

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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April 16, 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 20 and 22, 2026

CRIMINAL

Arraignments: April 27, 2026
ARDs: May 12, 2026
ARD Revocations: May 11, 2026
Parole Violations: April 20, 2026
Plea Court: May 12 and 13, 2026
License Suspension: April 21, 2026

ORPHANS

Accounts Nisi: May 4, 2026
Accounts Absolute: May 15, 2026

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: June 2, 2026

Convenes in Pgh.: May 19-20, 2026

Convenes in Pgh.: June 15-18, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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 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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DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

Marina Bailey to Billy Ray Crowell, Lot, \$19,000.00 (4-13-26)

DUNKARD TOWNSHIP

Steven Anthony Shuppe Estate a/k/a Steven Snthony Shuppe, Sr Estate, et al., to Keith Dewayne Johnson, et ux., 4 Tracts, \$510,000.00 (4-14-26)

FRANKLIN TOWNSHIP

Craig Iams a/k/a Frederick C. Iams to Del Hillberry, 2 Tracts, \$2,500.00 (4-8-26)
Harry J. Cancelmi, Jr. Estate, et al., to Red Bear Rentals LLC, Lots 150-153, Bonar Plan, \$130,000.00 (4-9-26)

Greene County Industrial Development Authority to M&G Realty Inc, 5.83 Acres, \$1,470,000.00 (4-13-26)

GILMORE TOWNSHIP

Coleman Wolsey LLC, et al., to Penroc Oil Corporation, Tract, O&G, \$500.00 (4-13-26)

GREENSBORO BOROUGH

Christopher R. Drew, et ux., to Jessica Shuppe, 2 Tracts, \$85,000.00 (4-10-26)

JEFFERSON TOWNSHIP

Tammy S. Koratich, et al., to David Gamble, 2 Acres, \$160,000.00 (4-8-26)
Larry E. Koller, Jr., et ux., to Rory S. Rensel, et ux., Lots 5-6, Delancy Brother Plan, \$280,000.00 (4-10-26)

MONONGAHELA TOWNSHIP

Carloee A. Pilon to Ciro Esposito, et ux., Lot \$31,500.00 (4-8-26)

MORGAN TOWNSHIP

Gregoy C. Yost, et ux., to Mark Troiano, et ux., Tract, \$280,000.00 (4-13-26)

MORRIS TOWNSHIP

James C. Kenney, et ux., to CNX Gas Company LLC, et ux., R/W, Tract, \$400,000.00 (4-10-26)

WASHINGTON TOWNSHIP

Richard A. Pultorak, Sr. Estate a/k/a Richard A. Pultorak Estate a/k/a Richard Anthony Pultorak Estate, et ux., to James R. Rice, et ux., 3 Tracts, \$20,500.00 (4-8-26)

WAYNE TOWNSHIP

Rock Creek Royalty LLC to Penroc Oil Corporation, 114 Acres, O&G, \$500.00 (4-10-26)

WAYNESBURG BOROUGH

Roy J. Arbogast Estate a/k/a Roy Junior Arbogast Estate, et ux., to Bobbie Jo Wilson, et ux., Tract, \$100,000.00 (4-8-26)

Christopher P. Bland, et ux., to Hayden Hanlin, et al., Lot, \$154,000.00 (4-13-26)

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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

MOORE, JUNE R. A/K/A JUNE ROSE MOORE

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Wanda M. Palone, Post Office Box 269, 605 Sixth Street, Mather, PA 15346
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI LLC, 54 South Washington Street, Waynesburg, PA 15370

NEELY, ALBERT CARL A/K/A ALBERT C. NEELY

Late of Mt. Morris, Greene County, Pennsylvania
Co-Executor: David C. Neely, 3289 Collins Ferry Road, Morgantown, WV 26505
Co-Executor: Daniel L. Neely, PO Box 301, Pentress, WV 26544
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

DEBOLT, STANLEY DOUGLAS

Late of Waynesburg, Greene County, Pennsylvania
Administrator: Dan DeBolt, 213 Snowberry Circle, Venetia, PA 15367
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

WHYTE, TERRY W.

Late of West Finley, Greene County, Pennsylvania
Executrix: Larry E. Whyte, 393 West Run Road, Sycamore, PA 15364
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD 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, 14th 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

LEGAL NOTICE

NOTICE OF JUDICIAL SALE

Greene County Tax Claim Bureau
Pursuant to the Pennsylvania Real Estate Tax Sale Law, Act of 1947, P.L. 1368, No. 542. as amended and by order of the Court of Common Pleas of the County of Greene at No. Misc 75-2026, for purposes as set forth in Section 612 of the Pennsylvania Real Estate Tax Sale Law (72 P.S. 5860.612 et al), notice is hereby given that the following properties that remain unsold from the 2024 and 2025 Upset sale, will now be exposed, and shall be sold by the Tax Claim Bureau of Greene County on

WEDNESDAY, the THIRD day of JUNE, 2026, at 8:30AM
GREENE COUNTY TAX CLAIM BUREAU

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93 East High Street Waynesburg,
Pa. 15370

SALE WILL BE HELD AT THE GREENE COUNTY FAIRGROUNDS
BIDDER CAN SIGN IN AT 8:00 A.M., TILL START OF SALE, " **PROMPTLY**" AT 8:30 A.M.

freed and cleared of all tax and municipal claims, liens, mortgages, charges and estates, excepting state and federal liens and excepting separately taxed ground rents, to the highest bidder at or above the amount as set by the Court and to the extent that such tax and municipal claims, liens, mortgages, charges and estates can be properly discharged.

Notice is hereby given that the properties described on the sale list will be sold by the Greene County Tax Claim Bureau for non-payment of delinquent taxes, filed against such properties in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq.) and the amendments and supplements thereto. The sale will be held at the Greene County Fairgrounds. The sale will commence on WEDNESDAY, June 3, 2026, AT 8:30 AM prevailing time and will continue until such time that all properties have been exposed for sale by public bidding.

Terms of the Sale: The following are our terms of sale. By registering to bid, you are agreeing to ALL of the following terms of sale in the event your bid is successful:

I. Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of BUYER BEWARE. In every case, the property is offered for sale by the Bureau without GUARANTEE OR WARRANTY WHATSOEVER, whether as to the existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever.

2. Registration will take place before the sale, beginning at 9:00 AM on Wednesday, May 6, 2026 and concluding on May 20, 2026 at 4:00 PM at the Greene County Tax Claim Office located at 93 East High Street. Waynesburg, Pa. 15370. A non-refundable, \$15 deposit (cash only) will be required to be made by each registering bidder at the time of sale registration. Proof of identification in the form of a driver's license or other government issued photo identification MUST be presented at the time of registration for bidders as well as non-bidding potential owners. A notarized Affidavit of Bidder as well as any Affidavits of Non-Bidding Potential Owners must be completed as part of the registration for the sale. Each registrant will be provided an auction/ bid number before the tax sale on June 3, 2026. If you are registering as a business, corporation, or LLC, YOU MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as LIST OF ALL NAMES, BUSINESS ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS,

PARTNERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. The registration forms are available for download on the Greene County website. All registrations MUST be received and submitted completely by 4:00 PM on May 20, 2026. There will be NO EXCEPTIONS.

3. Upon conclusion of the auction, the full purchase price of each property must be paid for in the form of cash, money order, bank certified funds or attorney's checks. NO personal or personal business checks will be accepted. All sales are

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FINAL. Failure to pay bids MAY lead to further action against the bidder, including, but not limited to, an action for specific performance, forfeiture of any deposits or payments made on other properties bid on, disqualification from this sale and future sales, and/or further sanctions as may be imposed by the Court and/or the Greene County Tax Claim Bureau. THE PURCHASE PRICE IS TO BE PAID AT THE TAX CLAIM OFFICE, 93 EAST HIGH STREET, WAYNESBURG, PA. 15370, BETWEEN 1:00 P.M. AND 3:00 P.M., ON THE DAY OF THE SALE, JUNE 3, 2026.

4. No individual may bid upon any property unless properly registered PRIOR to the commencement of the sale.
5. No individual may offer any bids either individually or as an agent for any other person or entity if he/she:
 - Owes any delinquent taxes/municipal claims to any school district, municipality, or other taxing body located IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years
 - Has engaged or permitted an uncorrected or unresolved housing code violation, failed to maintain property in a reasonable manner such that the property posed a threat to health, safety or property, or permitted the use of property in an unsafe, illegal, or unsanitary manner such that the property posed a threat to health, safety, or property IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years
 - Has had landlord renting privileges revoked or suspended by any taxing jurisdiction located within THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years

Any individual who is found to be in contravention of the above shall forfeit any registration fees, deposits or payments made on any properties bid upon, with any sums so deposited applied to outstanding tax liens, and shall be subject to further sanctions as may be imposed by the Court and/or the Greene County Tax Claim Bureau on behalf of Greene County and the taxing jurisdictions it serves. This term of sale is in addition to and not to be confused with the right to cure delinquencies as provided by RETSL. You may also be banned from registering from future tax sales in Greene County, Pennsylvania.

6. DEED RECORDING - title will be in the registered bidder's name and non-bidding potential owner's names ONLY (NO EXCEPTIONS). If a deed is to be recorded in the name of a trust, corporation, company, LLC etc., the registered bidder must disclose at the time of registration that he/she is bidding in such

a capacity, and valid documentation supporting the existence of the trust, corporation, company or entity must be provided to the Tax Claim office before the deed can be properly prepared, subject to the following additional terms: (a) A property may be deeded to a trust, provided that proper documentation of a legally recognized trust is provided to the GCTCB. Said Trust/Corporation/Business/LLC (etc.)'s must be in existence prior to the sale and registered with the Internal Revenue Service. The Trust/Corporation/Business/LLC (etc.)'s EIN or Social Security Numbers must be provided and evident on the documents and for reporting purposes as required. As described in the terms of pre-registering for the sale, YOU MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as LIST OF ALL NAMES, BUSINESS

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ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS, PARTNERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. Under no circumstances will the GCTCB be considered to be the Grantor to or Settlor of a Trust. A named Trustee, Member, Officer, Manager, Partner, etc. MUST be designated as the Grantee, who shall hold legal title to the property on behalf of said business, trust, LLC, corporation, etc.(b) A property may be deeded into a corporate entity provided that said entity is registered with the appropriate Department of State, and documentation supporting said registration is provided to the GCTCB and verified. EIN numbers must be provided for reporting purposes. (c) All supporting documentation provided shall be subject to review and approval of the Director and Solicitor.

7. The address used within the certificate of residence on the deed will be the address given on the Bidder Registry registration form. If your municipality requires a P.O. Box, please provide the P.O. Box and the house number and street on the BIDDER REGISTRATION FORM.

8. Other terms will be announced at the time of the sale.

****RECORD OWNERS SHALL NOT BE PERMITTED TO REDEEM PROPERTY AFTER THE SALE OF SAID PROPERTY****

Kristina Nicholls, Director of Greene County Tax Claim Bureau Blane A. Black, Solicitor

Registration forms and a complete listing of individual properties being exposed for this sale can be reviewed May 1, 2026, on Greene County's website by logging on to greenecountypa.gov Departments, Tax Claim Bureau-Judicial Sale.