

# 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. 9**

**September 22, 2022**

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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 26 and 28, 2022

## CRIMINAL

Arraignments: September 26, 2022  
ARDs: October 11, 2022  
ARD Revocations: October 11, 2022  
Parole Violations: September 26, 2022  
Plea Court: October 12 and 13, 2022  
License Suspension Appeals: October 25, 2022  
Argument Court: TBD

## ORPHANS

Accounts Nisi: October 3, 2022  
Accounts Absolute: October 13, 2022

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

Convenes in Pgh.: October 24-28, 2022  
Convenes in Pgh.: November 1-2, 2022  
Convenes in Pgh.: October 11-14, 2022

## ARGUMENTS

Argument Court: September 21, 2022

## CIVIL

Domestic Relations Contempts: September 26, 2022  
Domestic Relations Appeals: September 26, 2022

## JUVENILE

Plea Day: October 20, 2022

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christopher M. Simms, President  
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Blake Birchmeier, Treasurer  
Jessica L. Phillips, 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

Carolyn W. Carras to Phive Starr Properties LP, 217.1592 Acres, O&G, \$5,000.00 (9-14-22)  
Florence M. Wills Estate, et al., to Phive Starr Properties LP, Tracts, O&G, Cor. Deed, RB 551, PG 1306, \$5,000.00 (9-14-22)

Luann L. Beresford, et ux., to Phive Starr Properties LP, 217.1592 Acres, O&G, \$18,871.20 (9-14-22)

### CENTER TOWNSHIP

Community Bank, et ux., to Alfred Burns, et ux., .413 Acre, \$30,000.00 (9-14-22)

### FRANKLIN TOWNSHIP

Richard L. Bible, et ux., to Paul Howard, et ux., .73226 Acres, \$13,500.00 (9-15-22)  
George J. Nader Jr., Estate, et ux., to Barbara Lippencott Dehner, Unit No 105, Site 1, Huntington Woods, \$154,000.00 (9-16-22)

### JACKSON TOWNSHIP

Eric A. Miller, et ux., to EQM Gathering OPCO LLC, R/W, 39.93 Acres, \$11,400.00 (9-19-22)

### JEFFERSON TOWNSHIP

John D. Lesko Estate, et ux., to Eric John Miller, et al., .918 Acre, \$30,000.00 (9-15-22)

### MONONGAHELA TOWNSHIP

Richard McIntire, et ux., to Ralph N. Adams, et al., 3 Lots, \$45,000.00 (9-16-22)

### MORGAN TOWNSHIP

Danny D. Sampson to Thomas L. Puskarich, Lots, Teagarden Home Plan, \$30,000.00 (9-16-22)

### SPRINGHILL TOWNSHIP

Stephen W. Mikolay to EQM Gathering OPCO LLC, R/W, 97 Acres, \$27,718.24 (9-19-22)

### WASHINGTON TOWNSHIP

Jeffrey M. Warth to EQM Gathering OPCO LLC, R/W, 64.67 Acres, \$40,000.00 (9-19-22)  
Regis R. Walther, et ux., to EQM Gathering OPCO LLC, R/W, 56.99 Acres, \$6,160.00 (9-19-22)

### WAYNE TOWNSHIP

Geroge W. Ellis, et ux., to EQM Gathering OPCO LLC, R/W, 112.25 Acres, \$61,898.40 (9-19-22)

### WHITELEY TOWNSHIP

William J. Crayne, et ux., to EQT Production Company, R/W, 94.34 Acres, \$35,400.00 (9-19-22)

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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.

### THIRD PUBLICATION

**BIHUN, HAZEL L.**

Late of Waynesburg, Borough, Greene County, Pennsylvania  
Administrator: Mike Bihun, 359 Buckhill Road, Waynesburg, PA 15370  
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

**BROCK, DONALD EUGENE,**

Late of Perry Township, Greene County, Pennsylvania  
Executor: Sandra Lee Grimes, 179 Hoy Run Road, Spraggs, PA 15362  
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

**FONNER, MARK A.**

Late of Waynesburg, Greene County, Pennsylvania  
Administrator: Steve E. Fonner, Jr., 360 Iams Station Road, Sycamore, PA 15364  
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

**MILLER, MICHAEL G.**

Late of Waynesburg, Greene County, Pennsylvania  
Executrix: Meg M. Cafrelli, 1268 Meadow Drive, Alquippa, PA 15001  
Attorney: None

**WILKS, DAVID H. A/K/A DAVID HUNT WILKS**

Late of Dunkard Township, Greene County, Pennsylvania  
Executor: Joseph B. Smith, 126 Big Foot Road, Dilliner, PA 15327  
Attorney: Matthew F. Schwartz, Esquire, Lange Legal Group, LLC, Attys., 2212 Murray Avenue, Pittsburgh, PA 15217

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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** )  
**A.R.-M.M.** ) **14 O.A. 2022**  
**A minor child.** )

### ORDER

TO: Unknown Father; The following Order has been entered:  
AND NOW, this 21<sup>st</sup> day of September, 2022, after review of the record, and after an evidentiary hearing, the Court Orders as follows:

- 1) The Petitioner has established a legal basis for the termination of the parental rights of the natural parent, Unknown Father
- 2) It is hereby ORDERED, JUDGED, and DECREED that the parental rights of Unknown Father, with regard to the minor child, Aaliyah Ruth-Marie McCollum, are hereby now permanently and forever TERMINATED.
- 3) The Court, in terminating the rights of Unknown Father, has given primary consideration to the statutory factors and also the developmental, physical and emotional needs and welfare of 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 or 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/ Jeffrey N. Grimes  
JEFFRY N. GRIMES, JUDGE