

The Greene Reports

Official Legal Publication for Greene County, Pennsylvania
Owned and operated by Greene County Bar Association
Greene County Courthouse, Waynesburg, PA 15370

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August 26, 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 30 and September 1, 2021

CRIMINAL

Arraignments: August 30, 2021
ARDs: September 19, 2021
ARD Revocations: September 19, 2021
Parole Violations: August 30, 2021
Plea Court: September 14 and 15, 2021
License Suspension Appeals: October 18, 2021
Argument Court: September 27, 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.: September 28-30, 2021
Convenes in Pgh.: October 18-22, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

Michael G. Mesich by Agent A/K/A Mike Mesich by Agent, et al., to Monty V. Stewart, et ux., Lot 217 Garage Lots and Lots 18-22 & 27 in Nemaocolin, \$2,500.00 (8-23-21)

DUNKARD TOWNSHIP

Jonathan T. Neighbors, et ux., to Richard Dinsmore, et ux., 2 Tracts, \$76,480.00 (8-23-21)
Vicki L. Rankin, et ux., to Savahanna Shumiloff, et ux., Lot 24 in Bobtown Plan, \$78,900.00 (8-24-21)

FRANKLIN TOWNSHIP

Andrew D. Lock, et ux., to James W. Wood, et ux., .431 Acre, \$187,500.00 (8-18-21)

GILMORE, FREEPORT, AND SPRINGHILL TOWNSHIPS

Ralph Six to RDFS LLC, Tracts, \$143,137.00 (8-24-21)

GREENE TOWNSHIP

Bradley R. Headley, et ux., to Alex Michael Lewis, et ux., 15.40 Acres, \$300,000.00 (8-19-21)

GREENSBORO BOROUGH

Warner L. Dugan Estate A/K/A Warren L. Dugan Estate, et al., to David r. Riggelman, et ux., Lot, \$66,000.00 (8-19-21)
Sheri L. Garlick to Heaven D. Blosser, Lot, \$133,570.00 (8-20-21)

JEFFERSON BOROUGH

Linda S. Wolfe to Pikewood Energy Corporation, Lot. O&G, \$1,200.00 (8-23-21)

JEFFERSON TOWNSHIP

Jordan L. Wolfe, et ux., to Pikewood Energy Corporation, .7982 Acre, O&G, \$2,400.00 (8-23-21)

MORGAN TOWNSHIP

Jenna Bohach to Donald L. Patterson, et ux., Coal, \$2,142.00 (8-20-21)

RICES LANDING BOROUGH

Ryan Edwards, et ux., to Kyle L. Meza, .118 Acre, \$6,434.00 (8-19-21)
Cassandra J. Menhart, et ux., to Abigail Shipley, et ux., 2 Tracts, \$105,000.00 (8-19-21)

RICHHILL TOWNSHIP

Glenn R. Whipkey A/K/A Glenn Reed Whipkey to CNX Gas Company LLC, R/W, Tracts, \$500,000.00 (8-20-21)

SPRINGHILL TOWNSHIP

Joseph Edward Thomas, et ux., to The Mineral Company, et ux., Tracts, O&G, \$28,097.71 (8-18-21)

Brian W. Hayes to The Mineral Company, et ux., Tracts, O&G, \$4,814.57 (8-18-21)
Bobbie G. Kirk to Marcella Resources LLC E, 7 Tracts, O&G, \$1,500.00 (8-23-21)

WASHINGTON TOWNSHIP

Eva M. Maley Estate A/K/A Eva Mae Maley Estate, A/K/A Eve Mae Maley Estate, et ux., to Charles R. Beyer, et ux., 10.853 Acres, \$90,000.00 (8-24-21)

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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

STASH, MARY ANN

Late of Aleppo Township, Greene County, Pennsylvania
Executer: Gregory J. Stash, 265 Jobs Run Road, Aleppo, PA 15310
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SECOND 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

THIRD 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
Executer: 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

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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

LEGAL NOTICE

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.

LEGAL NOTICE

LOGS LEGAL GROUP LLP
BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447
KRISTEN D. LITTLE, PA I.D. NO. 79992
ELIZABETH L. WASSALL, PA I.D. NO. 77788
LESLIE J. RASE, PA I.D. NO. 58365
SAMANTHA GABLE, PA I.D. NO. 320695
3600 HORIZON DRIVE, SUITE 150
KING OF PRUSSIA, PA 19406
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM

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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 and

DEFENDANTS

COURT OF COMMON PLEAS

CIVIL DIVISION

GREENE COUNTY

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations

Claiming Right, Title or Interest From or Under Lois A. Fisher, deceased

1388 North Eighty Eight Road f/k/a RD1 Box 91

Clarksville, PA 15322

Your house (real estate) at:

1388 North Eighty Eight Road f/k/a RD1 Box 91, Clarksville, PA 15322 15-01-149

is scheduled to be sold at Sheriff's Sale at Greene County Courthouse 10 East High Street -

Room 106 Waynesburg, PA 15370 on November 5, 2021 at 10:00AM to enforce the court

judgment of \$166,414.32 obtained by Nationstar Mortgage LLC d/b/a Mr. Cooper against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be cancelled if you pay back to Nationstar Mortgage LLC d/b/a Mr. Cooper the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

3. You may be able to stop the sale through other legal proceedings.

4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two of how to obtain an attorney.)

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YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling (610) 278-6800.

6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 724-627-7207.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Greene County
10 East High Street
Suite 218
Waynesburg, PA 15370
724-852-5237

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

19-062258

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

BEGINNING at a point on the Easterly right of way line of Pennsylvania State Highway Route 88, said point being on the dividing line between lands now or formerly of Isaac Hays and lands of formerly of Mary Eastman, of which the within described tract is a part, thence by the right

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of way line of said State Highway North 11 deg. 19' 20' East a distance of 400.00 feet to a point; thence by other lands of Emerald Land Company, South 78 deg. 40' 40" East a distance of 400.00 feet to a point; thence by lands of Emerald Coal and Coke Company, South 11 deg. 19'20" West a distance of 229.60 feet to a point on line of lands now or formerly of Isaac Hays; thence by said lands now or formerly of Isaac Hays, South 78 deg. 14' 53" West a distance of 434.78 feet to the place of beginning.

CONTAINING an area of 2.8907 acres and having a frame dwelling and outbuilding erected thereon.

This conveyance is made subject to all the reservations, restrictions, and conditions contained in deed from Emerald Land Company recorded in Deed Book Vol. 413, page 43.

FOR INFORMATIONAL PURPOSES ONLY: Being known as 1388 North Eighty Eight Road f/k/a RD1 Box 91, Clarksville, PA 15322.

Parcel # 15-01-149

BEING THE SAME PREMISES which Beneficial Consumer Discount Company, by Deed dated July 17, 2000 and recorded July 20, 2000 and Book 222 Page 40 #200000002885, in the Office of the Recorder of Deeds in and for the County of Greene, granted and conveyed unto Dennis L. Fisher and Lois A. Fisher, in fee.

AND THE SAID DENNIS L. FISHER has since departed this life on November 1, 2012 whereby title is vested in Lois A. Fisher, his wife by operation of law.

SHERIFF'S SALE

**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.

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

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

SHERIFF'S SALE

**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.

Attorney for the Plaintiff:

Kirk A. King

Waynesburg, PA 724-627-6114

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania