

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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October 1, 2026



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Serving the Legal Community of Greene County
Since October 1982

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

MOTIONS

Criminal & Civil & O.C.:
October 5 and 7, 2026

CRIMINAL

Arraignments: October 26, 2026
ARDs: October 14, 2026
ARD Revocations: October 13, 2026
Parole Violations: October 5, 2026
Plea Court: October 14-15, 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.: October 27-28, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: October 21, 2026

CIVIL

Domestic Relations Contempts: October 27, 2026
Domestic Relations Appeals: October 27, 2026

JUVENILE

Plea Day: October 15, 2026

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DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

Gregory W. Miller, Jr., to Valley Abstracting LLC, Lots, \$10,000.00 (9-23-26)

Michael Ludrosky, et ux., to Carrie Maier, Lots, \$185,000.00 (9-25-26)

William H. Nicholson, et ux., to Jeanette M. Winaught, Tracts, \$189,000.00 (9-25-26)

DUNKARD TOWNSHIP

John G. Liggett, et ux., to Jackson R. Dixon, Lot 20, Bobtown, \$94,900.00 (9-28-26)

FRANKLIN TOWNSHIP

Ronald W. Throckmorton to Todd M. Phillips, et ux., 0.947 Acre, \$39,978.76 (9-23-26)

Wilson McNay Corporation, et ux., to John C. McNay, et ux., 2.310 Acres, O&G, Coal, Lithium..., \$8,210.46 (9-24-26)

John J. Hoge, et ux., to EQT Midstream Company, LLC, R/W, \$260,700.00 (9-25-26)

Carole K. McIntyre a/k/a Carole K. Treasure to EQT Midstream Company LLC, R/W, Tract, \$620,435.00 (9-25-26)

Rhea M. Weekly to Wheelin N Dealin LLC, Tracts, \$256,877.50 (9-29-26)

GREENSBORO BOROUGH

Jerome J. Dorsey, et ux., to Harley Noble, Lot, \$5,000.00 (9-29-26)

Jerome J. Dorsey, et ux., to Harley Noble, Tract, \$1,000.00 (9-29-26)

MONONGAHELA TOWNSHIP

Wilfredo Vazquez to Collin Coombs, Lot, \$115,500.00 (9-29-26)

WAYNESBURG BOROUGH

Martin J. Doney, et ux., to Brian Sizemore, et ux., Lot, \$264,775.00 (9-23-26)

WHITELEY TOWNSHIP

Key Resources LLC to Richard Lee Patton, et ux., 7.1353 Acres, \$430,000.00 (9-23-26)

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.

FIRST PUBLICATION

YANAK, NELLIE FAYE A/K/A NELLIE F. YANAK

Late of Franklin Township, Greene County, Pennsylvania

Co-Executor: Michael Yanak, 1655 Scarlett Avenue, North Port, FL 34289

Co-Executor: David Ross Yanak, 1190 Fifth Street, Waynesburg, PA 15370

Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA

15370

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SECOND PUBLICATION

GWYNN, PATRICIA BOWSER A/K/A PATRICIA ANN GWYNN A/K/A PATRICIA GWYNN

Late of Cumberland Township, Greene County, Pennsylvania
Administratrix: Dayna R. Lane, 102 Burnett Way, Carmichaels, PA 15320
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

REECE, PHILLIP ALVIN A/K/A PHILLIP A. REECE

Late of Center Township, Greene County, Pennsylvania
Administrator: Shawn Reece, 280 Iams Road, Sycamore, PA 15364
Attorney: Marissa A. Stewart, Esquire, Pollock Morris Belletti LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

MANNING, DAVID LYNN, JR.

Late of Clarksville, Greene County, Pennsylvania
Executor: Sharon Manning, 1 H Drive, Clarksville, PA 15322
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti LLC, 54 South Washington Street, Waynesburg, PA 15370

TENNEY, KONSWALIA CARLOTTA

Late of Carmichaels, Greene County, Pennsylvania
Administratrix: Wilda Tenney, 107 Summit Street, Clarksville, PA 15322
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti, LLC, 54 South Washington Street, Waynesburg, PA 15370

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION

IN RE: Estate of Vicky S. Chadwick, a/k/a)
 Vicky Chadwick Jones, Deceased) No. 052 OC 2026

TO: Michael Chadwick

Last Known Address: 624 East George Street, Carmichaels, PA 15320

The nature of the above captioned action is a Petition to Compel one or more legal heirs of Vicky S. Chadwick a/k/a Vicky Chadwick Jones, Deceased, to file and present an Application for Letters pursuant to 20 Pa. C.S. Section 3155, in order to administer the Estate of Vicky S. Chadwick a/k/a Vicky Chadwick Jones, Deceased, with the Register of Wills of

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Greene County, Pennsylvania, or to state in writing why they, or any of them, should not be compelled to do so, or why they, or any of them, is unable or unwilling to do so; and why the Court should not otherwise appoint a qualified Estate representative.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your response to the Petition in writing with the court. You are warned that if you fail to do so the case may proceed without you and the Court may grant the relief requested by the Petitioners without further notice to you. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Southwestern Pennsylvania Legal Services
63 South Washington Street
Waynesburg, PA 15370
(724) 627-3127
<https://summitlegal.org>

Shire Law Firm
Mark J. Shire, Esquire
Attorney for Petitioners/Movants
Diane R. Shoup and Kenneth Shoup

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-30-2026 AD 28-2026

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, OCTOBER 16, 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

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the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

Civil Docket Number: AD-281-2026
Property of: CHRISTOPHER A. LOWRY
Located in: THIRD WARD OF THE BOROUGH OF WAYNESBURG
Street Address: 126 North Maiden Street, Waynesburg, PA 15370
Improvements thereon: Residential
Record Book Volume: Book 586, Page 1210
Tax Assessment Number: 28-02-111

PROPERTY ADDRESS: 126 NORTH MAIDEN STREET, WAYNESBURG, PA 15370

UPI/TAX PARCEL NUMBER: 28/02/111//

**Seized and taken into execution to be sold as the property of CHRISTOPHER A LOWRY
in suit of NEW AMERICAN FUNDING, LLC.**

Attorney for the Plaintiff:
PADGETT LAW GROUP
TALLAHASSEE, FL 850-422-2520

**MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania**