

# 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. 10**

**September 29, 2022**

\*\*\*\*\*



\*\*\*\*\*

## Table of Contents

<b>Deed Notices .....</b>	<b>Page 3</b>
<b>Estate Notices .....</b>	<b>Page 4</b>

Serving the Legal Community of Greene County  
Since October 1982

# The Greene Reports

2-----9/29/22-----

**COURT OF COMMON PLEAS**  
Honorable Louis Dayich, President Judge  
Honorable Jeffry N. Grimes, Judge

## MOTIONS

Criminal & Civil & O.C.:  
October 3 and 5, 2022

## CRIMINAL

Arraignments: October 3, 2022  
ARDs: October 11, 2022  
ARD Revocations: October 11, 2022  
Parole Violations: October 3, 2022  
Plea Court: October 12 and 13, 2022  
License Suspension Appeals: October 25, 2022  
Argument Court: TBD

## ORPHANS

Accounts Nisi: October 3, 2022  
Accounts Absolute: October 13, 2022

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

Convenes in Pgh.: October 24-28, 2022  
Convenes in Pgh.: November 1-2, 2022  
Convenes in Pgh.: October 11-14, 2022

\*\*\*\*\*

## THE GREENE REPORTS

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

\*\*\*\*\*

## THE GREENE COUNTY BAR ASSOCIATION

Christopher M. Simms, President  
Timothy M. Ross, Vice-President  
Allen J. Koslovsky, Secretary  
Blake Birchmeier, Treasurer  
Jessica L. Phillips, Ex-Officio

\*\*\*\*\*

## ARGUMENTS

Argument Court: October 26, 2022

## CIVIL

Domestic Relations Contempts: October 24, 2022  
Domestic Relations Appeals: October 24, 2022

## JUVENILE

Plea Day: October 20, 2022

# The Greene Reports

-----9/29/22-----3

\*\*\*\*\*

## DEED TRANSFERS

\*\*\*\*\*

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

### ALEPPO TOWNSHIP

Sharlene Burke A/K/A Sharlene McLeod to Phive Starr Properties LP, 216.1592 Acres, O&G, \$5,000.00 (9-22-22)  
Bruce D. Crawford, et ux., to The Mineral Company, et ux., 229.93425 Acres, O&G, \$40,877.20 (9-22-22)  
Robert E. Crawford, et ux., to The Mineral Company, et ux., 229.93425 Acres, O&G, \$40,877.20 (9-22-22)

### ALEPPO AND SPRINGHILL TOWNSHIPS

Jayne A. Barr to The Mineral Company, et ux., 196.21105 Acres, O&G, \$95,796.27 (9-22-22)  
John R. Barr to The Mineral Company, et ux., 196.21105 Acres, O&G, \$95,796.27 (9-22-22)

### CARMICHAELS BOROUGH

Richard R. Messenger to Shelby King, et ux., Lot, \$65,000.00 (9-21-22)

### CENTER TOWNSHIP

Dianna L. Kennedy to Michael F. Pettit, et ux., Tract, \$18,000.00 (9-21-22)

### CUMBERLAND TOWNSHIP

Frederick J. Titus, Jr., et ux., to David Massullo, et ux., Lot 6, Suburban Plan, \$335,000.00 (9-26-22)  
Brain Steinmiller, et ux., to Richhill Properties LLC, Lot 390, Nemaocolin, \$20,000.00 (9-27-22)

### DUNKARD TOWNSHIP

Vaughn E. Nickler, et ux., to Roger K. Franks, et ux., Lot 363, Bobtown, \$129,000.00 (9-26-22)

### FRANKLIN TOWNSHIP

RWC Holdings LLC to John F. Fitzgerald, Jr., et ux., 2 Acres, \$225,000.00 (9-23-22)  
Robert Wolfe to Wolfe's Rentals LLC, et ux., Lots, \$10,000.00 (9-26-22)

### FREEPORT TOWNSHIP

Wilson L. Snyder to Joseph Taylor Moore, et ux., Tract, \$139,900.00 (9-21-22)

### GILMORE TOWNSHIP

Mark R. Rendulic, et ux., to Robert L. Gilbert, et ux., 4 Tracts, \$345,000.00 (9-23-22)

### JACKSON TOWNSHIP

Nancy S. Snyder to The Mineral Company, et ux., 68.69 Acres, O&G, \$14,668.18 (9-22-22)  
Nancy S. Snyder to The Mineral Company, et ux., 22.25 Acres, O&G, \$3,249.89 (9-22-22)

### JACKSON AND RICHHILL TOWNSHIPS

Austin Eugene Pettit to The Mineral Company, et ux., 92.01 Acres, O&G, \$3,012.24 (9-22-22)

### JEFFERSON BOROUGH

CD DG Jefferson 2 LLC to George Sarantakis & Susan Kay Jensen Trust, et al., Lots, \$2,225,000.00 (9-23-22)

### MORGAN TOWNSHIP

Corey M. Conaway, et ux., to Kaylyn Roberts, Lot 130, Emerald Land Company No. 1, \$95,000.00 (9-27-22)

### MORRIS TOWNSHIP

Thomas M. Lowery, et ux., to EQT Production Company, 104.722 Acres, O&G, Und. ¼ Interest, \$10,472.21 (9-22-22)

Beryl Elizabeth Reker, et ux., to EQT Production Company, 110.19 Acres, O&G, \$2,031.07 (9-22-22)

# The Greene Reports

4-----9/29/22-----

Christopher F. Smith to EQT Production Company, 6.743 Acres, O&G, \$1,685.87 (9-22-22)

## PERRY TOWNSHIP

Blair Family Trust, et ux., to The Mineral Company, 229.232 Acres, O&G, \$3,979.98 (9-22-22)

## RICHHILL TOWNSHIP

Helen P. True, et ux., to The Mineral Company, et ux., 46 Acres, O&G, \$6,388.89 (9-22-22)

Dale A. Rhome, et ux., to EQT Production Company, 1.35 Acres, O&G, \$500.00 (9-22-22)

Daniel Rhome, et ux., to EQT Production Company, 1.35 Acres, O&G, \$1,000.00 (9-22-22)

## SPRINGHILL TOWNSHIP

Karen Sue Lilley, et al., to Three Rivers Royalty III LLC, 2 Tracts, O&G, \$23,546.23 (9-21-22)

Jack J. Coffman, et ux., to The Mineral Company, et ux., 50.5937 Acres, O&G, \$4,515.00 (9-22-22)

Pamela Haynes to Sandhill Royalty LP, Tracts, O&G, \$4,400.00 (9-22-22)

Bonnie S. Droboj to Sandhill Royalty LP, Tracts, O&G, \$200.00 (9-22-22)

Brian S. O'Connell, et ux., to The Mineral Company, et ux., 126.8375 Acres, O&G, \$91,604.87 (9-22-22)

Joann Cox Estate, et al., to Rock Creek Royalty LLC, 100 Acres, O&G, Corrective, \$200.00 (9-23-22)

\*\*\*\*\*

## 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

BELL, IRENE L.

Late of Franklin Township, Greene County, Pennsylvania

Co-Administrator: Loretta L. Efaw, 106 Fonner Run Road, Sycamore, PA 15364

Co-Administrator: Johnny M. Bell, PO Box 51, Spraggs, PA 15362

Attorney: Brandon K. Meyer, Esquire 76 North Richhill Street, Waynesburg, PA 15370

HAYWOOD, MANUS L.

Late of Greene County, Pennsylvania

Administratrix: Bona Smith, 1289 East Roy Furman Highway, Carmichaels, PA 15320

Attorney: Dorothy A. Milovac, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

TUCKER, CARL D., II

Late of Gray Township, Greene County, Pennsylvania

Administrator: Carl D. Tucker, 171 Main Street, Graysville, PA 15337

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