

# 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. 77

January 11, 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 16 and 17, 2024

## CRIMINAL

Arraignments: January 16, 2024  
ARDs: February 12, 2024  
ARD Revocations: February 12, 2024  
Parole Violations: January 16, 2024  
Plea Court: February 13-15, 2024  
License Suspension February 20, 2024  
Argument Court: January 22, 2024

## ORPHANS

Accounts Nisi: February 5, 2024  
Accounts Absolute: February 15, 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  
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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Richard Cheek, et ux., to Consol Pennsylvania Coal Company LLC, et ux., R/W, 30 Acres, Fiber-Optic Cable Right-Of-Way, \$10,000.00 (1-5-24)

### CENTER TOWNSHIP

Young Irrevocable Grantor Trust, et ux., to Iron Pennsylvania Land LLC, Tracts, Coal, \$500,000.00 (1-5-24)

### FRANKLIN TOWNSHIP

Merrion Oil and Gas Corporation to Goehring and Rozencwajg Royalties LLC, Tracts, O&G, \$517,500.00 (1-3-24)

### GILMORE TOWNSHIP

Thomas R. Coss, Jr., et ux., to Larry M. Duncan, 5 Acres, \$25,000.00 (1-3-24)

### GRAY TOWNSHIP

Sydney Mayle to William Bedilion, et ux., 1.2244 Acres, \$500.00 (1-3-24)

### JACKSON TOWNSHIP

Patricia King to Three Rivers Royalty III LLC, 17.9691 Acres, O&G, \$53,907.30 (1-5-23)  
Chip Ryan, et ux., to Three Rivers Royalty III LLC, 17.9691 Acres, O&G, \$17,969.13 (1-5-24)  
David Ryan, et ux., to Three Rivers Royalty III LLC, 17.9691 Acres, O&G, \$17,969.13 (1-5-24)

Helen Grimes to EQT Production Company, 153.894 Acres, O&G, \$42,870.91 (1-5-24)

### JEFFERSON TOWNSHIP

Melissa Faddis, et ux., to Lindsay A. Roberts, Tract, \$132,500.00 (1-3-24)  
Marko Demaske to Greylock Production LLC, R/W, \$10,000.00 (1-8-24)  
Craig F. Smith, et al., to Greylock Production LLC, R/W, \$6,000.00 (1-8-24)  
Thomas Smith, et ux., to Greylock Production LLC, R/W, \$1,500.00 (1-8-24)  
Edward R. Kuhl Revocable Trust, et al., to Greylock Production LLC, R/W, \$6,000.00 (1-8-24)  
John Barry Chulick Estate, et al., to Winona L. Chulick, et ux., Lots 27-29, Vetturini Plan, \$49,077.00 (1-8-24)

### MONONGAHELA TOWNSHIP

Michelle T. Graznak to James Graznak, Tract, \$1,000.00 (1-8-24)  
Linda Sheariss, et ux., to James Graznak, Tract, \$1,000.00 (1-8-24)  
John M. Graysneck, et ux., to James Graznak, Tract, \$500.00 (1-8-24)  
Scott Raymond Graysneck, et ux., to James Graznak, Tract, \$500.00 (1-8-24)

### PERRY TOWNSHIP

Caleb Machesky, et ux., to Allison Burkys, et ux., Tract, \$135,000.00 (1-5-24)  
Loren V. King, et ux., to David Dillan Smith, 6.72 Acres, \$366,000.00 (1-8-24)

### WAYNE TOWNSHIP

Victor R. Church Estate, et ux., to Single Track Sawing LLC, 15.9 Acres, \$167,500.00 (1-3-24)

### WAYNESBURG BOROUGH

Brian K. Donaldson, et ux., to Votive Homes LLC, Lots, \$55,000.00 (1-5-24)

### WHITELEY TOWNSHIP

James M. Morris, Jr., et ux., to M&R Hoffman Family Living Trust, 2 Acres, \$1,000.00 (1-8-24)

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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

FORDYCE, VIOLA

Late of Wayne Township, Greene County, Pennsylvania

Executrix: Carol Gooden, 1684 Smith Creek Road, Spraggs, PA 15316

Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

### SECOND PUBLICATION

ARBOGAST, FRED THOMAS A/K/A FRED T. ARBOGAST

Late of Dunkard Township, Greene County, Pennsylvania

Co-Executrices: Sunny L. Van Riper 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

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## FIRST AND FINAL ACCOUNT

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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 February 5, 2024 FOR NISI CONFIRMATION AND ON February 15, 2024 FOR FINAL CONFIRMATION.

The First & Final Account of Kay F. Mooney, Executrix of the Estate of Dorothea W. Mooney aka Dorothea F. Mooney, Deceased 09/04/2022, late of Sycamore, Greene County, Pennsylvania  
Attorney: Timothy N. Logan, Esquire  
54 N. Richhill Street  
Waynesburg, PA 15370