

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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March 9, 2023



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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.:
March 13 and 15, 2023

CRIMINAL

Arraignments: March 13, 2023
ARDs: April 10, 2023
ARD Revocations: April 10, 2023
Parole Violations: March 13, 2023
Plea Court: April 11-13, 2023
License Suspension Appeals: April 18, 2023
Argument Court: March 15, 2023

ORPHANS

Accounts Nisi: March 6, 2023
Accounts Absolute: March 16, 2023

**SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT**

Convenes in Pgh.: April 17-21, 2023
Convenes in Pgh.: February 27-March 3, 2023
Convenes in Pgh.: May 8-12, 2023

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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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DEED TRANSFERS

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

ALEPPO & FREEPORT TOWNSHIPS

Lynn K. Richardson to The Mineral Company, et ux., 58.0832 Acres, O&G, \$29,063.33 (3-2-23)

CENTER TOWNSHIP

Joyce I. King to Brandon Butcher, et ux., 7.21725 Acres, \$175,000.00 (3-6-23)
Robert W. Englert, Jr., to Consol Pennsylvania Coal Company LLC, et ux., 2 Tracts, \$750,000.00 (3-7-23)

CUMBERLAND TOWNSHIP

Dollar Bank FSB to Dennis Kelley, Lot, \$100,000.00 (3-7-23)
Barbara Ruth Benchek Estate A/K/A Barbara R Kniha Estate, et ux., to McKenna Kathryn Benke, .593 Acre, \$75,000.00 (3-7-23)

FRANKLIN TOWNSHIP

David A. Pollock, et ux., to Scott R. McCracken, Lot 28, Bonar Plan, \$327,000.00 (3-1-23)
J. Michael Dulaney to Danielle E. Gibson, Lot, \$108,000.00 (3-6-23)
Richter Rentals LLC to Chad Michael Gallagher, et ux., Lot 26, Bonar Plan, \$140,000.00 (3-7-23)

JACKSON TOWNSHIP

Michael Babiak, et ux., to EQM Gathering OPCO LLC, R/W, 51.23 Acres, \$91,600.00 (3-7-23)

JACKSON & GILMORE TOWNSHIPS

Leona Tennant By POA A/K/A Leona R. Tennant by POA, et ux., to EQM Gathering OPCO LLC, R/W, Tracts, \$120,000.00 (3-7-23)

MORGAN & FRANKLIN TOWNSHIPS

Basalt Trap Rock LLC to Greene Prism LLC, Tracts, \$250,000.00 (3-6-23)

MORRIS TOWNSHIP

Valerie A. Stokes to CNX Gas Company LLC, 39.16875 Acres, O&G, \$10,491.60 (3-6-23)

PERRY TOWNSHIP

Lesslie M. Pack to VES Land LLC, 72 Acres, O&G, \$14,400.00 (3-6-23)
Ryan Hepinger to Bo Eli Hampson, et ux., 2 Tracts, \$100,000.00 (3-6-23)

SPRINGHILL TOWNSHIP

Bernard W. Bennett to Three Rivers Royalty II LLC, 50 Acres, O&G, \$2,640.62 (3-2-23)

WAYNE TOWNSHIP

Sarah Poling to DUC Hunter LLC, 81.5 Acres, O&G, \$6,767.50 (3-1-23)
Stewart M. Vockel, III to DUC Hunter LLC, 81.5 Acres, O&G, \$6,767.50 (3-1-23)
Margaret V. Harris to DUC Hunter LLC, 81.5 Acres, O&G, \$6,767.50 (3-1-23)

WAYNESBURG BOROUGH

John Gatten, et ux., to Jonathon A. Thomas, et ux., Lot, Illig Addition, \$284,000.00 (3-1-23)
Sean N Van Eman, et al., to Ana Bell, et ux., 2 Tracts, \$250,000.00 (3-6-23)

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

BRYAN, KAREN ANN

Late of Perry Township, Greene County, Pennsylvania
Administrator, C.T.A.: Jeremy Bryan, 1327 Gallus Road, Morgantown, WV 26501
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

DAVISON, WILLIAM ALLEN A/K/A WILLIAM A. DAVISON

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Patricia Walko, 1907 Kirby Road, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

WHIPKEY, VIOLET M.

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Lottie Jane Whipkey n/k/a Lottie Jane Davis, 78 Krewe Circle, Santa Rosa Beach, FL 32459
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

BEHM, PEGGY J.

Late of Jefferson Township, Greene County, Pennsylvania
Executor: Mark E. Behm, 1565 Jefferson Road, PO Box 126, Jefferson, PA 15344
Attorney: Phillip C. Hook, Attorney, 430 East Oakview Drive, Suite 101, PO Box 898, Waynesburg, PA 15370

BOWSER, HERMAN C.

Late of Cumberland Township, Greene County, Pennsylvania
Co-Executrix: Tammy Watson, C/O Joseph I. Brodak, Esquire, Brodak Law, LLC, 6 South Main Street, Washington Trust Building, Suite 214, Washington, PA 15301
Co-Executrix: Justine Lynn Tift, C/O Joseph I. Brodak, Esquire, Brodak Law, LLC, 6 South Main Street, Washington Trust Building, Suite 214, Washington, PA 15301
Attorney: Joseph I. Brodak, Esquire, Brodak Law, LLC, 6 South Main Street, Washington Trust Building, Suite 214, Washington, PA 15301

WISE, KEITH L.

Late of Morris Township, Greene County, Pennsylvania
Executor: Wayne Wise, 4105 St. Johns Way, Pittsburgh, PA 15201
Attorney: Christopher M. Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

HERROD, SUSAN A.

Late of Franklin Township, Greene County, Pennsylvania
Administrator: Candy Sue Herrod, 254 Washington Road, Waynesburg, PA 15370
Attorney: None

MEGO, ROBERT E.

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Robin A. Samek, 283 Fourth Street, PO Box 22, Crucible, PA 15325
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms LLC, 54 South Washington Street, Waynesburg, PA 15370

WILSON, JASON JOHN

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Amanda Wilson, 161 Tollgate Run Road, Waynesburg, PA 15370
Attorney: Amber N. Shipley, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370