

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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Since October 1982

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COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
August 18 and 20, 2025

CRIMINAL

Arraignments: August 18, 2025
ARDs: September 8, 2025
ARD Revocations: September 8, 2025
Parole Violations: August 18, 2025
Plea Court: September 9, 10, and 12, 2025
License Suspension: October 21, 2025

ORPHANS

Accounts Nisi: August 4, 2025
Accounts Absolute: August 15, 2025

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 6-10, 2025

Convenes in Pgh.: September 16-17, 2025

Convenes in Pgh.: November 3-7, 2025

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

E-mail address: editor.greenerreports@yahoo.com

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: September 17, 2025

CIVIL

Domestic Relations Contempts: August 26, 2025
Domestic Relations Appeals: August 26, 2025

JUVENILE

Plea Day: August 21, 2025

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DEED TRANSFERS

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

CARMICHAELS BOROUGH

Martin J. Yoskovich, et ux., to Zmijowsky Realty Holdings LLC, 5 Lots, \$350,000.00 (8-8-25)

CUMBERLAND TOWNSHIP

Ryan M. Kerr, et ux., to Tyler Barrish, Lot, \$135,000.00 (8-6-25)

John L. Rankin, II, et ux., to Gregory K. Detrick, Lot 13, Biddle Acres, \$111,000.00 (8-11-25)

John Comer, et ux., to Wyatt A. Rogers, Lots 121-124, Hartley Plan, \$189,000.00 (8-12-25)

FRANKLIN TOWNSHIP

William Joseph Funk to Jonathan M. Ayres, Lot, Woodland Heights Plan, \$204,000.00 (8-7-25)

Kyle Lee Varner to Zeus Willis, et ux., Lot 163, Bonar Plan, \$162,900.00 (8-7-25)

Erik T. Wilson, et ux., to 146 & 148 Cook Avenue LLC, .991 Acre, \$48,286.60 (8-8-25)

Erik T. Wilson, et ux., to 121 4th Street LLC, Lots, \$93,062.40 (8-8-25)

Robert Dement, et ux., to John Hand Lowry, 2.959 Acres, \$195,000.00

JACKSON TOWNSHIP

Jennfier J. Lippencott, et ux., to Dark Horse Holdings LLC, 122.259 Acres, \$299,700.00 (8-8-25)

Earl Johnson, et ux., to EQT Production Company, Tracts, O&G, \$466.54 (8-8-25)

John E. Kemerer to EQT Production Company, Tracts, O&G, \$187.78 (8-8-25)

JEFFERSON TOWNSHIP

Richard Dinsmore, et ux., to Bryan Long, et ux., Tract, \$5,000.00 (8-11-25)

Robert Dehaas, et ux., to Eric Scott Graham, Tracts, \$280,000.00 (8-12-25)

MONONGAHELA TOWNSHIP

Valley Abstracting LLC to Brian Brady, et ux., .8986 Acre, \$4,400.00 (8-6-25)

WAYNESBURG BOROUGH

The Perfect Arrangement Inc, et ux., to Matteson Real Estate LLC, Lot 32, Perryville Plan, \$270,000.00 (8-7-25)

Erik T. Wilson, et ux., to 219 S Washington Street, LLC, Lot, \$154,056.00 (8-8-25)

Erik T. Wilson, et ux., to 147 S Richhill Street LLC, Lot, \$80,093.40 (8-8-25)

Joshua D. Sumpter, et ux., to Joshua Nicholls, Lot, \$165,500.00 (8-11-25)

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

KATCHMARK, MARY JANE

Late of Center Township, Greene County, Pennsylvania

Executor: Kurt Alan Katchmark, 892 Hargus Creek Road, Waynesburg, PA 15370

Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

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KLAMERUS, BERNADETTE

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Margaret A. McCombs, C/O Ernest P. DeHaas, Esquire, DeHaas Law, LLC,
51 East South Street, Uniontown, PA 15401
Attorney: Ernest P. DeHaas, Esquire, DeHaas Law, LLC, 51 East South Street,
Uniontown, PA 15401

PULTORAK, RICHARD A. SR.

