

The Greene Reports

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Greene County Courthouse, Waynesburg, PA 15370

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February 11, 2021



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Since October 1982

The Greene Reports

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COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge

MOTIONS

Criminal & Civil & O.C.:
February 15 and 17, 2021

CRIMINAL

Arraignments: February 15, 2021
ARDs: March 8, 2021
ARD Revocations: March 8, 2021
Parole Violations: February 15, 2021
Plea Court: March 9 and 10, 2021
License Suspension Appeals: February 16, 2021
Argument Court: February 22, 2021

ORPHANS

Accounts Nisi: February 8, 2021
Accounts Absolute: February 18, 2021

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 12-16, 2021
Convenes in Pgh.: February 18-19, 2021
Convenes in Pgh.: February 8-12, 2021

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Kayla M. Sammons
E-mail address: 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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

ARGUMENTS

Argument Court: March 17, 2021

CIVIL

Domestic Relations Contempts: March 22, 2021
Domestic Relations Appeals: March 22, 2021

JUVENILE

Plea Day: February 18, 2021

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DEED TRANSFERS

The following property transfers have been recorded in the Greene County Recorder of Deeds office.

ALEPPO TOWNSHIP

Linda Lou Hickman to The Mineral Company, 4 Tracts, O&G, \$30,690.71 (2-10-21)

CENTER TOWNSHIP

Joseph B. Policz, et ux., to Noble Campbell, et ux., 49.511 Acres, \$30,000.00 (2-10-21)

CUMBERLAND TOWNSHIP

Robert L. Swestyn by POA, et al., to Shawn R. Tesareski, et ux., 2.1 Acres, \$55,000.00 (2-9-21)
Barbara A. Walters, et ux., to Paxton Krajnak, Lots 48-49 in Gwynne Addition, \$138,000.00 (2-10-21)

FRANKLIN AND JEFFERSON TOWNSHIPS

Tregan Energy Partners LP to Freehold Royalties (USA) INC, Tracts, O&G, \$136,731.23 (2-8-21)

FREEPORT AND SPRINGHILL TOWNSHIPS

William R. Kratz to MMA Mineral Group LLC, Tracts, O&G, \$2,139.00 (2-11-21)

JACKSON TOWNSHIP

Jacob Abrams, et ux., to Hilltop Minerals LLC, 54 Acres, O&G, \$100.00 (2-11-21)

JEFFERSON TOWNSHIP

Wayne J. Capozza, et ux., to Christopher M. Palone, et ux., Lot 61-62 in Fair Ground Addition, \$45,000.00 (2-5-21)

MORGAN TOWNSHIP

James C. Swich to Carrie Anderson, Lot 405 in Mather, \$25,460.30 (2-8-21)

RICHHILL TOWNSHIP

Carol A. Dixon to PikeWood Energy Corporation, 133.48 Acres, O&G, \$38,230.56 (2-8-21)

SPRINGHILL TOWNSHIP

Gregory Phillips, et ux., to Three Rivers Royalty II LLC, 51 Acres, O&G, \$29,154.40 (2-8-21)
Mary V. Dice, et ux., to The Mineral Company, 20 Acres, O&G, \$6,406.25 (2-10-21)
William N. Merrell, et ux., to The Mineral Company, 20 Acres, O&G, \$6,400.25 (2-10-21)

WAYNE TOWNSHIP

Jenny Lee King Burger, et ux., to Three Rivers Royalty II LLC, 89.57 Acres, O&G, \$10,042.85 (2-8-21)

Edna A. Phillips by Atty-in-Fact, et al., to Tyler Randall Scott Ormdoff, et ux., 4 Acres, \$85,000.00 (2-9-21)

Donald F. Rogers, et ux., to Three Rivers Royalty II LLC, 2 Tracts, O&G, \$5,334.38 (2-10-21)
Jacob Abrams, et ux., to Hilltop Minerals LLC, 84.358 Acres, O&G, \$100.00 (2-11-21)

WAYNESBURG BOROUGH

Thomas A. Sutton to Brian Matteson, et ux., Lot, \$2,000.00 (2-10-21)

Philip T. Elliott, et ux., to Sean N. Van Eman, 2 Lots, \$163,200.00 (2-11-21)

WHITELEY TOWNSHIP

Kevin J. Krainbacher, et ux., to Payton Lohr, 1.53 Acres, \$385,000.00 (2-5-21)

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ESTATE NOTICES

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

BARGERSTOCK, CLARE FRANKLIN

Late of Greene Township, Greene County, Pennsylvania
Personal Representative: Denise Carole Marker, c/o Davis & Davis Law Offices,
James T. Davis, Esquire, 107 East Main Street, Uniontown, PA 15401
Attorney: James R. Davis, Esquire, Davis & Davis Law Offices, 107 East Main
Street, Uniontown, PA 15401

BROWN, RICHARD A. A/K/A RICHARD ALLEN BROWN

Late of Franklin Township, Greene County, Pennsylvania
Executor: Richard Policz, 1522 County Road 995, Ashland, OH 44805
Attorney: John A. Sparks, Esquire, P.O. Box 123, Grove City, PA 16127

CERAR, IDA MAE

Late of Morgan Township, Greene County, Pennsylvania
Executrix: Donna Talerico, 2520 Chapelwood Drive, Pittsburgh, PA 15241
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden
Street, Washington, PA 15301

SHUBERT, LONNIE MACK

Late of Monongahela Township, Greene County, Pennsylvania
Co-Executors: Sheila Duranko, 142 Greensboro Road, Greensboro, PA 15338 and
Susan Norman, 128 Set Still Road, Dilliner, PA 15327
Attorney: None

YUREK, PAULINE L.

Late of Jefferson Borough, Greene County, Pennsylvania
Co-Executors: Michele Musar, 1059 Pennsylvania Avenue, California, PA 15419 and
Michael Yurek, 372 East 326th Street, Willowick, OH 44095
Attorney: Lisa J. Buday, Esquire, P.O. Box 488, California, PA 15419

SECOND PUBLICATION

ANDERSON, ROY JOSEPH, SR.,

Late of Dilliner, Greene County, Pennsylvania
Executor: Barry Keith Anderson, 2719 Shipe Road, Mascot, TN 37806
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792,
Waynesburg, PA 15370

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HEADLEE, CARL

Late of Waynesburg Borough, Greene County, Pennsylvania
Executor: Dale Headlee, 266 North Avenue, Washington, PA 15301
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

THIRD PUBLICATION

SCHIFKO, WILLIAM LEE A/K/A WILLIAM L. SCHIFKO

Late of Waynesburg Borough, Greene County, Pennsylvania
Administratrix CTA: Jessica Renee Schifko, c/o Proden & O'Brien, Wendy L.
O'Brien, Esquire, 99 East Main Street, Uniontown, PA 15401
Attorney: Wendy L. O'Brien, Esquire, Proden & O'Brien, 99 East Main Street,
Uniontown, PA 15401

NOTICE

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 or
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

LEGAL NOTICE

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
ALISON H. TULLIO, PA I.D. NO. 87075

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3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. 19-062258
Nationstar Mortgage LLC d/b/a Mr. Cooper
PLAINTIFF

VS.

Unknown Heirs, Successors, Assigns, and All Persons, Firms, 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
DEFENDANTS

COURT OF COMMON PLEAS
CIVIL DIVISION
GREENE COUNTY

NO: AD-290-2019/ED-45-2019

To the Defendants, Unknown Heirs, Successors, Assigns, and All Persons, Firms, 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: TAKE NOTICE THAT THE Plaintiff, Nationstar Mortgage LLC d/b/a Mr. Cooper has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS 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 GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Greene County
10 East High Street
Suite 218
Waynesburg, PA 15370