

# 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. 15**

**December 3, 2020**

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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 Farley Toothman, Judge

## MOTIONS

Criminal & Civil & O.C.:  
December 7 and December 9, 2020

## CRIMINAL

Arraignments: December 7, 2020  
ARDs: December 14, 2020  
ARD Revocations: December 14, 2020  
Parole Violations: December 7, 2020  
Plea Court: December 8, 9, 10, 2020  
License Suspension Appeals: December 21, 2020  
Argument Court: January 25, 2020

## ORPHANS

Accounts Nisi: December 7, 2020  
Accounts Absolute: December 18, 2020

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: April 12-16, 2021  
Convenes in Pgh.: January 26-28, 2020  
Convenes in Pgh.: February 8-12, 2021

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Jessica L. Phillips, President  
Christopher M. Simms, Vice-President  
Cheryl Cowen, Secretary  
Timothy M. Ross, Treasurer  
Christine N. Nash, 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.

### CENTER TOWNSHIP

Johnny Perani Estate, et ux., to Patricia Cole, Tract, O&G, \$10,000.00 (12-3-20)

### CUMBERLAND TOWNSHIP

Eugene A. Bradmon, et ux., to David L. Beard, Jr., et ux., 1.0723 Acres, \$272,000.00 (11-30-20)

### DUNKARD TOWNSHIP

HSG Leasing LLC to Michael T. Prinkey, et ux., .275 Acre, \$95,000.00 (12-2-20)

### FRANKLIN TOWNSHIP

Contura Energy Services LLC to Contura Pennsylvania Land LLC, Tracts, \$1,837,668.30 (12-2-20)

### GREENE TOWNSHIP

Patrick Duffy Nied to AMP IV LP, 20 Acres, O&G, \$43,000.00 (12-2-20)

### MORGAN TOWNSHIP

Kevin M. Lagaza, et ux., to Abigail Shipley, et ux., Lot, \$29,000.00 (12-1-20)

### RICHHILL TOWNSHIP

Carolee Fithian to VES Land LLC, 245.37 Acres, O&G, \$2,500.00 (11-30-20)  
Elaine Speice to Robin S. Kurtz, et al., 135.63 Acres, O&G, \$42,950.00 (12-3-20)

### SPRINGHILL TOWNSHIP

Donna V. McIntire by POA, et ux., to EQM Poseidon Midstream LLC, R/W, 27.42 Acres, \$9,980.00 (11-30-20)

George Horner to EQM Poseidon Midstream LLC, R/W, 14.44 Acres, \$7,600.00 (11-30-20)

Frank Carrico, et al., to EQM Gathering OPCO LLC, R/W, \$50,000.00 (11-30-20)

Jennifer Taylor Moore, et ux., to EQT Production Company, Tracts, O&G, \$6,873.74 (12-1-20)

Stephen Jay Brock, et ux., to EQT Production Company, Tracts, O&G, \$21,501.23 (12-1-20)  
Kathleen Amanda Brock-Clegg, et ux., to EQT Production Company, Tracts, O&G, \$6,873.74 (12-1-20)

David Lindley Brock to EQT Production Company, Tracts, O&G, \$6,873.74 (12-1-20)

Margaret V. Dohmen to Windridge Minerals, 140 Acres, O&G, \$1,000.00 (12-3-20)

### WAYNE TOWNSHIP

Thomas W. Cahill, et ux., to EQM Gathering OPCO LLC, R/W, Tracts, \$98,800.00 (11-30-20)

Elizabeth Elms to EQM Gathering OPCO LLC, R/W, 66.67 Acres, \$19,191.00 (11-30-20)

Carolyn H. Simpson, et ux., to Pikewood Energy Corporation, 89.27 Acres, O&G, \$2,300.00 (11-30-20)

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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

FITCH, JUDITH MYERS

Late of Jackson Township, Greene County, Pennsylvania

Executor: William T.S. Fitch, 6 Main Street, Suite 600, Washington, PA 15301

Attorney: Colin E. Fitch, Esquire, 6 Main Street, Suite 600, Washington, PA 15301

### SECOND PUBLICATION

ALBERT, THOMAS B. A/K/A THOMAS BLAIR ALBERT A/K/A THOMAS B. ALBERTS

Late of Franklin Township, Greene County, Pennsylvania

Executrix: Marianne Albert, 152 Sugar Run Road, Waynesburg, PA 15370

Attorney: Jeffrey P. Derrico, Esquire, GREENLEE DERRICO POSA, LLC, 60 East Beau Street, Washington, PA 15301

OZOHONISH, STEPHEN A/K/A STEVE OZOHONISH

Late of Clarksville, Greene County, Pennsylvania

Executor: Edward Ozohonish, c/o Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

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

WHITE, JEAN L. A/K/A LORETTA JEAN WHITE

Late of Jefferson Township, Greene County, Pennsylvania

Administrator: William L. White, II, 120 Elm Street, PO Box 214, Jefferson, PA 15344

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms LLC, 54 South Washington Street, Waynesburg, PA 15370

### THIRD PUBLICATION

CONNORS, JUANITA M.

Late of Washington Township, Greene County, Pennsylvania

Co-Executors: James T. Connors, II, 327 Garner Run Road, Waynesburg, PA 15370 and Linda D. Connors, 371 Bridge Street, Waynesburg, PA 15370

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

DANISH, VALERIE N.

Late of Franklin Township, Greene County, Pennsylvania

Executor: Arden E. Melzer, 565 Claylick Road, Holbrook, PA 15341

Attorney: Thomas M. Butz, Esquire, 125 Technology Dr., Suite 202, Bailey Center I, Southpointe, Canonsburg, PA 15317

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LAWRENCE, CONSTANCE LEE

Late of Cumberland Township, Greene County, Pennsylvania

Executor: John A. Lawrence, 112 1<sup>st</sup> Street, Pittsburgh, PA 15225

Attorney: Michele P. Conti, Esquire, Conti Law, 986 Brodhead Road, Moon Township, PA 15108

WALLACE, CHARLES E.

Late of Dunkard Township, Greene County, Pennsylvania

Executrix: Carol Deberry, P.O. Box 171, Bobtown, PA 15315

Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792, Waynesburg, PA 15370

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## NOTICE

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### NOTICE: DUE TO COVID-19 REQUIREMENTS PROBATE PROCEEDINGS WILL BE BY APPOINTMENT ONLY.

All Probate proceedings must be reviewed before an appointment is scheduled.

For review email your prepared documents to: [jharrison@co.greene.pa.us](mailto:jharrison@co.greene.pa.us) or [dtharp@co.greene.pa.us](mailto:dtharp@co.greene.pa.us)

**Please allow a 24-hour approval period.**

Documents may include but are not limited to the Petition for Grant of Letters, Will, Codicil(s), Renunciation(s), Death certificate, State Information Sheet, etc.

Once your documents are approved, we will contact you to setup an appointment.

Please bring all the original documents with you to your appointment.

Donna J. Tharp, Register of Wills 724-852-5284

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## INCORPORATION NOTICE

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NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania with respect to a business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988. The name of the corporation is **CHOP'S PITSTOP, LLC**.

Dennis M. Makel, Esquire  
Makel & Associates, LLC  
98 East Maiden Street  
Washington, PA 15301

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## LEGAL NOTICE

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IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA

JACK'S AUTO INC. d/b/a  
JACK'S RECYCLING,

CIVIL DIVISION

Plaintiff,

No. AD-690-2020

vs.

ANY PARTY CLAIMING AN  
INTEREST IN TWO UNASSESSED  
LOTS LOCATED IN PERRY  
TOWNSHIP, GREENE COUNTY,  
PENNSYLVANIA,

Defendants.

### ACTION TO QUIET TITLE

NOTICE TO: All person(s) or entities, whether known or unknown, and/or their heir(s) and/or assign(s), who claim any right, title, estate, lien, or interest adverse to Jack Auto, Inc.'s ("Jack's") ownership of, or any cloud upon Jack's title to, two unassessed lots situated in Perry Township, Greene County, Commonwealth of Pennsylvania, described as follows: two unassessed lots existing adjacent to Tax Parcel Nos. 20-07-149, 20-07-150, 20-07-151, 20-07-152 and 20-07-153 and identified as Unassessed Parcel 1 and Unassessed Parcel 2 on Exhibit A to the Plaintiff's Complaint (the "Unassessed Parcels"). TAKE NOTICE THAT Jack's has filed an Action to Quiet Title in the aforesaid Court as of the above number, averring that there are no record owners of the Unassessed Lots, nor have any competing party(s) made use of the Unassessed Lots since at least 1961. Jack's requests an Order declaring Jack's to be the legal and equitable owner of the Unassessed Lots and ordering the Recorder of Deeds to record an Order awarding fee simple title therein to plaintiff. You are hereby notified to file an Answer

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within twenty (20) days following the date of this publication. If you fail to do so final judgment may be entered against you, as prayed for in the complaint.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Sheila Rode, Court Administrator  
Greene County Courthouse  
Waynesburg, PA 15370  
724-852-5237

Southwestern PA Legal Aid Society  
63 South Washington Street  
Waynesburg, PA 15370  
724-627-3127

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## LEGAL NOTICE

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**To: Unknown Father**

**In Re: A.E., minor child, born September 27, 2018**

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your child, A.E. born September 27, 2018. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on January 11, 2021, at 1:00 p.m. in the assigned courtroom before Judge Anthony Vadaro.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. Southwestern Pennsylvania Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

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## LEGAL NOTICE

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**To: Unknown Father**

**In Re: B.J., minor child, born June 10, 2019**

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your child, B.J. born June 10, 2019. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on January 15, 2021, at 1:30 p.m. in the assigned courtroom before the Judge.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. Southwestern Pennsylvania Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.