

# 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. XL, No. 22**

**November 21, 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.:  
November 25 and 27, 2024

## CRIMINAL

Arraignments: November 25, 2024  
ARDs: December 9, 2024  
ARD Revocations: December 9, 2024  
Parole Violations: November 25, 2024  
Plea Court: December 10-12, 2024  
License Suspension December 17, 2024

## ORPHANS

Accounts Nisi: December 2, 2024  
Accounts Absolute: December 12, 2024

## SUPREME COURT SUPERIOR COURT COMMONWEALTH COURT

Convenes in Pgh.: April 7-11, 2025  
Convenes in Pgh.: December 17-18, 2024  
Convenes in Pgh.: February 3-7, 2025

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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## 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

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

### ALEPPO TOWNSHIP

Three Rivers Royalty II LLC to Whitehawk Income Marcellus LLC, Tracts, O&G,  
\$7,267,647.00 (11-13-24)

Shane Leolin Grim to Consol Pennsylvania Coal Company LLC, et ux., Tract, Coal, \$1,000.00  
(11-18-24)

Leolin Allen Grim to Consol Pennsylvania Coal Company LLC, et ux., Tract, Coal, \$1,000.00  
(11-18-24)

### CENTER TOWNSHIP

Mancuso Family Trust, et ux., to Ridgetop Ten LLC, 300 Acres, O&G, \$675,000.00 (11-14-24)  
Mary Mullenax, et ux., to EQT Production Company, 202 Acres, O&G, \$13,889.59 (11-19-24)

### CUMBERLAND TOWNSHIP

Knights of Columbus by TCB, et ux., to Cal-Aid LLC, Tax Claim, 1.30 Acres, \$72,632.10 (11-15-24)

Kevin F. Pratt, et ux., to Caitlyn A. Ricco, Lot, \$135,000.00 (11-18-24)

### FRANKLIN TOWNSHIP

Stephanie Kay Lapping Estate a/k/a Stephanie K. Lapping Estate a/k/a Stephanie Lapping  
Estate, et ux., to DUC Hunter LLC, 2 Tracts, O&G, \$55,701.34 (11-13-24)  
Mary M. Vaughn by TCB, et ux., to Pamela Abbe, et ux. Tax Claim, 5.920 Acres, \$56,236.70  
(11-15-24)

### JEFFERSON TOWNSHIP

Route 88 Development Inc to Derek Haiden, 2 Tracts, \$525,000.00 (11-13-24)

### MORGAN TOWNSHIP

Daniel J. Reinhart by TCB, et ux., to George Enterprises Inc, et ux., Tax Claim, 28.110 Acres,  
\$56,905.90 (11-15-24)

### MORRIS TOWNSHIP

Ralph L. Hobberchalk Estate, et ux., to Consol Pennsylvania Coal Company LLC, et ux.,  
15.346 Acres, \$400,000.00 (11-18-24)  
Connie E. Brown, et ux., to EQT Production Company, 154.81 Acres, O&G, \$10,578.69 (11-19-24)

### PERRY TOWNSHIP

Belita D. Rock to Randy L. Conner, 89.1635 Acres, \$300,000.00 (11-14-24)  
Ramona L. Baykurt by TCB, et ux., to The Old Palace LTD, et ux., Tax Claim 1 Acre, \$95.60  
(11-15-24)

Ramona L. Baykurt by TCB, et ux., to The Old Palace LTD, et ux., Tax Claim, 15.40 Acres,  
\$1,912.00 (11-15-24)

Mark R. King by Sheriff, et ux., to Karen A. King, Sheriff's Deed, ½ Acre, \$76,419.60 (11-15-24)

### WASHINGTON TOWNSHIP

Mary M. Vaughn by TCB, et ux., to Pamela Abbe, et ux., Tax Claim, 6.20 Acre, \$12,093.40  
(11-15-24)

### WAYNE TOWNSHIP

Kenneth R. Phillips, II to EQT Production Company, 17 Acres, O&G, \$500.44 (11-19-24)

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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**

IAMS, CLAUDIA ANN A/K/A CLAUDIA IAMS A/K/A CLAUDIA R. IAMS  
Late of Waynesburg, Greene County, Pennsylvania  
Executrix: Jarrett Rush, 114 Sugar Camp Road, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

