

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. 66

October 2, 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.:
October 6 and 8, 2025

CRIMINAL

Arraignments: October 6, 2025
ARDs: October 14, 2025
ARD Revocations: October 14, 2025
Parole Violations: October 6, 2025
Plea Court: October 7, 8, and 9, 2025
License Suspension: October 21, 2025

ORPHANS

Accounts Nisi: October 6, 2025
Accounts Absolute: October 17, 2025

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 6-10, 2025

Convenes in Pgh.: October 28-30, 2025

Convenes in Pgh.: November 3-7, 2025

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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Adam J. Belletti, Vice-President

John R. Headley, Secretary

Lukas B. Gatten, Treasurer

Christopher M. Simms, Ex-Officio

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DEED TRANSFERS

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

CENTER TOWNSHIP

Golden Eagle Resources LLC, et al., to Red Sky Ridge Owner LLC, Tracts, O&G,
\$12,069,972.00 (9-30-25)

CUMBERLAND TOWNSHIP

Edward A. Grooms Estate a/k/a Edward Grooms Estate, et ux., to Palko Innovations
Corporation, 2 Tracts, \$32,500.00 (9-26-25)

Jacob Patterson, et ux., to Grace Kelley Kelley, et ux., Tracts, \$204,000.00 (9-29-25)

Robert Rush, et ux., to Bounty Minerals LLC, 71.0125 Acres, O&G, \$319,556.25 (9-30-25)

Margaret J. Varesko Estate a/k/a Margie Varesko Estate, et ux., to Patricia L. Sanchez, et ux.,
Lot, Hathaway Addition, \$270,000.00 (9-30-25)

Michael A. Lewis, et ux., to Jessica Sheree Kohlmeyer, 2 Lots, Fairdale Annex Plan,
\$355,000.00 (9-30-25)

FRANKLIN TOWNSHIP

Kathy K. Higgins by POA, et ux., to Joseph L. Coss, et ux., Lot, Bonar Plan, \$110,000.00 (9-
25-25)

FREEPORT TOWNSHIP

Thomas J. Junker to TJJunker LLC, 33 Acres, \$138,336.00 (9-29-25)

GILMORE TOWNSHIP

Christie F. Adelsberg to Keith Gatrell, et ux., Tracts, \$45,00.00 (9-29-25)

PERRY TOWNSHIP

Anthony Pecjak to Gavin Ernest, Tracts, \$191,625.00 (9-30-25)

WAYNESBURG BOROUGH

Julia Broskey to Priscillia Minter, Lot, \$140,000.00 (9-25-25)

WHITELEY TOWNSHIP

Martha E. McClure a/k/a Martha L. McClure, et al., to DUC Hunter LLC, et ux., 46 Acres,
O&G, \$414,000.00 (9-25-25)

Linda Park to Coombs Resources Corporation, Tract, \$13,130.00 (9-30-25)

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UPI/TAX PARCEL NUMBER: 15-07-306 15-07-307

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**Seized and taken into execution to be sold as the property of JUSTIN JENNINGS in suit of
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY.**

Attorney for the Plaintiff:

Kirk A. King
Waynesburg, PA 15370

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-48-2025 AD 62-2024

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, OCTOBER 24, 2025

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.

PNC Bank, National Association v 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.

ALL that certain lot or parcel of land situate in Dunkard Township, Greene County, Pennsylvania, Being Lot no. 20 in the Plan of Lots known as Bobtown Plan of Lots, laid out by Jones & Laughlin Steel Corporation, and of record in the Office of the Recorder of Deeds of Greene County in Plan Book Volume 1, Page 128.

PROPERTY ADDRESS: 201 ADELAIDE STREET, BOBTOWN, PA 15315

UPI/TAX PARCEL NUMBER: 06/07/118

**Seized and taken into execution to be sold as the property of JAMES M. SABATULA,
KNOWN HEIR OF CAROLE L. SABATULA, DECEASED, UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLE L.
SABATULA, DECEASED in suit of PNC BANK, NATIONAL ASSOCIATION.**

Attorney for the Plaintiff:

LOGS Legal Group LLP
Waynes, PA 610-278-6800

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania