

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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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.:
January 3 and 4, 2023

CRIMINAL

Arraignments: January 3, 2023
ARDs: January 9, 2023
ARD Revocations: January 9, 2023
Parole Violations: January 3, 2023
Plea Court: January 10, 11, and 12, 2023
License Suspension Appeals: February 21, 2023
Argument Court: January 11, 2023

ORPHANS

Accounts Nisi: January 2, 2023
Accounts Absolute: January 12, 2023

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

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Convenes in Pgh.: January 23-27, 2023
Convenes in Pgh.: February 6-10, 2023

ARGUMENTS

Argument Court: January 23, 2022

CIVIL

Domestic Relations Contempts: January 23, 2023
Domestic Relations Appeals: January 23, 2023

JUVENILE

Plea Day: January 19, 2022

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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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.

ALEPPO TOWNSHIP

David Johns to Howard Secher, 2 Tracts, \$55,820.00 (12-27-22)

CUMBERLAND TOWNSHIP

David L. Lydic, Jr., to Tristan T. Cooley, et ux., 2 Lots, \$145,000.00 (12-21-22)

DUNKARD TOWNSHIP

Jeremy Lambright to Ashley P. Bohon, Lot 143, Bobtown, \$79,000.00 (12-21-22)

FRANKLIN TOWNSHIP

Daniel R. Adamson, et ux., to Ross Richard Kearney, et ux., Tracts, \$525,000.00 (12-22-22)

Larry D. Blouir, et ux., to WWJD Christian Center, .155 Acre, \$12,500.00 (12-22-22)

MONONGAHELA TOWNSHIP

Richard Enoff, et ux., to Jole Reggetz, .517 Acre, \$181,000.00 (12-22-22)

PNC Bank N A to Timothy Swink, et ux., 1 Acre, \$30,000.00 (12-22-22)

MORGAN TOWNSHIP

Darlene Maley to Triple H Realty LLC, Lot 49, Emerald Land Company No. 1, \$14,272.00 (12-21-22)

Manus L. Haywood Estate, et ux., to Robert J. Hurd, et ux., Lot 274, Mather, \$12,000.00 (12-21-22)

Triple H Realsty Group LLC to Rachel N. Akers, Lot 25, Teagarden Homes Plan, \$70,500.00 (12-22-22)

Ronald William Golden, et ux., to William D. Hinerman Revocable Trust, et ux., 2 Tracts, \$325,000.00 (12-27-22)

MORRIS TOWNSHIP

Josephine F. Palvic to Josephine F. Palvic, et ux., 43.827 Acres, \$88,662.15 (12-21-22)

PERRY TOWNSHIP

Larry D. Frazee to Cathryn Griffith, et ux., Lot, \$85,000.00 (12-27-22)

RICHHILL TOWNSHIP

Susan A. Ziegler to EQT Production Company, 7 Tracts, O&G, \$434.20 (12-22-22)
Christine Herring, et ux., to EQT Production Company, 1.35 Acres, O&G, \$1,000.00 (12-22-22)

WAYNE TOWNSHIP

Daphna L. Blair to Three Rivers Royalty II LLC, 2 Tracts, O&G, \$15,037.45 (12-27-22)

WAYNESBURG BOROUGH

Micharl Herrington to 772 E. High Street LLC, Lot, \$5,500.00 (12-22-22)

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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

MOONEY, DOROTHA F.

Late of Morris Township, Greene County, Pennsylvania
Executrix: Kay Mooney, 314 Washington Road, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

HUFFMAN, JOAN E. A/K/A JOAN ABBE HUFFMAN

Late of Waynesburg Borough, Greene County, Pennsylvania
Executor: Charles R. Huffman, Jr., 330 Brick School Road, Waynesburg, PA 15370
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, Waynesburg, PA 15370

KAZEE, PATRICIA MARIE

Late of Waynesburg, Greene County, Pennsylvania
Administrator: John E. Stoner, 2423 Pinecrest Land, Westchester, IL 60154
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

ALGER, ROSALIE A.

Late of Springhill Township, Greene County, Pennsylvania
Executor: Jeffrey Alger, 4121 E. Freedom Circle, Ooltewah, TN 37363
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

NOVAK, JEFFREY J.

Late of Greensboro, Greene County, Pennsylvania
Executrix: Vicky L. Novak, 1821 S. Eighty Eight Road, Greensboro, PA 15338
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

NYANDEMOH, KAREN S.

Late of Pittsburgh, Allegheny County, Pennsylvania
Administrator: Sahr Nyandemoh, 12211 Sedgeway Lane, Lovettsville, VA 20180
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

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WATSON, BARRY LOREN A/K/A BARRY L. WATSON
Late of Rogersville, Greene County, Pennsylvania
Administrator: Rachel L. Watson, 367 Ceylon Road, Carmichaels, PA 15320
Attorney: Sam H. Jesse, Esquire, PO Box 100091, Pittsburgh, PA 15214

SHERIFF'S SALE

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, JANUARY 13, 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:

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 KRZAUSKAS, SINGLE, AND JOHN KRZAUSKAS, SINGLE, AND MICHAEL KRZAUSKAS, 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