

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 11, 2017



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Serving the Legal Community of Greene County

Since October 1982

The Greene Reports

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Honorable Louis Dayich, Judge

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THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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.

ALEPPO TOWNSHIP

Judith Flannery to Rice Drilling B LLC, 2 Tracts O&G, \$100. (4-28-17)
Ralph B Praeger et ux to Rice Drilling B LLC, 28.366 Acres O&G, \$328.12 (4-28-17)
Lorna E Vazquez et al to Rice Drilling B LLC, 2 Tracts O&G, \$4,412.50 (4-28-17)

JEFFERSON TOWNSHIP

Community Bank to Golden Mullins, 2 Tracts, \$57,000. (5-1-17)
Fannie Mae to Kenneth E Hughes Jr, Lot, \$45,000. (5-2-17)

RICHHILL TOWNSHIP

Robert A Smith et ux to Rice Drilling B LLC, 7 Tracts O&G, \$1,510.51 (4-28-17)
Barbara Add Teubl et con to Rice Drilling B LLC, 7 Tracts, O&G, \$1,510.51 (4-28-17)
Milford Ray Sadler et ux to Rice Drilling B LLC, 2 Tracts O&G, \$106.24 (4-28-17)

SPRINGHILL TOWNSHIP

Grace L Riggle to Rice Drilling B LLC, 2 Tracts O&G, \$44,402.40 (4-28-17)

WAYNE TOWNSHIP

Margie Russell to Rice Drilling B LLC, 28.0475 Acres O&G, \$39,737.50 (4-28-17)

WAYNESBURG BOROUGH

Richard L Diesel et al to Richard J Ford Jr et ux, Lot, \$117,000. (5-2-17)

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

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 Riggleman, 691 Taylortown Road, Dilliner, PA 15327

Attorney: Adam J. Belletti, Esquire, Pollock Morris LLC,

54 South Washington Street, Waynesburg, PA 15370-2036

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O'KEEFE, DOROTHY

Late of Franklin Township, Greene County, Pennsylvania
Executer: 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

SECOND 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
Executer: John P. Shaffer, 189 Maple Street, Carmichaels, PA 15320
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

THIRD PUBLICATION

BOSLEY, DWIGHT FRANKLIN a/k/a DWIGHT F. BOSLEY

Late of Greensboro, Greene County, Pennsylvania
Executer: Dolores Jean Bosley a/k/a Jean Bosley, 425 Front Street, P O Box 135,
Greensboro, PA 15338
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

ELLENBERGER, CARL E. a/k/a CARD EDWARD ELLENBERGER

Late of Bobtown, Greene County, Pennsylvania
Executer: William Menear, P O Box 315, Bobtown, PA 15315
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

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FICTITIOUS NAME NOTICE

FICTITIOUS NAME REGISTRATION

NOTICE is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **JUST IN WEDDING PHOTOGRAPHY** with its principal office or place of business at 104 Huntington Woods, Waynesburg, PA 15370.

The names and addresses, including street and number, if any, of all persons who are parties to the registration are:

DJ Dave Event Services, LLC, 104 Huntington Woods, Waynesburg, PA 15370

CORPORATION NOTICE

NOTICE

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on April 14, 2017, for a Limited Liability Company, organized under the Limited Liability Company Law of 1994, as from time to time amended. The name of the Company is **SPLIT JACK HOLDINGS, LLC**, having an address of 571 Grinnage Run Road, Waynesburg, Pennsylvania 15370.

James E. Higinbotham, Jr., Esquire
Higinbotham Law Offices
45 East Main Street, Suite 500
Uniontown, PA 15401
Telephone: 724-437-2800

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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

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

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

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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

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:
Phelan Hallinan Diamond & Jones
Philadelphia, PA 215-563-7000

BRIAN A. TENNANT, SHERIFF
GREENE COUNTY, PENNSYLVANIA

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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 Cdertificates, 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:
KML Law Group, P.C.
Philadelphia, PA

BRIAN A. TENNANT, SHERIFF
GREENE COUNTY, PENNSYLVANIA

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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 may entitle "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:
Weltman, Weinberg & Reis Co., LPA
Pittsburgh, PA

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania