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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October 2, 2025



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Serving the Legal Community of Greene County Since October 1982

---10/2/25-----

COURT OF COMMON PLEAS

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

ARGUMENTS

CIVIL

2025

JUVENILE

Plea Day: October 16 2025

Convenes in Pgh.: October 6-10, 2025

Convenes in Pgh.: October 28-30, 2025

Convenes in Pgh.: November 3-7, 2025

Argument Court: October 15, 2025

Domestic Relations Contempts: October 28.

Domestic Relations Appeals: October 28,

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

SUPERIOR COURT COMMONWEALTH COURT

SUPREME COURT

********** THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION Editor: Kayla M. Sammons

E-mail address: editor.greenereports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

The Greene Reports

---10/2/25-----

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 Kohlmever, 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 Peciak 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)

-----10/2/25-----

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

DUVALL, ELIZABETH J. A/K/A ELIZABETH JANE DUVALL

Late of Franklin Township, Greene County, Pennsylvania

Executrix: Charlene S. Duvall Kendall, 565 Country Road 31, Chesapeake, Ohio 45619

Attorney: Brandon K. Meyer, Esquire, Waynesburg, PA 15370

SECOND PUBLICATION

BIGLEY, MARGARET A/K/A MARGARET ALLYN BIGLEY A/K/A MARGARET A. TAYLOR

Late of Morgan Township, Greene County, Pennsylvania

Executor: Seth Alexander Shubert 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

LOUGHMAN, JOHN A/K/A JOHN J. LOUGHMAN

Late of Morris Township, Greene County, Pennsylvania

Executrix: Autumn W. Loughman, 304 Bedsworth Street, Rostraver Township, PA 15012

Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

MULLEN, ERIK SHANE

Late of Morgan Township, Greene County, Pennsylvania

Administratrix: Ashley L. Mullen, 225 2nd Street, Mather, PA 15346

Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden

Street, Washington, PA 15301

The Greene Reports

LEGAL NOTICE

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

IN RE: MATTHEW JACOB WATSON) Misc. 56-2025

NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on September 10, 2025, a Petition was filed by Matthew Watson, Petitioner in the above-styled Court requested an Order to change the Petitioner's name from MATTHEW JACOB WATSON to MATTHEW JACOB PHANTOMHAVEN.

The Court has fixed the date of October 28, 2025, at 11:30 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.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. ED-47-2025 AD 535-2025

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.

All those certain lots of ground situate in Jefferson Township, Greene County, Pennsylvania, having erected thereon a one story home with an address of 106 Bonnell Street, Rices Landing, PA 15357. These lots are assessed for tax purposes as Greene County Tax Map Numbers 15-07-306 and 15-07-307.

PROPERTY ADDRESS: 106 Bonnell St, Rices Landing, PA 15357

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

6------10/2/25-----

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