

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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February 22, 2018



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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

Criminal & Civil & O.C.:
Feb. 26, 28, & March 2, 2018

CRIMINAL

Arraignments: Feb. 26, 2018
ARDs: March 12, 2018
ARD Revocations: March 12, 2018
Parole Violations: March 5, 2018
Plea Court: March 12 & 13, 2018
License Suspension Appeals: April 16, 2018

ORPHANS

Accounts Nisi: March 5, 2018
Accounts Absolute: March 16, 2018

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 9-13, 2018
Convenes in Pgh.: Feb. 27 – March 1, 2018
Convenes in Pgh.: May 7 - 11, 2018

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Doris J Buzzard et con to Rice Drilling B LLC, 5 Acres O&G, \$1,666.67 (2-9-18)

CUMBERLAND TOWNSHIP

Barry Storey Est to Mark D Reid et ux, Tract, \$84,500. (2-12-18)
Robert James Allen Est to Robert E Marquis et ux, Lot 315 Crucible, \$38,000. (2-12-18)

FRANKLIN TOWNSHIP

Donald A Lemley et ux to Robin D Henderson, 5 Acres, \$130,000. (2-9-18)

FREEPORT TOWNSHIP

Chad M Langberg et ux to Linda Higinbotham, Tract, \$280,000. (2-13-18)

GILMORE TOWNSHIP

Desmond Vickers to Monongalia County Coal Company, 72.196 Acres Coal, \$8,000. (2-12-18)

JACKSON TOWNSHIP

Helen Louise Harbert to Charles T King et ux, 15.7 Acres O&G, \$20,000. (2-12-18)

MONONGAHELA TOWNSHIP

Deborah S Gresh et al to Alan S Zoldak, .110 Acres, \$15,625. (2-12-18)
Deborah S Gresh et al to Bradley P Zoldak et al, Lot 7 Parcel C Plan, \$927.50 (2-12-18)
Southeastern Greene School District to Miabella Property Holdings LLC, 2 Lots, \$31,000. (2-12-18)

MORRIS TOWNSHIP

Harden Farms LLC to Consol Pennsylvania Coal Co LLC et al, R/W, \$350,000. (2-15-18)

RICHHILL TOWNSHIP

Martha Blankenship to Conrhein Coal Co et al, Lot Coal, \$1,000. (2-15-18)
Lary Antel et ux to Conrhein Coal Co et al, Lot Coal, \$1,000. (2-15-18)

SPRINGHILL TOWNSHIP

Pamela J Hercules to Rice Drilling B LLC, 2 Tracts O&G, \$109.51 (2-9-18)

WASHINGTON TOWNSHIP

Kelso Maley Jr et ux to Rice Drilling B LLC, 2.06 Acres, \$65,000. (2-15-18)

WAYNESBURG BOROUGH

Steven J Schoedel et ux to Casie M Bledsoe Irrevocable Trust, 2 Lots, \$154,500. (2-9-18)
James W Wood et ux to Russell R Watson et us, Lot, \$110,000. (2-15-18)

WAYNE TOWNSHIP

Glenn W Eyler et ux to Rice Drilling B LLC, 2 Tracts O&G, \$13,923. (2-9-18)

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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

WAYCHOFF, BETTY JO

Late of Waynesburg, Greene County, Pennsylvania
Administrator c.t.a.: Joel E. Morris, 468 Bridge Street, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

SECOND PUBLICATION

BAIRD, CLARA C.

Late of Waynesburg, Greene County, Pennsylvania
Executor: William F. Baird, Jr., 64 Rinehart Lane, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

KARVAN, DONALD LEO a/k/a DONALD L. KARVAN

Late of Morris Township, Greene County, Pennsylvania
Executrix: Patricia A. Karvan, 346 Johnson Hill Road, Graysville, PA 15337
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC,
54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

ANTILL, SUSAN ELLEN a/k/a SUSAN E. ANTILL

Late of Non-Resident, Washington County Register of Wills
Estate File No. 63-17-1430
Ancillary Executor: R. Kelvin Antill, 1415 Wine Spring Lane,
Ruxton, MD 21204-3667
Attorney: James B. Courtney, Esquire, 142 North Court Avenue, P O Box 1315,
Somerset, PA 15501-0315

CHAMBERS, SHIRLEY JEAN

Late of Richhill Township, Greene County, Pennsylvania
Administratrix: Debra Ann Whitlatch, 156 Hughes Road, Graysville, PA 15337
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC, 54 South
Washington Street, Waynesburg, PA 15370-2036

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DEAN, BARBARA J.

Late of Rogersville, Greene County, Pennsylvania
Executor: Wayne Perry, 505 Bosworth Place, Cary, NC 27519
Attorney: Glenn H. Gillette, Esquire, Thomson, Rhodes & Cowie, P.C.
1010 Two Chatham Center, Pittsburgh, PA 15219

ZALAR, EDWARD MARTIN a/k/a EDWARD M. ZALAR, JR.

Late of Carmichaels, Greene County, Pennsylvania
Executor: Robert J. Zalar, 830 Browns Ferry Road, Carmichaels, PA 15320
Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street,
Waynesburg, PA 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED 1-2018

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, MARCH 02, 2018
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.

Pennsylvania Housing Finance Agency

vs.

Jana Bryner

ALL those certain lots of ground in the Township of Jefferson, County of Greene, Pennsylvania, being Lots Nos. 247-249, Clyde Land Company Plan #2, HAVING THEREON ERECTED dwelling as part of 122 SECOND STREET F/K/A 247 SECOND STREET, CLARKSVILLE, PA 15322

Tax Parcel # 15-17-213. Greene Deed Book 321, page 79

TO BE SOLD AS THE PROPERTY OF JANA BRYNER UNDER JUDGMENT NO.
AD-640-2017

PROPERTY ADDRESS: 122 2nd Street, Clarksville, PA 15322

UPI/TAX PARCEL NUMBER: 15-17-213

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Seized and taken into execution to be sold as the property of JANA BRYNER, TENANTS/OCCUPANTS, in suit of PENNSYLVANIA HOUSING FINANCE AGENCY

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 55-2017**

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, MARCH 02, 2018
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.

VANDERBILT MORTGAGE AND FINANCE INC.
VS.
SCOTT JAMES

ALL THAT CERTAIN TRACT OF LAND SITUATE IN FRANKLIN TOWNSHIP, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
ADDRESS: 2435 SMITH CREEK ROAD, WAYNESBURG, PA 15370
PARCEL ID NO: 07-03-167.C

PROPERTY ADDRESS: 2435 Smith Creek Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07-03-167C

Seized and taken into execution to be sold as the property of SCOTT JONES, in suit of VANDERBILT MORTGAGE AND FINANCE

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 Writ of Execution (Mortgage Foreclosure)
No. ED 57-2017**

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, MARCH 02, 2018
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.

CIT Bank, N.A.
vs.
Sonia N. Yeager a/k/a Sonia Noretta Yeager

All that certain piece or parcel or Tract of land situate in the Township of Cumberland, Greene County, Pennsylvania, and being known as 172 Johnson Hill Road, Carmichaels, Pennsylvania 15320

SUBJECT TO THE INTEREST HELD BY MICHAEL JOHN YEAGER

TAX MAP AND PARCEL NUMBER: 05-08-118

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$57,781.79

PROPERTY ADDRESS: 172 Johnson Hill Road, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-08-118

Seized and taken into execution to be sold as the property of SONIA N. YEAGER A/K/A SONIA NORETTA YEAGER, in suit of CIT BANK, N.A.

Attorney for the Plaintiff:
McCabe, Weisberg & Conway, P.C.
Philadelphia, PA

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania