

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 12, 2026



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
First and Final Account	Page 4
Sheriff's Sale	Page 5
Supreme Court Notices	Attached

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----3/12/26-----

COURT OF COMMON PLEAS
Honorable Jeffry N. Grimes, President Judge
Honorable Christopher M. Simms, Judge

MOTIONS

Criminal & Civil & O.C.:
March 16 and 18, 2026

CRIMINAL

Arraignments: March 23, 2026
ARDs: April 14, 2026
ARD Revocations: April 14, 2026
Parole Violations: March 16, 2026
Plea Court: April 14 and 15, 2026
License Suspension: April 21, 2026

ORPHANS

Accounts Nisi: March 9, 2026
Accounts Absolute: March 20, 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: March 18, 2026

CIVIL

Domestic Relations Contempts: March 24,
2026
Domestic Relations Appeals: March 24,
2026

JUVENILE

Plea Day: March 19, 2026

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

THE GREENE COUNTY BAR ASSOCIATION

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John R. Headley, Secretary
Lukas B. Gatten, Treasurer
Timothy M. Ross, Ex-Officio

The Greene Reports

-----3/12/26-----3

DEED TRANSFERS

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

ALEPPO TOWNSHIP

Robert J. Lewis, et ux., to Joseph Michael Rhodes, et al., 25.22 Acres, \$125,000.00 (3-5-26)
Kevin McCracken to Trail Way Resources LLC, Tracts, Coal, Oil, Gas, & Minerals, \$250.00 (3-6-26)

CENTER TOWNSHIP

CNX Gas Company LLC to Connie Tennant, 2.413 Acres, \$27,500.00 (3-4-26)
Alex Lee Hanco, et al., to Chris Gillin Jr., Tract, \$500.00 (3-10-26)

CUMBERLAND TOWNSHIP

Church Run Minerals LP to FWZ Royolty LLC, 32.9 Acres, O&G, \$111,038.00 (3-4-26)
Brandon Smotzer to Harley Gee, et ux., 3 Lots, \$12,000.00 (3-4-26)
Deborah A. Krzysiak, et ux., to Troy Krzysiak Irrevocable Trust, et al., Lot, \$268.55 (3-9-26)
Deborah A. Krzysiak, et ux., to Sean Krzysiak Irrevocable Trust, et al., Lot, \$268.55 (3-9-26)

FRANKLIN TOWNSHIP

Thomas Reed Kiger Estate a/k/a T. Reed Kiger Estate, et ux., to Arm Property LLC, 40.53 Acres, \$112,109.80 (3-10-26)

JACKSON TOWNSHIP

Mona Lee Wood, et ux., to Consol Pennsylvania Coal Co LLC, R/W, Tract, \$75,000.00 (3-4-26)

JEFFERSON BOROUGH

Rita M. Falcon, et al., to Paul E. Lenhart, et ux., Lot 2, Stewart Plan, \$80,000.00 (3-5-26)

MONONGAHELA TOWNSHIP

Pamela Jean Opfer Estate a/k/a Pamela J. Opfer Estate, et ux., to Greenpoint Greene LLC, 11.62 Acres, \$200,000.00 (3-9-26)

MORGAN TOWNSHIP

Kathryn L. Larson, et ux., to Belgin Family Limited Partnership, 4 Tracts, Oil, Gas, Coal, & Minerals, \$37,483.92 (3-10-26)

MORRIS TOWNSHIP

Consol Pennsylvania Coal Co LLC, et ux., to John Peacock, et ux., Tracts, \$50,000.00 (3-10-26)

PERRY TOWNSHIP

Richard Smith, et ux., to Haley Shae Kafana, Lots, \$170,000.00 (3-4-26)

SPRINGHILL TOWNSHIP

Wendy L. Barnhart to EQT Production Company, Tract, O&G, \$555.56 (3-10-26)

WAYNE TOWNSHIP

Lavonna K. Fox, et al., to Stephen M. Harmon, 8 Lots, \$5,000.00 (3-4-26)

WAYNESBURG BOROUGH

Bonnie E. Higgins a/k/a Bonnie E. Lindley, et ux., to Christopher John Vavala, 2 Lots, \$200,000.00 (3-9-26)

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

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

SECOND PUBLICATION

BLAIR, WILMA A/K/A WILMA A. BLAIR
Late of Waynesburg, Greene County, Pennsylvania
Executor: John L. Blair, II, 539 North Porter Street, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

LEMLEY, BETTY ANN A/K/A BETTY A. LEMLEY
Late of Mount Morris, Greene County, Pennsylvania
Executor: Ginny R. Lemley, 532 Mount Morris Road, Mount Morris, PA 15349
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

MASON, JAMES EARL A/K/A JAMES E. MASON
Late of Waynesburg, Greene County, Pennsylvania
Executor: James Herbert Mason, 285 Elm Drive, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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-29-2024 AD 124-2023

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, MARCH 20, 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 parcels of land situate in Monongahela Township, Greene County, Pennsylvania, described as follows:
Tax Parcel No.: 16-11-104 and Tax Parcel No.: 16-11-104A
BEING also known as 117 Allison Road, Dilliner, PA 15327
BEING Tract Number One and Tract Number Three of the property conveyed by deed from Robert Yelenik to Jonathan A. Sellers and Ashley R. Sellers, dated August 29, 2018 and recorded at Book Volume 517, Page 3515.

PROPERTY ADDRESS: 117 Allison Rd, Dilliner, PA 15327

UPI/TAX PARCEL NUMBER: 16/11/104//

Seized and taken into execution to be sold as the property of JONATHAN A SELLERS, ASHLEY R SELLERS, JONATHAN & ASHLEY SELLERS in suit of VANDERBILT MORTGAGE AND FINANCE, INC.

Attorney for the Plaintiff: MARCUS N. SIMMS, Sheriff
Weber Gallagher Simpson Stapleton Fires & Newby LLP Greene County, Pennsylvania
Philadelphia, PA (412) 281-4541