

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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March 2, 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.:
March 6 and 8, 2023

CRIMINAL

Arraignments: March 6, 2023
ARDs: March 6, 2023
ARD Revocations: March 6, 2023
Parole Violations: March 6, 2023
Plea Court: March 7-9, 2023
License Suspension Appeals: April 18, 2023
Argument Court: March 15, 2023

ORPHANS

Accounts Nisi: March 6, 2023
Accounts Absolute: March 16, 2023

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 17-21, 2023
Convenes in Pgh.: February 27-March 3, 2023
Convenes in Pgh.: May 8-12, 2023

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

ARGUMENTS

Argument Court: March 27, 2022

CIVIL

Domestic Relations Contempts: March 28, 2023
Domestic Relations Appeals: March 28, 2023

JUVENILE

Plea Day: March 16, 2022

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DEED TRANSFERS

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

GILMORE, JACKSON, & WAYNE TOWNSHIPS

Shawn Christopher Tennant to The Mineral Company, et ux., 310.5303 Acres, O&G, \$11,556.52 (2-22-23)

JACKSON TOWNSHIP

Beth S. Roble, et ux., to The Mineral Company, et ux., 50.06 Acres, O&G, \$8,760.50 (2-22-23)

JACKSON & SPRINGHILL TOWNSHIPS

Mary M. Sherrod, et ux., to The Mineral Company, et ux., 145.5264 Acres, O&G, \$36,967.02 (2-22-23)

SPRINGHILL TOWNSHIP

Patricia E. Hanzel, et ux., to The Mineral Company, et ux., 129.54 Acres, O&G, \$10,094.44 (2-22-23)

Karen Sue Hennen Gray, et ux., to EQT Production Company, 100 Acres, O&G, \$2,295.91 (2-22-23)

James R. Hennen, et ux., to EQT Production Company, 100 Acres, O&G, \$2,313.92 (2-22-23)

WHITELEY TOWNSHIP

Vicki Lynn Funk to Michael V. Higgins, et ux., 2.688 Acres, \$90,000.00 (2-22-23)

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.

FIRST PUBLICATION

BEHM, PEGGY J.

Late of Jefferson Township, Greene County, Pennsylvania
Executer: Mark E. Behm, 1565 Jefferson Road, PO Box 126, Jefferson, PA 15344
Attorney: Phillip C. Hook, Attorney, 430 East Oakview Drive, Suite 101, PO Box 898, Waynesburg, PA 15370

BOWSER, HERMAN C.

Late of Cumberland Township, Greene County, Pennsylvania
Co-Executrix: Tammy Watson, C/O Joseph I. Brodak, Esquire, Brodak Law, LLC, 6 South Main Street, Washington Trust Building, Suite 214, Washington, PA 15301
Co-Executrix: Justine Lynn Tift, C/O Joseph I. Brodak, Esquire, Brodak Law, LLC, 6 South Main Street, Washington Trust Building, Suite 214, Washington, PA 15301
Attorney: Joseph I. Brodak, Esquire, Brodak Law, LLC, 6 South Main Street, Washington Trust Building, Suite 214, Washington, PA 15301

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WISE, KEITH L.

Late of Morris Township, Greene County, Pennsylvania
Executor: Wayne Wise, 4105 St. Johns Way, Pittsburgh, PA 15201
Attorney: Christopher M. Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

HERROD, SUSAN A.

Late of Franklin Township, Greene County, Pennsylvania
Administrator: Candy Sue Herrod, 254 Washington Road, Waynesburg, PA 15370
Attorney: None

MEGO, ROBERT E.

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Robin A. Samek, 283 Fourth Street, PO Box 22, Crucible, PA 15325
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms LLC, 54 South Washington Street, Waynesburg, PA 15370

WILSON, JASON JOHN

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Amanda Wilson, 161 Tollgate Run Road, Waynesburg, PA 15370
Attorney: Amber N. Shipley, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

BAMBERGER, REED L.

