

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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May 18, 2017



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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 Farley Toothman, President Judge
Honorable Louis Dayich, Judge

MOTIONS

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Civil & O.C. May 26, 2017

CRIMINAL

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ARD Revocations: June 12, 2017
Parole Violations: June 5, 2017
Plea Court: June 13 & 14, 2017

ORPHANS

Accounts Nisi: _____, 2017
Accounts Absolute: _____, 2017

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SUPERIOR COURT
COMMONWEALTH COURT**

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CIVIL

Domestic Relations Contempts:
June 19, 2017
Domestic Relations Appeals
May 22, 2017

JUVENILE

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Plea Day: June 15, 2017

Convenes in Pgh.: June 5, 2017 (Adm. Session)
Convenes in Pgh.: June 19 - 23, 2017
Convenes in Pgh.: November 13 - 18, 2017

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Josephine L. Ketcham
E-mail address: editor.greenerereports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christine N. Nash, President
Christopher Simms, Vice-President
Adam Belletti, Secretary
Jessica Phillips, Treasurer
Brandon K. Meyer, 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

Linda C Klaner et con to CNX Gas Company LLC, 98.36 Acres, \$2,000. (5-5-17)
Peggy L Carpenter to CNX Gas Company LLC, 114.929 Acres, \$3,000. (5-5-17)

CUMBERLAND TOWNSHIP

Irene E Miller to Dominic M Capitoni et ux, Lots 176-177 John Baily Plan, \$45,000. (5-5-17)
John M Bokat et ux to Logan Matthew Fahey, 2 Lots Fairdale Plan, \$122,900. (5-8-17)
Michele Aileen Berry to Roger Hartley et ux, Lots 61-62 Fairdale Annex Plan, \$120,000. (5-8-17)
Ryan Darazio et ux to Fabian C Chun et ux, Lot 310 Namacolin, \$15,000. (5-8-17)
Paul W Harbarger Sr et ux to Jamie Purcell et con, Lot 64 & 66 Crucible Plan, \$50,000. (5-9-17)

FRANKLIN TOWNSHIP

Bob Evans Farms LLC to FCPT Holdings LLC, Lot, \$2,218,310. (5-8-17)

JEFFERSON TOWNSHIP

Rita M Falcon to Dominick J Barbetta, Tract, \$1,500. (5-5-17)
Antero Resources Corporation to EQT Production Company, 163.58 Acres O&G – Minerals, \$1,104,165. (5-9-17)

MORGAN TOWNSHIP

Patricia A Simkovic et con to Gary McHenry et ux, Lot 16 Burson Farm Plan, \$139,500. (5-8-17)
Samuel R Basinger to Ryan Edward Bissett et us, 2 Tracts, \$55,000. (5-10-17)

MORRIS TOWNSHIP

Gary J McHenry et ux to Kristen C Trotter et al, 10.731 Acres, \$210,000. (5-9-17)

PERRY TOWNSHIP

Charles A Lemley Sr et al to Mepco LLC, 2 Tracts Coal, \$39,113.60 (5-8-17)
Lewis N Warner to Highline Energy LLC et al, 2 Tracts Minerals, \$70,000. (5-10-17)

RICHHILL TOWNSHIP

Richard Lee Breeding Estate to Gary L Tedrow Jr et al, 3 Tracts, \$54,000. (5-8-17)
William Simmons et al to Badger Consulting LLC, 70.40 Acres O&G, \$5,700. (5-9-17)
Ricky D Simmons to Badger Consulting LLC, 70.40 Acres O&G, \$5,700. (5-9-17)
Bobby W Simmons to Badger Consulting LLC, 70.40 Acres O&G, \$5,700. (5-9-17)

SPRINGHILL TOWNSHIP

Agnes R Miller Family Revocable Trust to Arbala AD3 LLC, 132 Acres O&G, \$33,264. (5-8-17)
Robert Earl Hopkins to Rock Creek Royalty LLC et al, 47 ½ Acres O&G – Minerals, \$11,850. (5-8-17)

WAYNESBURG BOROUGH

Adam M Thompson et ux to Jason L Hartley et ux, 2 Tracts, \$119,500. (5-9-17)
Wells Fargo Bank NA to Rolling Meadows Real Estate Development LLC, Lots 7-9 JW Iams & Isaac Stewart Plan, \$50,000. (5-11-17)

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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

GRECO, BESSIE M.

Late of Waynesburg, Greene County, Pennsylvania
Executor: Louie B. Greco, 555 West High Street, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

HARTER, ASHLEY MARIE

Late of Waynesburg, Greene County, Pennsylvania
Administrator: Vicki Harter, 615 North Wabash Street, Wheeling, WV 26003
Attorney: Scott B. Horowitz, Esquire, Welch, Gold, Siegel & Fiffik, P.C.,
428 Forbes Avenue, Suite 240, Pittsburgh, PA 15219

SECOND PUBLICATION

LANGDON, PEARL FRANKLIN

Late of Perry Township, Greene County, Pennsylvania
Executor: Daniel F. Langdon, 333 Lyndhurst Avenue, Morgantown, WV 26501
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

MILLER, KEVIN A.

Late of Carmichaels, Greene County, Pennsylvania
Administratrix: Ms. Sheree Riggelman, 691 Taylortown Road, Dilliner, PA 15327
Attorney: Adam J. Belletti, Esquire, Pollock Morris LLC,
54 South Washington Street, Waynesburg, PA 15370-2036

O'KEEFE, DOROTHY

Late of Franklin Township, Greene County, Pennsylvania
Executor: Edward Lee O'Keefe, 805 Cottonwood Land, Carterville, IL 62918
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

WARD, CARL E.

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Betty A. Ward, 108 Maple Lane, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

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THIRD PUBLICATION

DULANEY, JOHN O. a/k/a JACK DULANEY

Late of Waynesburg, Greene County, Pennsylvania
Administratrix: Aliff M. Dulaney, 760 East Greene Street, Waynesburg, PA 15370
Attorney: John A. Rodgers, Esquire, Peacock Kelley & Ecker, LLP,
70 East Beau Street, Washington, PA 15301

SHAFFER, JUDY A. a/k/a JUDY ANN SHAFFER

Late of Jefferson, Greene County, Pennsylvania
Executor: John P. Shaffer, 189 Maple Street, Carmichaels, PA 15320
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

LEGAL NOTICE

NOTICE OF HEARING

In Re: GENEVIEVE MICHELLE WOODHOUSE

To: David Jean Woodhouse, Jr. or other interested party
296 Park Avenue, Washington, PA 15301

A hearing regarding the Petition for Change of Name of Genevieve Michelle Woodhouse will be held at the following time and location or at a later date to which the hearing may be continued:

July 10, 2017 at 11:00 am

Greene County Courthouse, 10 East High Street, Waynesburg, PA 15370

This notice given by Christopher Michael Simms, Esquire, and Logan Law Office, 54 North Richhill Street, Waynesburg, PA 15370

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LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA

IN RE: Name Change of Jessica Alice Yoders)
To be known as Jessica Alice Rogers) Misc. No. 33 of 2017

LEGAL ADVERTISEMENT

NOTICE is hereby given that on April 28, 2017; a Petition was filed by Jessica Alice Yoders in the above-styled Court requesting an ORDER to change her name from Jessica Alice Yoders to Jessica Alice Rogers.

The Court has fixed the date of August 2, 2017, at 9:00 a.m. in Courtroom No. 1 of the Greene County Courthouse, Waynesburg, Pennsylvania, as the time and place for a 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.

Court Administrator
Courthouse
Waynesburg, PA 15370
724-852-5289

Jessica L. Phillips
Chambers & Pratt, P.C.
223 East High Street
Waynesburg, PA 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED 9-2017

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, JUNE 02, 2017
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.

US Bank National Association as trustee for the Pennsylvania Housing Finance Agency
vs.
Tanya J. Arigoni-Tubbs

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ALL that certain piece of ground in the Mather Plan of Lots, Morgan Township, Greene County, Pennsylvania, being Lot No. 221, Greene County Plan Book 1, page 108. HAVING THEREON ERECTED dwelling as part of 221 SECOND STREET, MATHER, PA 15346. Tax Parcel # 17-11-326 Greene County Deed Book 483, page 2893.

PROPERTY ADDRESS: P O Bos 306, 221 Second Street, Mather, PA 15346

UPI / TAX PARCEL NUMBER: 17-11-326

Seized and taken into execution to be sold as the property of TANYA J ARIGONI-TUBBS in suit of U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE PENNSYLVANIA HOUSING

Attorney for the Plaintiff:
Purcell, Krug & Haller
Harrisburg, PA 717-234-4178

BRIAN A. TENNANT, SHERIFF
GREENE COUNTY, PENNSYLVANIA

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED 13-2017

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, JUNE 02, 2017
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.

Wells Fargo Bank, N.A.

vs.

Jeremy M. Cralton
Buffie J. Cralton a/k/a Buffie Jean Homak

Owner(s) of property situate in the DUNKARD TOWNSHIP, GREENE County, Pennsylvania, BEING 73 Dalzell Avenue, Bobtown, PA 15315. Parcel No. 06/08/217

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$59,728.73

PROPERTY ADDRESS: 73 Dalzell Avenue, Bobtown, PA 15315

UPI / TAX PARCEL NUMBER: 06-08-217

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Seized and taken into execution to be sold as the property of JEREMY M CRALTON, BUFFIE J CRALTON A/K/A BUFFIE JEAN HORNAK in suit of WELLS FARGO BANK, N.A.

Attorney for the Plaintiff: BRIAN A. TENNANT, SHERIFF
Phelan Hallinan Diamond & Jones GREENE COUNTY, PENNSYLVANIA
Philadelphia, PA 215-563-7000

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED 14-2017

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, JUNE 02, 2017
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.

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of the Cwabs, Inc. Asset-Backed Certificates, Series 2007-12 vs.

Jerry H. Hopton as Administrator of the Estate of Dorothy Hopton a/k/a Dorothy Ann Hopton, Deceased.

ALL THAT CERTAIN TRACT OF LAND SITUATE IN CUMBERLAND TOWNSHIP, GREENE COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOWS:

JERRY H. HOPTON as Administrator of the Estate of Dorothy Hopton a/k/a Dorothy Ann Hopton, Deceased

ADDRESS: 195 Maple Street, Carmichaels, PA 15320

PARCEL ID NO: 05-15-147

PROPERTY ADDRESS: 195 Maple Street, Carmichaels, PA 15320

UPI / TAX PARCEL NUMBER: 05-15-147

Seized and taken into execution to be sold as the property of JERRY H. HOPTON AS ADMINISTRATOR OF THE ESTATE OF DOROTHY HOPTON A/K/A ESTATE OF DOROTHY ANN HOPTON in suit of THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE

Attorney for the Plaintiff: BRIAN A. TENNANT, SHERIFF
KML Law Group, P.C. GREENE COUNTY, PENNSYLVANIA
Philadelphia, PA

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SHERIFF'S SALE

By Virtue of a Order of Execution
No. ED 12-2017

Issued out of the Court of District Justice, and to me directed, I will expose the following described property at public sale at

119 Cumberland Village, Carmichaels, PA 15320

on

THURSDAY, MAY 25, 2017

AT 1:00 O'CLOCK P.M.

Prevailing Time, the following described property, to wit:

LEVY AND POST ANY AND ALL PERSONAL PROPERTY

All that certain parcel of piece of land situate in the Township of Cumberland, County of Greene, Commonwealth of Pennsylvania, to wit:

Known as Numbers 119 and 120 "G" Street which Lot No. is 60 on a certain map entitled "Cumberland Village Plan of Lots, Cumberland Township, Greene County, Pennsylvania, Fayette Engineering Company, Uniontown, Pennsylvania, Scale 1" by 50' February 12, 1955, PA-36381," recorded in the Recorder of Deeds Office in and for Greene county, in Plan Book 2, Page 19, on March 12, 1955.

Being Parcel Number: 05-33-259

Commonly known as 119 Cumberland Village, Carmichaels, PA 15320

BEING the same premises which Edward W. Abbott, by Deed dated December 21, 2015, and recorded December 30, 2015, in the Office of the Recorder of Deeds in and for the County of Greene, Deed Book 486, Page 3298, granted and conveyed unto Edward W. Abbott and Tina M. Reed.

and all other personal property of defendant(s)

Any person claiming any interest in said personal property shall file the same prior to the sale, with the Sheriff's Office. A schedule of distribution will be filed in the Sheriff's Office no later than five (5) days after the date of the sale, and distribution made then (10) days thereafter unless exceptions are filed with the Sheriff's Office prior thereto.

Seized and taken into execution to be sold as the property of EDWARD W. ABBOTT, TINA M. REED in suit of LINDA L. ABBOTT and to be sold by me.

Attorney for the Plaintiff: BRIAN A. TENNANT, SHERIFF
Weltman, Weinberg & Reis Co., LPA GREENE COUNTY, PENNSYLVANIA
Pittsburgh, PA