

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. 61

August 28, 2025



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

MOTIONS

Criminal & Civil & O.C.:
September 2 and 3, 2025

CRIMINAL

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ORPHANS

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SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 6-10, 2025

Convenes in Pgh.: September 16-17, 2025

Convenes in Pgh.: November 3-7, 2025

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

E-mail address: editor.greenerreports@yahoo.com

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Timothy M. Ross, President

Adam J. Belletti, Vice-President

John R. Headley, Secretary

Lukas B. Gatten, Treasurer

Christopher M. Simms, Ex-Officio

ARGUMENTS

Argument Court: September 17, 2025

CIVIL

Domestic Relations Contempts: September 23, 2025
Domestic Relations Appeals: September 23, 2025

JUVENILE

Plea Day: September 18, 2025

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DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

Robin L. Emerson, et ux., to Christopher White, et ux., Tracts, \$156,500.00 (8-20-25)
Robert Harries Huber Estate a/k/a Robert H. Huber Estate, et al., to William F. Salosky, Jr., 40 Acres, \$80,000.00 (8-20-25)

DUNKARD TOWNSHIP

Wilmington Savings Fund Society FSB Inc to Elizabeth A. Holm, et ux., Lots 3-10, Dunkard Terrace Plan, \$200,000.00 (8-20-25)

River Front Property LLC to Mon View Property LLC, 2 Tracts, #230,000.00 (8-26-25)

FRANKLIN TOWNSHIP

Dirk W. Cole, et ux., to Christopher D. Benson, et ux., 5 Acres, \$30,000.00 (8-21-25)
James Clark by Attorney-In-Fact, et al., to James T. Clark Jr., Revocable Trust, et al., Tracts, O&G, \$282.46 (8-26-25)

FREEPORT TOWNSHIP

Zachary K. O'Neil, et al., to Martin R. Monniger, et ux., 3 Tracts, \$12,000.00 (8-26-25)

MORGAN TOWNSHIP

Mia K. Carpenter to Brandon Blair Lindsay, et ux., 16.897 Acres, \$400,000.00 (8-20-25)

MORRIS TOWNSHIP

US Energy Development Corporation to NG Wei Tjia, et al., to Tracts, O&G, \$34,340.81 (8-26-25)

US Energy Development Corporation to Gary Sudermann, et al., Tracts, O&G, \$10,708.11 (8-26-25)

PERRY TOWNSHIP

Desirae A. Burns to Tyler James Andring, Tract, \$320,000.00 (8-21-25)
Bossman LLC to Liberty Elite Self-Storage LLC, 3 Tracts, \$170,000.00 (8-22-25)

RICHHILL TOWNSHIP

Steven S. Alley, et ux., to Thomas E. Miller, Sr., Lot, \$60,000.00 (8-22-25)

WAYNE TOWNSHIP

Beverly J. Brower to EQT Production Company, 1 Acre, O&G, \$312.50 (8-22-25)
Stephen Dunn to EQT Production Company, 10 Tracts, O&G, \$2,700.90 (8-22-25)

WAYNESBURG BOROUGH

Ronda L. Kincer a/k/a Ronda L. Rose to Andrew Poleczynski, et ux., 3 Tracts, \$120,000.00 (8-25-25)

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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

ALBERT, JOHN EDWARD A/K/A JOHN E. ALBERT

Late of Center Township, Greene County, Pennsylvania

Executrix: Anita Lanoy, 3069 Investors Road, Washington, PA 15301

Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

BROWN, ROGER DALE, JR.

Late of Cumberland Township, Greene County, Pennsylvania

Administrator: Christian Brown, c/o Richard C. Levine, Ainsman Levine, LLC, 310 Grant Street, Suite 1500, Pittsburgh, PA 15219

Attorney: Richard C. Levine, Ainsman Levine, LLC, 310 Grant Street, Suite 1500, Pittsburgh, PA 15219

CROUSE, ROBERT EUGENE

Late of Rogersville, Center Township, Greene County, Pennsylvania

Executrix: Sharon Crouse Morgan, 101 Second Street, Box 358, Rogersville, PA 15359

Attorney: Lori Paletta-Davis, Esquire, 130 Colonial Drive, Waynesburg, PA 15370

HEWITT, LORRIE A. A/K/A LORRIE ANN HEWITT

Late of Gray Township, Greene County, Pennsylvania

Administratrix: Sara Hewitt Gaines, 232 Nemaquin Road, Carmichaels, PA 15320

Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

POLICZ, SHIRLEY ANN

Late of Jefferson, Jefferson Township, Greene County, Pennsylvania

Co- Executor: Stephanie Policz, 54 School Street, Clarksville, PA 15322

Attorney: Lori Paletta-Davis, Esquire, 130 Colonial Drive, Waynesburg, PA 15370

VANCE, STEPHEN RICHARD

Late of Rices Landing, Greene County, Pennsylvania

Administrator: Anne M. Turner, 807 8th Street, P.O. Box 216, Mather, PA 15346

Attorney: Lori Paletta-Davis, Esquire, 130 Colonial Drive, Waynesburg, PA 15370

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SECOND PUBLICATION

CHADDERTON, DAVID DEAN A/K/A DAVID D. CHADDERTON

Late of Dunkard Township, Greene County, Pennsylvania

Executrix: Patricia Mae Wyland, 352 Big Foot Road, Dilliner, PA 15327

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

TRUDE, WANDA S.

Late of East Bethlehem Township, Washington County, Pennsylvania

Administratrix: Jennifer Botwright, 116 First Street, Mather, PA 15346

Attorney: John R. Headley, Esquire, 299 N. West Street, Waynesburg, PA 15370

THIRD PUBLICATION

KATCHMARK, MARY JANE

Late of Center Township, Greene County, Pennsylvania

Executor: Kurt Alan Katchmark, 892 Hargus Creek Road, Waynesburg, PA 15370

Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

KLAMERUS, BERNADETTE

Late of Cumberland Township, Greene County, Pennsylvania

Executrix: Margaret A. McCombs, C/O Ernest P. DeHaas, Esquire, DeHaas Law, LLC, 51 East South Street, Uniontown, PA 15401

Attorney: Ernest P. DeHaas, Esquire, DeHaas Law, LLC, 51 East South Street, Uniontown, PA 15401

PULTORAK, RICHARD A. SR.

Late of Waynesburg Borough, Greene County, Pennsylvania

Executrix: Pat Walko, 1907 Kirby Road, Waynesburg, PA 15370

Attorney: Whitney P. O'Reilly, Esquire, 1600 Market Street, FL 32, Philadelphia, PA 19103

RIGGLEMAN, SHERMAN WILLIAM, JR. A/K/A SHERMAN RIGGLEMAN, JR

Late of Monongahela Township, Greene County, Pennsylvania

Administratrix CTA DBN: Christina Riggleman, 109 Greenwood Drive, Morgantown, WV 26505

Attorney: Lukas G. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

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LEGAL NOTICE

LOGS LEGAL GROUP LLP

BY: CHRISTOPHER A. DeNARDO, PA I.D. NO. 78447

SAMANTHA GABLE, PA I.D. NO. 320695

STEVEN PALMER, PA I.D. NO. 334553

LESLIE J. RASE, PA I.D. NO. 58365

HEATHER RILOFF, PA I.D. NO. 309906

KEVIN T. TONCZYCZYN, PA I.D. NO. 332616

ELIZABETH L. WASSALL, PA I.D. NO. 77788

JOSEPH L. LoCASTRO, IV, PA I.D. NO. 314973

985 OLD EAGLE SCHOOL ROAD, SUITE 514

WAYNE, PA 19087

TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM

LLG FILE NO. NCM 24-071398

PNC Bank, National Association

PLAINTIFF

VS.

James M. Sabatula, known Heir of Carole L. Sabatula,
deceased and Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming Right, Title or
Interest from or under Carole L. Sabatula, deceased

DEFENDANTS

COURT OF COMMON PLEAS

CIVIL DIVISION

GREENE COUNTY

NO: AD-862-2024

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations
Claiming Right, Title or Interest from or under Carole L. Sabatula, deceased
201 Adelaide Street
Bobtown, PA 15315

Your house (real estate) at:

201 Adelaide Street, Bobtown, PA 15315

06/ 07/ 118//

is scheduled to be sold at Sheriff's Sale at the Greene County Courthouse, Main Hall, 10 E.
High Street, Waynesburg, PA 15370 on October 24, 2025 at 10:00AM to enforce the court
judgment of \$22,623.41 obtained by PNC Bank, National Association against you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to PNC Bank, National Association the amount of
the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees
due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by
the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance

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with the schedule unless exceptions are filed thereto within 20 days after the filing of the
schedule.

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
CIVIL DIVISION

IN RE: MATTHEW ALLEN CLAYTON)

) Misc. 38-2025

TO BE KNOWN AS:)

MATTHEW HENRY FONNER)

NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on May 20, 2025, a Petition was filed by Matthew
Allen Clayton, Petitioner in the above-styled Court requested an Order to change the
Petitioner's name from MATTHEW ALLEN CLAYTON to MATTHEW HENRY FONNER.

The Court has fixed the date of September 8, 2025, at 9:00 A.M. in the Greene
County Courthouse, Waynesburg, Pennsylvania, as the same time and place for the Hearing on
said Petition when any interested party may appear and show cause if any, why the request of
the Petitioner should not be granted.