

# 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. 40**

**April 3, 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.:  
April 7 and 9, 2025

## CRIMINAL

Arraignments: April 7, 2025  
ARDs: April 14, 2025  
ARD Revocations: April 14, 2025  
Parole Violations: April 7, 2025  
Plea Court: April 8-10, 2025  
License Suspension: April 15, 2025

## ORPHANS

Accounts Nisi: April 7, 2025  
Accounts Absolute: April 18, 2025

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

## ARGUMENTS

Argument Court: April 16, 2025

## CIVIL

Domestic Relations Contempts: April 22,  
2025  
Domestic Relations Appeals: April 22,  
2025

## JUVENILE

Plea Day: April 17, 2025

Convenes in Pgh.: April 7-11, 2025

Convenes in Pgh.: April 1 and 2, 2025

Convenes in Pgh.: May 5-9, 2025

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Timothy M. Ross, President  
Adam J. Belletti, Vice-President  
John R. Headley, Secretary  
Lukas B. Gatten, Treasurer  
Christopher M. Simms, 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.

### CUMBERLAND TOWNSHIP

Tim Neligh, et ux., to Carrie L. Smith, et ux., Lot 396, Nemacolin, \$10,000.00 (3-27-25)  
Hunter K. Shriver to Tammy Michelle Hardy, Lots, Colonial Heights Addition, \$205,000.00 (3-28-25)

### DUNKARD TOWNSHIP

River Front Property LLC to Mon View Property LLC, 9.671 Acres, \$285,000.00 (4-1-25)

### FRANKLIN TOWNSHIP

Barry Michael Miller, et al., to Walter A. Lohr, et ux., 2 Tracts, \$240,000.00 (3-27-25)  
Juan S. Gallo, et ux., to Elita Moses, .036 Acre, \$165,000.00 (3-31-25)

### GILMORE TOWNSHIP

Monongalia County Coal Resources Inc to EQM Gathering OPCO LLC, R/W, 194 Acres, \$64,452.00 (3-31-25)

Sandra Ullom to Divot Acquisitions LLC, et ux., 41 Acres, O&G, \$2,000.00 (4-1-25)

### JEFFERSON TOWNSHIP

Linda M. Shefcheck to Paul Scherer, Tract, \$180,000.00 (3-31-25)

### MORRIS TOWNSHIP

Madeline C. Thielet to James Edward Barrickman, III, 77.011 Acres, Und. ½ Interest, \$15,000.00 (3-31-25)

### RICES LANDING BOROUGH

Nicholas D. Teegarden, et ux., to Alyssa A. Roberts, Tracts, \$300,000.00 (3-31-25)

### SPRINGHILL TOWNSHIP

Eli F. Juskowich, et ux., to Mark A. Smith, et ux., 50 Acres, \$150,000.00 (3-26-25)

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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

EISIMINGER, JANE C.

Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Kimberly M. Eisiminger, 159 White Barn Road, Waynesburg, PA 15370  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA

15370

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JAMISON, SONDRAL. A/K/A SONDRAL LEE JAMISON

Late of Monongahela Township, Greene County, Pennsylvania

Executrix: Lisa Thorne, 962 Grafton Road, Morgantown, WV 26508

Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

MORRIS, EDWARD JR.

Late of Cumberland Township, Greene County, Pennsylvania

Administrator: Craig E. Morris, 159 Greentree Circle, Aurora, OH 44202

Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

TOPOR, SUNDAY M. A/K/A SUNDAY TOPOR

Late of Greene County, Pennsylvania

Executrix: Sylvia Jean Toporcer, C/O Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant Street, New Castle, PA 16101-2279

Attorney: Brian F. Levine, Esquire, Levine Law, LLC, 22 E. Grant Street, New Castle, PA 16101-2279

## THIRD PUBLICATION

ADAMSON, RAYMOND, JR.

Late of Clarksville, Greene County, Pennsylvania

Administrator: Raymond E. Adamson, III, 235 Old National Pike, Brownsville, PA 15417

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

COOPER, JOSEPH DEAN A/K/A JOSEPH D. COOPER

Late of Sun City Center, Hillsborough County, Florida

Executor: Douglas J. Cooper, 566 Ellenburg Road, Seneca, SC 29672

Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

VARESKO, MARGARET J. A/K/A MARGIE VARESKO

Late of Cumberland Township, Greene County, Pennsylvania

Executrix: Lacy Lynn Varesko a/k/a Lacy Lynn Garcia, 203 Tin Can Hollow Road, Rices Landing, PA 15357

Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

ZOLLARS, MARY R.

Late of Waynesburg, Greene County, Pennsylvania

Executrix: Debra L. Grieneisen, 207 Yellowbreeches Road, Carlisle, PA 17015

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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## LEGAL NOTICE

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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. 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

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Carole L. Sabatula, deceased:  
**TAKE NOTICE THAT THE Plaintiff, PNC Bank, National Association** has filed an action **Mortgage Foreclosure**, as captioned above.

## NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH

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BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

District Court Administrator  
Greene County Courthouse  
10 East High Street, Suite 218  
Waynesburg, PA 15370

Summit Legal Aid  
63 South Washington Street  
Waynesburg, PA 15370