

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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November 16, 2023



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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 20 and 22, 2023

CRIMINAL

Arraignments: November 20, 2023
ARDs: December 11, 2023
ARD Revocations: December 11, 2023
Parole Violations: November 20, 2023
Plea Court: December 14-16, 2023
License Suspension December 19, 2023
Argument Court: December 20, 2023

ORPHANS

Accounts Nisi: December 4, 2023
Accounts Absolute: December 14, 2023

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 8-12, 2024
Convenes in Pgh.: December 18-22, 2023
Convenes in Pgh.: February 5-9, 2024

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christopher M. Simms, President
Timothy M. Ross, Vice-President
Allen J. Koslovsky, Secretary
Lukas B. Gatten, Treasurer
Jessica L. Phillips, Ex-Officio

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DEED TRANSFERS

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

CARMICHAELS BOROUGH

Brian S. Bizub a/k/a Brian Bizub to Jaqueline M. Shaw, 2 Lots, \$156,899.80 (11-8-23)

CUMBERLAND TOWNSHIP

William A. Cree, IV, to Adam Lewis, 4 Tracts, \$35,000.00 (11-8-23)

Michael A. Lewis, et ux., to Aaron Bowman, et ux., 9.5216 Acres, \$65,000.00 (11-9-23)
Timothy W. Hughes, et ux., to Gary W. Louise, et ux., Lot 179, Nemacolin Plan, \$28,500.00 (11-9-23)

Brandon S. Smith, et ux., to Brad Ruse, et ux., Lot, Hamilton Plan, \$120,000.00 (11-13-23)
Cynthia S. Coleman Estate, et ux., to Jacob Andrew Guthrie, et ux., 1.4 Acres, \$105,500.00 (11-14-23)

DUNKARD TOWNSHIP

Brandyn F. Schaum to Logan Compton, Lot, \$80,000.00 (11-14-23)

GILMORE AND WAYNE TOWNSHIPS

Larry Lee Faucette, et ux., to Foss Minerals LLC, 90 Acres, O&G, \$600.00 (11-14-23)
Bianca Kay Swearingen, et ux., to Foss Minerals LLC, 90 Acres, O&G, \$5,400.00 (11-14-23)
David Allen Faucette, et ux., to Foss Minerals LLC, 90 Acres, O&G, \$600.00 (11-14-23)

MONONGAHELA TOWNSHIP

Brian Meadows, et ux., to Brett Alfred Clark, et ux., Lots 12-17, Parcel B Plan, \$425,000.00 (11-8-23)

MORGAN TOWNSHIP

Redevelopment Authority County of Greene to Kevin Willis, et ux., Lot 803, Mather, \$2,800.00 (11-14-23)

WAYNESBURG BOROUGH

Jonathan S. Johnson, et ux., to Cody J. Tharp, Lot, \$185,000.00 (11-8-23)
Jay S. Hammers, et ux., to Kara Ashley Louise Bane, Lot, \$30,000.00 (11-9-23)
Daniel Lee Orrahood, et ux., to Justin E. Fairchild, Lots 527-529, Waynesburg Fair Association Plan, \$185,000.00 (11-14-23)

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.

SECOND PUBLICATION

MOORE, ANNA MAE

Late of Cumberland Township, Greene County, Pennsylvania
Executor: James E. Moore, Jr., 117 4th Street, Waynesburg, PA 15370

Attorney: Phillip C. Hook, Attorney, 430 East Oakview Drive, Suite 101, Waynesburg,

PA 15370

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PAVLIC, JOSEPHINE

Late of Morris Township, Greene County, Pennsylvania
Executor: Timothy A. Yost, 1116 Robinson Hwy, McDonald, PA 15057
Attorney: Jeffrey P. Derrico, Esquire, Greenlee Derrico Posa LLC, 122 S. McDonald Street, McDonald, PA 15057 (724) 926-3115

THIRD PUBLICATION

BYSTRY, MARY FRANCES

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Patricia Anne Plummer, 909 Mapletown Road, Greensboro, PA 15338
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

DEFRANK, MICHAEL, JR., A/K/A MICHAEL DEFRANK

Late of Cumberland Township, Greene County, Pennsylvania
Co-Executor: Michelle Church, 606 W. Greene Street, Carmichaels, PA 15320
Co-Executor: Angela Loring, 686 S. 88 Road, Carmichaels, PA 15320
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

JACOBS, DAVID R. A/K/A DAVID JACOBS A/K/A DAVID REED JACOBS

Late of Gray Township, Greene County, Pennsylvania
Executor: James E. Jacobs, 1026 Belvedere Ct., Canonsburg, PA 15317
Attorney: J. Lynn DeHaven, Esquire, Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling Street, Ste. 101, Washington, PA 13501

JOLLIFF, RICKIE LYNN A/K/A RICKIE LYNE JOLLIFF A/K/A RICKIE JOLLIFF

Late of Wana, Monongalia County, West Virginia
Administratrix: Kimberly Jo Lavigne, 157 Main Street, New Freeport, PA 15352
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

KENNEDY, GRACE MARLYN

Late of Perry Township, Greene County, Pennsylvania
Co-Executor: Robert R. Kennedy, 1345 Buckeye Road, Mount Morris, PA 15349
Co-Executor: Lois Garrison, 117 Wades Run Road, PO Box 331, Mount Morris, PA 15349
Attorney Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

STROPE, MELVIN E. A/K/A MELVIN STROPE

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Ruth Elaine Williams, 1207 River Divide Road, Lot 4, Sevierville, TN 37862
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

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THARP, HARRY RICHARD A/K/A HARRY R. THARP

Late of Center Township, Greene County, Pennsylvania
Executrix: Rhonda Gay Wilson, 593 Rush Road, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

FIRST AND FINAL ACCOUNT

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON December 4, 2023 FOR NISI CONFIRMATION AND ON December 14, 2023 FOR FINAL CONFIRMATION.

The Fourth and Final Account of Mark E. Fox, Executrix of the Estate of James K Willison Jr, Deceased, late of Franklin Township, Greene County, PA

Attorney: Gregory C. Hook, Esquire
189 West High Street
Waynesburg, PA 15370

FIRST AND FINAL ACCOUNT

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON December 4, 2023 FOR NISI CONFIRMATION AND ON December 14, 2023 FOR FINAL CONFIRMATION.

The First and Final Account of Rylee Exner, Administratrix of the Estate of Rodney Carlos Shepherd, Deceased, late of Cumberland Township, Greene County, PA

Attorney: Brandon K. Meyer, Esquire
76 North Richhill Street
Waynesburg, PA 15370

LEGAL NOTICE

To: Billy Bob Walker

In Re: K.M.M.W, minor child, born February 28, 2007

A hearing regarding the Relinquishment of Parental Rights to your child, K.M.M.W, born February 28, 2007. 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 November 29, 2023 at 1:00 p.m. in Courtroom 1 before Judge Jeffrey N. Grimes. 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

CYS Attorney

COUNTY OF GREENE JOB VACANCY POSTING DATE: 9/7/2023 CLOSING DATE:
Until Filled POSITION: CYS Attorney DEPARTMENT: Children & Youth Services
SALARY: \$65,000 Annually HOURS: Regular Full Time – 35 hours per week Salaried
BENEFITS: Full Benefits @ End of 90 days Probationary Period.

External candidates should complete an online application at www.co.greene.pa.us.
In compliance with the Americans with Disabilities Act, the Employer will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective employees and incumbents to discuss potential accommodations with the Employer. The County of Greene is an Equal Employment Opportunity Employer.

LEGAL NOTICE

NOTICE is hereby given that on November 1, 2023 at No 54, Miscellaneous Docket, 2023, Sue Ellen Kingan, Director of the Tax Claim Bureau of Greene County, Pennsylvania, presented to the Court of Common Pleas of Greene County, Pennsylvania, the Bureau’s Consolidated Return with respect to the properties exposed at public sale for delinquent taxes on Wednesday, September 20, 2023, pursuant to provisions of the Real Estate Tax Sale Law of 1947, P.L. 1368, as amended; 72 P.S. 5860.102, et seg.

Said Consolidated Return and Sales so made were confirmed nisi by said Court on November 1, 2023.

Unless objections or exceptions are filed to said sales, by any owner or lien creditor, unless thirty (30) days after the date of November 2, 2023 to wit: December 2, 2023, said Return and Sales so made shall be confirmed absolutely.

Sue Ellen Kingan
Greene County Tax Claim Director

LEGAL NOTICE

NOTICE OF REPOSITORY SALE

Pursuant to the Pennsylvania Real Estate Tax Sale Law, Act of 1947, P.L. 1368, No. 542, as amended and by Order of the Court of Common Pleas of the County of Greene, Misc. No. 3, 1997 for the purposes as set forth in Section 612 of the Real Estate Tax Sale Law (72 P.S. 5860.612 et al), notice is hereby given that the following properties listed shall be sold by the Tax Claim Bureau of Greene County on Wednesday, the 13th day of December, 2023 at 8:30 A.M., at the 4H Building, Greene County Fairgrounds, Waynesburg, PA, freed and cleared of all tax and municipal claims, liens, mortgages, charges and estates can be properly discharged.

TERMS OF SALE

1. Starting bids will be \$300.00 and \$100.00 bids for trailers.
2. The total sale price must be paid in cash or certified check between 1:00 pm and 3:00 pm., the day of the sale.
3. The properties are offered for sale by the Tax Claim Bureau without any guarantee of warranty whatever, either as to existence, correctness of ownership, size, boundaries, locations, structures upon the land, or any other matter or thing whatever. No adjustment will be made after the property is struck down.
4. Other terms to be announced at time of sale.
5. Registration forms and a list of the properties can be found on our website co.greene.pa.us, Tax Claim Bureau.

Notice to Prospective Tax Bidders, in accordance with Act No 133, approved by Governor Ridge on December 21, 1998, P.L. 1368, No 542, prospective purchasers at all tax sales are now required to certify to the Tax Claim Bureau as follows:

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1. Successful bidder shall be required to provide certification to the Bureau, that, within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to taxing bodies within the State of Pennsylvania.
2. A successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities within Greene County.

This law is now in effect and will be recognized in conjunction with the following tax sales:

2023 Repository Sale

December 13, 2023

3. **PROSPECTIVE BIDDERS MUST REGISTER ON OR BEFORE DECEMBER 4, 2023. NO EXCEPTIONS!!**

Sue Ellen Kingan
Director