

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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May 4, 2023



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Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

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Honorable Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
May 8 and 10, 2023

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SUPERIOR COURT
COMMONWEALTH COURT

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Convenes in Pgh.: May 8-12, 2023
Convenes in Pgh.: May 8-12, 2023

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CIVIL

Domestic Relations Contempts: May 22,
2023
Domestic Relations Appeals: May 22,
2023

JUVENILE

Plea Day: May 18, 2023

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Connie Jo Tedrow Mounts A/K/A Connie Jo Schoeller to Community Minerals II LLC, Tracts, O&G, \$52,000.00 (5-1-23)

James Tyler Stepp to EQM Gathering OPCO LLC, R/W, \$114,000.00 (5-1-23)
Edward J. Moses, Jr., et ux., to EQM Gathering OPCO LLC, R/W, \$327,080.00 (5-1-23)

ALEPPO AND FREEPORT TOWNSHIPS

Carol L. Derloshon, et ux., to The Mineral Company, et ux., Tracts, O&G, \$6,393.94 (5-2-23)

ALEPPO AND JACKSON TOWNSHIPS

Connie B. Goff to The Mineral Company, et ux., Tracts, O&G, \$19,269.05 (5-2-23)

CENTER TOWNSHIP

Lynda Argent to Lloyd E. Ames, Jr., et ux., Tracts, \$650,000.00 (5-1-23)

CLARKSVILLE BOROUGH

Timothy Allen Gray to Jos R. Calladine, Lots, \$65,000.00 (4-28-23)

CUMBERLAND TOWNSHIP

Michael A. Plavi, et ux., to Equity Point Real Estate LLC, Lot 77, Nemacolin, \$25,000.00 (5-1-23)

Sandra S. Vrabel by TCB, et ux., to Charles Bowser, Tax Claim, Lot 30, Paisley Farm Plan, \$500.00 (5-2-23)

John Maslanka Jr., Revocable Trust by TCB, et ux., to Earl Steven Miller, Tax Claim, Lot, \$500.00 (5-2-23)

John Maslanka Jr., Revocable Trust by TCB, et ux., to Earl Steven Miller, Tax Claim, Lot, \$500.00 (5-2-23)

John Maslanka Jr., Revocable Trust by TCB, et ux., to Earl Steven Miller, Tax Claim, Lot, \$500.00 (5-2-23)

DUNKARD TOWNSHIP

Energy Diversified by TCB, et ux., to Rudy Jareko, Tax Claim, Lot 19, Bobtown, Plan No 1, \$500.00 (5-2-23)

John E. Orsky by TCB, et ux., to Dunkard Township, Tax Claim, Lot, Bobtown, Plan No 1, \$500.00 (5-2-23)

Cheryl Lynn Boyer by TCB, et ux., to Dunkard Township, Tax Claim, Lot, \$500.00 (5-2-23)

FRANKLIN TOWNSHIP

Jeffrey A. Barnes, et ux., to Austin H. Bergman, Tract, \$118,000.00 (4-27-23)
Rolling Meadows Real Estate Development LLC to Scott Stewart, Lot 7, Carpenter Plan, \$250,000.00 (5-1-23)

Andrew S. Behm, et ux., to EQM Gathering OPCO LLC, R/W, \$300,000.00 (5-1-23)
Molly D. Aston, et ux., to EQM Gathering OPCO LLC, R/W, \$146,530.40 (5-1-23)

Sally J. Watson to Betty J. Hull, Lot, Huntington Woods Development, Unit No 504, Site 5, Phase 3, \$167,900.00 (5-1-23)

FREEPORT TOWNSHIP

Ralph O. Conklin to Zachary Debolt, 52.81 Acres, \$325,000.00 (4-28-23)

FREEPORT AND SPRINGHILL TOWNSHIPS

Theresa Elizabeth Cooper to Foss Minerals LLC, Tracts, O&G, \$1,125.00 (4-27-23)

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GREENE TOWNSHIP

Christopher Caldwell, et ux., to Christopher A. Roupe, et ux., 21.763 Acres, \$225,000.00 (4-27-23)

JACKSON TOWNSHIP

Brenda Elaine Sellers, et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$31,074.44 (5-2-23)

John Edward Gray to The Mineral Company, et ux., 96.5375 Acres, O&G, \$52,793.96 (5-2-23)

JACKSON, PERRY, AND WAYNE TOWNSHIPS

CNX Gas Company LLC to Three Rivers Royalty LLC, et al., Tracts, O&G, \$4,639,879.80 (4-28-23)

JEFFERSON TOWNSHIP

George Smoggie, III, et ux., to Kali Adams, et ux., Lot 27, Braden Farm Plan, 1/3 Interest, \$122,500.00 (4-28-23)

