

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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September 19, 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 Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
September 23 and 25, 2024

CRIMINAL

Arraignments: September 23, 2024
ARDs: October 15, 2024
ARD Revocations: October 15, 2024
Parole Violations: September 23, 2024
Plea Court: November 12, 2024
License Suspension October 15, 2024

ORPHANS

Accounts Nisi: October 7, 2024
Accounts Absolute: October 17, 2024

SUPREME COURT SUPERIOR COURT COMMONWEALTH COURT

Convenes in Pgh.: October 7-10, 2024
Convenes in Pgh.: November 19-20, 2024
Convenes in Pgh.: October 7-11, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Timothy M. Ross, President
Adam J. Belletti, Vice-President
John R. Headley, Secretary
Lukas B. Gatten, Treasurer
Christopher M. Simms, Ex-Officio

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DEED TRANSFERS

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

CENTER TOWNSHIP

Kenneth R. Holman to EQT Production Company, 207.8026 Acres, O&G, \$3,517.51 (9-13-24)
Dennis Holman, et ux., to EQT Production Company, 207.8026 Acres, O&G, \$3,517.51 (9-13-24)

Daniel H. Hurd to Equitrans LP, R/W, \$196.40 (9-17-24)

CENTER, JACKSON, AND WAYNE TOWNSHIPS

Iron Pennsylvania Land LLC et al., to Carbon Fade Energy LLC, Tracts, \$2,000,000.00 (9-13-24)

CUMBERLAND TOWNSHIP

Janet Wotring Estate a/k/a Janet Jezewski Estate a/k/a Janet M. Jezewski Estate, et ux., to Equity Point Real Estate LLC, 2 Tracts, \$50,000.00 (9-12-24)

FRANKLIN TOWNSHIP

Western Pennsylvania Annual Conference United Methodist Church, et ux., to Five Solace Ministries, Lot, \$20,000.00 (9-13-24)
James Dulaney, et ux., to Mary Kramer, et ux., 2 Tracts, \$25,000.00 (9-17-24)

FREEPORT TOWNSHIP

Cynthia Ann Decrow, et ux., to EQT Production Company, 68.7 Acres, O&G, \$30,533.33 (9-13-24)

Jason Decrow, et ux., to EQT Production Company, 68.7 Acres, O&G, \$7,633.33 (9-13-24)

GILMORE TOWNSHIP

Jeffrey Tenney to Divot Acquisitions LLC, et ux., 41 Acres, O&G, \$500.00 (9-13-24)
UTFI Natural Resources LLC to EQT Production Company, 33.78 Acres, O&G, \$270,240.00 (9-13-24)

MORGAN TOWNSHIP

Chad A. Young, et ux., to Rickey Atkinson, Lot 515, Mather, \$114,900.00 (9-17-24)

MORRIS TOWNSHIP

David L. Loughman Revocable Living Trust, et al., to Consol Pennsylvania Coal Company, LLC, et ux., 3 Acres, \$250,000.00 (9-11-24)

Emory B. Johnson, et ux., to EQT Production Company, 154.81 Acres, O&G, \$38,788.50 (9-13-24)

PERRY TOWNSHIP

Linda A. Filardi to Three Rivers Royalty III LLC, 114.36 Acres, O&G, \$171,169.47 (9-13-24)

SPRINGHILL TOWNSHIP

Donald Eugene Flaherty, Jr., to Trace Dale App LLC, 93.325 Acres, O&G, \$4,380.56 (9-11-24)

WAYNE TOWNSHIP

Daun W. Lutes, et ux., to EQT Production Company, 45.59 Acres, O&G, \$1,045.70 (9-13-24)

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

GROOMS EDWARD A.

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Justin E. Maurin, 293 Adamik Road, Clarksville, PA 15322
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

HUGHES, RONALD HOWARD

Late of Aleppo Township, Greene County, Pennsylvania
Executrix: Taryn Hughes, 531 Blacks Creek Road, New Freeport, PA 15352
Attorney: David C. Hook, Esquire, PO Box 898, 430 East Oakview Drive, Ste. 101, Waynesburg, PA 15370

TUSTIN, CARL E.

Late of Greene County, Pennsylvania
Executrix: Carla R. Jacobs, c/o Thomas W. Shaffer, Esquire, 11 Pittsburgh Street, Uniontown, PA 15401
Attorney: Thomas W. Shaffer, Esquire, 11 Pittsburgh Street, Uniontown, PA 15401

SECOND PUBLICATION

DAY, HAPPY L., A/K/A HAPPY LEON DAY

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Sue A. Stewart, 169 Yukon Hill Road, Graysville, PA 15337
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

HANNA, JOHN NELSON A/K/A JOHN N. HANNA

Late of Marianna, Greene County, Pennsylvania
Co-Executors: Marjorie J. Cubbage and John N. Hanna, Jr., C/O Tracey L. Zihmer, Esquire, Zihmer Law Firm, LLC, 3244 Washington Road, Ste. 210, McMurray, PA 15317
Attorney: Tracey L. Zihmer, Esquire, Zihmer Law Firm, LLC, 3244 Washington Road, Ste. 210, McMurray, PA 15317

KIRBY, ALFRED L.

Late of Franklin Township, Greene County, Pennsylvania
Executor: David L. Kirby, 132 Fairview Avenue, Waynesburg, PA 15370
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

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 October 7, 2024 FOR NISI CONFIRMATION AND ON October 17, 2024 FOR FINAL CONFIRMATION.

The First & Final Account of Andrew Gacek, Executor of the Estate of Andrew E. Gacek, Sr, Deceased, late of Greene County, PA.

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