 31 and September 2, 2026

CRIMINAL

Arraignments: September 28, 2026
ARDs: September 9, 2026
ARD Revocations: September 14, 2026
Parole Violations: August 31, 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.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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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

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DEED TRANSFERS

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

CENTER TOWNSHIP

Barbara A. Deynzer by Agent, et al., to Iron Pennsylvania Land LLC, 58.31 Acres, \$450,000.00 (8-24-26)

CUMBERLAND TOWNSHIP

Meyer Family Properties LLC to Cypress Minerals Holdings LLC, 167.5522 Acres, O&G, \$345,576.41 (8-19-26)

CJRE LLC to Malinosky Properties LLC, Lot 15, Biddle Acres Plan, \$49,500.00 (8-20-26)
Christopher D. Johnson, et ux., to Rita Nichols, Lots 102, Hillcrest Plan, \$12,000.00 (8-21-26)
Brandi Smith a/k/a Brandi Loring, et ux., to Aaron Phillips, Tracts, \$208,845.00 (8-24-26)
Matthew R. Myers to Aaron Beckett, et ux., House Lot 28, Garage Lot 143, \$30,000.00 (8-24-26)

DUNKARD TOWNSHIP

Martha /I. McClure Estate a/k/a Martha E. McClure Estate, et ux., to UOC Operating LLC, et ux., 150.591825 Acres, Oil, Gas, Helium, \$152,353.51 (8-19-26)

Tracy Pekar by Agent a/k/a Tracy J. Pekar by Agent, et ux., to Gary Louis Prete Irrevocable Third-Party Special/Supplemental Needs Trust, et al., Lot 268, Bobtown, \$687.50 (8-20-26)

FRANKLIN TOWNSHIP

Jeremy T. Rohanna, et ux., to Kenna Lee Swauger, et ux., Lots 189-190, Bonar Plan, \$285,000.00 (8-19-26)

Sharon K. Gibson, et ux., to EQT Production Company, Tracts, O&G, \$11,904.21 (8-21-26)

Suzanne J. Macoy to EQT Production Company, Tracts, O&G, \$1,219.09 (8-21-26)

David Macoy to EQT Production Company, Tracts, O&G, \$1,000.00 (8-21-26)

David L. Shultz to EQT Production Company, Tract, O&G, \$2,000.00 (8-21-26)

GREENSBORO BOROUGH

B&m Invest LLC to Solid Home Renovation LLC, Lot, \$3,500.00 (8-25-26)

MONONGAHELA TOWNSHIP

Keith D. Johnson, et ux., to Matthew R. Henderson, et ux., Tract, \$159,000.00 (8-20-26)

MORGAN TOWNSHIP

David A. Keller, et ux., to Eastern Gas Transmission and Storage Inc, 2.5 Acres, \$425,000.00 (8-20-26)

Gary A. Fox, et ux., to John Pecjak, 2 Tracts, \$155,000.00 (8-25-26)

PERRY TOWNSHIP

Treehouse Series V Trust By Attorney-In-Fact, et al., to Gary Brock, Tract, \$19,900.00 (8-24-26)

WASHINGTON TOWNSHIP

Shaun E. Wilson, et ux., to Hunter McCullough, 0.611 Acre, \$169,000.00 (8-21-26)

WAYNE TOWNSHIP

Tina Guidie to EQT Production Company, Tracts, O&G, \$750.00 (8-21-26)

Mary Margaret Daugherty to EQT Production Company, Tracts, O&G, \$3,581.42 (8-21-26)

Charles Michael Coyne to EQT Production Company, Tracts, O&G, \$3,857.92 (8-21-26)

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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

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

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

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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

THIRD PUBLICATION

GORDON, JAMES ARTHUR JR A/K/A JAMES A. GORDON, JR A/K/A JAMES A. GORDON

Late of Jefferson Township, Greene County, Pennsylvania
Executor: Christopher J. Gordon, 2952 Main Street, Zanesfield, OH 43360
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

MAIN, MARY F.

Late of Waynesburg, Greene County, Pennsylvania
Executor: Jacob D. Main, 501 Hargus Creek Road, Waynesburg, PA 15370
Attorney: Stephen F. Ban, Esquire, Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222

PETROS, JOHN E.

Late of Clarksville, Greene County, Pennsylvania
Executrix: Amanda Jo Petros, 330 National Avenue, Brownsville, PA 15417
Attorney: Adam J. Belletti, Esquire. Pollock Morris Belletti LLC, 54 South Washington Street, Waynesburg, PA 15370

CEMETERY ACCOUNT

LIST OF CEMETERY ACCOUNTS TO BE PRESENTED TO THE COURT BY CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON SEPTEMBER 08, 2026 FOR NISI CONFIRMATION AND ON SEPTEMBER 18, 2026 FOR FINAL CONFIRMATION.

The Trust Under Deed of Greene County Memorial Park by Petitioner, Colin Ramsey, Trust Officer for Regions Bank

Attorney: Nina B. Stryker

Obermayer Rebmann Maxwell & Hippell LLP
1500 Mark Street, Suite 3400 West
Philadelphia, PA 19102

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LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA CIVIL ACTION – LAW

IN RE: CHANGE OF NAME OF Misc. No. 119 of 2026
MOLLY SMITH GULLETT,
a minor

By KRISTIN SMITH,
Parent and Natural Guardian.

NOTICE

NOTICE IS HERBY GIVEN that on the 3rd day of August, 2026, a Petition was filed in Greene County Court of Common Pleas at Misc. No. 119 of 2026, seeking to change the name of a minor child from Molly Smith Gullett to Molly Ross Smith. The Court has fixed Monday, November 9, 2026 at 1 p.m. in Courtroom 2 of the Greene County Courthouse, Waynesburg, Pennsylvania as the date for hearing of the Petition. All persons interested in the proposed change of name may appear to show cause, if any they have, why the prayer of the Petitioner should not be granted.

Andrew G. Jenkins, Esquire
JENKINS LEGAL GROUP
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.

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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**