**THIRD PUBLICATION**

CULP, JEROME M. SR. A/K/A JEROME M. CULP A/K/A JEROME MCCRYSTAL CULP, SR.  
Late of Morgan Township, Greene County, Pennsylvania  
Administrator: Jonathan W. Culp, 1036 Iris Glen Drive, Evans, GA 30809  
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

GARRISON, MABLE JANE  
Late of Monongahela Township, Greene County, Pennsylvania  
Co-Executrix: Kathleen Green, 1950 Eighty-Eight Road, Greensboro, PA 15338  
Co-Executrix: Debra Lawrence, 36 Kanada Street, Logan, WV 25601  
Attorney: Stephen J. Taczak, Esquire, 12 N. Jefferson Avenue, Canonsburg, PA 15317

KELL, JOANNE N.  
Late of Franklin Township, Waynesburg, Greene County, Pennsylvania  
Executrix: Joyce K. Simpson, 2915 Mount Morris Road, Waynesburg, PA 15370  
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Stret, Waynesburg, PA 15370

MAY, RONALD LEE  
Late of Monongahela Township, Greene County, Pennsylvania  
Executor: Dean Herod, 36 Cambridge Ct., Anderson, IN 46012 c/o Pavina Law, LLC, 4 North Beeson Blvd., Uniontown, PA 15401  
Attorney: Bryan L. Pavina, Jr., Pavina Law LLC, 4 North Beeson Blvd., Uniontown, PA 15401

MUZYDLA, JOSEPH F. JR.  
Late of Jefferson Township, Greene County, Pennsylvania  
Administratrix: Patricia Muzydla, 1843 Jefferson Road, Rices Landing, PA 15357  
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices 54 N. Richhill Street, Waynesburg, PA 15370

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PETROSINO, BONNIE L. A/K/A BONNIE LANELLE PETROSINO  
Late of Washington Township, Greene County, Pennsylvania  
Executrix: Karen P. Windle, 8418 Pine Falls Drive, Houston, TX 77095  
Attorney: Thomas O. Vreeland, Esquire, Bassi, Vreeland & Associates, P.C., 62 East Wheeling Street, Washington, PA 15301-4804

SERTICH, STELLA LOUISE A/K/A STELLA SERTICH  
Late of Cumberland Township, Greene County, Pennsylvania  
Administrator: Jonathan A. Klimek, 156 Stevenson Lane, Carmichaels, PA 15320  
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SUMMERSGILL, GEORGE RICHARD A/K/A GEORGE R. SUMMERSGILL  
Late of Sycamore, Greene County, Pennsylvania  
Executor: Kurt F. Summersgill, 7543 West Hutchinson Avenue, Pittsburgh, PA 15218  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THRALLS, JOHN RICHARD  
Late of Franklin Township, Greene County, Pennsylvania  
Co-Administratrix: Loretta Efaw, 106 Fonner Run Road, Sycamore, PA 15364  
Co-Administratrix: Jessica Ammons, 90 Zeb Haught Road, Wadestown, WV 26590  
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

WEAVER, JOHN A.  
Late of Gilmore Township, Greene County, Pennsylvania  
Executor: Kurtis J. Gatrell, 735 Ridge Road, Waynesburg, PA 15370  
Attorney: David C. Hook, Esquire, PO Box 898, 430 East Oakview Drive, Suite 101, 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 CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON December 2, 2024 FOR NISI CONFIRMATION AND ON December 12, 2024 FOR FINAL CONFIRMATION.

The First & Final Account of Robert Fowler & Scott Paul Akers, Co-Administrators of the Estate of Christin Michelle Whateley, deceased

Attorney: Cheryl Catherine Cowen, Esquire  
769 Lippencott Road  
Waynesburg, PA 15370

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT

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DIVISION ON December 2, 2024 FOR NISI CONFIRMATION AND ON December 12, 2024 FOR FINAL CONFIRMATION.

The First & Final Account of James Riggi and Barbara Riggi, Co-Executors of the Estate of Joseph Cybak Jr., deceased

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