

# 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. 51**

**August 12, 2021**

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Serving the Legal Community of Greene County  
Since October 1982

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**COURT OF COMMON PLEAS**  
Honorable Louis Dayich, President Judge

## MOTIONS

Criminal & Civil & O.C.:  
August 16 and 18, 2021

## CRIMINAL

Arraignments: August 16, 2021  
ARDs: September 19, 2021  
ARD Revocations: September 19, 2021  
Parole Violations: August 16, 2021  
Plea Court: September 14 and 15, 2021  
License Suspension Appeals: August 16, 2021  
Argument Court: August 23, 2021

## ORPHANS

Accounts Nisi: September 7, 2021  
Accounts Absolute: September 17, 2021

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: October 25-29, 2021

Convenes in Pgh.: August 17-19, 2021

Convenes in Pgh.: October 18-22, 2021

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

### CUMBERLAND TOWNSHIP

John M. Henry, et ux., to Miao Yang, et ux., Tract, \$235,000.00 (8-5-21)  
Ernest E. Baker to David Craig Boggs, et ux., Lot in Jamison Place Plan, \$234,500.00 (8-5-21)  
Keith G. Rummel Living Trust, et ux., to CJF Property Holding LLC, 3.033 Acres, \$290,000.00 (8-6-21)  
Mary L. Kreny by POA, et ux., to Steve A. Mansberry, et ux., Lot 54 in Nemaocolin, \$7,000.00 (8-9-21)

### FRANKLIN TOWNSHIP

Richard L. Adams, et ux., to Alejandro Solis, Lot, \$4,500.00 (8-5-21)  
William K. Grooms Estate A/K/A Bill Grooms Estate, et al., to Douglas Ray Patterson, Sr., et ux., 2 Tracts, \$240,000.00 (8-9-21)

### FREEPORT TOWNSHIP

Janet E. Love to The Mineral Company, et ux., 189.9763 Acres, O&G, \$42,741.30 (8-6-21)

### JEFFERSON TOWNSHIP

Mark A. Redka, et ux., to Taylor Kennison, et ux., Lot, \$38,000.00 (8-4-21)  
John R. Riggi, et ux., to John Marko Demaske, 2 Tracts, \$10,000.00 (8-10-21)  
Michael P. Tedeschi Estate A/K/A Michael Patrick Tedeschi, et al., to Kenneth R. Hickman, et ux., 3 Lots, \$65,000.00 (8-10-21)

### MONONGAHELA TOWNSHIP

Jan Ondra to Paul E. Woods, et ux., .980 Acre, \$9,700.00 (8-9-21)

### SPRINGHILL TOWNSHIP

Michael Fazenbaker to Leatherwood LLC, R/W, \$20,000.00 (8-6-21)  
Richard Dalek to The Mineral Company, et ux., 33.123 Acres, O&G, \$13,020.98 (8-6-21)

### SPRINGHILL AND FREEPORT TOWNSHIPS

James R. Carson to Phive Starr Properties LP, 421.55 Acres, O&G, \$1,800.00 (8-10-21)  
Marianne Mosher to Phive Starr Properties LP, 14.7 Acres, O&G, \$124,950.00 (8-10-21)  
Jacqueline Fuhrer to Phive Starr Properties LP, 421.55 Acres, O&G, \$1,650.00 (8-10-21)  
Eric T. Barger to Phive Starr Properties LP, 421.55 Acres, O&G, \$8,010.00 (8-10-21)

### WAYNE TOWNSHIP

William L. Cole to Carolyn E. Hillberry, et ux., Lot, \$4,000.00 (8-9-21)  
Leslie A. Scott to Winged Foot Minerals, LLC, 63.9625 Acres, O&G, \$1,000.00 (8-9-21)

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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

ANDREWS, THOMAS JOSEPH

Late of Waynesburg Borough, Greene County, Pennsylvania
Executrix: Kathleen A. Beckner, C/O Chambers & Pratt, PC, 223 Easy High Street, Waynesburg, PA 15370
Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, PC, 223 East High Street, Waynesburg, PA 15370

GRIMM, JOANN J.

Late of Carmichaels, Greene County, Pennsylvania
Executor: Robert C. Grimm, 234 Jensen Hollow Road, Carmichaels, PA 15320
Attorney: Colin E. Fitch, Esquire, Marriner, Jones & Fitch, 6 S. Main Street, Suite 600, Washington, PA 15301

McKEAN, ADAM V.

Late of Cumberland Township, Greene County, Pennsylvania
Co-Executrices: Anita Sherwood and Amber Trickett, C/O Robert J. Winters, Esquire, Goehring, Rutter & Boehm, 2100 Gerogetowne Drive, Suite 300, Sewickley, PA 15143-8782
Attorney: Robert J. Winters, Esquire, Goehring, Rutter & Boehm, 2100 Gerogetowne Drive, Suite 300, Sewickley, PA 15143-8782

McKEAN, MARY L.

Late of Cumberland Township, Greene County, Pennsylvania
Co-Executrices: Anita Sherwood and Amber Trickett, C/O Robert J. Winters, Esquire, Goehring, Rutter & Boehm, 2100 Gerogetowne Drive, Suite 300, Sewickley, PA 15143-8782
Attorney: Robert J. Winters, Esquire, Goehring, Rutter & Boehm, 2100 Gerogetowne Drive, Suite 300, Sewickley, PA 15143-8782

SECOND PUBLICATION

COMBA, EDNA R. and THE COMBA FAMILY TRUST dated December 18, 2000

Late of Franklin Township, Greene County, Pennsylvania
Co-Executrices: Valerie A. Rabatin, 327 Colonial Drive, Waynesburg, PA 15370 and Victoria R. Santucci, 23 Walnut Street, Clarksville, PA 15322
Attorney: Eva H. Ahern, Esquire, Peacock Keller, LLP 95 West Beau Street, Suite 600, Washington, PA 15301

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SOVA, JOANN DOLORES

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Shawn E. Sova, 365 Glenn Street, Washington, PA 15301
Attorney: Christopher Michael Simms, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 1370

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FICTITIOUS NAME NOTICE

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Notice is hereby given of the filing of an application for Registration of Fictitious Names as follows:

The Fictitious Name is: Wolfe's Rentals LLC

The address of the principal office or the principal place of business to be carried on is: PO Box 2, Spraggs, PA 15362

The name and address of the person who is party to the registration is: Robert T. Wolfe, PO Box 2, Spraggs, PA 15362

An application for a fictitious name was filed on July 30, 2021 in the Department of State, under the Fictitious Name Act, 54 Pa.C.S.A. 302 et seq., Act of December 16, 1982, No. 295, P.L. 1309.

Lukas B. Gatten, Esquire
LOGAN & GATTEN LAW OFFICES
54 N. Richhill Street
Waynesburg, PA 15370

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LEGAL NOTICE

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IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION

IN RE: ADOPTION OF )
R.M.W. ) No. 9 OA 2021
A minor child. )

ORDER

TO: Douglas King; The following Order has been entered:
AND NOW, this 4th day of August, 2021, after review of the record, and after an evidentiary hearing, the Court has issued Findings of Fact and Conclusions of Law as set forth in the Memorandum attached to this Final Decree. Additionally, the Court Orders as follows:
1) The Petitioner has established a legal basis for the termination of the parental rights of the natural parent, Douglas King.
2) It is hereby ORDERED, JUDGED and DECREED that the parental rights of Douglas King, with regard to the minor child, Rhylynn Mae Wright, are hereby not permanently and forever TERMINATED.
3) The Court, in terminating the rights of Douglas King, has given primary consideration to the statutory factor and also the developmental, physical and emotional needs and welfare of

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the child and believes that the needs and welfare of the child will be best promoted and met by the termination of parental rights.

4) The adoption of the child may proceed without further notice to her consent, to the above-named parent.

5) THIS IS A FINAL DECREE.

6) The Petitioner shall serve a true and correct copy of this decree and all of the notices required upon the natural parent in any manner provided by the Pennsylvania Rules of Civil Procedure, governing service of an original pleading or summons in a civil action.

7) The appropriate proof of service shall be filed with the Clerk of Courts.

8) We note that since the Petitioner was permitted to serve the biological father by publication with regard to notice of the hearing, she may meet the service requirements as forth said in the same manner.

SO ORDERED AND DECREED.

ATTEST:

/s/ Sherry Wise

CLERK OF COURTS

BY THE COURT:

/s/Anthony J. Vardaro

ANTHONY J. VARDARO, SENIOR JUDGE

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## LEGAL NOTICE

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To: Unknown Father

In Re: Z.N., minor child, born December 28, 2017

L.N., minor child, born July 15, 2020

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, Z.N. born December 28, 2017 and your child, L.N., born July 15, 2020. 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 October 7, 2021, at 9:00 a.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.