

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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Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
Fictitious Name Notice	Page 5
Sheriff's Sale	Page 5
2026 Tax Sale Ad	Addendum

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----7/30/26-----

COURT OF COMMON PLEAS
Honorable Jeffry N. Grimes, President Judge
Honorable Christopher M. Simms, Judge

MOTIONS

Criminal & Civil & O.C.:
August 3 and 5, 2026

CRIMINAL

Arraignments: August 24, 2026
ARDs: August 11, 2026
ARD Revocations: August 10, 2026
Parole Violations: August 3, 2026
Plea Court: August 11-12, 2026
License Suspension: August 18, 2026

ORPHANS

Accounts Nisi: August 3, 2026
Accounts Absolute: August 14, 2026

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 14-16, 2026
Convenes in Pgh.: September 15-16, 2026
Convenes in Pgh.: November 16-20, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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The Greene Reports

-----7/30/26-----3

DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

JDP Capital LLC to Albert J. Popielarcheck, Jr., et ux., 3.4522 Acres, \$35,000.00 (7-24-26)
Charles E. Andrusky to Lester F. Shuckhart, House Lot 35 & Garage Lot 53, \$10,000.00 (7-28-26)

FRANKLIN TOWNSHIP

Rebecca Phillips to Lisa Durand, et ux., Tract, \$80,000.00 (7-24-26)
Dale B. Cook, et ux., to Jeff McCracken, 5 Acres, \$3,000.00 (7-24-26)

FREEPORT TOWNSHIP

Zachary K. Oneil, et al., to Martin R. Monniger, et ux., .1453 Acre, \$9,000.00 (7-27-26)

JEFFERSON TOWNSHIP

Craig A. Nelson, et ux., to Dakota Charlton, et ux., Lots, Star City Plan, \$325,000.00 (7-27-26)

MORGAN TOWNSHIP

Norman A. Palone Estate, et ux., to Aaron Lee Sisler, Lot 403, Mather, \$20,000.00 (7-28-26)

PERRY TOWNSHIP

John C. and Kathy R. McNay Revocable Living Trust, et al., to MPB Real Estate Holdings LLC, Tracts, \$500,000.00 (7-27-26)

WAYNE TOWNSHIP

John Jagusiak to EQT Production Company, Tracts, O&G, \$750.00 (7-24-26)
Patricia Fay Hannan to EQT Production Company, Tracts, O&G, \$3,571.42 (7-24-26)
Anne Foster to EQT Production Company, Tracts, O&G, \$3,571.42 (7-24-26)
James Gerard Coyne, Jr., to EQT Production Company, Tracts, O&G, \$2,716.68 (7-24-26)
Susan Ehrhardt to EQT Production Company, Tracts, O&G, \$750.00 (7-24-26)

The Greene Reports

4-----7/30/26-----

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.

FIRST PUBLICATION

TEEGARDEN, WILLIAM DWANE A/K/A WILLIAM D. TEEGARDEN
Late of Carmichaels, Greene County, Pennsylvania
Administrator: Annette Thomas, PO Box 106, Carmichaels, PA 15320
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

GABELETTO, MICHAEL G. A/K/A MICHAEL GABELETTO A/K/A MIKE GABELETTO
Late of Nemacolin, Greene County, Pennsylvania
Administratrix: Rose Z. Gabeletto, C/O Vincent J. Roskovensky, II, 9 Court Street, Uniontown, PA 15401
Attorney: Vincent J. Roskovensky, II, 9 Court Street, Uniontown, PA 15401

VARNER, ALICE FAYE A/K/A ALICE VARNER
Late of Aleppo Township, Greene County, Pennsylvania
Administrator C.T.A.: Thomas Mannion, 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

THIRD PUBLICATION

JACOBS, SHIRL W. A/K/A SHIRL WHITE JACOBS
Late of Cumberland Township, Greene County, Pennsylvania
Executor: Ronald Jacobs, 658 White Thorn Road, Graysville, PA 15337
Attorney: Marissa A. Stewart, Esquire, Pollock Morris Belletti LLC, 54 South Washington Street, Waynesburg, PA 15370

The Greene Reports

-----7/30/26-----5

FICTITIOUS NAME NOTICE

DISCOVER GREENE, INC. - FICTITIOUS NAME NOTICE

Notice is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S., Sec. 311), that a certificate was/will be filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 22nd day of July, 2026 for the conduct of a business in Greene County, Pennsylvania, under the assumed or fictitious name, style or designation of Discover Greene, Inc. with its principal place of business at 48 West High Street, Waynesburg, PA 15370. The names and addresses of all persons, owning or interested in said business are: Jonathan Johnson, - 48 West High Street, Suite 500, Waynesburg, PA 15370 ; David Bailey - 48 West High Street, Suite 500, Waynesburg, PA 15370 ; John Throckmorton - 48 West High Street, Suite 500, Waynesburg, PA 15370.
Attorney: Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. ED-16-2026 AD 224-2026

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, AUGUST 21, 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 of ground situate in the Borough of Clarksville, Greene County, Commonwealth of Pennsylvania, more particularly bounded and described as follows:
TRACT NO. I: FRONTING on North Street, now Market Street, 60 feet; thence East along Factory Street, 75 feet to lot now or formerly of Domenica Rota (Tract No. II); thence by Tract No. ii, 60 feet to the line of Lot No. 59; thence West by said Lot 59, 75 feet to North Street, now known as Market Street, the place of BEGINNING; and being 75 feet off the Western end of Lot No. 60 in the Plot of said Town or Borough of Clarksville.

The Greene Reports

~~6-----7/30/26-----~~

TRACT NO. II: BEGINNING at the point on Factory Street, 75 feet East of Market Street, thence Eastwardly along said Factory Street 105 feet to the Southwesterly line of an alley on said Borough; thence Northwardly along said alley, 60 feet to the corner of Lot No. 59; thence along said Lot No. 59, Westwardly 105 feet to land now or formerly of Valentino G. Rota (Tract No. I); thence Southwardly along said Tract No. I, 60 feet to the place of BEGINNING.
BEING 105 feet off the Easter end of the Lot No. 60 in the Clarksville Plot of Lots and recorded in the Recorder's Office of Greene County Pennsylvania in Deed Book Volume 27, Page 604.
HAVING A MAILING ADDRESS OF: 320 Market Street Clarksville, PA 15322.
TAX PARCEL ID NUMBERS: 04-01-711 and 04-01-711-A.

PROPERTY ADDRESS: 320 Market St, Clarksville, PA 15332

UPI/TAX PARCEL NUMBER: 04/01/711 & 04/01/711A

Seized and taken into execution to be sold as the property of JOS R CALLADINE in suit of SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG PENNSYLVANIA.

Attorney for the Plaintiff:

Greenlee Derrico Posa, LLC Trustee Account
Washington, PA 724-225-7660

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania