

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 2, 2026



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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 Jeffry N. Grimes, President Judge
Honorable Christopher M. Simms, Judge

MOTIONS

Criminal & Civil & O.C.:
July 6 and 8, 2026

CRIMINAL

Arraignments: July 20, 2026
ARDs: July 14, 2026
ARD Revocations: July 13, 2026
Parole Violations: July 6, 2026
Plea Court: July 14, 2026
License Suspension: August 18, 2026

ORPHANS

Accounts Nisi: July 6, 2026
Accounts Absolute: July 17, 2026

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 14-16, 2026
Convenes in Pgh.: September 15-16, 2026
Convenes in Pgh.: November 16-20, 2026

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Joyce A. Hatfield-Wise, President

Adam J. Belletti, Vice-President

John R. Headley, Secretary

Lukas B. Gatten, Treasurer

Timothy M. Ross, Ex-Officio

ARGUMENTS

Argument Court: July 8, 2026

CIVIL

Domestic Relations Contempts: July 28, 2026
Domestic Relations Appeals: July 28, 2026

JUVENILE

Plea Day: July 16, 2026

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DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

George L. Black, et ux., to Charles R. Whipkey, Jr., et ux., 1.44 Acres, \$55,000.00 (6-26-26)
Steve Chuboy Estate a/k/a Steve Chuboy, Sr., Estate, et ux., to Michael J. Ludrosky, 2.9677 Acres, \$18,000.00 (6-29-26)

Carolyn M Brown by TCB, et ux., to TWPLUS LLC, Tax Claim, Lot, \$1,729.00 (6-30-26)
Carolyn M Brown by TCB, et ux., to TWPLUS LLC, Tax Claim, Lot, \$1,834.00 (6-30-26)
Carolyn M Brown by TCB, et ux., to TWPLUS LLC, Tax Claim, Lot, \$1,834.00 (6-30-26)
Carolyn M Brown by TCB, et ux., to TWPLUS LLC, Tax Claim, Lot, \$1,729.00 (6-30-26)
Carolyn M Brown by TCB, et ux., to TWPLUS LLC, Tax Claim, Lot, \$1,834.00 (6-30-26)
Carolyn M Brown by TCB, et ux., to TWPLUS LLC, Tax Claim, Lot, \$1,834.00 (6-30-26)
Carolyn M Brown by TCB, et ux., to TWPLUS LLC, Tax Claim, Lot, \$2,227.00 (6-30-26)
George Galich Revocable Trust by TCB, et al., to TWPLUS LLC, Tax Claim, Tract, \$19,754.80 (6-30-26)

Greene County Industrial Development Authority to Froops Land LLC, 3 Tracts, \$50,000.00 (6-30-26)

DUNKARD TOWNSHIP

Mountain State Clean Energy LLC to Dunkard Creek Water Treatment System LLC, 0.407 Acre, \$34,191.00 (6-30-26)

Longview Power LLC to MEPCO LLC, 90.63 Acres, \$133,227.00 (6-30-26)

FRANKLIN TOWNSHIP

Sheridan Richard Pyles to Felix Family Trust, et al., Tracts, Coal, Oil & Gas Minerals, \$1,000.00 (6-25-26)

Milwaukee Public Museum to EQT Production Company, 2.367255 Acres, O&G, \$1,068.00 (6-26-26)

John Coughlin and Lenley Lewis Joint Trust, et al., to Braden Riffle, et ux., 5.018 Acres, \$365,000.00 (6-30-26)

GREENSBORO BOROUGH

Matthew Jacob Phantonhaven a/k/a Matthew J. Watson to Tyler Schonbachler, et ux., Lot, \$175,000.00 (6-29-26)

Lawrence Vernon Jr., by Tax Claim, et ux., to B&M Invest LLC, Tax Claim, Tract, \$69,927.80 (6-30-26)

JEFFERSON TOWNSHIP

James Michael Baker to Ranea L. Conti, Lot, \$55,000.00 (6-26-26)

MONONGAHELA TOWNSHIP

Longview Power LLC to Dunkard Creek Water Treatment System LLC, 11.2051 Acres, \$1,338,400.80 (6-30-26)

Longview Power LLC to MEPCO LLC, 23.4869 Acres, \$1,557,721.00 (6-30-26)

MORGAN TOWNSHIP

Dean Anthony Jellots by TCB, et ux., to B&M Invest LLC, Tax Claim, Lots, \$53,133.60 (6-30-26)

PERRY TOWNSHIP

John W. Hughes, et ux., to Zachary Banai, et ux., 48.97 Acres, \$340,000.00 (6-25-26)

Miracle Mission Church Inc to Patrick Franklin, et ux., 2 Lots, \$10,000.00 (6-30-26)

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RICHHILL TOWNSHIP

Terri J. Litten to Quantum Resource Development LLC, er ux., 70.4 Acres, Oil, Gas, Coal, & Minerals, \$600.00 (6-26-26)

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

HUFFMAN, DONNA S. A/K/A DONNA LEE HUFFMAN

Late of Franklin Township, Greene County, Pennsylvania
Executor: Kurtis W. Huffman, 8002 Cubs Den Land, Murrysville, PA 15668
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti LLC, 54 South Washington Street, Waynesburg, PA 15370

JOHNSON, RAY F., JR.

