

# 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. XXXVIII, No. 76**

**January 4, 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.:  
January 8 and 10, 2024

## CRIMINAL

Arraignments: January 8, 2024  
ARDs: January 8, 2024  
ARD Revocations: January 4, 2024  
Parole Violations: January 8, 2024  
Plea Court: January 9-11, 2024  
License Suspension February 20, 2024  
Argument Court: January 22, 2024

## ORPHANS

Accounts Nisi: January 2, 2024  
Accounts Absolute: January 12, 2024

**SUPREME COURT  
SUPERIOR COURT  
COMMONWEALTH COURT**

Convenes in Pgh.: April 8-12, 2024  
Convenes in Pgh.: January 30-31, 2024  
Convenes in Pgh.: February 5-9, 2024

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
Editor: Kayla M. Sammons  
E-mail address: [editor.greenerreports@yahoo.com](mailto: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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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## THE GREENE COUNTY BAR ASSOCIATION

Christopher M. Simms, President  
Timothy M. Ross, Vice-President  
Allen J. Koslovsky, Secretary  
Lukas B. Gatten, Treasurer  
Jessica L. Phillips, Ex-Officio

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## ARGUMENTS

Argument Court: January 24, 2024

## CIVIL

Domestic Relations Contempts: January 23, 2024  
Domestic Relations Appeals: January 23, 2024

## JUVENILE

Plea Day: January 18, 2024

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## DEED TRANSFERS

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

### ALEPPO TOWNSHIP

Amy Lee Wheeler to EQT Production Company, 53.991125 Acres, O&G, \$5,286.63 (12-28-23)

### ALEPPO AND JACKSON TOWNSHIPS

Danny L. Route to EQT Production Company, 55.875 Acres, O&G, \$30,556.64 (12-28-23)  
Kathy L. Burns, et ux., to EQT Production Company, 55.875 Acres, O&G, \$30,556.64 (12-28-23)

### CARMICHAELS BOROUGH

Avery White, et ux., to Hunter Tyler Davis, Lot 30, Myers Plan, \$160,000.00 (12-28-23)

### CUMBERLAND TOWNSHIP

CNX Land LLC to CST Investments LLC, 2 Tracts, \$1,300,000.00 (12-28-23)  
Donald B. Fenton, Jr., et ux., to John Ross, Lot 177, John Baily Plan, \$67,000.00 (12-29-23)

### FRANKLIN TOWNSHIP

Sandra L. Cook to EQT Production Company, 10 Acres, O&G, \$666.67 (12-28-23)

### FREEPORT TOWNSHIP

Steven K. Fluharty, et ux., to EQT Production Company, 87.748 Acres, O&G, \$55,573.72 (12-28-23)

Noreeta Martin to EQT Production Company, 8.2375 Acres, O&G, \$2,768.71 (12-28-23)

### FREEPORT, JACKSON AND SPRINGHILL TOWNSHIPS

Sharon Kay Benyou, et ux., to EQT Production Company, Tracts, O&G, \$8,965.33 (12-28-23)

### GILMORE TOWNSHIP

Michael J. Mari to EQT Production Company, 79.156 Acres, O&G, \$20,731.33 (12-28-23)  
David Mari, et ux., to EQT Production Company, 79.156 Acres, O&G, \$20,731.33 (12-28-23)  
Lawrence Kraft Main to EQT Production Company, 169.4 Acres, O&G, \$3,529.86 (12-28-23)  
Darlene Gray, et ux., to EQT Production Company, 118.998 Acres, O&G, \$5,825.94 (12-28-23)

Melissa Mari to EQT Production Company, 79.156 Acres, O&G, \$20,731.33 (12-28-23)

### JACKSON TOWNSHIP

Gregory A. Daugherty to EQT Production Company, 25.706 Acres, O&G, \$1,694.82 (12-28-23)

William C. Frye, et ux., to EQT Production Company, 50.06 Acres, O&G, \$8,510.20 (12-28-23)

