

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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June 14, 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.:
June 18, 20, & 22, 2018

CRIMINAL

Arraignments: June 25, 2018
ARDs: July 9, 2018
ARD Revocations: July 9, 2018
Parole Violations: July 2, 2018
Plea Court: July 10, 2018
License Suspension Appeals: June 18, 2018

ORPHANS

Accounts Nisi: July 2, 2018
Accounts Absolute: July 13, 2018

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 22 – 26, 2018
Convenes in Pgh.: July 17 – 19, 2018
Convenes in Pgh.: October 15 – 19, 2018

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

THE GREENE COUNTY BAR ASSOCIATION

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

ARGUMENTS

Argument Court: September 5, 2018

CIVIL

Domestic Relations Contempts:
June 25, 2018
Domestic Relations Appeals
June 25, 2018

JUVENILE

Plea Day: June 21, 2018

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DEED TRANSFERS

The following property transfers have been recorded in the Greene County Recorder of Deeds office.

ALEPPO TOWNSHIP

Bruce L McCracken et al to Rice Drilling B LLC, 7 Acres O&G, \$100.49 (6-1-18)
Glenola Ullom to Rice Drilling B LLC, 55 Acres O&G, \$3,342.01 (6-1-18)

CENTER TOWNSHIP

Randall L Clark et ux to Jonathan D Miller et ux, Lot, \$127,000. (6-1-18)

CENTER & RICHHILL TOWNSHIPS

HG Energy II Appalachia LLC to CNX Gas Company LLC, Tracts, \$1,522,331.16 (6-6-18)

CUMBERLAND TOWNSHIP

Cheryl L Voytex et con to Becky Gail Curtis, Lots 149-152 Hartley Plan, \$75,000. (6-5-18)
Heather A McKlveen et con to Nicholas M Clarke, 2.36 Acres, \$38,000. (6-7-18)

DUNKARD TOWNSHIP

Caroline Woody Juliano to Chevron Appalachia LLC, 67.50 Acres O&G, \$10,000. (6-6-18)
Harriett W Liskey to Chevron Appalachia LLC, 67.50 Acres O&G, \$20,000. (6-6-18)
John W Kazimer et ux to Mepco LLC, R/W, \$11,875. (6-7-18)
Donley Holdings LLC to Mepco LLC, R/W, \$128,050. (6-7-18)

FRANKLIN TOWNSHIP

Mark D Statler et ux to Pikewood Energy Corporation, Tracts O&G, \$195,000. (6-1-18)
Roger A Clark et ux to Scott J Throckmorton, 1.882 Acres, \$225,500. (6-4-18)
Lloyd E Blair et ux to Christopher Lee martin et ux, 2 Tracts, \$131,500. (6-5-18)

FREEPORT TOWNSHIP

Matthew A Shaffer to JJK Mineral Company II LLC, 58 Acres O&G, \$30,000. (6-1-18)
Barry Martin Snider e ux to Bluejay Acquisition Partners LP, 79.80 Acres O&G, \$3,100. (6-7-18)

GILMORE TOWNSHIP

Barbara Ann Benninghoff to Rock Creek Royalty LLC et al, 195 3/4 Acres O&G, \$20,114. (6-4-18)
Carl Edward Rathell Est to Monongalia County Coal Company, 127 1/8 Acres, \$205,000. (6-5-18)

MORGAN TOWNSHIP

Edgreens Ritenow Rentals LLC to Carrie Anderson, Lot 405 Mather, \$45,000. (6-5-18)
Tiffany L McCarter et con to Paul D Dilts et ux, .398 Acres, \$11,000. (6-5-18)

PERRY TOWNSHIP

Secretary of Housing & Urban Development to Linda Shreve, Lot, \$49,000. (6-6-18)

RICHHILL TOWNSHIP

CNX Land LLC to Charlotte Thompson et al, .15 Acre, \$7,000. (6-6-18)

SPRINGHILL TOWNSHIP

Lightning Creek Holdings LP to Rice Drilling B LLC, Tracts O&G, \$368,084.38 (6-1-18)
Dudley Sellers Jr et ux to Rice Drilling B LLC, 2 Tracts O&G, \$9,597.92 (6-1-18)
Judson Bell to Hilltop Minerals LLC, 26.7 Acres O&G, \$7,500. (6-5-18)
Cheryl Wroblewski to Hilltop Minerals LLC, 26.7 Acres O&G, \$3,812. (6-5-18)
Wilma Jean Bell to Hilltop Minerals LLC, 26.7 Acres O&G, \$15,240. (6-5-18)
Elizabeth Murphy to Hilltop Minerals LLC, 26.7 Acres O&G, \$3,810. (6-5-18)
Sandra K Ross to Hilltop Minerals LLC, 26.7 Acres O&G, \$3,812. (6-5-18)
Thomas Nehlen to Hilltop Minerals LLC, 26.7 Acres O&G, \$15,240. (6-5-18)

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SPRINGHILL TOWNSHIP (CONTINUED)

William H Bell to Hilltop Minerals LLC, 26.7 Acres O&G, \$3,812. (6-5-18)
Keystone Buckeye Energy Holdings LLC et al to Three Rivers Royalty, LLC,
43 Acres O&G, \$64,209.38 (6-6-18)
Phyllis Scott Dozois to Bluejay Acquisition Partners LP, 72 Acres O&G, \$1,050.
(6-7-18)
Vicky McVicker to Bluejay Acquisition Partners LP, 72 Acres O&G, \$30. (6-7-18)
Frank L Stottlemire et ux to WISC LP, Tracts O&G, \$3,600. (6-7-18)

WASHINGTON TOWNSHIP

Brian R Schoen to Steven M Schoen, 5.580 Acres, \$132,300. (6-1-18)
Ryan D Litwinovich et ux to Arbala AD3 LLC, 2 Tracts O&G, \$24,000. (6-5-18)

WAYNE TOWNSHIP

Betty Sue Santee to ET Blue Grass LLC, 17 Acres O&G, \$650. (6-1-18)
Cole Sveom Family Farms LP to Crystal Mae Simmons, .61 Acre, \$105,000. (6-1-18)

WAYNE & WHITELEY TOWNSHIPS

Laura Beth Vowell et al to Rock Creek Royalty LLC et al, 9 Tracts O&G, \$12,470. (6-4-18)

WHITELEY TOWNSHIP

David Keith Cowell et ux to Bounty Minerals LLC, 66.5760 Acres O&G, \$299,592. (6-5-18)
John Frownfelter et ux to Pikewood Energy Corporation, 2 Tracts O&G, \$235,786.40
(6-7-18)

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

LE CORCHICK, JULIA B. a/k/a JULIA LE CORCHICK
Late Cumberland Township, Greene County, Pennsylvania
Date of Death: 02/22/2018
Executrix: Barbara Marshall, % Benjamin F. Goodwin, Esquire, 92 East Main Street,
Suite 20, Uniontown, PA 15401
Attorney: Benjamin F. Goodwin, Esquire, 92 East Main Street, Suite 20,
Uniontown, PA 15401

LEMLEY, MARY LOU

Late of Mt. Morris, Greene County, Pennsylvania
Executor: Robert Eugene Lemley, 112 Euclid Avenue, Mt. Morris, PA 15349
Attorney: Gregory C. Hook, Esquire, 189 West High Street,
Waynesburg, PA 15370

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SECOND PUBLICATION

DEBOLT, LILLIAN R. a/k/a LILLIAN R. MILLER
Late of Springhill Township, Greene County, Pennsylvania
Executor: Scott A Miller, 734 Garrison Ridge Road, New Freeport, PA 15352
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

DUVALL, BETTY A.
Late of Waynesburg, Greene County, Pennsylvania
Administratrix: Marlene Duvall, 88 Morrow Road, Avella, PA 15312
Attorney: E. J. Julian, Esquire, 71 North Main Street, Washington, PA 15301
(724) 228-1860

MOCNIAK, FRANK J.
Late of Greene Township, Greene County, Pennsylvania
Executrix: Francine S. Mocniak, 262 Orchard Crossings, Morgantown, WV 26505
Attorney: Brandon K. Meyer, Esquire, 136 East High Street, Waynesburg, PA 15370

MOCNIAK, WILMA JEAN
Late of Greene Township, Greene County, Pennsylvania
Executrix: Francine S. Mocniak, 262 Orchard Crossings, Morgantown, WV 26505
Attorney: Brandon K. Meyer, Esquire, 136 East High Street, Waynesburg, PA 15370

THIRD PUBLICATION

CHANNEY, ELEANOR J.
Late of New Freeport, Greene County, Pennsylvania
Co-Executrix: Patricia Bates, 166 Center Loop Road, Jefferson, PA 15344
Co-Executrix: Mary Kiger, 2159 Toms Run Road, Holbrook, PA 15341
Co-Executrix: Nancy Fordyce, 637 Ned Ridge Road, New Freeport, PA 15352
Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street,
Waynesburg, PA 15370

LOAR, BARBARA J.
Late of Washington Township, Greene County, Pennsylvania
Administrator: Daniel G. Welsh, P O Box 282, Millsboro, PA 15348
Attorney: David F. Pollock, Esquire, Pollock Morris LLC, 54 South Washington
Street, Waynesburg, PA 15370-2036

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FIRST AND FINAL ACCOUNTS

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON **JULY 2, 2018** FOR NISI CONFIRMATION AND ON **JULY 13, 2018** FOR FINAL CONFIRMATION

The First & Final Account of Christopher Polhemus, Executor of the Estate of Eleanor M. Polhemus, Deceased, late of Cumberland Township, Greene County, Pennsylvania

Attorney: J. William Hook, Esquire
Hook & Hook
189 West High Street
Waynesburg, PA 15370

The First & Final Account of Anna May Bushta, Administratrix d.b.n., of the Estate of Charles F. Bane, Deceased, late of Clarksville, Greene County, Pennsylvania

Attorney: Brandon K. Meyer, Esquire
Meyer Law Office P.C.
136 East High Street
Waynesburg, PA 15370

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-364-2017 - No. ED 25-2017

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 29, 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.

Bayview Loan Servicing, LLC A Delaware Limited Liability Company
vs.

Occupant or Unknown Heirs, Successors, assigns and All persons, Firms or Associations Claiming Right, Title or Interest From or Under Delbert E. Bedilion, deceased, Cyndee Bedilion, Known Heir of Delbert E. Bedilion, Debbie Bedilion de Torres, Known Heir or Delbert E. Bedilion, deceased.

All that certain lot or piece of ground situate in Ward II of the Borough of Waynesburg, Greene County, Pennsylvania, bounded and Described as follows:

BEGINNING at a point on the line of the North side of Lincoln Street, 60 feet East of Cumberland Street; thence with Lincoln Street, East 32 feet to lot now or formerly of Earl Manning; thence with said lot formerly of Earl Manning, North 115 feet to a private alley; thence with said private alley, West 32 feet to lot now or formerly of Ethel Smith, et al., thence with said lot formerly of Ethel Smith, at al., South 115 feet to Lincoln Street, the place of BEGINNING.

The said private alley is to be 10 feet wide and is to extend from Cumberland Street to Finley Alley and shall never be closed up or vacated without the consent in writing of W. R. Jacobs and Flora M. Jacobs, his wife, their heirs or assigns, and the said private alley is to be for the use of all persons owning lots adjoining thereto, their heirs and assigns.

Property Address: 225 East Lincoln Street, Waynesburg, PA 15370
Tax ID 27-01-206

PROPERTY ADDRESS: 225 East Lincoln Street, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 27-01-206

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Seized and taken into execution to be sold as the property of CYNDEE BEDILION, KNOWN HEIR OF DELBERT E. BEDILION, DECEASED, DEBBIE BEDILION DE TORRES, KNOWN HEIR OF DELBERT E. BEDILION, DECEASED, OCCUPANT OR UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DELBERT E. BEDILION, DECEASED, CYNDEE BEDILION, KNOWN HEIR OF DELBERT E. BEDILION, DECEASED, in suit of BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY COMPANY

Attorney for the Plaintiff:
Shapiro & DeNardo, LLC
King of Prussia, PA

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania

SHERIFF’S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. AD-976-2009 - No. ED 16-2014

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 29, 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.

Citimortgage, Inc., S/B/M to Principal Residential Mortgage, Inc.

vs.
Frank E. Cettin, II

Owner(s) of property situate in the Township of Dunkard Township, Greene County, Pennsylvania, being 45 South Larimer Street, Bobtown, PA 15315

Parcel # 06-08-237

Improvements thereon: Residential Dwelling

Judgment Amount: \$39,580.83

PROPERTY ADDRESS: 45 South Larimer Street, Bobtown, PA 15315

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UPI/TAX PARCEL NUMBER: 06-08-237

Seized and taken into execution to be sold as the property of FRANK E. CETTIN, II in suit of CITIMORTGAGE, INC. S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE, INC.

Attorney for the Plaintiff:
Phelan, Hallinan, Diamond & Jones, LLP
Philadelphia, PA 215-563-7000

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania