

# 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. 25**

**January 12, 2023**

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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 17 and 18, 2023

## CRIMINAL

Arraignments: January 17, 2023  
ARDs: February 13, 2023  
ARD Revocations: February 13, 2023  
Parole Violations: January 17, 2023  
Plea Court: February 14, 15, and 16, 2023  
License Suspension Appeals: February 21, 2023  
Argument Court: February 15, 2023

## ORPHANS

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

**SUPREME COURT**  
**SUPERIOR COURT**  
**COMMONWEALTH COURT**

Convenes in Pgh.: April 17-21, 2023  
Convenes in Pgh.: January 23-27, 2023  
Convenes in Pgh.: February 6-10, 2023

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
Editor: Kayla M. Sammons  
E-mail address: [editor.greene-reports@yahoo.com](mailto:editor.greene-reports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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## DEED TRANSFERS

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

### CUMBERLAND TOWNSHIP

Ronald E. Shaffer, Sr., Estate A/K/A Ronald E. Shaffer Estate, et ux., to Sheri Gazes, 1 Acre, \$75,000.00 (1-6-23)

### FRANKLIN TOWNSHIP

GC Holdings LLC to Cornerstone Care Inc., 1.320 Acres, \$1,575,000.00 (1-6-23)

### FRANKLIN AND WHITELEY TOWNSHIPS

Greg W. Harding to The Mineral Company, 69.2038 Acres, O&G, \$830,445.60 (1-5-23)

### FREEPORT TOWNSHIP

Diana Elizabeth Pigott, et ux., to Foss Minerals LLC, 368 Acres, O&G, \$3,3659.09 (1-5-23)  
William Raymond Lauer, et ux., to Foss Minerals LLC, 368 Acres, O&G, \$3,659.09 (1-5-23)  
Kathleen M. Cogley by Atty-in-Fact, et ux., to Foss Minerals LLC, 368 Acres, O&G, \$14,636.36 (1/5/23)

Cora Sue Nolder to Foss Minerals LLC, 368 Acres, O&G, \$8,272.73 (1-5-23)  
Melissa Mercedes Odendahl, et ux., to Foss Minerals LLC, 368 Acres, O&G, \$8,272.73 (1-5-23)

Orrie E. Hazelett Trust, et al., to Foss Minerals LLC, 368 Acres, O&G, \$16,515.45 (1-5-23)  
James Randall Mason, et ux., to Foss Minerals LLC, 368 Acres, O&G, \$1,829.55 (1-5-23)  
Thomas Mark Mason, et ux., Foss Minerals LLC, 368 Acres, O&G, \$1,829.55 (1-5-23)  
Samuel James Mason, et ux., to Foss Minerals LLC, 368 Acres, O&G, \$1,829.55 (1-5-23)  
Leslie Irene Oswald to Foss Minerals LLC, 368 Acres, O&G, \$1,829.55 (1-5-23)

### JACKSON AND RICHHILL TOWNSHIPS

Ellis B. Whaley Estate, et ux., to The Mineral Company, 138.01 Acres, O&G, \$56,225.27 (1-6-23)

### JEFFERSON TOWNSHIP

Angela Lorin Ryniak Estate, et ux., to John Demaske, 2 Tracts, \$30,000.00 (1-9-23)

### MONONGAHELA TOWNSHIP

Energy Harbor Generation LLC, et al., to Lawrenceville Acquisition Company LLC, Tracts, \$4,260,491.70 (1-6-23)

### MORGAN TOWNSHIP

Karen F. Finogle, et ux., to James L. Teagarden, Sr., et ux., Lot 217, Mather, \$14,957.70 (1-5-23)

### MORRIS TOWNSHIP

John R. Hildreth, et ux., to Consol Pennsylvania Coal Company, LLC, et ux., 259.9 Acres, \$800,000.00 (1-4-23)

### PERRY TOWNSHIP

Barbara Masters, Willow Point Minerals LLC, Tracts, O&G, \$31,936.95 (1-5-23)

### RICHHILL TOWNSHIP

Carrie Lynn Herd to EQT Production Company, .0625 Acres, O&G, \$1,000.00 (1-6-23)

### SPRINGHILL TOWNSHIP

Victor B. Bissett, et ux., to The Mineral Company, et ux., Acres, O&G, \$31,358.18 (1-4-23)  
Susan Young Kish, et ux., to Foss Minerals LLC, Tracts, O&G, \$1,365.00 (1-5-23)

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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

CLINE, FERN P.

Late of Whiteley Township, Greene County, Pennsylvania  
Co-Administrator: Mary Sielski, 144 Rinehart Lane, Waynesburg, PA 15370  
Co-Administrator: James D. Cline, 1154 Garards Fort Road, Waynesburg, PA 15370  
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

RICHARD, LLOYD ARTHUR, JR. A/K/A LLOYD A. RICHARDS

Late of Cumberland Township, Greene County, Pennsylvania  
Administrator: Michael A. Richards, 223 East High Street, Waynesburg, PA 15370  
Attorney: None

TENNANT, ELIZABETH ANN

Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Marsha E. Crawford, 1320 Toms Run Road, Holbrook, PA 15341  
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

WALTERS, JOHN C.

Late of Rogersville, Greene County, Pennsylvania  
Administrator: John P. Walters, 3309 W. Roy Furman Hwy., Rogersville, PA 15359  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

WOLFE, ELIZABETH M. A/K/A ELIZABETH MARLENE WOLFE A/K/A E. MARLENE WOLFE

Late of Perry Township, Greene County, Pennsylvania  
Co-Executor: George F. Wolfe, II, PO Box 73, Mt. Morris, PA 15349  
Co-Executor: Elizabeth Ashley Wolfe, PO Box 73, Mt. Morris, PA 15349  
Attorney: Phillip C. Hook, Attorney, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

### SECOND PUBLICATION

MORRIS, CAROLYN JEAN

Late of Whiteley Township, Greene County, Pennsylvania  
Executrix: Karen Wilson, 155 Loves Hill Road, Waynesburg, PA 15370  
Attorney: Edward J. Morascyzk, Esquire, 382 W. Chestnut Street, Suite 102, Washington, PA 15301

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THOMAS, WILLIAM A. JR. A/K/A WILLIAM ALBERT THOMAS, JR.

Late of Morris Township, Greene County, Pennsylvania  
Executrix: Tracey Barrie, 51 Shannon Avenue, Washington, PA 15301  
Attorney: Jeffrey P. Derrico, Esquire, Greenlee Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301

### THIRD PUBLICATION

MOONEY, DOROTHA F.

Late of Morris Township, Greene County, Pennsylvania  
Executrix: Kay Mooney, 314 Washington Road, Waynesburg, PA 15370  
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. 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 SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON February 6, 2023 FOR NISI CONFIRMATION AND ON February 16, 2023 FOR FINAL CONFIRMATION.

The First and Final Account of Scott R. Cole, Executor of the Estate of John R Clark, late of Waynesburg, Franklin Township, Greene County, Pennsylvania

Attorney: Kimberly J Simon-Pratt  
223 East High Street  
Waynesburg PA 15370