Late of Morris Township, Greene County, Pennsylvania
Executrix: Janet M. Bruce, 98 Acheson Avenue, Washington, PA 15301
Attorney: Thomas O. Vreeland, Esquire, Bassi, Vreeland & Associates, PC, 62 East Wheeling Street, Washington, PA 15301-4804

BISSETT, MARJORIE E. A/K/A MARJORIE EDYTH BISSETT

Late of Waynesburg Borough, Greene County, Pennsylvania
Co-Executor: George V. Bissett, Jr., PO Box 851, Waynesburg, PA 15370
Co-Executor: Linda Ann Clark, 1 Culpepper Drive, Charleston, WV 25313
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA

15370

MAGUIRE, MILDRED M. A/K/A MILDRED MAY MAGUIRE

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Jean Magura, 53 Highland Road #104, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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LEGAL NOTICE

NOTICE OF REPOSITORY SALE Greene County Tax Claim Bureau

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 at No. 2020-907, for purposes as set forth in Section 612 of the Pennsylvania 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 TWENTY NINTH day of MARCH, 2023, at 8:30AM
GREENE COUNTY TAX CLAIM BUREAU
93 East High Street
First Floor Conference Room, Waynesburg, Pa. 15370
BIDDER CAN SIGN IN AT 8:00 A.M., TILL START OF SALE, "PROMPTLY" AT 8:30 A.M.

freed and cleared of all tax and municipal claims, liens, mortgages, charges and estates, excepting state and federal liens and excepting separately taxed ground rents, to the highest bidder at or above the amount as set by the Court and to the extent that such tax and municipal claims, liens, mortgages, charges and estates can be properly discharged.

Notice is hereby given that the properties described on the sale list will be sold by the Greene County Tax Claim Bureau for non-payment of delinquent taxes, filed against such properties in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq.) and the amendments and supplements thereto. The sale will be held at the County Office Building, First Floor Conference Room ,93 East High Street, Waynesburg, Pa. 15370. The sale will commence on WEDNESDAY, March 29, 2023, AT 8:30 AM prevailing time and will continue until such time that all properties have been exposed for sale by public bidding.

Terms of the Sale: The following are our terms of sale. By registering to bid, you are agreeing to ALL of the following terms of sale in the event your bid is successful:

1. Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of CAVEAT EMPTOR. In every case, the property is offered for sale by the Bureau without GUARANTY OR WARRANTY WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever.

2. Registration will take place before the sale, beginning at 9:00 AM on Monday, February 13, 2023 and concluding on Monday, March 20, 2023 at 4:00 PM at the Greene County Tax Claim Office located at 93 East High Street, Waynesburg, Pa. 15370. Registration can also be made by mail. A non-refundable, \$10 deposit (cash only) will be required to be made by each registering bidder at the time of sale registration. Proof of identification in the form of a driver's license or other government-issued photo identification MUST be presented at the time of registration for bidders as well as non-bidding potential owners. A notarized Affidavit of Bidder as well as any Affidavits of Non-Bidding Potential Owners must be

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completed as part of the registration for the sale. Each registrant will be provided an auction/bid number before the tax sale on March 29, 2023. If you are registering as a business, corporation, or LLC, YOU MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as LIST OF ALL NAMES, BUSINESS ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS, PARTNERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. The registration forms are available for download on the Greene County website. All registrations (In-Person & Mailed) must be received and submitted completely by 4:00 PM on March 20, 2023. There will be NO REGISTRATION on the DAY OF THE SALE.

