

# 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. 91

April 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.:  
April 6 and 8, 2026

## CRIMINAL

Arraignments: April 27, 2026  
ARDs: April 14, 2026  
ARD Revocations: April 14, 2026  
Parole Violations: April 6, 2026  
Plea Court: April 14 and 15, 2026  
License Suspension: April 21, 2026

## ORPHANS

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

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: April 13-17, 2026  
Convenes in Pgh.: April 7-8, 2026  
Convenes in Pgh.: June 15-18, 2026

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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## 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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## ARGUMENTS

Argument Court: April 15, 2026

## CIVIL

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

## JUVENILE

Plea Day: April 16, 2026

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## DEED TRANSFERS

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

### ALEPPO TOWNSHIP

Centennial Church, et al., to Consol Pennsylvania Coal Co LLC, et ux., 2 Tracts, \$300,000.00 (3-26-26)

### CENTER TOWNSHIP

Becci Lanell Watson to Headley Property Group LLC, 1.189 Acres, O&G, \$13,770.00 (3-31-26)

### CUMBERLAND TOWNSHIP

Daniel F. Bedilion, et ux., to Foggy Bottom Investments LLC, Tract, \$350,000.00 (3-30-26)  
Zachary A. Kinsell to Andrew J. Wanto III, .090 Acre, \$2,500.00 (3-30-26)

### FRANKLIN TOWNSHIP

Gary W. Wright to David J. Smith, Lots, Bonar Plan, \$46,000.00 (3-25-26)

### WASHINGTON TOWNSHIP

Slovenian Savings and Loan Association, et ux., to G&C Investment Properties LLC, Tracts, \$350,000.00 (3-30-26)

### WAYNE TOWNSHIP

Valley Abstracting LLC to Charles James Cumberledge, et ux., 5 Tracts, \$19,900.00 (3-30-26)

### WAYNESBURG BOROUGH

Janette Lynn Seymour to EQT Production Company, .323 Acre, O&G, \$500.00 (3-27-26)

### WHITELEY TOWNSHIP

Jeffrey C. Fox, et al., to Jillian m. Butela, Tract, \$83,500.00 (3-25-26)

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## ESTATE NOTICES

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**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, 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

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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, 14<sup>th</sup> 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

## SECOND 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

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## THIRD PUBLICATION

ANKROM, DENNIS L. A/K/A DENNIS LEE ANKROM

Late of Morgan Township, Greene County, Pennsylvania

Co-Administrator: William K. Ankrom, 138 Carmichaels Street, Rices Landing, PA  
15357

Co-Administrator: Jason S. Ankrom, 358 Carmichaels Street, Rices Landing, PA  
15357

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

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## SHERIFF'S SALE

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**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.

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**