

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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March 26, 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.:
March 30 and April 1, 2026

CRIMINAL

Arraignments: April 27, 2026
ARDs: April 14, 2026
ARD Revocations: April 14, 2026
Parole Violations: March 30, 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

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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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Adam J. Belletti, Vice-President

John R. Headley, Secretary

Lukas B. Gatten, Treasurer

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Paul Juinor Clutter to Consol Pennsylvania Coal Co LLC, et ux., Tract, Coal, \$30,000.00 (3-20-26)

CENTER TOWNSHIP

Daniel Mauro, et ux., to BMG Value Fund LLC, Tract, \$1,214,084.00 (3-20-26)

DUNKARD TOWNSHIP

Deborah A. Jones to Salley Sisler, et ux., Tract, \$780,000.00 (3-23-26)

FRANKLIN TOWNSHIP

Dorothy B. Koratich, et al., to PTV 1328 LLC, Tract, \$344,500.00 (3-18-26)

Thomas E. Lemley, Jr., to Carly Whyte, et ux., Lot, \$108,494.20 (3-18-26)

Kari Resources LP to West Virginia United Health System Inc, 11.405 Acres, \$1,000,000.00 (3-19-26)

Levine Family LLC to Levines Iron & Metal Inc, et ux., 2 Tracts, \$194,6303.00 (3-20-26)

Morris Levine Enterprises Inc to Levines Iron & Metal Inc, et ux., Tract, \$5,397.00 (3-20-26)

Janice Blair-Martin, et al., to Bruce Whetsel, Lot, \$180,000.00 (3-24-26)

GILMORE TOWNSHIP

Leatherwood LLC to EQT Production Company, Tracts, O&G, \$10,000.00 (3-20-26)

JEFFERSON TOWNSHIP

Susan R. Cobert-Walker a/k/a Susan R. Cobert to Tobias Braunlich, et ux., Lot 49, Braden Farm, \$170,000.00 (3-24-26)

MORRIS TOWNSHIP

Consol Pennsylvania Coal Co LLC, et ux., to Jeffrey W. McConnell, Sr., et ux., Lot, \$53,133.60 (3-20-26)

Sharon L. Despines to EQT Production Company, Tracts, O&G, \$1,094.76 (3-20-26)

RICES LANDING BOROUGH

NHM Property Enterprises LLC, et ux., to Justin Grim, Lots 11-20, Walton Plan, \$270,000.00 (3-24-26)

WAYNE TOWNSHIP

Kevin S. McCauley, et ux., to Aaron D. Nicholson, et ux., 14.5911 Acres, \$472,500.00 (3-20-26)

WAYNESBURG BOROUGH

Edward C. Mark, Jr., to EQT Production Company, 1.073 Acres, O&G, \$500.00 (3-20-26)

Patricia M. Watkins to EQT Production Company, .323 Acre, O&G, \$500.00 (3-20-26)

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

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

SECOND 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

THIRD PUBLICATION

DULANEY, JAMES MURDY A/K/A JAMES M. DULANEY
Late of Waynesburg, Greene County, Pennsylvania
Executor: Elizabeth A. Sabo, 178 Maple Street, Carmichaels, PA 15320
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

FICTITIOUS NAME NOTICE

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 6, 2026, for Mon Valley Pallets with a principal place of business located at 107 Bayard Ave, Rices Landing, PA 15357-2106 in Greene County. The individual interested in this business is Cohan Snyder, also located at 107 Bayard Ave, Rices Landing, PA 15357-2106. This is filed in compliance with 54 Pa.C.S.311.

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 APRIL 06, 2026 FOR NISI CONFIRMATION AND ON APRIL 17, 2026 FOR FINAL CONFIRMATION.

The First & Final Account of Mark Woods, Executor of the Estate of Thomas Alvin Woods a/k/a Thomas A. Woods, Deceased.
Attorney: Lukas B. Gatten, Esq.
54 N Richhill St
Waynesburg, PA 15370
(724) 627-6026

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.

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

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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