

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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February 13, 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

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Convenes in Pgh.: February 25-26, 2025
Convenes in Pgh.: May 5-9, 2025

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

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CIVIL

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Domestic Relations Appeals: March 25, 2025

JUVENILE

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

James D. L. Murray, et ux., to Consol Pennsylvania Coal Co LLC, et ux., Lot, Coal, \$400.00 (2-10-25)

CUMBERLAND TOWNSHIP

Karen Wolff a/k/a Karen Wolff-Smith to Olivia Ann Stohon, et ux., Lots 241-242, Nemacolin, \$40,000.00 (2-5-25)

John A. Glendenning, et ux., to Jesse Sherepita, Lot 297, Crucible, \$55,000.00 (2-10-25)
Anthony R. Graseck by United States Marshal, et al., to Uptown Redevelopers LLC, et ux., Lots 24 & 25, Fairdale Annex Plan, \$50,000.00 (2-10-25)

DUNKARD TOWNSHIP

FRANKLIN TOWNSHIP

Janet Baxendell a/k/a Janet Bowman, et ux., to Colton D. Lippencott, Lot 3, J&V Development Subdivision, \$250,000.00 (2-5-25)

US Energy Development Corporation to Joan Hine, et al., Tracts, O&G, \$545.19 (2-7-25)
Rebecca Jarvis Steptoe to Jarvis Family LLC, 101.20625 Acres, O&G, \$2,000.00 (2-11-25)

FREEPORT TOWNSHIP

Connie Ruth Balcarcel to EQT Production Company, 105.830083 Acres, O&G, \$28,067.02 (2-7-25)

GILMORE TOWNSHIP

Cindy Frederick to EQT Production Company, 195.5 Acres, O&G, \$84,716.57 (2-5-25)
Francis L. Kimmel, Jr., et ux., to EQT Production Company, 99.391 Acres, O&G, \$1,256.77 (2-7-25)

GREENE TOWNSHIP

JEFFERSON TOWNSHIP

William H. Orndoff, Sr., to Leland Gallatin, .130 Acre, \$3,200.00 (2-7-25)

MORRIS TOWNSHIP

PERRY TOWNSHIP

Douglas Luke Thomas to L Edward Kiger, Lot, \$64,000.00 (2-5-25)

RICES LANDING BOROUGH

RICHHILL TOWNSHIP

Linda S. Holmes to EQT Production Company, 10.36 Acres, O&G, \$7,338.33 (2-10-25)
James G. Braddock, et ux., to CNX Midstream DEVCO I LP, et ux., R/W, 97.21 Acres, \$30,000.00 (2-1-25)

SPRINGHILL TOWNSHIP

Roger P. Beck to EQT Production Company, 214.80 Acres, O&G, \$8,656.76 (2-7-25)
Judith E. Smith a/k/a Judy E. Rosumenko to EQT Production Company, 214.80 Acres, O&G, \$8,656.76 (2-7-25)
Deborah J. Bonti, et ux., to EQT Production Company, 262.6375 Acres, O&G, \$3,009.95 (2-7-25)

WAYNE TOWNSHIP

David W. Hixenbaugh Estate, et ux., to EQT Production Company, 173.8115 Acres, O&G, \$2,352.99 (2-7-25)

Linda R. Mariner, et ux., to EQT Production Company, 1.059 Acres, O&G, \$588.34 (2-7-25)

WAYNESBURG BOROUGH

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Robert L. Shultz, et ux., to Nicholas Ames, et ux., Lot, \$190,000.00 (2-6-25)
Gary L. Sappington to Idaho Creative Solutions LLC, Tract, \$85,000.00 (2-10-25)
Idaho Creative Solutions LLC to Scott Meyer, et ux., Tract, \$137,500.00 (2-10-25)
James A. Kelly, et ux., to Bradmon's LLC, et ux., Lot, \$81,500.00 (2-11-25)

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

CROUSE, EDITH ELEANOR A/K/A EDITH E. CROUSE
Late of Gray Township, Greene County, Pennsylvania
Executrix: Natalie R. Carlson, 2270 Flint Drive, Washington, PA 15301
Attorney: Dorothy A. Milovac, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

HEADLEE, NORMA J.
Late of Franklin Township, Greene County, Pennsylvania
Co-Executor: Jill Ann Monas, 167 Washington Street, Jefferson, PA 15344
Co-Executor: Joseph S. Headlee, 2871 Mount Morris Road, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

PETERS, ELMA D.
Late of Franklin Township, Greene County, Pennsylvania
Executor: Samuel J. McLaughlin, 113 Ankrom Road, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

BLOUIR, LARRY DALE A/K/A LARRY D. BLOUIR
Late of Wayne Township, Greene County, Pennsylvania
Administrator: Michael Blouir, 126 Oak Forest Road, Brave, PA 15316
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

MILLER, ELSIE M. A/K/A ELSIE MILLER
Late of Jefferson Township, Greene County, Pennsylvania
Administratrix: Agnes E. Miller, 104 Third Street, Jefferson, PA 15344
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

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MILLER, LARRY C.
Late of Jefferson Township, Greene County, Pennsylvania
Administratrix: Agnes E. Miller, 104 Third Street, Jefferson, PA 15344
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

THIRD PUBLICATION

HOSKINS, HELEN A/K/A HELEN M. HOSKINS
Late of Waynesburg, Greene County, Pennsylvania
Co-Executor: Gordon R. Hoskins, 1639 Smith Creek Road, Waynesburg, PA 15370
Co-Executor: Ronald G. Hoskins, 405 Dark Hollow Road, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

HOY, MARTHA ELLEN A/K/A MARTHA W. HOY
Late of Wayne Township, Spraggs, Greene County, Pennsylvania
Executor: Tad G. Hoy, 869 Drift Ridge Road, Spraggs, PA 15362
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington 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 March 3, 2025 FOR NISI CONFIRMATION AND ON March 14, 2025 FOR
FINAL CONFIRMATION.

The First & Final Account of Gary Lee Kinsey, Executor of the Estate of Glen Conley Kinsey,
a/k/a Glen C. Kinsey, Deceased.
Attorney: John R. Headley, Esquire
Meyer Law Office
76 N. Richhill Street
Waynesburg, PA 15370