

# 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. 7

October 8, 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 Farley Toothman, President Judge  
Honorable Louis Dayich, Judge

## MOTIONS

Criminal & Civil & O.C.:  
October 12 and 14, 2020

## CRIMINAL

Arraignments: October 12, 2020  
ARDs: October 13, 2020  
ARD Revocations: October 13, 2020  
Parole Violations: October 12, 2020  
Plea Court: October 21, 22, and 23, 2020  
License Suspension Appeals: October 19, 2020  
Argument Court: October 26, 2020

## ORPHANS

Accounts Nisi: October 5, 2020  
Accounts Absolute: October 16, 2020

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

Convenes in Pgh.: October 19-23, 2020  
Convenes in Pgh.: November 30 – December 4, 2020  
Convenes in Pgh.: October 13-16, 2020

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

### ALEPPO TOWNSHIP

Richard O. & Donna J. Bernitt Trust, et ux., to EQT Production Company, 22 Acres, O&G, \$2,095.28 (10-5-20)  
Verna Jean Myers to Summit Land Consulting LLC, 55.010 Acres, O&G, \$2,500.00 (10-8-20)

### CENTER TOWNSHIP

James S. Montgomery Revocable Trust, et ux., to CNX Gas Company LLC, 75.37 Acres, \$22,000.00 (10-8-20)

### CUMBERLAND TOWNSHIP

William Barry Porembka Estate, et al., to Bernard Kurincak, et ux., 2 Tracts, \$200,000.00 (10-2-20)

### DUNKARD TOWNSHIP

David Bailey to Joseph Zalar, Lot 332 in Bobtown Plan, \$30,000.00 (10-5-20)

### FRANKLIN AND JEFFERSON TOWNSHIPS

Rohanna Iron & Metal Inc to Rohanna Energy LLP, Tracts, \$100.00 (10-7-20)

### FRANKLIN AND WHITELEY TOWNSHIPS

Christopher J. Paulti, et ux., to Walnut Shadow Acres LLC, 3 Tracts, \$98,540.00 (10-2-20)

### GILMORE TOWNSHIP

Betty Jean Cross to MMA Mineral Group LLC, 135.231 Acres, \$522.00 (10-7-20)  
James Kenneth Kraeer to MMA Mineral Group LLC, 135.231 Acres, \$522.00 (10-7-20)

### JEFFERSON BOROUGH

Jared W. Blosser, et ux., to Chad P. Corwin, Tract, \$25,000.00 (10-8-20)

### JEFFERSON TOWNSHIP

Linda L. Wozniak to Lois Rockwell Rahuba, Tract, \$405,000.00 (10-2-20)

### MONONGAHELA TOWNSHIP

Travis D. Neely, et ux., to Travis D. Neely, 1.0017 Acres, \$25,000.00 (10-6-20)

### PERRY TOWNSHIP

Kenneth Andrew Rowan, et ux., to Three Rivers Royalty II LLC, 5.243 Acres, O&G, \$36,280.20 (10-7-20)

### RICHHILL TOWNSHIP

Donna B. Cawthon, et ux., to Alpine Energy Investments LLC, 17 Acres, O&G, \$2,836.60 (10-2-20)

### RICHHILL AND ALEPPO TOWNSHIPS

Nancy Jean Carpenter, et ux., to Cavallo Mineral Partners LLC, 2.94677407 Acres, O&G-Minerals, \$21,535.00 (10-7-20)  
Clarence Vernon Garloch, Jr., to Cavallo Mineral Partners LLC, 2.94677404 Acres, O&G-Minerals, \$21,535.00 (10-7-20)

Judy Naomi Clark, et ux., to Cavallo Mineral Partners LLC, 2.94677407 Acres, O&G-Minerals, \$21,535.00 (10-7-20)

### WASHINGTON TOWNSHIP

Bryan McCannon, et ux., to Sandra Fenstermacher, 1.01 Acres, \$70,000.00 (10-5-20)  
Robert J. Trozzi, et ux., to Consol Pennsylvania Coal Co LLC, et ux., 4.97644 Acres, \$325,000.00 (10-5-20)

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## WAYNE TOWNSHIP

Susan Victoria Spragg to EQT Production Company, 77.275 Acres, O&G, \$328,159.50 (10-5-20)

Alfred Huffman to Rudolph Huffman, 2 Tracts, \$34,017.10 (10-5-20)

Arthur L. Titus, et ux., to Three Rivers Royalty II LLC, 95.05 Acres, O&G, \$19,000.00 (10-7-20)

## WAYNESBURG BOROUGH

Donald M. Headlee, et ux., to Nicholas G. Fedzen, Lot in Ross Plan, \$110,000.00 (10-2-20)

Donald M. Headlee, et ux., to Nicholas G. Fedzen, Lot, \$110,000.00 (10-2-20)

Donald M. Headlee, et ux., to Nicholas G. Fedzen, Lot 56 in Flenniken Addition, \$130,000.00 (10-2-20)

Daniel T. Fox, et ux., to Cody I. Rush, .16 Acre, \$100,000.00 (10-5-20)

Janice J. Gottschalk to Ronald A. Henry, Lot, \$150,000.00 (10-8-20)

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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

**JOHN, HAROLD E.**

Late of Masontown, West Virginia with interests in Perry Township, Greene County, Pennsylvania

