

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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November 27, 2025



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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 1 and 3, 2025

CRIMINAL

Arraignments: December 1, 2025
ARDs: December 11, 2025
ARD Revocations: December 8, 2025
Parole Violations: December 1, 2025
Plea Court: December 9, 10, and 11, 2025
License Suspension: December 16, 2025

ORPHANS

Accounts Nisi: December 1, 2025
Accounts Absolute: December 12, 2025

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Convenes in Pgh.: December 9-10, 2025
Convenes in Pgh.: March 2-6, 2026

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CIVIL

Domestic Relations Contempts: December 23,
2025
Domestic Relations Appeals: December 23,
2025

JUVENILE

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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.

CUMBERLAND TOWNSHIP

Jerome F. Klamerus, et al., to Matthew Ryan Myers, Tract, \$285,000.00 (11-20-25)
Bokat Family LP to PJW Property Holdings LLC, Lots 15-17, Myers Plan, \$150,000.00 (11-20-25)

Michael J. Herbig Estate a/k/a Michael Joseph Herbig Estate, et ux., to Mark A. Knotts, et ux.,
Lot 81, Nemacolin, \$45,000.00 (11-24-25)

FREEPORT TOWNSHIP

Lynne Logue Dowler, et ux., to Deborah Kinney Staley, et ux., 68 Acres, Oil, Gas, Coal &
Minerals, \$250.00 (11-25-25)

GILMORE TOWNSHIP

David White to Divot Acquisitions LLC, et ux., 41 Acres, O&G, \$100.00 (11-21-25)
Lisa Eldridge to Divot Acquisitions LLC, et ux., 41 Acres, O&G, \$100.00 (11-21-25)

JEFFERSON TOWNSHIP

Lightning Creek Holdings LP, et al., to Bounty Minerals LLC, 149.0782 Acres, O&G,
\$638,333.00 (11-24-25)

MORRIS TOWNSHIP

Ann Montgomery Lewis to Divot Acquisitions LLC, et ux., 179 Acres, O&G, \$19,888.00 (11-21-25)

Cynthia Dearman to Divot Acquisitions LLC, et ux., 179 Acres, O&G, \$9,944.00 (11-21-25)
Amanda Marie Rollins to Divot Acquisitions, LLC, et ux., 179 Acres, O&G, \$9,944.00 (11-21-25)

Matthew Ronald Bown to Divot Acquisitions LLC, et ux., 179 Acres, O&G, \$19,888.90 (11-21-25)

Jane A. Thompson to EQT Production Company, 6 Tracts, O&G, \$61,637.42 (11-21-25)

WASHINGTON TOWNSHIP

Joyce M. Dewitte to Mark Bridge, et ux., .66 Acre, \$20,000.00 (11-25-25)

WAYNE TOWNSHIP

Cole Sveom Family Farms LP to Larissa Cole, et ux., 10.01 Acres, \$90,000.00 (11-21-25)
Betty Roach to EQT Production Company, 14.35625 Acres, O&G, \$249.24 (11-21-25)

WAYNESBURG BOROUGH

Equity Point Real Estate LLC to Neil P. Shannon, Lot, \$70,000.00 (11-20-25)

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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

BARZANTI, RICHARD JAMES JR. A/K/A RICHARD J. BARZANTI, JR.
Late of Dunkard Township, Greene County, Pennsylvania
Administrator: William Barzanti, 208 Plant Road, Dilliner, PA 15327
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

EATON, CASSI RENEE A/K/A CASSI R. EATON A/K/A CASSI EATON
Late of Waynesburg Borough, Greene County, Pennsylvania
Administrator: Joseph A. Phillips, 698 E. Greene Street, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

STEWART, PATRICIA RAMONA
Late of Dunkard Township, Greene County, Pennsylvania
Administratrix: Josephine Conaway, 125 Jeffrey Drive, Mt. Pleasant, PA 15666
Attorney: None

WELLS, MILDRED CHARLOTTE
Late of Greene County, Pennsylvania
Executor: Charlene Lynne Griedel, C/O Thomas W. Shaffer, Esquire, 11 Pittsburgh Street, Uniontown, PA 15401
Attorney: Thomas W. Shaffer, Esquire, 11 Pittsburgh Street, Uniontown, PA 15401

SECOND PUBLICATION

PETROS, RAMONA A/K/A RAMONA R. PETROS
Late of Waynesburg, Greene County, Pennsylvania
Co-Executor: John C. Waychoff, 1601 South Tanya Court, Palmer, AK 99645
Co-Executor: Mark D. Waychoff, 330 Willow Road, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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THIRD PUBLICATION

ANDERSON, CHARLES DAVID
Late of Carmichaels Borough, Greene County, Pennsylvania
Co-Administrator: Jason C. Anderson, 26 Spruce Street, Viburnum, MO 65566
Co-Administrator: Steven Anderson, 405 Old Town Road, Carmichaels, PA 15320
Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High Street, Waynesburg, PA 15370

ARBOGAST, ROY J. A/K/A ROY JUNIOR ARBOGAST
Late of Waynesburg, Greene County, Pennsylvania
Executor: Roy D. Arbogast, 14 Founders Way, Morgantown, WV 26508
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

HARDIN, JOHNETTA A/K/A JOHNETTA M. HARDIN
Late of Pittsburgh, Allegheny County, Pennsylvania
Administratrix: Tammy Hardin, P.O. Box 213, Mather, PA 15346
Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High 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 DECEMBER 01, 2025 FOR NISI CONFIRMATION AND ON DECEMBER 12, 2025 FOR FINAL CONFIRMATION.

The First & Final Account of Debra S. Blouir, Executrix of the Estate of Virginia D. Battistoni, AKA Virginia Battstoni, Deceased

Attorney: Lukas B. Gatten, Esquire
54 N. Richhill Street
Waynesburg, PA 15370

The First & Final Account of Deborah Stockdale, Administratrix of the Estate of Teddy Neil Stockdale, Deceased.

Attorney: Christopher Michael Simms, Esquire
54 S Washington Street
Waynesburg, PA 15370