

# 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. 52**

**August 19, 2021**

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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

## MOTIONS

Criminal & Civil & O.C.:  
August 23 and 25, 2021

## CRIMINAL

Arraignments: August 23, 2021  
ARDs: September 19, 2021  
ARD Revocations: September 19, 2021  
Parole Violations: August 25, 2021  
Plea Court: September 14 and 15, 2021  
License Suspension Appeals: October 18, 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 24, 2021  
Convenes in Pgh.: October 18-22, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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## ARGUMENTS

Argument Court: August 23, 2021

## CIVIL

Domestic Relations Contempts: August 23, 2021  
Domestic Relations Appeals: August 23, 2021

## JUVENILE

Plea Day: September 16, 2021

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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

Highland Imperial Inc to Arthur Rezac, .04554895 Acre, O&G, \$9,109.79 (8-16-21)  
Highland Imperial Inc to Randall Jansen, et ux., .00910979 Acre, O&G, \$1,821.96 (8-16-21)

### FRANKLIN TOWNSHIP

Sharon L. Patterson, et ux., to Douglas R. Patterson, et ux., R/W, \$1,000.00 (8-12-21)  
Morris Levine Enterprises Inc to Levine's Iron & Metal Inc, et ux., 4 Tracts, \$61,230.00 (8-16-21)

Levine's Iron & Metal Inc, et ux., to Levine Family LLC, 2 Tracts, \$16,680.00 (8-16-21)

Levine's Iron & Metal Inc, et ux., to MLJ Holdings LLC, Tracts, \$148,640.00 (8-16-21)

Dean E. Grant Estate, et ux., to Matthew C. Wolfe, et ux., .406 Acre, \$240,000.00 (8-17-21)

Eileen R. Lang A/K/A Eileen R. Milliken, et ux., to John Dougal, et ux., Lot in Bonar Plan, \$175,000.00 (8-17-21)

### GILMORE TOWNSHIP

Steven M. Macyda, et ux., to EQT Production Company, R/W, 83.05 Acres, O&G, \$95,100.00 (8-13-21)

### GREENE TOWNSHIP

Trudi Cree A/K/A Trudi R. Monahan, et ux., to Jonathan Caldwell, et ux., 3.302 Acres, \$15,000.00 (8-16-21)

### JEFFERSON TOWNSHIP

Ryan P. Perkins to Christiaan L. Nyswaner, Lot 77 in Braden, \$20,000.00 (8-12-21)

Jerry W. Tom, Jr., et ux., to John Ryan Bair, 3 Tracts, \$140,000.00 (8-12-21)

Legacy Mortgage Asset Trust 2018-GS2, et ux., to LB-Cabana Series IV Trust, et ux., Tracts, \$175,796.40 (8-13-21)

### MONONGAHELA TOWNSHIP

Audrey Jean Bohon, et al., to Sharon K. Wilson, 2.048 Acres, \$50,000.00 (8-12-21)

James V. Filiaggi Estate A/K/A James V. Filiaggi, Jr., Estate, et al., to Brian K. McCorkle, .8332 Acre, \$10,000.00 (8-16-21)

Rebecca L. Carter, et al., to Sherri Lynn Garlick, 3.30 Acres, \$250,000.00 (8-17-21)

### PERRY TOWNSHIP

Van Druff Farms LP, et al., to Clinton M. Brummage, et ux., 97.410 Acres, O&G, \$12,910.00 (8-11-21)

### RICES LANDING BOROUGH

Jarred R. Feschuk, et ux., to James Horner, 3 Lots, \$102,500.00 (8-12-21)

### SPRINGHILL TOWNSHIP

Karen D. Dixon A/K/A Karen Kerr Dixon, et ux., to EQT Production Company, 8 Acres, O&G, \$380.83 (8-13-21)

### SPRINGHILL, FREEPORT, AND ALEPPO TOWNSHIPS

Cynthia Barger to Phive Starr Properties LP, 544.94 Acres, O&G, \$5,700.00 (8-13-21)

### WAYNE TOWNSHIP

CNX Gas Company LLC to Three Rivers Royalty LLC, et ux., Tracts, O&G, \$1,572,771.25 (8-12-21)

Ricky L. Daughtery to EQT Production Company, 77.275 Acres, O&G, \$2,201.70 (8-13-21)

Jeremy W. Brewster, et ux., to Shelby Trump, et ux., 11.14 Acres, \$292,630.00 (8-13-21)

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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

SCOTT, MADELINE R.

Late of Cumberland Township, Greene County, Pennsylvania  
Administrator: Elizabeth F. Kurincak, C/O Chambers & Pratt, PC, 223 East High Street, Waynesburg, PA 15370  
Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, PC, 223 East High Street, Waynesburg, PA 15370

### SECOND PUBLICATION

ANDREWS, THOMAS JOSEPH

Late of Waynesburg Borough, Greene County, Pennsylvania  
Executrix: Kathleen A. Beckner, C/O Chambers & Pratt, PC, 223 East 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

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### THIRD 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

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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## 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.

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution  
No. ED-45-2019 AD-290-2019**

Issued out of the Court of Common Pleas of Greene County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Greene County Courthouse in the City of Waynesburg, County of Greene, Commonwealth of Pennsylvania on:

**FRIDAY, SEPTEMBER 10, 2021  
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than twenty (20) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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Nationstar Mortgage LLC

Vs.  
Unknown Heirs, Successors, Assigns, and All Persons, Finns, or Associations Claiming Right, Title or Interest From or Under Lois A. Fisher, deceased Jill Spyker, Known Heir of Lois A. Fisher, deceased and Kelly Everetts, Known Heir of Lois A. Fisher, deceased.

ALL THAT CERTAIN lot or parcel of land situate in Jefferson Township, Greene County, Pennsylvania, bounded and described as follows:

SUBJECT TO all the reservations, restrictions and conditions contained in deed from Emerald Land Company recorded in Deed Book Vol. 413, Page 43.

BEING THE SAME PREMISES which Beneficial Consumer Discount Company, by Deed dated July 17, 2000 and recorded in the Greene County Recorder of Deeds on July 20, 2000 in Deed Book 222, Page 40, granted and conveyed unto Dennis L. Fisher and Lois A. Fisher.

PROPERTY ADDRESS: 1388 North Eighty Eight Road, RD1 Box 91, Clarksville, PA 15322

UPI / TAX PARCEL NUMBER: 15-01-149

**Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTERESTFROM OR UNDER LOIS A. FISHER, DECEASED, JILL SPYKER, KNOWN HEIR OF LOIS A. FISHER, DECEASED, KELLY EVERETTS, KNOWN HEIR OF LOIS A. FISHER (DECEASED) in suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER.**

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**Attorney for the Plaintiff:**  
LOGS Legal Group LLP  
King of Prussia, PA

**MARCUS N. SIMMS, Sheriff  
Greene County, Pennsylvania**

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution  
No. ED-21-2021 AD-141-2020**

Issued out of the Court of Common Pleas of Greene County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Greene County Courthouse in the City of Waynesburg, County of Greene, Commonwealth of Pennsylvania on:

**FRIDAY, AUGUST 13, 2021  
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than twenty (20) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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First Federal Savings and Loan Association of Greene County

Vs.  
Travis J. Menear  
And  
Madolyn R. Mohr

ALL that certain tract of land situate in Dunkard Township, Greene County, Pennsylvania, having erected a one unit, two story, brick and shingle siding home with an address of 287 Rocky Run Road, Greensboro, PA 15338. This tract is assessed for tax purposes as Greene County Tax Map Number 06-01-143.

PROPERTY ADDRESS: 287 Rocky Run Rd., Greensboro, PA 15338

UPI / TAX PARCEL NUMBER: 06-01-143

**Seized and taken into execution to be sold as the property of TRAVIS MENEAR, MADOLYN R MOHR, in suit of FIRST FEDERAL SAVINGS AND LOAN ASSN OF GREENE COUNTY.**

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**Attorney for the Plaintiff:**  
Kirk A. King  
Waynesburg, PA 724-627-6114

**MARCUS N. SIMMS, Sheriff  
Greene County, Pennsylvania**