

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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January 18, 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 Jeffrey N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
January 22 and 24, 2024

CRIMINAL

Arraignments: January 22, 2024
ARDs: February 12, 2024
ARD Revocations: February 12, 2024
Parole Violations: January 22, 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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Barbara Ann Todd Lewis to EQT Production Company, 71.228125 Acres, O&G, \$4,234.20 (1-10-24)

Kenneth E. Neely to EQT Production Company, Tracts, O&G, \$4,388.55 (1-10-24)
Dale Vincent Kramer, Jr., to Equitrans Water Services (PA) LLC, R/W, 26.53 Acres,
\$46,020.00 (1-16-24)

Rosalind B. Laur to Equitrans Water Services (PA) LLC, R/W, Tracts, \$423,820.00 (1-16-24)

ALEPPO, CENTER, DUNKARD, FRANKLIN, FREEPORT, GILMORE, GRAY, GREENE, JACKSON, JEFFERSON, MONONGAHELA, MORGAN, MORRIS, PERRY, RICHHILL, SPRINGHILL, WASHINGTON, WAYNE, AND WHITELEY TOWNSHIPS

Three Rivers Royalty LLC to Whitehawk Income Marcellus LLC, Tracts, O&G,
\$26,735,000.00 (1-11-24)

ALEPPO, GILMORE, AND WAYNE TOWNSHIPS

Charlotte Jane Clovis a/k/a Charlotte J. Clovis to EQT Production Company, 187.898 Acres,
O&G, \$40,974.22 (1-11-24)

CUMBERLAND TOWNSHIP

Andrew T. Whiteman to Paul Yakopovich, et ux., 2 Lots, \$250,000.00 (1-11-24)
Randy W. Sell by TCB, et ux., to Valley Abstracting LLC, Tax Claim, Lots 169-170, \$300.00 (1-16-24)

Margaret Karkosiak by TCB, et ux., to Gregory F. Andrews, Tax Claim, Lot 45, Green Valley Plan, \$300.00 (1-16-24)

Margaret Karkosiak by TCB, et ux., to Gregory F. Andrews, Tac Claim, Lot 51, Green Valley Plan, \$300.00 (1-16-24)

Margaret Karkosiak by TCB, et ux., to Gregory F. Andrews, Tax Claim, Lot 50, Green Valley Plan, \$300.00 (1-16-24)

Margaret Karkosiak by TCB, et ux., to Gregory F. Andrews, Tax Claim, Lot, \$300.00 (1-16-24)

Margaret Karkosiak by TCB, et ux., to Gregory F. Andrews, Tax Claim, Lot 46, Green Valley Plan, \$300.00 (1-16-24)

Margaret Karkosiak by TCB, et ux., to Gregory F. Andrews, Tax Claim, Lot 49, Green Valley Plan, \$300.00 (1-16-24)

Margaret Karkosiak by TCB, et ux., to Gregory F. Andrews, Tax Claim, Lot 47, Green Valley Plan, \$300.00 (1-16-24)

DUNKARD TOWNSHIP

Frank J. Fechek, Jr., to Mary Ruth Gosselin, et ux., Lot 205, Bobtown, \$50,000.00 (1-11-24)

FRANKLIN TOWNSHIP

John David Higgins to Red Bear Industrial Properties LLC, Lot 17, Evergreene Technology Park, \$61,404.00 (1-12-24)

FRANKLIN, FREEPORT, GILMORE, JACKSON, AND MORRIS TOWNSHIPS

Doctors Without Borders USA to EQT Production Company, Tracts, O&G, \$750.61 (1-11-24)

FREEPORT TOWNSHIP

Patricia Jo Fluharty to EQT Production Company, Tracts, O&G, \$55,573.72 (1-10-24)
Mary Eades a/k/a Mary Fluharty Eades to EQT Production Company, 87.748 Acres, O&G,
\$55,573.73 (1-11-24)

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Christopher D. Chapple, et ux., to EQT Production Company, 65.39 Acres, O&G, \$19,980.41 (1-11-24)

GILMORE TOWNSHIP

William H. Johnston to EQT Production Company, Tracts, O&G, \$3,904.62 (1-10-24)

Cecil R. Atchison Estate, et ux., to The Mineral Company, et ux., Tracts, O&G, \$30,283.12 (1-10-24)

Burke-Judge Survivors Trust, et al., to EQM Gathering OPCO LLC, R/W, 42.1 Acres, \$6,800.00 (1-16-24)

GILMORE, JACKSON, AND WAYNE TOWNSHIPS

James M. Clovis, et ux., to EQT Production Company, 454.6443 Acres, O&G, \$54,610.59 (1-11-24)

JACKSON TOWNSHIP

Laurie R. Ashe, et ux., to EQT Production Company, Tracts, O&G \$51,447.25 (1-10-24)

Jeffrey Albert Ready, Jr., et al., to EQT Production Company, Tracts, O&G, \$51,447.25 (1-10-24)

James S. Abel, Jr., et ux., to EQT Production Company, Tracts, O&G, \$24,989.95 (1-10-24)

Jeffrey Albert Ready, Sr., et al., to EQT Production Company, Tracts, O&G, \$103,684.49 (1-10-24)

Tammy Ryan to Three Rivers Royalty III LLC, 17.9691 Acres, O&G, \$17,969.13 (1-11-24)

JEFFERSON TOWNSHIP

TW Plus LLC to Bertha Ludrosky, Tracts, \$6,000.00 (1-12-24)

MONONGAHELA TOWNSHIP

Jonathan A. Sellers by TCB, et ux., to Valley Abstracting LLC, Tax Claim, Lot, \$300.00 (1-16-24)

Louis A. Vecchio, et ux., to William Conway, Tract, \$20,000.00 (1-16-24)

SPRINGHILL TOWNSHIP

Michael N. Abernethy, et ux., to EQT Production Company, Tracts, O&G, \$17,310.28 (1-10-24)

WASHINGTON TOWNSHIP

Shawn A. Tharp by TCB, et ux., to Valley Abstracting LLC, Tax Claim, Tract, \$300.00 (1-16-24)

WAYNE TOWNSHIP

Ellen Kay Haas, et ux., to EQT Production Company, 76.217 Acres, O&G, \$20,778.21 (1-11-24)

WHITELEY TOWNSHIP

John David Higgins to Red Bear Rentals LLC, 12.341 Acres, \$49,432.80 (1-12-24)

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

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BOWERS, GLADYS D.

Late of Mather, Greene County, Pennsylvania

Administratrix: Penny S. Good, 350 Craynes Run Road, Waynesburg, PA 15370

Attorney: Cheryl Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

PENT, MICHAEL DAVID A/K/A MICHAEL D. PENT A/K/A MICHAEL DAVID PENT, SR.

Late of Morgan Township, Greene County, Pennsylvania

Administrator: Michael D. Pent, Jr., 621 Sixth Street, PO Box 78, Mather, PA 15346

Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SECOND 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

THIRD 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

FICTITIOUS NAME NOTICE

NOTICE OF FICTITIOUS NAME REGISTRATION

NOTICE is hereby given pursuant to the provisions of 54 Pa. C.S. §311, that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania, on the 7th day of November, 2023, for the conduct of a business in Greene County, Pennsylvania, under the assumed or fictitious name, style or designation is Italian Boy's Pizza with its principal place of business at 316 Third Street, Clarksville, PA 15322.

The name and address of the entity owning or interested in said business: Phillips
Pizza Enterprises, LLC, 348 Creek Road, Jefferson, PA 15344.
Edward C. Morascyzk, Esq.
Morascyzk , Yarosz & Morascyzk
382 W. Chestnut Street, Suite 102
Washington, PA 15301

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 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 Dorotha W. Mooney
aka Dorotha F. Mooney, Deceased 09/04/2022, late of Sycamore, Greene County, Pennsylvania

Attorney: Timothy N. Logan, Esquire
54 N. Richhill Street
Waynesburg, PA 15370

LEGAL NOTICE

NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
CIVIL DIVISION

IN RE:)
CHANGE OF NAME OF H.K.M.D.) MISC. NO. 7 OF 2024
)

NOTICE is hereby given that on January 8, 2024, the Petition of
DANIELLE GLASPIE was filed in the above-named Court, requesting an Order to change the
name of HARRY KAYNE MICHAEL DREW to KAYNE MICHAEL DREW.

The Court has fixed **Monday, April 15, 2024 at 11:30 A.M.** in the Greene
County Courthouse, Courtroom No. 1, 10 East High Street, Waynesburg, Pennsylvania, as the
time and place for the hearing on said Petition, when and where all interested parties may
appear and show cause, if any, why the request of the Petitioner should not be granted.

AMBER N. SHIPLEY, Esquire,
POLLOCK MORRIS BELLETTI & SIMMS LLC
Attorney for Petitioner
54 S. Washington Street
Waynesburg, PA 15370
(724) 627-6156