3. Upon conclusion of the auction, the full purchase price of each property must be paid for in the form of cash, money order, bank certified funds or attorney's checks. NO personal or personal business checks will be accepted. All sales are FINAL. Failure to pay bids MAY lead to further action against the bidder, including, but not limited to, an action for specific performance, forfeiture of any deposits or payments made on other properties bid on, disqualification from this sale and future sales, and/or further sanctions as may be imposed by the Court and/or the Greene County Tax Claim Bureau. THE PURCHASE PRICE IS TO BE PAID AT THE TAX CLAIM OFFICE, 93 EAST HIGH STREET, WAYNESBURG, PA. 15370, BY 3:00 PM ON THE DAY OF THE SALE, MARCH 29, 2023.

4. No individual may bid upon any property unless properly registered PRIOR to the commencement of the sale.

5. No individual may offer any bids either individually or as an agent for any other person or entity if he/she:

- Owes any delinquent taxes/municipal claims to any school district, municipality or other taxing body located IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years
- Has engaged or permitted an uncorrected or unresolved housing code violation, failed to maintain property in a reasonable manner such that the property posed a threat to health, safety or property, or permitted the use of property in an unsafe, illegal, or unsanitary manger such that the property posed a threat to health, safety, or property IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years
- Has had landlord renting privileges revoked or suspended by any taxing jurisdiction located within THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years

Any individual who is found to be in contravention of the above shall forfeit any registration fees, deposits or payments made on any properties bid upon, with any sums so deposited applied to outstanding tax liens, and shall be subject to further sanctions as may be imposed by the Court and/or the Greene County Tax Claim Bureau on behalf of Greene County and the taxing jurisdictions it serves. This term of sale is in addition to and not to be confused with the right to cure delinquencies as provided by RETSL. You may also be banned from registering from future tax sales in Greene County, Pennsylvania.

6. DEED RECORDING – title will be in the registered bidder's name and non-bidding potential owner's names ONLY (NO EXCEPTIONS). If a deed is to be recorded in the name of a trust, corporation, company, LLC etc., the registered bidder must disclose at the time of registration that he/ she is bidding in such a capacity, and valid documentation supporting the existence of the trust, corporation, company or entity must be provided to the Tax Claim office before the deed can be properly prepared, subject to the following additional terms: (a) A property may be deeded to a trust, provided that proper documentation of a legally recognized

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trust is provided to the GCTCB. Said Trust/Corporation/Business/LLC (etc.)'s must be in existence prior to the sale and registered with the Internal Revenue Service. The Trust/Corporation/Business/LLC (etc.)'s EIN or Social Security Numbers must be provided and evident on the documents and for reporting purposes as required. As described in the terms of pre-registering for the sale, YOU MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as LIST OF ALL NAMES, BUSINESS ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS, PARTNERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. Under no circumstances will the GCTCB be considered to be the Grantor to or Settlor of a Trust. A named Trustee, Member, Officer, Manager, Partner, etc. MUST be designated as the Grantee, who shall hold legal title to the property on behalf of said business, trust, LLC, corporation, etc. (b) A property may be deeded into a corporate entity provided that said entity is registered with the appropriate Department of State, and documentation supporting said registration is provided to the GCTCB and verified. EIN numbers must be provided for reporting purposes. (c) All supporting documentation provided shall be subject to review and approval of the Director and Solicitor.

7. The address used within the certificate of residence on the deed will be the address given on the Bidder Registry registration form. If your municipality requires a P.O. Box, please provide the P.O. Box and the house number and street on the BIDDER REGISTRATION FORM.

8. Other terms will be announced at the time of the sale.

9. STARTING BIDS FOR ALL PARCELS WILL BE \$500.00. STARTING BIDS FOR ALL TRAILERS WILL BE \$100.00

RECORD OWNERS SHALL NOT BE PERMITTED TO REDEEM PROPERTY AFTER THE SALE OF SAID PROPERTY

**Sue Ellen Kingan, Director of Greene County Tax Claim Bureau
Blane A. Black, Solicitor**

A complete listing of individual properties being exposed for this sale can be viewed on Greene County's website by logging on to co.greene.pa.us – go to Departments, Tax Claim Bureau-Repository Sale.