

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. 18

October 8, 2026



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
First and Final Account	Page 5
Sheriff's Sale	Page 6

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----10/8/26-----

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

MOTIONS

Criminal & Civil & O.C.:
October 13 and 14, 2026

CRIMINAL

Arraignments: October 26, 2026
ARDs: October 14, 2026
ARD Revocations: October 13, 2026
Parole Violations: October 13, 2026
Plea Court: October 14-15, 2026
License Suspension: October 20, 2026

ORPHANS

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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

The Greene Reports

-----10/8/26-----3

DEED TRANSFERS

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

CENTER TOWNSHIP

Mark E. Moore to Watson Revocable Trust, et al., Tract, \$220,000.00 (9-30-26)

CLARKSVILLE BOROUGH

Justin Bellinger to Katherine Davis, et ux., Lot, \$20,000.00 (10-5-26)

CUMBERLAND TOWNSHIP

Tonya Kay Hicks, et ux., to Brandon A. Francis, et ux., Lot, \$3,500.00 (10-2-26)

DUNKARD TOWNSHIP

Creekside Investment Group LLC, et al., to Tilden Capital Appalachia LP, et ux., Tract, O&G, \$64,200.00 (10-5-26)

FRANKLIN TOWNSHIP

Charles R. Patterson, Jr., to Mark Jason Lucey, 0.56 Acre, \$167,500.00 (10-1-26)

K4 Properties LLC to CNX Land LLC, 2 Tracts, \$250,000.00 (10-2-26)

Sandy S. Throckmorton to Justin R. Wood, et ux., Tracts, \$930,000.00 (10-6-26)

GILMORE TOWNSHIP

Alyssa Patterson a/k/a Alyssa Kuhn to Mountainview Minerals LLC, 2 Tracts, O&G, \$10,000.00 (10-5-26)

GREENE TOWNSHIP

Gene R. Kovalchik, Jr., to Bram Alexander Crawford, Tract, \$180,000.00 (10-5-26)

MONONGAHELA TOWNSHIP

Brandi A. Triplett a/k/a Brandi A. Flynn, et ux., to Kaylee Marie Antill, 0.941 Acre, \$145,000.00 (10-1-26)

Geoffrey E. Smitley to Rachel Dikum, et ux., Tract, \$395,000.00 (10-5-26)

MORGAN TOWNSHIP

Anthony C. Ross Estate a/k/a Anthony Ross Estate, et ux., to Makayla McNett, Lot 628, Mather, \$100,000.00 (10-1-26)

Fannie Mae, et al., to First Nest LLC, Lot, \$32,445.00 (10-5-26)

Karen Lee Santucci to Christopher R. McQueen, Lots 28-32, Emerald Land Company, \$288,000.00 (10-6-26)

Alberta E. Marchand by POA, et ux., to Jeffrey Nelson, e tux., 1.50 Acres, \$7,000.00 (10-6-26)

PERRY TOWNSHIP

Claude J. Haines Estate, et ux., to EQT Production Company, Tract, O&G, \$4,000.00 (10-2-26)

RICES LANDING BOROUGH

Jane Kay Christopher a/k/a Jane K. Christopher to Jane K. Christopher, et ux., Lots, Bayard Addition, \$250.00 (10-1-26)

The Greene Reports

4-----10/8/26-----

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

GILBERT, ZENIA J.

Late of Waynesburg, Greene County, Pennsylvania
Executor: Tina E. Clutter, 705 Race Street, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

GURITZA, STEVE

Late of Morgan Township, Greene County, Pennsylvania
Executor: Bradley S. Guritza, 1244 Road 136, Cheyenne, WY 82009
Attorney: None

HOY, KAREN S.

Late of Waynesburg Borough, Greene County, Pennsylvania
Co-Executor: Kristi L. Hoy, 501 Bridge Street, Waynesburg, PA 15370
Co-Executor: Shavvnda K. Hoy, 501 Bridge Street, Waynesburg, PA 15370
Attorney: None

MASKIL, LOIS ANNA A/K/A LOIS A. MASKILL

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Lori A. Babyak a/k/a Lori A. Maskill, C/O David W. Crosson, Esquire, Crosson & Richetti LLC, 609 W. Hamilton Street, Suite 301, Allentown, PA 18101
Attorney: David W. Crosson, Esquire, Crosson & Richetti LLC, 609 W. Hamilton Street, Suite 301, Allentown, PA 18101

PECCON, DOROTHY U. A/K/A DOROTHY LOUISE PECCON

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Alejandra Ornes Urbany, 6507 Anna Maria Court, McLean, VA 22101
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti LLC, 54 South Washington Street, Waynesburg, PA 15370

SHRIVER, JOHN WESLEY A/K/A JOHN W. SHRIVER

Late of Waynesburg, Greene County, Pennsylvania
Administrator: Walter S. Stout, 105 Lippencott Road, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SIMPSON, LINDA JENKINS A/K/A LINDA J. SIMPSON

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Brett William Simpson, 116 First Street, Crucible, PA 15325
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

The Greene Reports

-----10/8/26-----5

SLOGAN, JACQUELINE A.

Late of Clarksville, Greene County, Pennsylvania
Administrator: Caroline J. Perlee-Graettinger, 604 Brigich Road, Canonsburg, PA 15317
Attorney: Justin Ellis, Esquire, Zacharia Brown Law Offices, 108 West McMurray Road, Canonsburg, PA 15317

SECOND 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

THIRD 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

FIRST AND FINAL ACCOUNT

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON NOVEMBER 02, 2026 FOR NISI CONFIRMATION AND ON NOVEMBER 13, 2026 FOR FINAL CONFIRMATION.

The First & Final Account of Mark A. Gaskill, Executor of the Estate of Paul Conner Gaskill, Deceased.

Attorney: Jay R. Hagerman, Esquire
Philip D. Luciano II, Esquire
Abernethy, Hagerman & Miller, PC
3960 William Flinn Highway
Allison Park, PA 15101
(412) 364-5000

The Greene Reports

6-----10/8/26-----

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 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