

The Greene Reports

Official Legal Publication for Greene County, Pennsylvania
Owned and operated by Greene County Bar Association
Greene County Courthouse, Waynesburg, PA 15370

Vol. XL, No. 56

July 24, 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 28 and 30, 2025

CRIMINAL

Arraignments: July 28, 2025
ARDs: August 11, 2025
ARD Revocations: August 11, 2025
Parole Violations: July 28, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: July 29
2025
Domestic Relations Appeals: July 29,
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

Keith Robert Ellis, Jr., to Consol Pennsylvania Coal Co LLC, et ux., 20 Acres, Coal, \$1,875.00
(7-16-25)

Gerald V. Watson, et ux., to Keith Watson, et ux., 95.8 Acres, Oil Gas & Minerals, \$19,160.00
(7-18-25)

CARMICHAELS BOROUGH

Dolores A. Markulik Estate a/k/a Dolores L. Markulik Estate, et ux., to Heather Brumfield, et ux., Tract, \$157,000.00 (7-16-25)

CENTER TOWNSHIP

Allen D. Miller, et x., to Iron Pennsylvania Land LLC, 13.495 Acres, \$325,000.00 (7-21-25)

CUMBERLAND TOWNSHIP

Kevin M. Bertloff to Angelina Marie Rigglesman, Lot 173, Nemacolin, \$40,374.00 (7-18-25)

Freddie Max SLST 2022-1 Participation Intere Trust, et ux., to John W. Johnston, Jr., et ux.,
Lots 57 & 59, Crucible, \$20,000.00 (7-21-25)

Michael J. Spino to Nathan J. Kyle, Lot, \$60,000.00 (7-22-25)

GRAY TOWNSHIP

James D. Inman, et ux., to Consol Pennsylvania Coal Co LLC, et ux., 1 Acre, \$275,000.00 (7-21-25)

JACKSON TOWNSHIP

Mark R. Kutek, et ux., to EQM Gathering OPCO LLC, R/W, Tract, \$73,750.00 (7-21-25)

Robert L. Hayden to EQM Gathering OPCO LLC, R/W, Tract, \$400,000.00 (7-21-25)

MORGAN TOWNSHIP

Big Investments LLC to David W. Harshman, Lot 504, Mather, \$56,404.00 (7-16-25)

PERRY TOWNSHIP

Donald K. Herrington to Whittany Herrington, et ux., Lots 1-2, Beardslee Subdivision,
\$1,959.80 (7-16-25)

Donald K. Herrington to Brittany Herrington-Tubbs, Lots 3-4, Beardslee Subdivision,
\$232,929.40 (7-16-25)

Steven James Patten, et ux., to Mathew T. Harris, et ux., 40 Acres, \$249,000.00 (7-18-25)

RICHHILL TOWNSHIP

Bryan C. Snyder to Ethan Huff, Tract, \$18,000.00 (7-18-25)

WAYNESBURG BOROUGH

Janice Tennant to Christopher A. Lowry, Lot, \$135,000.00 (7-21-25)

Carol Sue Wilson to Blue Sky Rental LLC, Lot, \$441,863.00 (7-22-25)

Carol Sue Wilson, et al., to Blue Sky Rental LLC, Lot, \$212,822.60 (7-22-25)

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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.

FIRST 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

SECOND PUBLICATION

CHOJNICKI, MARY LOU

Late of Cumberland Township, Greene County, Pennsylvania

Executor: Phillip M. Chojnicki, 994 West George Street, Carmichaels, PA 15320

Attorney: Jerome L. Tierney, Esquire, 10531 Center Highway, North Huntingdon, PA 15642

DAVIS, PHILLIP G.

Late of Nemacolin, Greene County, Pennsylvania

Administrator: Darwin R. Pilson, 12849 SW Kameron Way, Tigard, OR 97223

Attorney: None

HERBIK, JOSEPHINE

Late of Nemacolin, Greene County, Pennsylvania

Executor: Michael HerbiK, 1359 Maplewood Circle, Washington, PA 15301

Attorney: Kate Cleary Lennen, Esquire, Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086

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MARSHALL, WILLIAM F. A/K/A WILLIAM FRANKLIN MARSHALL, JR.

Late of Greensboro, Greene County, Pennsylvania

Executor: Michael B. Marshall, 3033 Brookstone Drive, Canonsburg, PA 15317

Attorney: Christine Brown Murphy, Esquire, Zacharia Brown Law Offices, 111 West McMurray Road, McMurray, PA 15317

MUNDELL, RALPH EMERSON A/K/A RALPH E. MUNDELL

Late of Cumberland Township, Greene County, Pennsylvania

Executrix: Bonnie M. Pfeiff, P.O. Box 147, 1657 Oak Street NE, Emerado, North Dakota, 58228-9796

Attorney: James E. Higinbotham, Jr., Esquire, Higinbotham Law Offices, 68 South Beeson Boulevard, Uniontown, Pennsylvania 15401

PASCUZZO, CARMINE A., SR.

Late of Cumberland Township, Greene County, Pennsylvania

Executor: Carmine A. Pascuzzo, Jr., 107 Fair Street, Carmichaels, PA 15320

Attorney: None

POWELL, LETHA J. A/K/ALETHA JANE PWELL A/K/A LETHA POWELL A/K/A LETHA TEAGARDEN

Late of Waynesburg, Greene County, Pennsylvania

Executrix: Deborah Lynn Walls, 245 Foly Road, Waynesburg, PA 15370

Attorney: Dorothy A. Milovac, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

WATSON, NEIL M.

Late of Wind Ridge, Richhill Township, Greene County, Pennsylvania

Executor: Cindy L. Watson, 115 Allman Road, Wind Ridge, PA 15380

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

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA CIVIL
ACTION-LAW
A.D. NO. 500 of 2025

NOTICE OF COMPLAINT IN EJECTMENT

First Federal Savings and Loan Association of Greene County, Plaintiff
vs.

Miranda Shipley, her heirs, successors and assigns

TO: Miranda Shipley, her heirs, successors and assigns

PRESENTLY OR FORMERLY OF 81 Greene Street, Clarksville, PA 15322. A lawsuit has been filed against you in a Complaint in Ejectment concerning the real estate at 81

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Greene Street, Clarksville, PA 15322 because the real estate was sold to the Plaintiff, First Federal Savings and Loan Association of Greene County at Sheriff's Sale on May 16, 2025 and you have failed to vacate the real estate. The lawsuit is filed in the Greene County Court of Common Pleas, at the above term and number.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE, IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Greene County
Greene County Courthouse
10 East High Street
Waynesburg, PA 15370
724-852-5237

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.**

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.

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As the attorney for the Plaintiff, in the matter of Nationstar Mortgage LLC vs. Joseph Culp and Dayna Bell I submit the following information 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
Situate in the Borough of Waynesburg1 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**