

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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September 2, 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.:
September 7 and September 8, 2021

CRIMINAL

Arraignments: September 7, 2021
ARDs: September 19, 2021
ARD Revocations: September 19, 2021
Parole Violations: September 7, 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
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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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.

CARMICHAELS BROUGH

Steven E. Jones, et ux., to Emmett C. McKenzie, et ux., Lot, \$135,000.00 (8-26-21)

CENTER AND WAYNE TOWNSHIPS

Gerald Kiger, et ux., to Richard L. Kiger, et ux., 32 Acres, Undivided 1/2 Interest, \$10,000.00 (8-26-21)

CUMBERLAND TOWNSHIP

Cindy Lou Demniak, et ux., to Michael L. Mays, 1.93 Acres, \$45,000.00 (8-26-21)
Daniel C. Snyder, et ux., to John J. Dazzo, et ux., Tract, \$129,900.00 (8-30-21)

FRANKLIN TOWNSHIP

Larry C. Bedilion, et ux., to Angela Wygonik, Lots 4-8, Block B, North Waynesburg Plan, \$35,000.00 (8-30-21)

JACKSON TOWNSHIP

William A. Gump, et ux., to EQT Production Company, 1 Acre, O&G, \$1,850.00 (8-26-21)

JACKSON AND CENTER TOWNSHIPS

Elinor H. Baily Estate A/K/A Elinor Baily Estate, et al., to The Reserved LLC, et ux., 111 Acres, O&G, \$5,758.98 (8-27-21)

JEFFERSON TOWNSHIP

Constance Jennette to Daniel J. Wagner, et ux., Lots, \$10,000.00 (8-26-21)

PERRY TOWNSHIP

Howard R. Ackley to The Mineral Company, et ux., 7.060 Acres, O&G, \$21,180.00 (8-26-21)

SPRINGHILL AND FREEPORT TOWNSHIPS

Johnathan Barer to Phive Starr Properties LP, 421.55 Acres, O&G, \$1,100.00 (8-31-21)
John T. Carson to Phive Starr Properties LP, 421.55 Acres, O&G, \$1,800.00 (8-31-21)

WAYNE TOWNSHIP

Crystal Keener to The Mineral Company, et ux., 29.7375 Acres, O&G, \$16,520.51 (8-26-21)

WAYNESBURG BOROUGH

Joanne Louise Brookover, et al., to David K. Cowell, Lot, \$15,250.00 (8-26-21)
Samuel R. Bowes, et al., to Kari Resources L P, et ux., Tracts, \$270,035.00 (8-26-21)
George O. Taylor, Jr., et ux., to Philip L. Westich, et ux., 2 Lots, \$189,000.00 (8-27-21)

WHITELEY TOWNSHIP

Wayne Ackley, et ux., to Paul Hannah, et ux., 2 Tracts, \$130,000.00 (8-31-21)

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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

HOUSEHOLDER, TAMMY LYNN

Late of Richhill Township, Greene County, Pennsylvania
Administrator: Robert Householder, 724 Bristoria Road, Graysville, PA 15337
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

ULRICH, LILLIAN H.

Late of Franklin Township, Greene County, Pennsylvania
Administrator: Charles E. Ulrich, 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

STASH, MARY ANN

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

THIRD 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

LEGAL NOTICE

To: Unknown Father
In Re: Z.N., minor child, born December 28, 2017
L.N., minor child, born July 15, 2020

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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.

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.

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:

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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 INTEREST FROM 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, 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.

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

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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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-24-2021

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 24, 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.

Lakeview Loan Servicing, LLC
Vs.
Amie Johnson and
Wesley J. Johnson

All that certain lot of land situate in Township of Wayne, County of Greene and Commonwealth of Pennsylvania. Improvements consist of a residential dwelling being 151 Oak Foret Road, Brave, PA 15316. Sold as property of Amie Johnson and Wesley J. Johnson.

Tax Parcel #: 25-04-182 and 25-04-141D
PROPERTY ADDRESS: 151 Oak Forest Road, Brave, PA 15316
UPI / TAX PARCEL NUMBER: 25-04-182/25-04-141D

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Seized and taken into execution to be sold as the property of AMIE JOHNSON, WESLEY J. JOHNSON, AMIE AND WELEY J. JOHNSON, in suit of LAKEVIEW LOAN SERVICING, LLC.

Attorney for the Plaintiff:
KML Law Group, P.C.
Philadelphia, PA 215-627-1322

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania