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. 23 **November 12, 2026**

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Table of Contents

Deed Notices ……... Page 3
Estate Notices ……... Page 3
Sheriff's Sale ……..…….. Page 5

Serving the Legal Community of Greene County
Since October 1982

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

MOTIONS
Criminal & Civil & O.C.:
November 16 and 18, 2026

ARGUMENTS
Argument Court: November 18, 2026

CRIMINAL
Arraignments: November 23, 2026
ARDs: November 17, 2026
ARD Revocations: December 7, 2026
Parole Violations: November 16, 2026
Plea Court: November 17-18, 2026
License Suspension: December 15, 2026

CIVIL
Domestic Relations Contempts: November 17, 2026
Domestic Relations Appeals: November 17, 2026

ORPHANS
Accounts Nisi: November 2, 2026
Accounts Absolute: November 13 2026

JUVENILE
Plea Day: November 19, 2026

SUPREME COURT Convenes in Pgh.: April 12-16, 2027
SUPERIOR COURT Convenes in Pgh.: December 8 and 9, 2026
COMMONWEALTH COURT Convenes in Pgh.: November 16-20, 2026

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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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
Joyce A. Hatfield-Wise, President
Adam J. Belletti, Vice-President
John R. Headley, Secretary
Lukas B. Gatten, Treasurer
Timothy M. Ross, 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.

CENTER TOWNSHIP
Cynthia G. Sligar to Darren Geller, e tux., 1.606 Acres, $50,000.00 (11-5-26)

CUMBERLAND TOWNSHIP
Jeffrey S. Brioli, et ux., to UOC Operating LLC, et ux., 11.7207 Acres, O&G, $117,207.00 (11-4-26)
Danielle E. Ellis to Kenneth C. Poole, Sr., 3 Lots, Crucible Plan, $40,000.00 (11-4-26)

FRANKLIN TOWNSHIP
Nancy G. Fahey By Agents a/k/a Nancy Fahey by Agents, et al., to Kari Resources LP, Lot 5, Coal, Lick Plan, $210,000.00 (11-4-26)
Charles E. Williams to CMIN3, LLc, 10 Acres, Oil, Gas, Minerals, $20,000.00 (11-5-26)
Dorothy Ruth Knight by Agent a/k/a Dorothy R. Knight by Agent, et ux., to Traci Closser, et ux., Lot, $137,500.00 (11-6-26)
Thomas Lee Schlosser, et ux., to Joshua Suttor, et ux., Lot 1, Glenn A Arnold Plan, $236,900.00 (11-9-26)

JEFFERSON TOWNSHIP
Christopher S. Harris, et ux., to Zowie Kiara Skiles, et ux., Lot, $200,000.00 (11-6-26)

MORGAN TOWNSHIP
June Rischitelli Estate, et al., to William Leek, et ux., 13.54 Acres, $20,000.00 (11-5-26)

WAYNE TOWNSHIP
Charles E. Batson, et ux., to Charles A. Batson, 2 Tracts, $80,300.00 (11-9-26)

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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

MILLIKIN, JEFFREY LYNN A/K/A JEFFREY L. MILLIKIN
Late of Waynesburg, Greene County, Pennsylvania
Executrix: Kathy P. Millikin, 138 Long Woods Road, Waynesburg, PA 15370
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

POLEN, JEREMY SCOTT
Late of Richhill Township, Greene County, Pennsylvania
Administrator: Nathan R. Polen, 663 West Roy Furman Highway, Graysville, PA 15337
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SIMMONS, RAYMOND R.
Late of Cumberland Township, Greene County, Pennsylvania
Administratrix: Susan A. Simmons, 33 Third Street, P.O. Box 185, Crucible, PA 15325
Attorney: None

TEAGARDEN, DANIEL MARK, JR.
Late of Clarksville Borough, Greene County, Pennsylvania
Administrator: Daniel M. Teagarden, Sr., 231 Chartiers Road, Jefferson, PA 15344
Attorney: Garret D. Grove, Esquire, Pollock Morris Belletti LLC, 54 South Washington Street, Waynesburg, PA 15370

WILLIAMSON, WANDA ELAINE
Late of Dunkard Township, Greene County, Pennsylvania
Executor: George H. Williamson, 482 State Route 2011, Dilliner, PA 15327
Attorney: None

THIRD PUBLICATION

MCMILLEN, MARTHA W.
Late of Jackson Township, Greene County, Pennsylvania
Co-Executor: Myleen M. McCollum, 504 Morris Run Road, Sycamore, PA 15364
Co-Executor: Marcia E. Sonneborn, 817 Nebo Ridge Road, West Finley, PA 15377
Attorney: Rebecca A. Winge, Esquire, Three Gateway Center, 401 Liberty Avenue, 22nd Floor, Pittsburgh, PA 15222-1005

PARSON, BONNIE
Late of Richhill Township, Greene County, Pennsylvania
Executrix: Lisa Johanson, 402 Saint James Ct., Cranberry Twp, PA 16066
Attorney: Clark Hill, 301 Grant Street, Pittsburgh, PA 15219

PHILLIPS, JAMES ALLEN A/K/A JAMES A. PHILLIPS
Late of Whiteley Township, Greene County, Pennsylvania
Administratrix: Janet Kramer, 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

SHIPMAN, ETHEL M.
Late of Morgan Township, Greene County, Pennsylvania
Executrix: Shirley K. Tenney, P.O. Box 62, Mather, PA 15346
Attorney: None

SWEENEY, GLENDA JEAN
Late of Wayne Township, Greene County, Pennsylvania
Administrator: Stephanie Bice, 423 Oak Haven Road, Kutztown, PA 19530
Attorney: None

WOLFE. ZACHARY PAUL
Late of Rices Landing, Greene County, Pennsylvania
Administratrix: Sarah Nicole Wolfe, 232 Tin Can Hollow Road, Rices Landing, PA 15357
Attorney: Matthew Jones, II, Esquire, Zavolta Law Office, 1287 Fairmont Pike Road, Wheeling, WV 26003

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SHERIFF'S SALE

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By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-28-2026 AD 123-2023

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, NOVEMBER 20, 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.

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.
V.
ALAN M BONAMO
Owner(s) of property situate in the TOWNSHIP OF MORGAN, GREENE County, Pennsylvania, being 73 GREENE ST, CLARKSVILLE, PA 15322

PROPERTY ADDRESS: 73 Greene Street, Clarksville, PA 15322

UPI/TAX PARCEL NUMBER: 17/08/204//

Seized and taken into execution to be sold as the property of ALAN M BONAMO in suit of ROCKET MORTGAGE LLC F/K/A QUICKEN LOANS INC.

Attorney for the Plaintiff:
Brock & Scott PLLC
King of Prussia, PA 844-856-6646

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

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SHERIFF'S SALE

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By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-38-2026 AD 103-2026

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, NOVEMBER 20, 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.

Situate in the Twp of Morgan, County of Greene and Commonwealth of PA. HET a/k/a 62 C St., Clarksville, PA 15322.
BEING the same premises which Suzanne Swinchock, Executrix of the Estate of Mary Evosirch, a/k/a Mary Emma Evosirch, deceased, by deed dated August 8, 2011 and recorded on August 15, 2011 in the Greene County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 441, Page 1155, granted and conveyed unto Roy S. Dewitt.
Roy S. Dewitt has since departed this life as of July 31, 2025.

PROPERTY ADDRESS: 62 C Street, Clarksville, PA 15322

UPI/TAX PARCEL NUMBER: 17/12/159//

Seized and taken into execution to be sold as the property of ROY S DEWITT, SHAUNA M JOHNSON, SHAWN SAMUEL DEWITT in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

Attorney for the Plaintiff:
VITTI LAW GROUP, INC
OAKMONT, PA 412-281-1725

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

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SHERIFF'S SALE

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By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-33-2026 AD 598-2025

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, NOVEMBER 20, 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.

Freedom Mortgage Corporation
V.
Sean Fitzgerald O'Donnell,
Jenna Jo Galuska and
The United States of America
Owner(s) of property situate in the Township of Cumberland, Greene County, Pennsylvania, being 112 Matthew Lane, Carmichaels, PA 15320
(Acreage of street address)
Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 112 Matthew Lane, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05/06/147//

Seized and taken into execution to be sold as the property of SEAN FITZGERALD O'DONNELL, JENNA JO GALUSKA, UNITED STATES OF AMERICA in suit of FREEDOM MORTGAGE CORPORATION.

Attorney for the Plaintiff:
Orlans PC
Wayne, PA

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania