

# 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. 15**

**November 3, 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.:  
November 7 and 9, 2022

## ARGUMENTS

Argument Court: November 26, 2022

## CRIMINAL

Arraignments: November 7, 2022  
ARDs: November 14, 2022  
ARD Revocations: November 14, 2022  
Parole Violations: November 7, 2022  
Plea Court: November 9, 10, and 11, 2022  
License Suspension Appeals: December 20, 2022  
Argument Court: TBD

## CIVIL

Domestic Relations Contempts: November 28, 2022  
Domestic Relations Appeals: November 28, 2022

## ORPHANS

Accounts Nisi: November 7, 2022  
Accounts Absolute: November 17, 2022

## JUVENILE

Plea Day: November 17, 2022

## SUPREME COURT

Convenes in Pgh.: April 17-21, 2023

## SUPERIOR COURT

Convenes in Pgh.: November 1-2, 2022

## COMMONWEALTH COURT

Convenes in Pgh.: February 6-10, 2023

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Timothy M. Ross, Vice-President

Allen J. Koslovsky, Secretary

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.

### NO DEEDS TO ADVERTISE THIS WEEK

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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

CHAPMAN, JUNE S.

Late of Waynesburg, Greene County, Pennsylvania  
Executer: Jay N. VanScyoc, 313 Huffman Street, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

HOLBERT, JACK A. A/K/A JACK ALLEN HOLBERT

Late of Dunkard Township, Greene County, Pennsylvania  
Executrix: Carol Holbert, 116 Bald Hill Church Road, Mt. Morris, PA 15349  
Attorney: Phillip C. Hook, Attorney, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

MCCOY, VICKIE LANE A/K/A VICKIE L. MCCOY

Late of Carmichaels, Greene County, Pennsylvania  
Executrix: Shannon L. McCoy, 105 Inwood Avenue, Carmichaels, PA 15320  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

NIETHAMER, GENE A.

Late of Jackson Township, Greene County, Pennsylvania  
Executer: Carl V. Trosch, 750 Holiday Drive, Suite 105, Pittsburgh, PA 15220  
Attorney: Carl V. Trosch, 750 Holiday Drive, Suite 105, Pittsburgh, PA 15220

### THIRD PUBLICATION

HANN, DARLENE G. A/K/A DARLENE L. HANN A/K/A DARLENE G. HAM

Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Jacqueline K. Gray, 230 Crago Avenue, Waynesburg, PA 15370  
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

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JACKSON, MARGARET LOUISE A/K/A MARGARET S. JACKSON  
Late of Morgan Township, Greene County, Pennsylvania  
Executor: John R. Bristol, 70 Rinehart Lane, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

JURCEVICH, FRANK  
Late of Morgan Township, Greene County, Pennsylvania  
Executor: Jeffrey F. Jurcevic, 246 Brehm Road, Washington, PA 15301  
Attorney: Blake J. Birchmeier, Esquire, Pollock Morris Belletti and Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

PHILLIPS, ROBERT G. A/K/A ROBERT G. PHILLIPS, SR. A/K/A ROBERT GENE PHILLIPS, SR.  
Late of Cumberland Township, Greene County, Pennsylvania  
Executrix: Kimberly A. Jones, 415 West Roy Furman Highway, Wind Ridge, PA 15380  
Attorney: Blake J. Birchmeier, Esquire, Pollock Morris Belletti and Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

PUGLIA, ELAINE A/K/A ELAINE OSSO PUGLIA  
Late of Waynesburg, Greene County, Pennsylvania  
Testator: Paul Puglia, c/o Karen S. Timko, CELA, and Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220  
Attorney: Karen S. Timko, Certified Elder Law Attorney, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-30-2022 AD-406-2022**

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, NOVEMBER 18, 2022  
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.

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MORGAN, GREENE COUNTY PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL NO, 17-03-207, 17-03-207-A  
ALSO KNOWN AS 778 LIPPENCOTT ROAD, WAYNESBURG, PA 15370 BEING THE SAME PREMISES WHICH SANDRA M. VINEYARD, MARRIED, TIMOTHY KRIZAUSKAS, SINGLE, AND JOHN KRIZAUSKAS, SINGLE, AND MICHAEL KRIZAUSKAS, SINGLE AND JUDITH A. CORCORAN, MARRIED AND MARION MARISCO, MARRIED, BY DEED DATED MARCH 20, 2018 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY ON JANUARY 30, 2020 IN DEED BOOK 533, PAGE 3894, GRANTED AND CONVEYED UNTO JASON BOYD, MARRIED.

PROPERTY ADDRESS: 778 LIPPENCOTT ROAD, WAYNESBURG, PA 15370  
UPI / TAX PARCEL NUMBER: 17-03-207 17-03-207A

**Seized and taken into execution to be sold as the property of JASON BOYD in suit of PNC BANK, NATIONAL ASSOCIATION**

**Attorney for the Plaintiff:**  
Manley Deas Kochalski, LLC  
Columbus, OH 614-220-5611

**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 (Mortgage Foreclosure)  
No. ED-45-2018 AD-223-2018**

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, NOVEMBER 18, 2022  
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.

DOCKET #AD-223-2018  
ALL THAT CERTAIN lot of land situate in Whiteley Township, County of Greene and Commonwealth of Pennsylvania.  
IMPROVEMENTS consist of a residential dwelling.  
BEING PREMISES: 339 Patterson Run Road, Waynesburg, PA 15370  
SOLD as the property of JEFFREY A. PHILLIPS and DONNA M. PHILLIPS  
TAX PARCEL #29-03-152c

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ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 339 Patterson Run Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 29-03-152C

**Seized and taken into execution to be sold as the property of JEFFREY A PHILLIPS, DONNA M PHILLIPS in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST.**

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

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