Late of Waynesburg Borough, Greene County, Pennsylvania
Executrix: Pat Walko, 1907 Kirby Road, Waynesburg, PA 15370
Attorney: Whitney P. O'Reilly, Esquire, 1600 Market Street, FL 32, Philadelphia, PA
19103

RIGGLEMAN, SHERMAN WILLIAM, JR. A/K/A SHERMAN RIGGLEMAN, JR

Late of Monongahela Township, Greene County, Pennsylvania
Administratrix CTA DBN: Christina Riggelman, 109 Greenwood Drive, Morgantown,
WV 26505
Attorney: Lukas G. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill
Street, Waynesburg, PA 15370

THIRD PUBLICATION

MACKEY, CHARLOTTE ANN A/K/A CHRLOTTE A. MACKEY

Late of Waynesburg, Greene County, Pennsylvania
Executor: Bradley E. Mackey, 219 South Morris Street, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

FIRST AND FINAL ACCOUNT

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY
CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT
DIVISION ON SEPTEMBER 01, 2025 FOR NISI CONFIRMATION AND ON SEPTEMBER
12, 2025 FOR FINAL CONFIRMATION.

The First & Final Account of Debra A. Patterson, Executrix of the Estate of Robert M. George,
Deceased.

Attorney: David F. Pollock, Esq.
Pollock Morris Belletti & Simms, LLC
54 S Washington St
Waynesburg, PA 15370

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LEGAL NOTICE

In Re: 2000 Doublewide Hime:

: IN THE CIURT OF COMMON PLEAS OF
: GREENE COUNTY, PENNSYLVANIA
: CIVIL ACTION
: 49 MISC 2025
: Judge Jeffrey N. Grimes

TO: CONSECO FINANCE, GE FINANCIAL THEIR SUCCESSORS IN INTEREST

You are hereby notified that:

- a. Sheila K. DePhillips, f/k/a Sheila K. Simons, has filed a Petition for Involuntary Transfer of Ownership of Motor Vehicle at the above number and term in the above-mentioned court seeking a Court Order directing the Pennsylvania Department of Motor Vehicles to issue a title in the name of Sheula K. DePhillips f/k/a Sheula K. Simons, for that certain 2000 Doublewide Home, the same having been manufactured by Commodore Corporation and completed on February 16, 2000, having Manufacturer's Serial Number CY36158A/B; HUD Label Numbers RAD1245051 and RAD 1245052.
- b. The Pennsylvania Department of Motor Vehicles issued a Vehicle Record Abstract dated April 28, 2022, reflecting a lien against said 2000 Doublewide Home in favor of Consecro Finance.
- c. Based on information obtained via the internet, Consecro Finance went bankrupt in the early 2000's and the assets of Consecro Finance were purchased by GE Financial.
- d. Sheila K. DePhillips asserts any balance due and owing to either Consecro Finance, GE Financial or their respective successors in interest has been paid in full and that the Pennsylvania Department of Motor Vehicles should issue a duplicated title in her name without any reference to a lien in favor of Consecro Finance, GE Financial or their respective successors and assigns.
- e. If the Court grants the relief requested in said Petition, it will result in the complete extinguishment of any lien or claims by Consecro Finance, GE Financial or their successors in interest in and to said 2000 Doublewide Home, the same having been manufactured by Commodore Corporation and completed on February 16, 2000, having Manufacturer's Serial Number CY36158A/B; HUD Label Numbers RAD1245051 and RAD1245052.

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NOTICE

You are hereby notified that you have been sued in court. If you wish to defend against the claim set forth in the Petition for Involuntary Transfer of Ownership of Motor Vehicle outlined in the within advertisement, you must take action within twenty (20) days after the last advertisement of this notice by entering a written appearance personally or by attorney and filing if writing with the court your defenses or objections to the claim set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice or any money claimed in the complaint, or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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.

**PENNSYLVANIA BAR ASSOCIATION
PENNSYLVANIA LAWYER REFERRAL
100 SOUTH STRET, P.O. BOX 186
HARRISBURG, PA 17108
TELEPHONE: 1-800-932-0311**

James E. Higinbotham, Jr., Esquire
68 South Beeson Boulevard
Uniontown, PA 15401