

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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April 9, 2026



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Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

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

MOTIONS

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April 13 and 15, 2026

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Convenes in Pgh.: June 15-18, 2026

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CIVIL

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Domestic Relations Appeals: April 28, 2026

JUVENILE

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Joyce A. Hatfield-Wise, President
Adam J. Belletti, Vice-President
John R. Headley, Secretary
Lukas B. Gatten, Treasurer
Timothy M. Ross, Ex-Officio

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Debbie J. Coleman to Marshall County Coal Resources Inc, Tracts, Coal, \$6,230.00 (4-6-26)
Dorothy M. McCracken to Marshall County Coal Resources Inc, Tracts, Coal, \$6,230.00 (4-6-26)
Dennis L. turner, et ux., to Marshall County Coal Resources Inc, Tracts, Coal, \$6,230.00 (4-6-26)
David A. Scott, et ux., to Marshall County Coal Resources Inc, Tracts, Coal, \$6,230.00 (4-6-26)
Robert C. McCracken, et ux., to Marshall County Coal Resources Inc, Tracts, Coal, \$10,225.00 (4-6-26)

DUNKARD TOWNSHIP

Todd A. Stone, et ux., to Wyatt James Goforth, et ux., Lot 315, Bobtown, \$50,000.00 (4-1-26)

FRANKLIN TOWNSHIP

Kirby Owens, et ux., to Robert Troy Postlethwaite, et ux., 1.1448 Acres, \$35,000.00 (4-7-26)

FREEPORT TOWNSHIP

Michael A. Virgin, et al., to JWDHQ LLC, Tracts, \$500.00 (4-7-26)

JEFFERSON BOROUGH

Joan E. Steinmiller Estate a/k/a Ethel Joan Steinmiller Estate, et al., to Shane Matthew Morehead, et ux., Lot 20, \$89,900.00 (4-6-26)

JEFFERSON TOWNSHIP

Lenora A. McMinn Estate, et al., to Brian Shuba, et ux., 2 Tracts, \$175,000.00 (4-1-26)

MONONGAHELA TOWNSHIP

Jerry Yeager, et ux., to Ariel M. Lippencott, Tract, \$162,500.00 (4-1-26)
Michael J. Hardison to Gregory Zitney, et ux., 14.7773 Acres, \$50,000.00 (4-2-26)

RICES LANDING BOROUGH

William E. Grim to Harry M. Guthrie, Jr., et ux., Lot, \$19,535.34 (4-1-26)

RICHHILL TOWNSHIP

Karen S. Burns to Susannah M. Kamenski, et ux., 23.747 Acres, \$47,494.00 (4-1-26)

WAYNESBURG BOROUGH

Cody M. Andres to Jordan Ritter, et ux., Lots 304-305, \$150,000.00 (4-2-26)

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

DEBOLT, STANLEY DOUGLAS

Late of Waynesburg, Greene County, Pennsylvania
Administrator: Dan DeBolt, 213 Snowberry Circle, Venetia, PA 15367
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

WHYTE, TERRY W.

Late of West Finley, Greene County, Pennsylvania
Executrix: Larry E. Whyte, 393 West Run Road, Sycamore, PA 15364
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

HUFFMAN, PAULINE S. A/K/A PAULINE HUFFMAN

Late of Waynesburg, Greene County, Pennsylvania
Executrix: William Russell Huffman C/O Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

MASTERS, JAMES

Late of Center Township, Greene County, Pennsylvania
Administrator: Jason Masters, 4136 Bristol Street, Pittsburgh, PA 15207
Attorney: None

MCLAUGHLIN, BETTY

Late of Bobtown, Greene County, Pennsylvania
Executrix: Jennifer Jo Dickerson C/O Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

PARSON, CHARLES G. A/K/A CHARLES GLENN PARSON

Late of Richhill Township, Greene County, Pennsylvania
Executor: Richard V. Parson, 1000 Sunset Beach Road, Claysville, PA 15323
Attorney: Thomas O. Vreeland, Esquire, BASSI, VREELAND & ASSOCIATIONS, P.C., 62 East Wheeling Street, Washington, PA 15301-4804

PARSON, JAMES E. A/K/A JAMES EDWARD PARSON

Late of Richhill Township, Greene County, Pennsylvania
Co-Executor: Lisa Ann Johanson, 402 St. James Ct., Cranberry Township, PA 16066
Co-Executor: Stacy Sue Yeckel, 1561 S. Montgomery St., DeLand, FL 32720
Co-Executor: Matthew James Parson, 1403 N. Negley Ave., Pittsburgh, PA 15206
Attorney: James K. Goldberg, Esquire, 301 Grant Street, 14th Floor, Pittsburgh, PA

15219

REINHART, ROBERT EDWARD JR. A/K/A ROBERT E. REINHART A/K/A ROBERT REINHART, JR.

Late of Morgan Township, Greene County, Pennsylvania
Executrix: Patricia Reinhart, C/O Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

SIKORA, EDWARD J. A/K/A EDWARD JOHN SIKORA

Late of Washington Township, Greene County, Pennsylvania
Administrator: Timothy N. Logan, 359 Dunn Station Road, Prosperity, PA 15329
Attorney: None

THIRD PUBLICATION

WALLACE, DEBORAH JEAN A/K/A DEBORAH JEAN HORVATH WALLACE

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Terri Lee Wallace, 1520 Katie Lane, Amarillo, TX 79118
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti, LLC, 54 South Washington Street, Waynesburg, PA 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2-2026 AD 277-2016

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, APRIL 17, 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.

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Situate in the Twp of Jefferson, Cty of Greene and Commonwealth of PS. HET a dwg k/a 265 Ferncliff Rd, Rices Landing, PA 15357.

Tax Parcel No. 15-02-134C

BEING the same premises which Melissa Smith f/k/a Melissa Sebek, and Jason Alan Smith, Wife and Husband, by deed dated April 21, 2010 and recorded on April 29, 2010 in the Greene County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 429, Page 1577, granted and conveyed unto Ralph C. VanDivner.

PROPERTY ADDRESS: 265 Ferncliff Road, Rices Landing, PA 15357

UPI/TAX PARCEL NUMBER: 15/02/134/C

Seized and taken into execution to be sold as the property of RALPH VAN DIVNER, THE UNITED STATES OF AMERICA in suit of US BANK NATIONAL ASSOCIATION (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURUSANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982).

Attorney for the Plaintiff:
VITTI LAW GROUP, INC
OAKMONT, PA 412-281-1725

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania