

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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Serving the Legal Community of Greene County
Since October 1982

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COURT OF COMMON PLEAS

Honorable Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
January 12 and 14, 2026

CRIMINAL

Arraignments: January 26, 2026
ARDs: January 15, 2026
ARD Revocations: January 12, 2026
Parole Violations: January 12, 2026
Plea Court: January 13, 14, and 15, 2026
License Suspension: February 17, 2026

ORPHANS

Accounts Nisi: January 5, 2026
Accounts Absolute: January 16, 2026

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 13-17, 2026
Convenes in Pgh.: January 13-14, 2026
Convenes in Pgh.: March 2-6, 2026

JUVENILE

Plea Day: January 15, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Joyce 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.

CUMBERLAND TOWNSHIP

New Residential Mortgage Loan Trust 2018, et al., to Jenny Lee Robinson, Lot 289, Nemacolin, \$30,000.00 (1-2-26)

DUNKARD TOWNSHIP

Joseph F. John to Dalton Abernathy, .570 Acre, \$63,849.40 (1-6-26)

JEFFERSON TOWNSHIP

Lois Davis Estate a/k/a Lois E Davis Estate, et ux., to Ryan Yanak, Lots, \$53,200.00 (1-2-26)

GREENE TOWNSHIP

Kemsod Investments LLC to Jennifer Lynn Hall, 3 Tracts, Oil, Gas, Coal, & Mineral, \$19,516.33 (1-5-26)

MORRIS TOWNSHIP

John J. Kuhn, et ux., to CNX Gas Company LLC, et ux., R/W, Tract, \$10,000.00 (1-2-26)

WAYNESBURG BOROUGH

Ganier House LP to Headley Property Group LLC, .132 Acre, \$270,000.00 (12-31-25)

Timothy N. Logan, et ux., to Gatten Properties LLC, 2 Tracts, \$150,000.00 (12-31-25)

Charles F. Zimmerman, et ux., to Tara D. Smith, et ux., Lot, \$68,000.00 (1-2-26)

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.

SECOND PUBLICATION

BLAKER, SCOTT ALLAN A/K/A SCOTT A. BLAKER

Late of Cumberland Township, Greene County, Pennsylvania

Administratrix: Lisa Ann Blaker, 298 Little Chicago Road, Carmichaels, PA 15320

Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

GAPAN, DANIEL ALLEN A/K/A DANIEL A. ALLEN

Late of Greensboro, Greene County, Pennsylvania

Administratrix: Holly D. Bird, 1015 Mapletown Road, Greensboro, PA 15338

Attorney: Justin Ellis, Esquire, Zacharia Brown Law Offices, 108 West McMurray Road, Canonsburg, PA 15317

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GILBERT, JOSHUA DUANE

Late of Gilmore Township, Greene County, Pennsylvania
Administratrix: Teresa J. Stoneking, 2444 Golden Oaks Road, Holbrook, PA 15341
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

KEENER, IRA M., JR.

Late of Dunkard Township, Greene County, Pennsylvania
Executor: Randy M. Keener, 1077 Dune Street, Norfolk, VA 23503
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

MARION, JOSEPH R.

Late of Jackson Township, Greene County, Pennsylvania
Executrix: Melissa Kay Ziegler, 1495 Sixth Street, Waynesburg, PA 15370
Attorney: John R. Headley, Esquire, 299 North West Street, Waynesburg, PA 15370

MCVAY, FRANCES H. A/K/A FRANCES M. MCVAY A/K/A FRANCES MAE MCVAY
Late of Greene County, Pennsylvania
Administratrix: Lisa McVay Hook, PO Box 69, Mount Morris, PA 15349
Attorney: Karen E. Bononi, Esquire, Peacock Keller, LLP, 4000 Town Senter Blvd., Suite 410, Canonsburg, PA 15317

SHRIVER, JEFFREY BLAKE A/K/A JEFFREY B. SHRIVER

Late of Morgan Township, Greene County, Pennsylvania
Administratrix: Autumn Lee 2184 Garards Fort Road, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

THIRD PUBLICATION

EISIMINGER, SHIRLEY R. A/K/A SHIRLEY RUTH EISIMINGER

Late of Whiteley Township, Greene County, Pennsylvania
Executor: Bret Lee Eisminger, 416 Woodside Road, Waynesburg, PA 15370
Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, P.O. Box 898, Waynesburg, PA 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-58-2025 AD 35-2025

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:

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FRIDAY, JANUARY 23, 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 THAT CERTAIN LOT OF GROUND SITUATE IN THE BOROUGH OF JEFFERSON, COUNTY OF GREENE, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE KNOX CORNER OF PINE STREET AND HICKMAN STREET; THENCE NORTHWESTWARDLY WITH PINE STREET, 82 FEET AND 6 INCHES TO LOT NOW OR FORMERLY OF DAVE PYLE; THENCE SOUTHWESTWARDLY WITH THE PYLE LOT, 240 FEET TO A POINT ON CHERRY ALLEY; THENCE BY CHERRY ALLEY, SOUTHEASTWARDLY, 75 FEET AND 4 1/2 INCHES TO HICKMAN STREET; THENCE BY HICKMAN STREET, IN A NORTHEASTWARDLY DIRECTION 240 FEET TO THE PLACE OF BEGINNING.

HAVING ERECTED THEREON A DWELLING KNOWN AS 213 PINE STREET, JEFFERSON, PA 15344.

BEING THE SAME PROPERTY WHICH RICHARD DAVIS AND MARY ANN EALY, CO-EXECUTORS OF THE ESTATE OF IRMHILD DAVIS, DECEASED, BY DEED DATED NOVEMBER 25, 2023 AND RECORDED ON NOVEMBER 20, 2023, IN THE GREENE COUNTY PENNSYLVANIA RECORDER OF DEEDS, IN DEED BOOK 571, PAGES 2833-2837 GRANTED AND CONVEYED UNTO RONALD A. HENRY.

TAX PARCEL ID: 14-01-400 //

PROPERTY ADDRESS: 213 PINE STREET, JEFFERSON, PA 15344

UPI/TAX PARCEL NUMBER: 14-01-400//

Seized and taken into execution to be sold as the property of RONALD A HENRY in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
PADGETT LAW GROUP
TALLAHASSEE, FL

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-56-2025 AD 292-2025

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, JANUARY 23, 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 CERTAIN LOTS OR PIECES OF GROUND SITUATE IN WASHINGTON TOWNSHIP, GREENE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 159 CEMETERY RD, WAYNESBURG, PA 15370
BEING PARCEL NUMBER 24/01/127/

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 159 Cemetery Rd, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 24/01/127//

Seized and taken into execution to be sold as the property of NOAH J STREIT, DANA M ROE in suit of UNITED WHOLESALE MORTGAGE, LLC.

Attorney for the Plaintiff:
RAS CITRON, LLC
Mount Laurel, NJ 1-855-225-6906

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania