

# 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. 21**

**December 15, 2022**

\*\*\*\*\*



\*\*\*\*\*

## Table of Contents

<b>Deed Notices .....</b>	<b>Page 3</b>
<b>Estate Notices .....</b>	<b>Page 5</b>

Serving the Legal Community of Greene County  
Since October 1982

# The Greene Reports

2-----12/15/22-----

**COURT OF COMMON PLEAS**  
Honorable Louis Dayich, President Judge  
Honorable Jeffry N. Grimes, Judge

## MOTIONS

Criminal & Civil & O.C.:  
December 19 and 21, 2022

## CRIMINAL

Arraignments: December 19, 2022  
ARDs: January 9, 2023  
ARD Revocations: January 9, 2023  
Parole Violations: December 19, 2022  
Plea Court: January 10, 11, and 12, 2023  
License Suspension Appeals: December 20, 2022  
Argument Court: January 11, 2023

## ORPHANS

Accounts Nisi: December 5, 2022  
Accounts Absolute: December 15, 2022

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: April 17-21, 2023

Convenes in Pgh.: January 23-27, 2023

Convenes in Pgh.: February 6-10, 2023

\*\*\*\*\*

## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

E-mail address: [editor.greeneports@yahoo.com](mailto:editor.greeneports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christopher M. Simms, President

Timothy M. Ross, Vice-President

Allen J. Koslovsky, Secretary

Lukas B. Gatten, Treasurer

Jessica L. Phillips, Ex-Officio

\*\*\*\*\*

## ARGUMENTS

Argument Court: January 23, 2022

## CIVIL

Domestic Relations Contempts: December 19, 2022  
Domestic Relations Appeals: December 19, 2022

## JUVENILE

Plea Day: January 19, 2022

# The Greene Reports

-----12/15/22-----3

\*\*\*\*\*

## DEED TRANSFERS

\*\*\*\*\*

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

### ALEPPO TOWNSHIP

Todd Lee Scherich, et ux., to The Mineral Company, et ux., 3 Tracts, O&G, \$213,430.91 (12-7-22)

Diana T. Jennings to EQT Production Company, .68 Acre, O&G, \$1,360.00 (12-8-22)

Sally J. Kupsik to VES Land LLC, 100 Acres, O&G, \$7,142.80 (12-12-22)

### ALEPPO & JACKSON TOWNSHIPS

Jan E. Monesmith to The Mineral Company, et ux., 2 Tracts, O&G, \$8,314.73 (12-7-22)

Marilyn A. Monesmith to The Mineral Company, et ux., 103.60231 Acres, O&G, \$14,431.89 (12-13-22)

### CUMBERLAND TOWNSHIP

Donald L. Bates by TCB, et ux., to Leonard John Stickovitch, Tax Claim, Lot 18, Rush View Plan, .48 Acre, \$838.72 (12-8-22)

Marvin Douglas Knight by TCB, et ux., to BP Investments & Property Management LLC, Tax Claim, Lots 19 & 20, Hatfield Plan, .16 Acre, \$497.09 (12-8-22)

Marvin Douglas Knight by TCB, et ux., to BP Investments & Property Management LLC, Tax Claim, Lots 23, 24, & 25, .24 Acre, \$5,000.00 (12-8-22)

Marvin Douglas Knight by TCB, et ux., to BP Investments & Property Management LLC, Tax Claim, Lot 22, Hatfield Plan, .08 Acre, \$1,400.00 (12-8-22)

Marvin Douglas Knight by TCB, et ux., to BP Investments & Property Management LLC, Tax Claim, Lot 21, Hatfield Plan, .08 Acre, \$476.00 (12-8-22)

Marvin Douglas Knight by TCB, et ux., to BP Investments & Property Management LLC, Tax Claim, Lot 18, Hatfield Plan, .08 Acre, \$1,652.06 (12-8-22)

Joan M. Brooks, et ux., to Emma R. Lewis, Lot, 59, Colonial Heights Addition, \$28,000.00 (12-12-22)

Pamela S. Judy, et ux., to Greylock Conventional LLC, R/W, 16.38 Acres, \$5,000.00 (12-12-22)

Leanna M. Madich, et ux., to Greylock Conventional LLC, R/W, 26.0842 Acres, \$5,000.00 (12-12-22)

Nicholas Onderko, et ux., to Titan Properties LLC, Lot, \$125,000.00 (12-12-22)

### DUNKARD TOWNSHIP

Richard Gabler by TCB, et al., to John A. Kovalic, No. 1, Bobtown Plan, .09 Acre, \$9,400.00 (12-8-22)

James F. Isler by TCB, et ux., to Joseph F. John, Tax Claim, No. 1, Bobtown Plan, .11 Acre, \$4,469.64 (12-8-22)

### FRANKLIN TOWNSHIP

Joann Weigle, et al., to The Mineral Company, et ux., Tracts, O&G, \$7,387.08 (12-7-22)

Brian Scott Dukate, et ux., to Ralph Hayden Jr, Lot 5, Section A, Woodland Heights Plan, \$325,000.00 (12-8-22)

### GILMORE TOWNSHIP

Jeffrey Stuart Carpenter to Foss Minerals LLC, 130.671 Acres, O&G, \$1,187.92 (12-9-22)

### JACKSON TOWNSHIP

Vera A. Dunbar A/K/A Vera Ann Crawford, et ux., to The Mineral Company, et ux., 17.9691 Acres, O&G, \$8,535.32 (12-7-22)

# The Greene Reports

4-----12/15/22-----

James K. Reed, et ux., to EQM Gathering OPCO LLC, R/W, 14.5 Acres, \$80,000.00 (12-12-22)

## JEFFERSON TOWNSHIP

Angela L. Ryniak Estate, et ux., to Wayne J. Capozza, et ux., Lot 30, Fairground Addition, \$2,000.00 (12-7-22)

## MONONGAHELA TOWNSHIP

First Federal Savings & Loan Assn of Greene to Lisa D. Uphold, et ux., .405 Acre, \$37,500.00 (12-7-22)

## MORGAN TOWNSHIP

Donald L. Bates by TCB, et ux., to Leonard John Stickovitch, Tax Claim, Lot 15, Rush View Plan, .49 Acre, \$2,382.92 (12-8-22)

Donald L. Bates by TCB, et ux., to Leonard John Stickovitch, Tax Claim, Lot 13, Rush View Plan, .52 Acre, \$1,881.80 (12-8-22)

Donald L. Bates by TCB, et ux., to Leonard John Stickovitch, Tax Claim, Lot 18, Rush View Plan, .48 Acre, \$838.72 (12-8-22)

Donald L. Bates by TCB, et ux., to Leonard John Stickovitch, Tax Claim, Lot 16, Rush View Plan, .48 Acre, \$744.54 (12-8-22)

Donald L. Bates by TCB, et ux., to Leonard John Stickovitch, Tax Claim, Lot 14, Rush View Plan, .50 Acre, \$5,352.10 (12-8-22)

Donald L. Bates by TCB, et ux., to Leonard John Stickovitch, Tax Claim, Lot 17, Rush View Plan, .48 Acre, \$740.75 (12-8-22)

Donald L. Bates by TCB, et ux., to Leonard John Stickovitch, Tax Claim, Lot 19, Rush View Plan, .50 Acre, \$732.52 (12-8-22)

Donald L. Bates by TCB, et ux., to Leonard John Stickovitch, Tax Claim, Lot 20, Rush View Plan, .65 Acre, \$748.67 (12-8-22)

Donald L. Bates by TCB, et ux., to Leonard John Stickovitch, Tax Claim, Lot 21, Rush View Plan, .36 Acre, \$720.46 (12-8-22)

## PERRY TOWNSHIP

CNX Land LLC to Donald K. Herrington, 2 Tracts, \$10,000.00 (12-8-22)

## SPRINGHILL TOWNSHIP

Terry C. Call to The Mineral Company, et ux., 104 Acres, O&G, \$9,161.80 (12-7-22)

Brian Marion Rose by POA, et al., to The Mineral Company, 104.758 Acres, O&G, \$11,950.17 (12-8-22)

Christopher D. Riter, et ux., to The Mineral Company, et ux., 104.758 Acres, O&G, \$31,358.18 (12-8-22)

Bruce Eugene Rose to The Mineral Company, et ux., 104.758 Acres, O&G, \$11,950.17 (12-8-22)

