

# 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. 86

February 26, 2026

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## Table of Contents

<b>Deed Notices .....</b>	<b>Page 3</b>
<b>Estate Notices .....</b>	<b>Page 4</b>
<b>Incorporation Notice .....</b>	<b>Page 5</b>
<b>Sheriff's Sale .....</b>	<b>Page 5</b>

Serving the Legal Community of Greene County  
Since October 1982

# The Greene Reports

2-----2/26/26-----

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

## MOTIONS

Criminal & Civil & O.C.:  
March 2 and 4, 2026

## CRIMINAL

Arraignments: March 23, 2026  
ARDs: March 9, 2026  
ARD Revocations: March 9, 2026  
Parole Violations: March 2, 2026  
Plea Court: March 10 and 11, 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.: March 2-6, 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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

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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

Gregory D. Antill, et ux., to Marshall County Coal Resource Inc, Tract, Coal, \$642,140.63 (2-18-26)

Ronald Kelvin Antill, et ux., to Marshall County Coal Resource Inc, Tracts, Coal, \$40,287.52 (2-18-26)

Michael G. Antill, et ux., to Marshall County Coal Resource, Inc, Tracts, Coal, \$40,287.52 (2-18-26)

### CENTER TOWNSHIP

James R. Butler, et ux., to Chris Vardell, et ux., 5.458 Acres, \$130,000.00 (2-19-26)

### CUMBERLAND TOWNSHIP

The Joseph Vrona Testamentary Trust, et ux., to Rices Landing Boat Club Inc., 69.845 Acres, \$100,000.00 (2-23-26)

### DUNKARD TOWNSHIP

Jason E. McHugh, et ux., to Bounty Minerals LLC, .9965 Acre, O&G, \$6,477.25 (2-19-26)  
Heather Mayle to Tracy Russell, et al., to Lot, \$14,375.06 (2-19-26)

### FRANKLIN TOWNSHIP

Michael D. Tarr, et ux., to DUC Hunter LLC, et al., 16 Acres, O&G, \$20,000.00 (2-24-26)

### GREENE TOWNSHIP

Alfred D. Yoppi, et ux., to Beam Energy LP, 7.03 Acres, O&G, \$15,000.00 (2-24-26)

### MONONGAHELA TOWNSHIP

George B. Butler to Steven McKnight, Lot, \$10,000.00 (2-24-26)

### PERRY TOWNSHIP

Township of Perry, et ux., to EQM Gathering OPCO LLC, R/W, Tract, \$64,500.00 (2-20-26)  
Daniel L. Czako, et ux., to EQM Gathering OPCO LLC, R/W, Tract, \$400,800.00 (2-20-26)

### RICHHILL TOWNSHIP

Judy N. Clark, et ux., to Firefly Minerals LLC, 58 Acres, O&G, \$31,466.77 (2-24-26)

### WAYNE TOWNSHIP

Par City Holdings II LP to Par City Holdings LLC, 63.8625 Acres, O&G, \$100.00 (2-24-26)

### WAYNESBURG BOROUGH

Gregory J. Williams, et ux., to Megan Goodwin, Lot, \$160,000.00 (2-19-26)  
Michelle L. Carney a/k/a Michelle L. Haywood, et ux., to Laynemhp LLC, Lot, \$25,000.00 (2-23-26)

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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

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

SECOND PUBLICATION

BARNES, SUSAN DAWN
Late of Rices Landing, Greene County, Pennsylvania
Executrix: Paige Cizmek, 3297 State Route 2011, Scenery Hill, PA 15360
Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High Street, Waynesburg, PA 15370

GOODEN, PATSY A/K/A PATSY COLE GOODEN A/K/A PATSY C. GOODEN
Late of Franklin Township, Greene County, Pennsylvania
Co-Executor: Thomas R. Gooden, 1507 Smith Creek Road, Waynesburg, PA 15370
Co-Executor: Gary M. Gooden, 1684 Smith Creek Road, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

THIRD PUBLICATION

ROMINES, BOBBIE JEAN A/K/A BOBBIE J. ROMINES
Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Karen L. Sowden, 128 First Street, PO Box 112, Mather, PA 15346
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

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INCORPORATION NOTICE

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NOTICE IS HEREBY GIVEN that Articles of Incorporation -Nonprofit, being a Domestic Nonprofit Corporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on February 5, 2026, with respect to a Business Corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation: Blessed Valley Peaceful Waters, Inc.

The address of the corporation: with its principal place of business being located at 148 Valley Chapel Road, Holbrook, PA 15341. The interested party is Danielle Frye 148 Valley Chapel Road, Holbrook, PA 15341

Attorney for Nonprofit Corporation, Lukas B. Gatten, Esquire, Logan & Gatten Law Offices

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SHERIFF'S SALE

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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

# The Greene Reports

6-----2/26/26-----

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.**

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**Attorney for the Plaintiff:**

Weber Gallagher Simpson Stapleton Fires & Newby LLP  
Philadelphia, PA (412) 281-4541

**MARCUS N. SIMMS, Sheriff**

**Greene County, Pennsylvania**