Late of Dunkard Township, Greene County, Pennsylvania
Administratrix: Delena Darlene Johnson, 267 Creek Hill Road, Dilliner, PA
Attorney: None

STOCKDALE, ANNA T.

Late of Franklin Township, Greene County, Pennsylvania
Administratrix: Sandra K. Sandrock, 13203 Point Pleasant Drive, Fairfax, VA 22033
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

TENNEY, ERIC O., SR.

Late of Wayne Township Greene County, Pennsylvania
Administrator: Eric O. Tenney, Jr., 312 Fourth Street, Greensboro, PA 15338
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

BOCCHINI, ANTHONY L. A/K/A ANTHONY LOUIS BOCCHINI

Late of Franklin Township, Greene County, Pennsylvania
Executor: Anthony M. Bocchini, c/o Ernest P. DeHaas, III, Esquire, DEHAAS LAW, LLC, 51 East South Street, Uniontown, PA 15401
Attorney: Ernest P. DeHaas, III, Esquire, DEHAAS LAW, LLC, 51 East South Street, Uniontown, PA 15401

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CHURILLA, WILSON E.

Late of Greensboro Borough, Greene County, Pennsylvania
Co-Administrators: Kristina Churilla and Phillip S. Churilla, 1407 S. Eighty Eight Road, Greensboro, PA
Attorney: Mark J. Homyak, Esquire, The Homyak Law Firm, P.C., 2222 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219

CUMPSTON, SUSAN ELAINE A/K/A SUSAN E. CUMPSTON

Late of Monongahela Township, Greene County, Pennsylvania
Co-Executor: Kimberly Casseday, 1010 Mapletown Road, Greensboro, PA 15338
Co-Executor: Daniel J. Cumpston, 168 Maple Ridge Road, Greensboro, PA 15338
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti, LLC, 54 South Washington Street, Waynesburg, PA 15370

TANNER, VICKI LEE

Late of Greensboro, Monongahela Township, Greene County, Pennsylvania
Executrix: Jessica Jane Kiger, 101 Emery Road, Fredericktown, PA 15333
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti, LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

BENNETT, ARTHUR LYNN

Late of Dunkard Township, Greene County, Pennsylvania
Administrator: Barry Keith Bennett, 223 Old Water Works Road, Dilliner, PA 15327
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

ELLIOTT, JUNE

Late of Franklin Township, Greene County, Pennsylvania
Co-Executrix: Sheila K. Stewart, 195 Rolling Meadows Road, Waynesburg, PA 15370
Co-Executrix: Penny J. Buckhalter, 300 Colonial Drive, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

ROSS, ANTHONY C. A/K/A ANTHONY ROSS

Late of Morgan Township, Greene County, Pennsylvania
Executrix: Beth Strobe, PO Box 33, Avella, PA 15312
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

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LEGAL NOTICE

To: Unknown Biological Father

In RE: R.A.R., minor child, born October 21, 2025

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, R.A.R., born October 21, 2025. 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 July 15, 2026, at 1:00 p.m. in Courtroom 2 before Judge Christopher M. Simms. 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-20-2026 AD 64-2026

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 24, 2026

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 lot of ground Morgan Township, Greene County, Pennsylvania, and being Lot No. 221, Mather Plan of Lots, Greene County Plan Book 1, page 108.
HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS:
221 SECOND STREET, MATHER, PA 15346 (AKA SIS SECOND STREET, BEING LOT 2,
PARCEL #17-11-326)

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TAX PARCEL#: 17-11-326

DEED BOOK 438, PAGE 2893

TO BE SOLD AS THE PROPERTY OF TANYA J. O'NEAL F/K/A TANYA J. ARIGONI
TUBBS, UNER GREENE COUNTY, PA WDGMENT

NO. AD-64-2026

PROPERTY ADDRESS: 221Second Street, Mather, PA 15346

UPI/TAX PARCEL NUMBER: 17/11/326

**Seized and taken into execution to be sold as the property of TANYA J O'NEAL FKA
TANYA J ARIGONI-TUBBS, TANYA O'NEAL F/K/A ARIGONI in suit of US BANK
NATIONAL ASSOCIATION AS TRUSTEE FOR PA HOUSING FINANCE.**

Attorney for the Plaintiff:

Purcell, Krug & Haller

Harrisburg, PA 717-234-4178

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-1-2026 AD 873-2025

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 24, 2026

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 those two (2) lots of ground in Cumberland Township, Greene County, Pennsylvania, as follows:

TRACT NO. I: fronting 50 feet on South Street and 100 feet along Elm Alley; and being the Western one-third (1/3) part of Lots 1 and 2, Block 2, Hathaway Plan of Lots.

TRACT NO. II: being 10x100 and containing 1,000 square feet.

HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS:
303 WEST SOUTH STREET CARMICHAELS, PA 15320

TAX PARCEL#: 05-25-111

Instrument No. 2008-00002078

No. AD-873-2025

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PROPERTY ADDRESS: 303 West South St, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-25-111

**Seized and taken into execution to be sold as the property of STEVEN J INGRAM,
STEVEN J INGRAM in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.**

Attorney for the Plaintiff:
Purcell, Krug & Haller
Harrisburg, PA 717-234-4178

**MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania**