

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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July 3, 2025



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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.:
July 7 and 9, 2025

CRIMINAL

Arraignments: July 7, 2025
ARDs: July 17, 2025
ARD Revocations: July 17, 2025
Parole Violations: July 7, 2025
Plea Court: July 15-17, 2025
License Suspension: June 23, 2025

ORPHANS

Accounts Nisi: July 7, 2025
Accounts Absolute: July 18, 2025

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 6-10, 2025

Convenes in Pgh.: August 5-6, 2025

Convenes in Pgh.: November 3-7, 2025

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Timothy M. Ross, President
Adam J. Belletti, Vice-President
John R. Headley, Secretary
Lukas B. Gatten, Treasurer
Christopher M. Simms, Ex-Officio

ARGUMENTS

Argument Court: July 16, 2025

CIVIL

Domestic Relations Contempts: July 22
2025
Domestic Relations Appeals: July 22,
2025

JUVENILE

Plea Day: July 17, 2025

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DEED TRANSFERS

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

CENTER TOWNSHIP

Jesse Lee Caldwell to Gregory K. Shriver, et ux., 2 Tracts, \$275,000.00 (6-30-25)
Doris S. Zimmerman to Riberta Moore, 2 Tracts, \$30,000.00 (6-30-25)

CUMBERLAND TOWNSHIP

Ruth J. Kovalcheck by POA, et ux., to Gabriel Thomas Acita, et ux., Tracts, \$225,000.00 (7-1-25)
Valley Abstracting LLC to Tyler M. Jones, Lot 217, Crucible, \$8,500.00 (7-1-25)

DUNKARD TOWNSHIP

Nancy Jean Seifert Marital Trust, et al., to Nancy Jean Seifert, 91.935 Acres, \$1,505.00 (6-27-25)
Chess Enterprises to Dunkard Creek Water Treatment System LLC, Tracts, \$268,040.00 (7-1-25)

FRANKLIN TOWNSHIP

First Bapstist Church of Waynesburg PA to Ethan Hacker, et ux., Lot, \$264,000.00 (6-26-25)
Lori L. Fox to Peter Stofcheck, Lot 15, Colonial Place Plan, \$349,900.00 (7-1-25)

GARY TOWNSHIP

Edith Eleanor Crouse Estate a/k/a Edith E. Crouse Estate a/k/a Edith W. Crouse Estate, et ux., to Brock J. Bedilion, et ux., 1.169 Acres, \$180,000.00 (6-30-25)

GREENE TOWNSHIP

Stephen L. Warner to HH Landco LLC, 40.6864 Acres, \$160,000.00 (6-30-25)
Raymond Allen Casseday to HH Landco LLC, 6.304 Acres, \$135,000.00 (6-30-25)

JEFFERSON TOWNSHIP

Michelle Gallentine to Keyan Tabor, et ux., Lot 6, Pumpkin Run Plan, \$240,000.00 (6-30-25)

MORGAN TOWNSHIP

Heather Dennis to Robert Dehaas, Jr., et ux., Lot, \$261,500.00 (6-25-25)
Debra K. Kuhns to Roy A. Dains, et ux., .1535 Acres, \$1,000.00 (6-25-25)
Betty L. McNaney Trust, et al., to Ryan Edwards, et ux., 2 Tracts, \$229,600.00 (6-30-25)

RICHHILL TOWNSHIP

Richard D. Lohr, et ux., to Flynn-Maloy Rentals LLC, et ux., Tract, \$28,128.50 (7-1-25)

SPRINGHILL TOWNSHIP

David William Palmeter, et ux., to William Ralph Keefer, 2.8375 Acres, Minerals, \$100.00 (6-27-25)
Malcom Claiborne Talley, et ux., to William Ralph Keefer, 2.8375 Acres, Minerals, \$100.00 (6-27-25)

Theresa Elizabeth Cooper to William Ralph Keefer, 2.8375 Acres, Minerals, \$100.00 (6-27-25)
Charles Wesley Palmeter, et ux., to William Ralph Keefer, 2.8375 Acres, Minerals, \$100.00 (6-27-25)

Mary E. Palmeter to William Ralph Keefer, 2.8375 Acres, Minerals, \$100.00 (6-27-25)
David Milton Threlkeld to William Ralph Keefer, 2.8375 Acres, Minerals, \$100.00 (6-27-25)
John Mardhall Johnson, et ux., to William Ralph Keefer, 2.8375 Acres, Minerals, \$100.00 (6-27-25)

Charles Emil Johnson to William Ralph Keefer, 2.8375 Acres, Minerals, \$100.00 (6-27-25)
Marshall J. Moore to William Ralph Keefer, 2.8375 Acres, Minerals, \$100.00 (6-27-25)
Celeste Hilliard to William Ralph Keefer, 2.8375 Acres, Minerals, \$100.00 (6-27-25)

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Sarah Moore McParland to William Ralph Keefer, 2.8375 Acres, Minerals, \$100.00 (6-27-25)
Mona Jean Gedney, et ux., to William Ralph Keefer, 2.8375 Acres, Minerals, \$100.00 (6-27-25)
James Lloyd Keefer, et ux., to William Ralph Keefer, 2.8375 Acres, Minerals, \$100.00 (6-27-25)

WASHINGTON TOWNSHIP

Phyllis D. Rhodes to Bethlehem Baptist Church, .568 Acre, \$25,000.00 (6-30-25)

WAYNE TOWNSHIP

Rinkhoff Agricultural Enterprises LLC to Barry Rinkhoff, et ux., Tracts, O&G, Und 1/3 Interest, \$10,000.00 (6-25-25)
Rinkhoff Agricultural Enterprises LLC to Clint Rinkhoff, et ux., Tracts, O&G, Und 1/3 Interest, \$10,000.00 (6-25-25)
Rinkhoff Agricultural Enterprises LLC to Grant Rinkhoff, Tracts, O&G, Und 1/3 Interest, \$10,000.00 (6-25-25)
Clint Rinkhoff, et ux., to Three Rivers Royalty III LLC, 17 Tracts, O&G, \$75,900.00 (6-30-25)

WAYNESBURG BOROUGH

Cynthia May Bailey to Equity Point Real Estate LLC, Lot, \$16,000.00 (6-30-25)
Erik T. Wilson, et ux., to 237 S Washington Street LLC, Tracts, \$82,694.00 (6-30-25)
Mary R. Zollars Estate, et ux., to C. Kirk Zollars, Lot, \$64,000.00 (7-1-25)

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

KATOLSKY, MARY LOU

Late of Dunkard Township, Greene County, Pennsylvania
Administrator: John Katolsky, P.O. Box 184, Point Marion, PA 15474

MILLER, LONNIE D. A/K/A LONNIE MILLER

Late of Aleppo Township, Wind Ridge, Greene County, Pennsylvania
Executor: Teresa Louise Carroll, 201 W. Roy Furman Highway, Wind Ridge, PA 15380

Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

INGHRAM, BETTY J. A/K/A BETTY JEAN INGRAM

Late of Waynesburg, Greene County, Pennsylvania
Executor: Jon E. Montgomery, 614 Neal Road, Dunlap, TN 37327
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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MILLER, THOMAS ROY

Late of Franklin Township, Greene County, Pennsylvania
Executor: Thomas M. Miller, 1026 Putnam Blvd., Wallingford, PA 19076
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

CRAWFORD, CAROLYN

Late of New Freeport, Jackson Township, Greene County, Pennsylvania
Executrix: Rhonda Crawford, 132 Plugged Road, New Freeport, PA 15352
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

STEWART, EDNA J. A/K/A EDNA JANE STEWART

Late of Perry Township, Greene County, Pennsylvania
Administrator: Virginia Marie Johnson, 2305 Garrett Road, Rockwood, PA 15557
Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, P.O. Box 898, Waynesburg, PA 15370

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed on June 22, 2025, with the Pennsylvania Department of State in accordance with 15 Pa.C.S. § 8821 to form a Limited Liability Company under the name: **GREENE VENTURE EQUITIES LLC**. The LLC has been organized to engage in any lawful business permitted under the laws of the Commonwealth of Pennsylvania. The address of the registered office is: **184 Orchard Road Waynesburg PA 15370**. The name and address of the primary organizer is: **James S. Howard 184 Orchard Road Waynesburg PA 15370**. This notice is published in compliance with the requirements of the Pennsylvania Department of State and is intended to provide public notice of the formation of the above-names Limited Liability Company.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-32-2025 AD 156-2025

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, JULY 18, 2025
AT 10:00 O'CLOCK A.M.**

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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.

Freedom Mortgage Corporation

v.

Rebecca Ann Bargerstock and The United States of America owner(s) of the property situate in the Township of Cumberland, Greene County, Pennsylvania, being 611 W Greene Street, Carmichaels, PA 15320
Parcel No. 05/21/215//

PROPERTY ADDRESS: 611 West Greene St., Carmichaels, PA 15320-1605

UPI/TAX PARCEL NUMBER: 05/21/215//

Seized and taken into execution to be sold as the property of REBECCA A BARGERSTOCK in suit of FREEDOM MORTGAGE CORPORATION.

Attorney for the Plaintiff:

Orlans Associates PC
Troy, MI 248-502-1400

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-35-2025 AD 279-2025

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, JULY 18, 2025

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 tract of land situate in Perry Township, Greene County, Pennsylvania, having erected a one unit, one story, home with an address of 225 Haines Ridge Road, Mt. Morris, PA 15349. This lot is assessed for tax purposes as Greene County Tax Map Number 20-02-116D.

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PROPERTY ADDRESS: 225 Haines Ridge Rd, Mount Morris, PA 15349

UPI/TAX PARCEL NUMBER: 20-02-116-D

Seized and taken into execution to be sold as the property of RONALD HOWARD, MARY HOWARD 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