

# 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. 80**

**January 15, 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.:  
January 20 and 21, 2026

### CRIMINAL

Arraignments: January 26, 2026  
ARDs: February 9, 2026  
ARD Revocations: February 9, 2026  
Parole Violations: January 20, 2026  
Plea Court: February 10 and 11, 2026  
License Suspension: February 17, 2026

### ORPHANS

Accounts Nisi: February 2, 2026  
Accounts Absolute: February 13, 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: January 21, 2026

### CIVIL

Domestic Relations Contempts: January 27, 2026  
Domestic Relations Appeals: January 27, 2026

### JUVENILE

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

### CENTER TOWNSHIP

Anthony F. Fell, III., et ux., to Stephen T. Shamay, et ux., Tract, \$205,000.00 (1-7-26)

### CUMBERLAND TOWNSHIP

Michael L. Mays to Dustin Yager, 1.93 Acres, \$425,000.00 (1-12-26)

### DUNKARD TOWNSHIP

Carrington Mortgage Services LLC to Judy Gray, et ux., Lot, \$74,408.00 (1-12-26)

### FRANKLIN TOWNSHIP

Robert J. Dispenza, et ux., to Adam M. Lewis, 3 Tracts, \$56,000.00 (1-8-26)

### JEFFERSON TOWNSHIP

Jared Blosser, et al., to Michael Lewis, et ux., 2 Tracts, \$70,000.00 (1-8-26)

### MORRIS TOWNSHIP

Stacy Leigh Dearman to Divot Acquisitions LLC, et ux., Tract, O&G, \$6,629.62 (1-7-26)

### PERRY TOWNSHIP

Donald W. Lemon, et ux., to Stanley Dean, 0.63 Acre, \$70,000.00 (1-9-26)

### RICHHILL TOWNSHIP

Jon C. Helphenstine to Justin R. Carpenter, et ux., .246 Acre, \$25,000.00 (1-13-26)

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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

#### CLUTTER, ROGER LEE

Late of Richhill Township, Greene County, Pennsylvania  
Administratrix: Janice Clutter, 200 Veterans Road, West Finley, PA 15377  
Attorney: John A. Kapos, III, Esquire, 556 Morgantown Road, Uniontown, PA 15401

#### CONKLIN, RALPH O.

Late of Center Township, Greene County, Pennsylvania  
Co-Executor: Douglas R. Conklin, C/O Ernest P. DeHaas, III, Esquire, DEHAAS LAW, LLC, 51 East South Street, Uniontown, PA 15401  
Co-Executor: Randall L. Conklin, C/O Ernest P. DeHaas, III, Esquire, DEHAAS LAW, LLC, 51 East South Street, Uniontown, PA 15401  
Co-Executor: Kevin C. Conklin, C/O Ernest P. DeHaas, III, Esquire, DEHAAS LAW, LLC, 51 East South Street, Uniontown, PA 15401  
Attorney: Ernest P. DeHaas, III, Esquire, DEHAAS LAW, LLC, 51 East South Street, Uniontown, PA 15401

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HALSEY, MARGARET ANN A/K/A MARGARET HARING HALSEY A/K/A MARGARET A. HARING

Late of Jefferson Township, Greene County, Pennsylvania

Executor: Charles J. Haring, Jr., 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

PALONE, NORMAN A.

Late of Morgan Township, Greene County, Pennsylvania

Administrator: Norman Heath Palone, 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

ROTH, VIRGINIA K. A/K/A VIRGINIA KIGER ROTH

Late of Franklin Township, Greene County, Pennsylvania

Executor: W. Edward Roth, 206 Salter Path Ln., Waynesburg, PA 15370

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

ROTH, WILLIAM E. A/K/A WILLIAM EDGAR ROTH A/K/A WILLIAM E. ROTH, JR.

Late of Franklin Township, Greene County, Pennsylvania

Executor: W. Edward Roth, 206 Salter Path Ln., Waynesburg, PA 15370

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

## THIRD 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

GILBERT, JOSHUA DUANE

Late of Gilmore Township, Greene County, Pennsylvania

Administratrix: Terersa 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

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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

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## SHERIFF'S SALE

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**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:

**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

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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 ½ 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.**

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**Attorney for the Plaintiff:**  
PADGETT LAW GROUP  
TALLAHASSEE, FL

**MARCUS N. SIMMS, Sheriff**  
**Greene County, Pennsylvania**

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## SHERIFF'S SALE

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**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.

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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.**

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

**MARCUS N. SIMMS, Sheriff**  
**Greene County, Pennsylvania**