

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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August 7, 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.:
August 11 and 13, 2025

CRIMINAL

Arraignments: August 11, 2025
ARDs: August 11, 2025
ARD Revocations: August 11, 2025
Parole Violations: August 11, 2025
Plea Court: August 12-14, 2025
License Suspension: August 11, 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.: 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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: August 13, 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.

ALEPPO TOWNSHIP

Margaret Dawn Riggs to Consol Pennsylvania Col Co LLC, et ux., .062 Acre, Coal, \$10,000.00 (7-31-25)

CUMBERLAND TOWNSHIP

Nicholas J. Buday, et ux., to Matthew Briglia, et ux., 2 Lots, \$118,000.00 (7-30-25)

Donna Corl to Samantha L. Curry, Tract, \$9,000.00 (8-1-25)

DUNKARD TOWNSHIP

Russell L. Parsons, III, et al., to Jessica Humble, 2 Tracts, \$250,000.00 (7-30-25)

FRANKLIN TOWNSHIP

Charles L. Carpenter Estate, et al., to 1445 Realty LLC, Lots, Montgomery Plan, \$491,000.00 (7-30-25)

Patrecia C. Baily to 1445 Realty LLC, Lots, Montgomery Plan, \$34,000.00 (7-30-25)

Robert H. Santee, et ux., to Stanley Ventures LLC, 2.6765 Acres, \$4,000.00 (7-31-25)

Carol Kolat to Edward Gaskill, et ux., Lots 308-309, West Waynesburg, \$12,000.00 (8-1-25)

GRAY TOWNSHIP

Five Caddies LLC to Dirk R. Tedrow, et al., .371 Acre, \$175,000.00 (7-31-25)

GREENE TOWNSHIP

Kimberly Casseday to Raymond Casseday, et ux., 1.022 Acres, \$5,000.00 (8-5-25)

JACKSON TOWNSHIP

Roy J. Calvert, et ux., to EQT Production Company, 2 Tracts, O&G, \$466.55 (8-1-25)

JEFFERSON TOWNSHIP

Kyle L. Meza to Mark Poach, Lot 28, Braden Farm Plan, \$115,000.00 (8-5-25)

MONONGAHELA TOWNSHIP

George Lemasters to Timothy J. Laird, et al., Tract, \$75,000.00 (7-31-25)

MORGAN TOWNSHIP

The Mitchell L. Ring Revocable Trust, et al., to Joshua A. Miller, et ux., Lot 11, County Club Estates, \$427,000.00 (8-5-25)

MORRIS TOWNSHIP

Shirley Vulcano to Kaileigh Furr, .090 Acre, \$262.00 (7-30-25)

PERRY TOWNSHIP

David M. Vukmanic, Jr., to Madison Abbott, et ux., .724 Acre, \$198,500.00 (8-4-25)

RICES LANDING BOROUGH

VRMTG Asset Trust, et al., to NHM Property Enterprises LLC, et ux., Lots 11-20, Walton Plan, \$95,000.00 (7-31-25)

WAYNESBURG BOROUGH

Jeremy Slamick to Daysi D. Mancia Mendoza, et ux., Tract, \$52,000.00 (8-1-25)

WHITELEY TOWNSHIP

Susan V. Lemley to Janice R. Tennant, 2.58 Acres, \$295,000.00 (7-31-25)

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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.

SECOND 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

THIRD PUBLICATION

CHESSE, SARAH R. A/K/A SARAH RUTH CHESSE

Late of Richhill Township, Greene County, Pennsylvania

Executor: Thomas A. Chess, III, 345 Dividing Ridge Road, Graysville, PA 15337

Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

HOLTZ, FRANK L.

Late of Franklin Township, Greene County, Pennsylvania

Executor: Frank H. Holtz, 103 Bridgette Place NE, Leesburg, VA 20176

Attorney: Christopher Michaels Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

STEINMILLER, JOAN E. A/K/A ETHEL JOAN STEINMILLER

Late of Jefferson, Jefferson Borough, Greene County, Pennsylvania

Co-Executrix: Deborah Kay White, 112 Kovalcheck Road, Carmichaels, PA 15320

Co-Executrix: Pamela Joan Ozohonish, 100 Mima Street, Rices Landing, PA 15357

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 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.

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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

LEGAL NOTICE

To: Jinnie White, Ronald Vaughters, and Unknown Biological Father

In RE: M.V., minor child, born November 18, 2023

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your child, M.V., born November 18, 2023. 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. Highstreet, Waynesburg, PA 15370, on September 15, 2025, at 1:00 p.m. in Courtroom 1 before Judge Jeffry 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. Summit 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.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-38-2025 AD 915-2024

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, AUGUST 15, 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.

As the attorney for the Plaintiff, in the matter of Nationstar Mortgage LLC vs. Joseph Culp and Dayna Bell I submit the following infonnation with the request that it be used FOR ADVERTISEMENT PURPOSES.

No. 26-02-333

ALL THAT CERTAIN piece or parcel or tract of land containing 395 1st Avenue
Situatue in the Borough of Waynesburgl County of Greene, and State of Pennsylvania
Tax Parcel No.: 26-02-33

TITLE TO SAID PREMISES IS VESTED IN Joseph C. Culp, an unmarried man by deed from Joseph C. Culp, an unmarried man and Dayna Bell, an unmarried woman dated May 22, 2017, recorded July 28, 2017 in the Greene County Clerk’s/Register’s Office in Deed Book 0504, Page 1230.

Sold as the property of Joseph C. Culp.

PROPERTY ADDRESS: 395 1st Ave, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 26/02/333

Seized and taken into execution to be sold as the property of JOSEPH CULP, UNITED STATES OF AMERICA C/O DEPT OF JUSTICE, US ATTORNEY FOR THE WESTERN DISTRICT, JOSEPH CULP, DAYNA BELL in suit of NATIONSTAR MORTGAGE LLC.

Attorney for the Plaintiff: ROMANO GARUBO & ARGENTIERI COUNSELORS AT LAW, LLC WOODBURY, NK 856-384-1515	MARCUS N. SIMMS, Sheriff Greene County, Pennsylvania
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