

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. XLI, No. 9

August 6, 2026



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 3
Sheriff's Sale	Page 5
Supreme Court Notice	Attached

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----8/6/26-----

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

MOTIONS

Criminal & Civil & O.C.:
August 10 and 12, 2026

CRIMINAL

Arraignments: August 24, 2026
ARDs: August 11, 2026
ARD Revocations: August 10, 2026
Parole Violations: August 10, 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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Joyce A. Hatfield-Wise, President

Adam J. Belletti, Vice-President

John R. Headley, Secretary

Lukas B. Gatten, Treasurer

Timothy M. Ross, Ex-Officio

ARGUMENTS

Argument Court: August 19, 2026

CIVIL

Domestic Relations Contempts: August 25, 2026
Domestic Relations Appeals: August 25, 2026

JUVENILE

Plea Day: August 20, 2026

The Greene Reports

-----8/6/26-----3

DEED TRANSFERS

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

CARMICHAELS BOROUGH

Brad A. Braddock, et ux., to Douglas M. Dobosh, et ux., 0.368 Acre, \$85,000.00 (7-31-26)
Jacqueline M. Shaw to David A. Gionfriddo, 2 Lots, \$129,900.00 (8-4-26)

CUMBERLAND TOWNSHIP

DJ Realty Holdings LLC to Cumberland Township, Lot 12, Paisley Business Park, \$150,000.00 (7-30-26)

James Edward Wamsley, et ux., to Dave Lemasters, Lots, Jamison Place Plan, \$300,000.00 (8-3-26)

Amanda R. Lavery to William C. Armstrong, et ux., 4.141 Acres, \$85,000.00 (8-3-26)
Ronald L. Stoffa, et ux., to Clayton K. Ledgerton, et ux., Lot 28, Crucible, \$1,000.00 (8-4-26)

Marlene K. Reid to Keith A. Bowser, et ux., 0.745 Acre, \$10,000.00 (8-4-26)

Marlene K. Reid to Keith A. Bowser, et ux., 2.575 Acres, \$10,000.00 (8-4-26)

FRANKLIN TOWNSHIP

Earl B. Cooke, et ux., to Janet L. Juniewicz, Tract, \$259,000.00 (7-29-26)
Eric R. Bedilion, et ux., to EQT Midstream Company, LLC, R/W, Tract, \$57,000.00 (7-31-26)

Leslie J. Gostic, et ux., to EQT Midstream Company LLC, R/W, Tracts, \$205,500.00 (7-31-26)

GREENE TOWNSHIP

Carl Ann Wilson Estate a/k/a Carl Wilson Estate, et ux., to Alan Zoldak, et ux., 3 Acres, \$100,000.00 (8-4-26)

PERRY TOWNSHIP

James D. Brewer, et ux., to Jessica Hughes, et ux., 2 Tracts, \$599,999.00 (7-29-26)

Susan Connell, et ux., to David E. Yoders, et ux., Tract, \$11,500.00 (8-3-26)

WAYNE TOWNSHIP

Martha Kathleen Dulaney Estate a/k/a Martha S. Dulaney Estate, et ux., to Firefly Minerals LLC, 54.644 Acres, O&G, \$68,305.00 (8-3-26)

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

BLAKER, ELEANOR LOUISE A/K/A ELEANOR BLAKER A/K/A ELEANOR L. BLAKER
Late of Cumberland Township, Greene County, Pennsylvania

Co-Executors: Lu Ann Carlson, Hope B. Hamel and William P. Blaker, 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

The Greene Reports

4-----8/6/26-----

MILLER, ARLENE D.

Late of Holbrook, Jackson Township, Greene County, Pennsylvania
Co-Administrator: Darrell Miller, Post Office Box 113, 1414 Golden Oaks Road, New Freeport, PA 15352

Co-Administrator: Allen Miller, Post Office Box 92, New Freeport, PA 15352
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

MORGAN, JOY D.

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: David A. Morgan, 1167 Crucible Street, Rices Landing, PA 15357
Attorney: Joseph H. Fox, Esquire, 125 South College Street, Washington, PA 15301

ORNDOFF, CARL S., SR.

Late of Whiteley Township, Greene County, Pennsylvania
Executor: Carl S. Orndoff, Jr., 292 Jenson Hollow Road, Carmichaels, PA 15320
Attorney: None

SECOND 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

THIRD 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

The Greene Reports

-----8/6/26-----5

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.

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**