

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 21, 2023



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
First and Final Account	Page 6

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----12/21/23-----

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

MOTIONS

Criminal & Civil & O.C.:
December 26 and 27, 2023

CRIMINAL

Arraignments: December 26, 2023
ARDs: January 8, 2024
ARD Revocations: January 4, 2024
Parole Violations: December 26, 2023
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

THE GREENE REPORTS

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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 24, 2024

CIVIL

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

JUVENILE

Plea Day: January 18, 2024

The Greene Reports

-----12/21/23-----3

DEED TRANSFERS

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

CENTER TOWNSHIP

Justin C. Orndoff, et al., to Iron Pennsylvania Land LLC, ½ Acre, Coal, \$75,000.00 (12-15-23)

CUMBERLAND TOWNSHIP

Stephanie L. Chambers to Stephanie L. Chambers, et ux., 15.26 Acres, \$79,188.80 (12-18-23)
Kevin Nakutis to Belinda Lilley, Lot 20, Cumberland Village Plan, \$8,000.00 (12-18-23)

FRANKLIN TOWNSHIP

Larry W. Shriver to EQT Production Company, 10 Acres, O&G, \$809.53 (12-13-23)
Heather L. Gilbert, et ux., to Alexander Shaffer, Lots 24-26, Block D, North Waynesburg Plan, \$240,000.00 (12-14-23)

Donald H. Headlee Estate a/k/a Donald Headlee Estate, et ux., to Allen N. Kiger, et ux., Lot 29, Section A, Woodland Heights Plan, \$231,000.00 (12-18-23)

FREEPORT, JACKSON, AND SPRINGHILL TOWNSHIPS

Kimberly Ann Fasching to EQT Production Company, 356.43225 Acres, O&G, \$8,965.32 (12-13-23)

FREEPORT AND SPRINGHILL TOWNSHIPS

Virginia L. Kinney Estate, et ux., to EQT Production Company, 125.9665 Acres, O&G, \$3,611.49 (12-13-23)

GILMORE TOWNSHIP

Megan Hersh, et ux., to EQT Production Company, 94.998 Acres, O&G, \$8,708.15 (12-13-23)
Reita T. Moffitt, et ux., to EQT Production Company, 94.998 Acres, O&G, \$8,441.13 (12-13-23)

Barbara Jwan Haines to EQT Production Company, 135.231 Acres, O&G, \$18,782.09 (12-13-23)

Christopher Mari to EQT Production Company, 79.156 Acres, O&G, \$20,731.33 (12-13-23)

Lee & Holt LLC to EQM Gathering OPCO LLC, R/W, \$400,000.00 (12-14-23)
Ralph Lee Clark, et ux., to DUC Hunter LLC, 3 Tracts, O&G, \$32,724.45 (12-18-23)

GILMORE AND WAYNE TOWNSHIPS

Marilyn K. Griggs, et ux., to Foss Minerals, LLC, Tracts, O&G, \$375.00 (12-18-23)
Stephen Ray Baker to Foss Minerals LLC, Tracts, O&G, \$375.00 (12-18-23)
James Robert Hall, et ux., to Foss Minerals, LLC, Tracts, O&G, \$1,500.00 (12-18-23)

GRAY TOWNSHIP

Marjorie Jean Mitchell Estate a/k/a Marjorie J. Mitchell Estate, et ux., to John L. Carpenter, et ux., .7423 Acre, \$248,000.00 (12-18-23)

GREENSBORO BOROUGH

Travis P. Barkley, et ux., to Clifford Klink, et ux., Lot 24, \$106,000.00 (12-15-23)

JACKSON TOWNSHIP

Donna D. Santucci, et ux., to EQT Production Company, 25.706 Acres, O&G, \$1,694.82 (12-13-23)

JEFFERSON BOROUGH

George E. Phillips to Christopher P. Niemiec, et ux., Tract, \$18,000.00 (12-18-23)

JEFFERSON TOWNSHIP

Ms Ventures LTD to Development 24 LLC, 6.480 Acres, \$475,000.00 (12-14-23)

MORGAN TOWNSHIP

Randy A. Ball, et ux., to Jaqueline E. Gifford, et ux., Lot 606, Mather, \$2,000.00 (12-14-23)

The Greene Reports

4-----12/21/23-----

MORGAN AND WAYNE TOWNSHIPS

Samuel Z. Crawford, et ux., to EQT Production Company, 2.13 Acres, O&G, \$15,993.75 (12-13-23)

MORRIS TOWNSHIP

Sara Sue Milliken to Conrhein Coal Company, et ux., 1 Acre, \$1,000.00 (12-15-23)

PERRY TOWNSHIP

Masters Living Trust to Willow Point Minerals LLC, Tracts, O&G, \$100.00 (12-14-23)
Kruger Exploration LLC to DUC Hunter LLC, 61 Acres, O&G, \$15,581.00 (12-18-23)

SPRINGHILL TOWNSHIP

Charles N. Abernethy, III, et ux., to EQT Production Company, 155.425 Acres, O&G, \$17,310.28 (12-13-23)

Sonny L. McDiffitt, et ux., to Alex Andrews, Tract, \$120,000.00 (12-18-23)

WAYNESBURG BOROUGH

Kimberly J. Simon-Pratt, et ux., to Heather L. Gilbert, et ux., Lot, First Ward, \$45,000.00 (12-15-23)

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

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

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

The Greene Reports

-----12/21/23-----5

SECOND PUBLICATION

FOX, MARK A.
Late of Perry Township, Greene County, Pennsylvania
Administrator: John L. Fox, 438 Fourth Street, Post Office Box 375, Mather, PA 15346
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SHIMEK, BRIAN CALVIN A/K/A BRIAN C. SHIMEK
Late of Waynesburg, Greene County, Pennsylvania
Executor: Brett David Shimek, 175 Sherman Avenue, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THOMAS, DAVID M. SR.
Late of Morris Township, Greene County, Pennsylvania
Administrator: David M. Thomas, Jr., 246 Garrison Ridge Road, New Freeport, PA 15352
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

VANCE, ETHEL A.
Late of Franklin Township, Greene County, Pennsylvania
Executor: David R. Vance, C/O Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370
Attorney: Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370

VANCE, WILBERT
Late of Franklin Township, Greene County, Pennsylvania
Executor: David R. Vance, C/O Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370
Attorney: Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370

THIRD PUBLICATION

WATSON, DOLORES E. A/K/A DOLORES ELIZABETH WATSON
Late of Carmichaels, Greene County, Pennsylvania
Administrator: Christine N. Guthrie, Esquire, 1024 Route 519, Suite 400, Eighty Four, PA 15330
Attorney: Christine N. Guthrie, Esquire, 1024 Route 519, Suite 400, Eighty Four, PA 15330

WISE, FREEMONT D. A/K/A FREEMONT DONALD WISE
Late of Waynesburg, Greene County, Pennsylvania
Administrator C.T.A.: Christine N. Guthrie, Esquire, 1024 Route 519, Suite 400, Eighty Four, PA 15330
Attorney: Christine N. Guthrie, Esquire, 1024 Route 519, Suite 400, Eighty Four, PA 15330

The Greene Reports

6-----12/21/23-----

FIRST AND FINAL ACCOUNT

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY
SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT
DIVISION ON January 2, 2024 FOR NISI CONFIRMATION AND ON January 12, 2024 FOR
FINAL CONFIRMATION.

The First & Final Account of Bette Donervitch, Executrix of the Estate of Thomas V.
Semancik, Deceased, late of Clarksville, Greene County, PA

Attorney: Eric J. Yandrich, Esquire
2101 Greentree Road
Suite A201-5
Pittsburgh, PA 15220