### JEFFERSON TOWNSHIP

Mary M. Ziefel Estate a/k/a Mary T. Moore Estate, et ux., to Helen M. Wilson, et ux., 8.613 Acres, \$375,000.00 (12-28-23)

### SPRINGHILL TOWNSHIP

Kimberly I. Martin to EQT Production Company, 84.341 Acres, O&G, \$3,218.43 (12-28-23)  
Christopher Abernethy, et ux., to EQT Production Company, 155.425 Acres, O&G, \$16,789.16 (12-28-23)

Barbara L. Sarotte to EQT Production Company, 110 Acres, O&G, \$5,668.94 (12-28-23)

### WASHINGTON TOWNSHIP

Lori Milburn to EQT Production Company, 29.387 Acres, O&G, \$69,895.50 (12-28-23)  
Bailey Living Trust, et ux., to Robert H. Bailey, et ux., Tract, \$88,800.00 (12-28-23)

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**ESTATE NOTICES**  
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**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**

ARBOGAST, FRED THOMAS A/K/A FRED T. ARBOGAST  
Late of Dunkard Township, Greene County, Pennsylvania  
Co-Executrices: Sunny L. Van Ripper and Stacey L. Slavensky, C/O Proden & O'Brien,  
Sean M. Lementowski, Esquire, 99 East Main Street, Uniontown, PA 15401

FIEDOR, MARIAN C,  
Late of Cumberland Township, Greene County, Pennsylvania  
Executrix: Devonna J. Malesky, Esquire, C/O 51 East South Street, Uniontown, PA  
15401  
Attorney: Webster & Webster, 51 East South Street, Uniontown, PA 15401

HUSARCIK, MARTHA  
Late of Jefferson Township, Greene County, Pennsylvania  
Executrix: Jeanine M. Henry, 340 N. Eighty-Eight Road, Carmichaels, PA 15320  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA  
15370

**THIRD PUBLICATION**

ARGENT, RONALD D. A/K/A RONALD DOUGLAS ARGENT A/K/A RONALD ARGENT  
Late of Center Township, Greene County, Pennsylvania  
Executrix: Lynda Argent, 100 W. Hillcrest Rd., Eighty-Four, PA 15330  
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

BLOCK, ELIZABETH J. A/K/A ELIZABETH JEAN BLOCK  
Late of Perry Township, Greene County, Pennsylvania  
Administrator: Timothy N. Logan, 54 N. Richhill Street, Waynesburg, PA 15370  
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

HEROD, CHAD ANDREW  
Late of Monongahela Township, Greene County, Pennsylvania  
Administrator: Jeremy Herod, 284 Fourth Ave., Crucible, PA 15357  
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms,  
LLC, 54 South Washington Street, Waynesburg, PA 15370

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LANG, EILEEN A/K/A EILEEN R. LANG  
Late of Waynesburg Borough, Greene County, Pennsylvania  
Administrator: Robert A. Lang, 180 East High Street, Waynesburg, PA 15370  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA  
15370

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**LEGAL NOTICE**  
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**IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

**IN RE:** ) **MISC. NO. 57 of 2023**  
**PETITION FOR NAME CHANGE OF** )  
**JUDITH IRENE DRAKE,** )  
 )

**NOTICE** is hereby given that on September 15, 2023, a Petition was filed in the above-named Court, requesting an Order to change the name JUDITH IRENE DRAKE to **JUDITH IRENE METCALF DRAKE**.

The Court has fixed **Wednesday, February 14, 2024 at 9:00 o'clock A.M.** in Courtroom No. 1, Greene County Courthouse, 10 East High Street, Waynesburg, Pennsylvania, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

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**LEGAL NOTICE**  
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**IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA  
CIVIL DIVISION**

**IN RE: JOAN SPAULDING** ) **Misc. 62-2023**  
**TO BE KNOWN AS:** )  
**MARY JOAN SPAULDING** )

**NOTICE OF NAME CHANGE**

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NOTICE IS HEREBY GIVEN that on October 5, 2023, a Petition was filed by Timothy N. Logan, Esquire as Counsel for the Petitioner in the above-styled Court requested and Order to change the Petitioner’s name from JOAN SPAULDING to MARY JOAN SPAULDING.