## WASHINGTON TOWNSHIP

Mia L. Celento to Noah J. Streit, et ux., Tract, \$75,000.00 (12-12-22)

## WAYNE TOWNSHIP

Matthew Thomas Stein to Three Rivers Royalty III LLC, Tracts, O&G, \$12,088.53 (12-7-22)

Michael Mangus, et al., to Equitrans Water Services (PA) LLC, R/W, 45.24 Acres, \$49,650.00 (12-12-22)

Michael W. King, et ux., to EQM Gathering OPCO LLC, R/W, 3.79 Acres, \$11,000.00 (12-12-22)

## WAYNESBURG BOROUGH

Joshua B. Bolz, et ux., to Kathryn Ebeling, Lot, \$145,000.00 (12-8-22)

Brian C. Steinmiller, et ux., to Tyler Orndoff, et ux., Lot, \$100,000.00 (12-9-22)

## WHITELEY TOWNSHIP

Iron Cumberland LLC, et ux., to Charles F. Morris, et ux., Tracts, \$365,750.00 (12-8-22)

# The Greene Reports

-----12/15/22-----5

\*\*\*\*\*

## 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

ALGER, ROSALIE A.

Late of Springhill Township, Greene County, Pennsylvania

Executor: Jeffrey Alger, 4121 E. Freedom Circle, Ooltewah, TN 37363

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

NOVAK, JEFFREY J.

Late of Greensboro, Greene County, Pennsylvania

Executrix: Vicky L. Novak, 1821 S. Eighty Eight Road, Greensboro, PA 15338

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

NYANDEMOH, KAREN S.

Late of Pittsburgh, Allegheny County, Pennsylvania

Administrator: Sahr Nyandemoh, 12211 Sedgeway Lane, Lovettsville, VA 20180

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

WATSON, BARRY LOREN

Late of Rogersville, Greene County, Pennsylvania

Administrator: Rachel L. Watson, 367 Ceylon Road, Carmichaels, PA 15320

Attorney: Sam H. Jessee, Esquire, PO Box 100091, Pittsburgh, PA 15214

### SECOND PUBLICATION

BIERER, RICHARD

Late of Greene Township, Greene County, Pennsylvania

Administrator: Brian Ross, 50803 Mellott Ridge Road, Beallsville, OH 43716

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

BISSETT, DENISE A/K/A DENISE MCCAULEY

Late of Franklin Township, Greene County, Pennsylvania

Administratrix: Amy Smith, 3149 West Roy Furman Hwy., Rogersville, PA 15359

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

# The Greene Reports

6-----12/15/22-----

BRAUN, RICHARD JOHN A/K/A RICHARD J. BRAUN, JR.  
Late of Morgan Township, Greene County, Pennsylvania  
Administratrix: Linda Braun, 18 Circle Street, PO Box 294, Mather, PA 15346  
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SARAFIAN, KENNETH A.  
Late of Wayne Township, Greene County, Pennsylvania  
Executor: William J. Brant, PO Box 223 Mather, PA 15346  
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

SMITH, GLENDA  
Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Taylor N. Smith, 275 Wilson Road, PO Box 275, Mount Morris, PA 15349  
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

UTKE, THOMAS JOHN JR.,  
Late of Jefferson Township, Greene County, Pennsylvania  
Executrix: Vanissa Cole, 131 Hillcrest Avenue, Rices Landing, PA 15357  
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

## **THIRD PUBLICATION**

BEHM, CHARLES JOSEPH, JR., A/K/A CHARLES J. BEHM, JR.  
Late of Richhill Township, Greene County, Pennsylvania  
Executor: James A. Behm, 502 Washington Avenue, Glen Dale, WV 26038  
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

BISSETT, WALTER EARL A/K/A WALTER E. BISSETT  
Late of Center Township, Greene County, Pennsylvania  
Co-Executor: Rickey Eugene Bissett, 195 Butternut Hollow Road, Holbrook, PA 15341  
Co-Executor: Peggy Sue Bissett, 2289 W. Roy Furman Highway, Waynesburg, PA 15370  
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

FOX, HELEN ELIZABETH A/K/A HELEN RICE  
Late of Nemaocolin, Greene County, Pennsylvania  
Administrator: Timonthy R. Neligh, 329 Havers Hill Road, Jefferson, PA 15344  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370