

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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December 12, 2024



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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 16 and 18, 2024

CRIMINAL

Arraignments: December 16, 2024
ARDs: January 17, 2025
ARD Revocations: January 17, 2025
Parole Violations: December 16, 2024
Plea Court: January 15, 2025
License Suspension December 17, 2024

ORPHANS

Accounts Nisi: January 6, 2025
Accounts Absolute: January 16, 2025

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 7-11, 2025
Convenes in Pgh.: December 17-18, 2024
Convenes in Pgh.: February 3-7, 2025

ARGUMENTS

Argument Court: December 18, 2024

CIVIL

Domestic Relations Contempts: December 31, 2024
Domestic Relations Appeals: December 31, 2024

JUVENILE

Plea Day: December 19, 2024

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

John D. Sims, II to EQT Production Company, .045369 Acre, O&G, \$100.00 (12-6-24)

CARMICHAELS BOROUGH

Marran's Contracting LLC, et ux., to Kayla A. Jones, 2 Tracts, \$205,000.00 (12-5-24)

CENTER TOWNSHIP

Diana L. Shaw to EQT Production Company, 207.8026 Acres, O&G, \$78,731.81 (12-6-24)
Willis H. Weir to EQT Production Company, 207.8026 Acres, O&G, \$16,838.21 (12-6-24)
Richard L. Wear, et ux., to EQT Production Company, 207.8026 Acres, O&G, \$13,889.59 (12-6-24)

Clarence Wier to EQT Production Company, 207.8026 Acres, O&G, \$2,935.76 (12-6-24)
Arden E. Melzer to Consol Pennsylvania Coal Co LLC, R/W, 73.360 Acres, \$250,000.00 (12-9-24)

CUMBERLAND TOWNSHIP

Castlerock 2023 LLC to RAR Homes, LLC, Lot, \$21,000.00 (12-6-24)
John W. Pochron, et ux., to Laura L. Bridges, et ux., .2753 Acres, \$20,000.00 (12-6-24)
CNX Land LLC to JDP Capital LLC, 2 Tracts, \$117,000.00 (12-9-24)
Frank E. Gwynn, et ux., to Crystal Kovalcheck, et ux., 3.297 Acres, \$230,000.00 (12-9-24)

DUNKARD TOWNSHIP

Robert B. Perry, et ux., to Richard Menear, et ux., Lot 6, Delansky Plan, \$300.00 (12-5-24)

FRANKLIN TOWNSHIP

Kathryn L. Larson to Jessica Ann Reichard, et ux., Lots, Bonar Plan, \$162,000.00 (12-10-24)

FREEPORT TOWNSHIP

Karen Lee Santucci to Robert Huffman, 2.505 Acres, \$700.00 (12-6-24)
Melody H. Kennedy a/k/a Melody Hennen to EQT Production Company, 245.253 Acres, O&G, \$12,556.42 (12-6-24)
Ronald J. Nash, et ux., to EQT Production Company, 266.467 Acres, O&G, \$9,943.29 (12-6-24)

Robert Ray Hennen, Jr., et ux., to EQT Production Company, 245.253 Acres, O&G, \$12,556.42 (12-6-24)

GILMORE TOWNSHIP

Mary Mason to Divot Acquisitions LLC, et ux., 41 Acres, O&G, \$700.00 (12-5-24)
Virginia Carolyn Richards Gould by POA, et ux., to EQT Production Company, 135.231 Acres, O&G, \$18,513.77 (12-6-24)
Richard L. Tustin, et ux., to EQT Production Company, 144.82175 Acres, O&G, \$108,616.31 (12-6-24)
Edward D. Tustin, et ux., to EQT Production Company, 144.82175 Acres, O&G, \$108,616.31 (12-6-24)
Dennis R. Carroll, et ux., to EQT Production Company, 144.82175 Acres, O&G, \$21,723.26 (12-6-24)
Linda D. Gillock, et ux., to EQT Production Company, 144.82175 Acres, O&G, \$21,723.26 (12-6-24)
Brian R. Tharp, et ux., to EQT Production Company, 144.82175 Acres, O&G, \$21,723.26 (12-6-24)

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Kathleen Lee Formica a/k/a Kathleen Lee Moone to EQT Production Company, 79.156 Acres,
O&G, \$6,219.41 (12-6-24)

Martha L. Grim to EQT Production Company, 144.82175 Acres, O&G, \$43,446.53 (12-6-24)

Sara M. King, et ux., to EQT Production Company, 144.82175 Acres, O&G, \$43,446.53 (12-6-24)

Esther C. Kettlewell, et ux., to EQT Production Company, 99.391 Acres, O&G, \$10,054.20
(12-6-24)

GREENE TOWNSHIP

Keith T. Golden, et ux., to Christopher Dorazio, 3 Tracts, \$330,000.00 (12-10-24)

JACKSON TOWNSHIP

Katherin M. Houston to EQT Production Company, Tract, O&G, \$3,349.40 (12-6-24)

JEFFERSON TOWNSHIP

Mateusz S. Zeglan, et ux., to Rhonnda Wilhite, 2 Lots, Star City Plan, \$258,000.00 (12-5-24)

Joseph J. Venick to Mark Allen Gregg, et ux., Lot 235 & 237 Clyde Land Co, \$2,000.00 (12-9-24)

MONONGAHELA TOWNSHIP

Kevin Kendralla to John R. Hughes, Lot 13, \$20,000.00 (12-5-24)

MORGAN TOWNSHIP

Debra K. Kuhns to Roy A. Dains, et ux., 18.8095 Acres, \$60,000.00 (12-6-24)

MORRIS TOWNSHIP

Richard A. Gibson, III to Consol Pennsylvania Coal Co LLC, et ux., 94 Acres, \$117,500.00
(12-9-24)

SPRINGHILL TOWNSHIP

Todd Christopher West, et ux., to EQT Production Company, 93.325 Acres, O&G, \$3,213.45
(12-6-24)

WAYNE TOWNSHIP

William E. Lutes to EQT Production Company, 45.59 Acres, O&G, \$2,352.82 (12-6-24)

WAYNESBURG BOROUGH

Mark E. Headlee, et al., to Robyne Drew, et ux., Lot, \$140,000.00 (12-5-24)

Shannon C. Nelson by Sheriff, et al., to Brain Matteson, et ux., Sheriff's Deed, Lot, \$73,426.80
(12-6-24)

Nicole M. Mitchell a/k/a Nicole M. Mesich to Julio E. Zamora, Lots, Illig Addition,
\$103,500.00 (12-9-24)

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

BALABAN, RITA T.

Late of Franklin Township, Greene County, Pennsylvania

Co-Executors: Glenn E. Balaban & Thomas Balaban, 396 Little Shannon Run Road,
Mount Morris, PA 15349

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Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill
Street, Waynesburg, PA 15370

BROADWATER, JAMES EVERETT A/K/A JAMES E. BROADWATER

Late of Cumberland Township, Greene County, Pennsylvania

Executrix: Donna J. Broadwater, 387 Glade Run Road, Carmichaels, PA 15320

Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill
Street, Waynesburg, PA 15370

CRILE, SCOTT E.

Late of Washington Township, Greene County, Pennsylvania

Administrator: Cristin Litman, c/o Tracy L. Zihmer, Esquire, Zihmer Law Firm, LLC,
3244 Washington Road, Suite 210, McMurray, PA 15317

Attorney: Tracy L. Zihmer, Esquire, Zihmer Law Firm, LLC, 3244 Washington Road,
Suite 210, McMurray, PA 15317

KINGAN, ANNABELLE M.

Late of Clarksville, Greene County, Pennsylvania

Executrix: Wendy R. Hager, c/o Anthony S. Dedola, Jr., Esquire, 51 East South Street,
Uniontown, PA 15401

Attorney: Anthony S. Dedola, Jr., Esquire, 51 East South Street, Uniontown, PA 15401

MCWILLIAMS, RALPH

Late of Carmichaels Borough, Greene County, Pennsylvania

Executor: Michael McWilliams, 9210 Airway Drive, Pensacola, FL 32514

Attorney: None

SECOND PUBLICATION

BERRY, THOMAS KRAMER A/K/A THOMAS K. BERRY

Late of Cumberland Township, Greene County, Pennsylvania

Executrix: Jackie Ann Sanner, 461 Nemascolin Road, Carmichaels, PA 15320

Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA
15370

FOX, JOHN L. JR. A/K/A JOHN L. FOX

Late of Carmichaels, Cumberland Township, Greene County, Pennsylvania

Executrix: Patricia Patton, 275 Glades Run Road, Carmichaels, PA 15320

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

PHILLIPS, DENNY SHERELL A/K/A DENNY S. PHILLIPS

Late of Franklin Township, Greene County, Pennsylvania

Administrator: Calie Phillips, 111 N. Morris Street, Waynesburg, PA 15370

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

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THIRD PUBLICATION

IAMS, CLAUDIA ANN A/K/A CLAUDIA IAMS A/K/A CLAUDIA R. IAMS
Late of Waynesburg, Greene County, Pennsylvania
Executor: Jarrett Rush, 114 Sugar Camp Road, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF BEDFORD COUNTY, PENNSYLVANIA
ORPHAN'S COURT DIVISION

IN RE: :
ADOPTION OF: R.S.C., :
: No. AD 3 for the year 2023
:

TO: Kathy Drummond

A petition has been filed asking the court to put an end to all rights you have to your child, Railyn Sue Clingerman. The court has set a hearing to consider ending your rights to your child. That hearing will be held in the Bedford County Courthouse, Courtroom #2 on the 16th day of January, 2025 at 9:00 A.m., Bedford, Pennsylvania. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without your being present. Attorney Matthew Dombrosky, Esquire is appointed as Counsel for the child, Railyn Sue Clingerman. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help:

Office of the Prothonotary
Bedford County Courthouse
200 S. Juliana Street
Bedford, PA 15522
(814) 623-4833

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA

WEST PENN POWER COMPANY,
Plaintiff, CIVIL DIVISION - EQUITY

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vs.

No. AD-377-2024

JENNIFER CAMPBELL,
Defendant.

TO: JENNIFER CAMPBELL

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the Complaint in Equity filed in this action, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any claim or relief requested by the Plaintiff. 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, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

DISTRICT COURT ADMINISTRATOR
GREENE COUNTY COURTHOUSE
10 E. HIGH STREET, SUITE 218
WAYNESBURG, PA 15370
(724) 852-5237

SUMMIT LEGAL AID
63 S. WASHINGTON STREET
WAYNESBURG, PA 15370
(724) 627-3127

IMPORTANT NOTICE: An Evidentiary Hearing on Plaintiff's Motion for Evidentiary Hearing-Injunctive Relief is scheduled for January 22, 2025 at 9:30 a.m. in Courtroom No. 1 of the Greene County Court of Common Pleas.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

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No. ED-53-2024 AD 881-2023

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, DECEMBER 20, 2024
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.

All that certain tract of land situate in Monongahela Township, Greene County, Pennsylvania, having erected a one unit, one story home with an address of 399 Donham Road, Greensboro, PA 15338. This tract is assessed for tax purposes as Greene County
Tax Map Number 16-04-117E.

PROPERTY ADDRESS: 399 Donham Rd, Greensboro, PA 15338

UPI/TAX PARCEL NUMBER: 16/04/117/E

**Seized and taken into execution to be sold as the property of BRAD J BARNUM in suit of
FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY.**

Attorney for the Plaintiff:

Kirk A. King
Waynesburg, PA 724-627-6114

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