Executor: Lawrence Harold John, 188 Tin Can Hollow Road, Rices Landing, PA 15357

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

**KERR, WILLIAM GUY**

Late of Cumberland Township, Greene County, Pennsylvania

Executor: Diana L. Kerr, 102 Oak Ave., Carmichaels, PA 15320

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

**MAYHER, DOLORES A.**

Late of Jefferson, Greene County, Pennsylvania

Administrator: Joseph Oziemblofsky, 110 Eaton Run Road, Jefferson, PA 15344

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

**POLEN, SAMUEL SCOTT**

Late of Richhill Township, Greene County, Pennsylvania

Executor: Nathan Randal Polen, 125 1/2 Cumberland Ave., Washington, PA 15301

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

**SIMMONS, DOROTHY J.**

Late of Washington Township, Greene County, Pennsylvania

Executor: Mark A. Simmons, 345 Largura Dr., Valparaiso, IN 46385

Attorney: None

### SECOND PUBLICATION

**BEDILION, DORIS JEAN**

Late of Graysville, Greene County, Pennsylvania

Co-Executrices: Sheila C. Whitlatch, 207 Dodds Ridge Road, Wind Ridge, PA 15380 and Angela Hardy 187 Maple Street, Carmichaels, PA 15320

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

**BRUMMAGE, TERRY**

Late of Wayne Township, Greene County, Pennsylvania

Administrator: Douglas D. Tennant, C/O Chambers & Pratt, P.C., 223 East High Street, Waynesburg, PA 15370

Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, P.C., 223 East High Street, Waynesburg, PA 15370

**DELANEY, EVELYN F. a/k/a EVELYN IRENE DELANEY**

Late of Mt. Morris, Greene County, Pennsylvania

Executor: Brian D. Delaney, 106 Regal Drive, Morgantown, WV 26501

Attorney: Kirk A King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

**HOLLOWOOD, EDWIN**

Late of Waynesburg Borough, Greene County, Pennsylvania

Executrix: Rebecca Veltre, 1721 Brown's Creek Road, Nineveh, PA 15353

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

**MOORE, WALTER E.**

Late of Franklin Township, Greene County, Pennsylvania

Executor: Jerry Guy Moore, 3 Oak View Circle East, Palm Coast, FL 32137

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

**YANCICH, MICHAEL J.**

Late of Dunkard Township, Greene County, Pennsylvania

Executor: Nicholas Yancich, C/O Benjamin F. Goodwin, Esquire, 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401

Attorney: Benjamin F. Goodwin, Esquire, 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401

**THIRD PUBLICATION**

BRUMLEY, DAVID LAWRENCE  
Late of Monongahela Township, Greene County, Pennsylvania  
Executrix: Rhonda A. Jeffries, 615 Mapletown Road, Garards Fort, PA 15334  
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, Waynesburg, PA 15370

GOLDEN, JUDITH M. a/k/a JUDITH GOLDEN  
Late of Rices Landing, Greene County, Pennsylvania  
Administratrix: Carol L. Burich, c/o Cheryl Catherine Cowen, Esquire, 769  
Lippencott Road, Waynesburg, PA 15370  
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

OKULEY, WILLIAM J.  
Late of Franklin Township, Greene County, Pennsylvania  
Executor: Roy Brent Fuller, 11 Tracy's Lane, Tracy's Landing, MD 20779  
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, 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: [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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**LEGAL NOTICE**

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**PRESS RELEASE**

Greene County Court Administration today announced that President Judge Farley Toothman has taken a temporary leave of absence beginning October 5, 2020. The judge anticipates returning to the bench on October 20, 2020.

To maintain continuity of court operations, all judicial duties will be handled by acting President Judge Louis Dayich. During his leave, cases currently assigned to Judge Toothman have been continued and the parties will be notified by Court Order.

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**LEGAL NOTICE**

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IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA

IN RE: CONDEMNATION BY THE : NO. Misc.120 TERM, 2020  
COMMONWEALTH OF :  
PENNSYLVANIA, DEPARTMENT OF :  
TRANSPORTATION, OF THE :  
RIGHT-OF-WAY FOR STATE :  
ROUTE 3016, SECTION C10 : EMINENT DOMAIN PROCEEDING  
IN THE TOWNSHIP OF ALEPPO : IN REM

**NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION**

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 513(e), as amended, has filed on October 2, 2020 a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on March 27, 2020 a plan entitled SR 3016-C10, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on June 29, 2020, in Instrument Number 202080000132.

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The purpose of the condemnation is to acquire property to replace current bridge structure with new structure that meets current design and safety standards, unknown/unlocatable property interests.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

Claim No.	Parcel No.	Name	Address
3000265000	1	William Jacobs (deceased)	Address unknow and undeterminable after diligent search
3000265000	1	Larry Jacobs	Heirs unknown following a diligent search

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Vincent M. Komacko, Jr.

District Right-of-Way Administrator  
Engineering District 12-0  
Pennsylvania Department of Transportation

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## LEGAL NOTICE

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IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW

IN RE: CHANGE OF NAME OF PAYTYN :  
MARY NEEL, a minor, BY BOBBI RUMBLE : No. MISC – 94 – 2020  
NEIGHBORS. :

### PUBLICATION NOTICE

NOTICE is hereby given that on the 26th day of June 2020, the Petition of Bobbi Rumble Neighbors was filed in the Greene County Court of Common Pleas at No. MISC – 94 – 2020, seeking to change the name of minor child from Paytyn Mary Neel to Paytyn Mary Jo Neel Neighbors. The Court has fixed October 19, 2020 at 10:00 AM in the Greene County, Courthouse, at 10 East High Street, Waynesburg, Greene County, Pennsylvania as the date for hearing of the Petition. All persons interested in the proposes change of name may appear and show cause, if any they have, why the Petition should not be granted.