The Court has fixed the date of January 29, 2024 at 11:30 A.M. in courtroom No. 1 of the Greene County Courthouse, Waynesburg, Pennsylvania, as the same time and place for the Hearing on said Petition when any interested party may appear and show cause if any, why the request of the Petitioner should not be granted.

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## LEGAL NOTICE

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

A.D. No. 842, 2023

NOTICE OF ACTION TO QUIET TITLE

Franklin Kuharic and Charlotte Kuharic, Plaintiffs

v.

Thomas Benamati, Mary Benamati, their heirs and assigns and any other persons claiming interest in Greene County Tax Map Nos. 17-05-153 and 17-05-154

TO: Thomas Benamati, Mary Benamati, their heirs or assigns, Foster A. Benematti, Thomas Foster Benematti, Roy Benematti, Luanna Phillips, Ann Benematti, Jani Zumpetta, Gloria Rossi, Sarah Guidi, Gary D. Guidi, Thomas Guidi, Alfreda Dulaney and other unknown heirs.

PRESENTLY or FORMERLY of Morgan Township, Greene County, Pennsylvania. An Action to quiet title has been filed against you concerning your ownership or ownership interest in real estate located in Morgan Township, Greene County, Pennsylvania, being Greene County Tax Map Nos. 17-05-153 and 17-05-154. All persons asserting any legal or equitable interest in the above-described real property, or any part thereof, are hereby notified to file their claims within 20 days of the publication of this notice. FAILURE TO TIMELY FILE AND SERVE A CLAIM MAY RESULT IN THE LOSS OF YOUR INTEREST IN THE PROPRTY. You should take this notice 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. Summit Leal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Greene County Court Administration, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice is given by Lukas B. Gatten, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370, 724-627-6026, Counsel for Plaintiffs.

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## SUPREME COURT NOTICE

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SUPREME COURT OF PENNSYLVANIA  
CIVIL PROCEDURAL RULES COMMITTEE

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Rule 238. Damages for Delay in an Action for Bodily Injury, Death or Property Damage.  
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Addendum to Explanatory Comment (2024)

The prime rate as set forth in the first edition of the Wall Street Journal for a particular year is the basis for calculating damages for delay under Pa.R.Civ.P. 238 as revised November 7, 1988. The prime rate published in the first edition of the Wall Street Journal for each of the years specified is as follows:

<u>Date of Publication</u>	<u>Prime Rate Percentage</u>
<u>January 2, 2024</u>	<u>8 ½</u>
January 3, 2023	7 ½
January 3, 2022	3 ¼
January 4, 2021	3 ¼
January 2, 2020	4 ¾
January 2, 2019	5 ½
January 2, 2018	4 ½
January 3, 2017	3 ¾
January 4, 2016	3 ½
January 2, 2015	3 ¼
January 2, 2014	3 ¼
January 2, 2013	3 ¼
January 3, 2012	3 ¼
January 3, 2011	3 ¼
January 4, 2010	3 ¼
January 2, 2009	3 ¼
January 2, 2008	7 ¼
January 2, 2007	8 ¼
January 3, 2006	7 ¼
January 3, 2005	5 ¼
January 2, 2004	4
January 2, 2003	4 ¼
January 2, 2002	4 ¾
January 2, 2001	9 ½
January 3, 2000	8 ½
January 4, 1999	7 ¾
January 2, 1998	8 ½

**Comment:** The prime rate for the years 1980 through 1997 may be found in the Addendum to the Explanatory Comment published in the *Pennsylvania Bulletin*, 33 Pa.B. 634 (February 1, 2003), and on the web site of the Civil Procedural Rules Committee at <https://www.pacourts.us>.