Emeric R. Kalsey by TCB, et ux., to TW Plus LLC, Tax Claim, Lot 9, Blk5, Delancy Heights, \$500.00 (5-2-23)

Emeric R. Kalsey by TCB, et ux., to TW Plus LLC, Tax Claim, Lot 8, De Lancy Heights Plan, \$500.00 (5-2-23)

MONONGAHELA TOWNSHIP

George W. Peters by TCB, et ux., to Thomas Skidmore, II, Tax Claim, Lot 34 Warwick Group, \$500.00 (5-2-23)

MORGAN TOWNSHIP

Kevin R. Gibbs, et ux., to KRD Irrevocable Trust SNT w/MSA Provisions, et al., Lot 24, Mather, \$146,000.00 (4-26-23)

MORRIS TOWNSHIP

John R. Lightner to Lightner LLC, 2 Tracts, \$8,334.77 (4-28-23)

PERRY TOWNSHIP

Catherine E. Cain to Bryan K. Snyder, et ux., 92 Acres, \$100,000.00 (4-26-23)

RICHHILL TOWNSHIP

CNX Land LLC to Levi T. Weight, 2.093 Acres, \$50,000.00 (4-27-23)

SPRINGHILL TOWNSHIP

Melissa A. Walker to EQT Production Company, 38.0025 Acres, O&G, \$2,216.81 (4-27-23)

Linda R. Gates to The Mineral Company, et ux., 2 Tracts, O&G, \$8,538.20 (5-2-23)

WAYNE AND GILMORE TOWNSHIPS

Constance Johnson Pearson, et ux., to Foss Minerals LLC, 90 Acres O&G, \$ 4,125.00 (4-27-23)

Vicki Lynn Hensley, et ux., to Foss Minerals LLC, 90 Acres, O&G, \$4,125.00 (4-27-23)

WAYNESBURG BOROUGH

First Federal Savings & Loan to Donald D. Klaus, 2 Lots, \$80,000.00 (5-2-23)

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

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HILLBERRY, ROBERT KEITH

Late of Richhill Township, Greene County, Pennsylvania
Administrator: Ryan Keith Hillberry, 237 Elm Knoll Drive, Wheeling, WV 26003
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

KUKLAR, CAROL E.

Late of Nemacolin, Greene County, Pennsylvania
Administratrix: Carrie Ludrosky, 162 Wood Avenue, PO Box 9, Nemacolin, PA 15351
Attorney: Amber N. Shipley, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

McILVAINE, ALICE L.

Late of Waynesburg, Greene County, Pennsylvania
Administrator CTA: John W. McIlvaine, 33 West Beau Street, Washington, PA 15301

SECOND PUBLICATION

COLLINS, JOAN A/K/A JOAN M. COLLINS

Late of Waynesburg, Greene County, Pennsylvania
Executor: Scott A. Collins, 240 Zimmer Lane, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

BELLIS, JAMES R.

Late of Dunkard Township, Greene County, Pennsylvania
Executrix: Debra J. Watson, 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

DAVIS, CHARLES R.

Late of Morgan Township, Greene County, Pennsylvania
Administrator: Charles J. Davis, 153 Green Drive, Pleasant Hills, PA 15236
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

FUDALA, FRANK

Late of Franklin Township, Greene County, Pennsylvania
Co-Executor: Jeffrey Fudala, 8 Greenview Drive, Jeannette, PA 15644
Co-Executor: Thomas Fudala, PO Box 52, 380 Market Street, Clarksville, PA 15322
Attorney: David C. Hook, Esquire, PO Box 898, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

WADE, MARION J.

Late of Perry Township, Greene County, Pennsylvania
Administratrix: Bridget Montgomery, 1231 Buckeye Road, Mount Morris, PA 15349
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

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WISE, SHIRLEY S. A/K/A SHIRLEY MAE WISE

Late of Waynesburg Borough, Greene County, Pennsylvania
Co-Executor: R. Craig Wise, 68 S. Washington Street, Waynesburg, PA 15370
Co-Executor: Deborah Zewe, 560 Bowlby Street, Waynesburg, PA 15370
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

KELLEY, NORMA L.

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Harold O. Kelley, 180 Harts Road, Carmichaels, PA 15320
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

MT. JOY, IRVIN LEE

Late of Cumberland Township, Greene County, Pennsylvania
Administrator C.T.A.: Mary Jo Corcoran, 304 Liberty Street, Carmichaels, PA 15320
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization was filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on March 6, 2023, for the purpose of creating a Limited Liability Company, which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved December 21, 1988, Act 177. The name of the corporation is Twisted Wick Heating and Cooling, LLC. The purpose or purposes for which it has been organized is to engage in and to do lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law.

Colton Pikula
492 W. Roy Furman Highway
Windridge, PA 15380