

# 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. XXXVI, No. 39

June 21, 2018

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*Serving the Legal Community of Greene County*

Since October 1982

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**COURT OF COMMON PLEAS**  
Honorable Farley Toothman, President Judge  
Honorable Louis Dayich, Judge

## MOTIONS

Criminal & Civil & O.C.:  
June 25, 27, & 29, 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: Aug. 20, 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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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## 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

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

### ALEPPO TOWNSHIP

David A Celko to Jeffrey G Golias et ux, Tract, \$179,267. (6-11-18)

### CENTER TOWNSHIP

Warner-Caldwell Investments LLC to Buffalo Holdings LLC, Tracts O&G, \$112,260.94 (6-8-18)  
Brett L Watson et ux to EQT Production Company, 127.06 Acres Minerals, \$275,296. (6-12-18)

### CUMBERLAND TOWNSHIP

Catherine Rebecca Hart by POA to Barbara A Walters et al. .764 Acre, \$43,000. (6-12-18)  
Joseph Cybak Jr et al to James Keith Scott, Lot 119 Mather Plan, \$4,000. (6-12-18)  
P C Associates et al to Edward D Helman, Lot 104 Nemaocolin Plan, \$7,000. (6-14-18)

### DUNKARD TOWNSHIP

Venture Energy Solutions LLC to Chevron Appalachia LLC, Tracts O&G, \$27,020. (6-13-18)

### JEFFERSON TOWNSHIP

Brian N Shaffer et ux to Gerald R Galloway II et ux, Lots C & D Moredock North Meadows Plan, \$265,000. (6-8-18)  
Charles A Brown to Michael E Barno, Lots 15 & 16 Moredock Plan, \$8,347.20 (6-11-18)

### MORGAN TOWNSHIP

Audrey L Morris Est to David J Harshman et con, Lot 130 Mather Plan, \$53,000. (6-13-18)

### MORRIS TOWNSHIP

Max G Loughman et ux to Consol Pennsylvania Coal Co LLC, R/W, \$300,000. (6-12-18)

### PERRY TOWNSHIP

Karol Louise Lemley Koast et con to Timothy Adam Chapman et ux, Tracts, \$245,000. (6-12-18)

### RICES LANDING BOROUGH

Clayton J Schaum to John Webber et ux, Lots, \$115,000. (6-13-18)

### RICHHILL TOWNSHIP

Margaret Ann Blair to CNX Midstream Devco I LP, 401.22 Acres, \$1,000,000. (6-8-18)  
Moyer Moyer & Mechling LP to CNX Midstream Devco I LP, Agr., \$45,000. (6-11-18)  
CNX Land LLC to Daniel Fox et ux, .4256 Acre, \$17,000.

### SPRINGHILL TOWNSHIP

John P Oliver et ux to Michael Price, 87.926 Acres, \$140,000. (6-8-18)

### WAYNE TOWNSHIP

Community Bank to Michael Foflygen et ux, 2.046 Acres, \$5,000. (6-8-18)  
Scott M Bedilion to Rice Drilling B LLC, 53 Acres O&G, \$40,201.67 (6-11-18)

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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

HIGUERA, JEFFREY L.

Late of Dunkard Township, Greene County, Pennsylvania  
Executor: Michael Kundly, 103 Winter Street, Crucible, PA 15325  
Attorney: Christopher M. Simms, Esquire, 54 North Richhill Street,  
Waynesburg, PA 15370

KETCHEM, JOHN BRETT

Late of Center Township, Greene County, Pennsylvania  
Administratrix: Lois Ketchem, 215 South Pine Street, Carmichaels, PA 15320  
Attorney: Jeffry N. Grimes, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

MITCHELL, DONALD GRANT

Late of Cumberland Township, Greene County, Pennsylvania  
Executrix: Rebecca Mitchell Jackson, 1279 Woodruff Place,  
Morgantown, WV 26505  
Attorney: None

SIMMONS, VIRGIL E.

Late of Franklin Township, Greene County, Pennsylvania  
Executor: Herschel Gapen, 129 Independence Ridge Road,  
Waynesburg, PA 15370  
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,  
Waynesburg, PA 15370

### SECOND 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

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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

### THIRD 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: Jeffry 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

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## FIRST AND FINAL ACCOUNTS

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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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## LEGAL NOTICE

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**To: Judy S. Moats and Eric B. Haywood**

**In Re: B.B.H., minor child, born March 26, 2017**

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your child, B.B.H., born March 26, 2017. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on July 11, 2018 1:00 p.m. in the assigned courtroom before Judge Farley Toothman.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. Southwestern Pennsylvania Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

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## LEGAL NOTICE

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**To: Jacquelyn Danyelle Drew and Unknown Father**

**In Re: L.M.D., minor child, born January 9, 2010.**

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your child, L.M.D., born January 9, 2010. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on July 11, 2018 at 9:30 a.m. in the assigned courtroom before Judge Farley Toothman.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. Southwestern Pennsylvania Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

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## LEGAL NOTICE

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Court of Common Pleas  
Greene County, Pennsylvania  
Civil Action-Law  
No. AD-364-2017

Notice of Action in Mortgage Foreclosure

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff vs. 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 and Debbie Bedilion de Torres, Known Heir of Delbert E. Bedilion, Deceased, Defendants

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Delbert E. Bedilion, Deceased, Defendant(s), whose last known address is 225 East Lincoln Street, Waynesburg, PA 15370.

Your house (real estate) at: 225 East Lincoln Street, Waynesburg, PA 15370, 27-01-206, is scheduled to be sold at Sheriff's Sale on 7/27/18, at 10:00 AM, at Greene County Courthouse, 10 E. High St., Rm. 106, Waynesburg, PA 15370, to enforce the court judgment of

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\$66,776.03, obtained by Bayview Loan Servicing, LLC, a Delaware Limited Liability Company (the mortgagee) against you. - NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call 610.278.6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 724.627.7207. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. County Admin of Greene County, 10 E. High St., Waynesburg, PA 15370, 724.852.5237. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio, Stephanie A. Walczak & Katherine M. Wolf, Attys. for Plaintiff, SHAPIRO & DeNARDO, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610.278.6800.

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## SHERIFF'S SALE

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**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.

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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

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## SHERIFF'S SALE

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**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

UPI/TAX PARCEL NUMBER: 06-08-237

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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

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## COURT ORDER

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COMMONWEALTH OF PENNSYLVANIA, COURT OF COMMON PLEAS  
THIRTEENTH JUDICIAL DISTRICT – GREENE COUNTY

IN RE: OFFICE OF PRESIDENT JUDGE ) Court Administration  
ADMINISTRATIVE ORDER ) Docket No. 8 of 2018

### ORDER

CRIMINAL COURT DIVISION  
CENTRAL BOOKING CENTER FEE

AND NOW THIS 15<sup>th</sup> day of June, 2018, it is hereby ORDERED AND DIRECTED that pursuant to Pa.C.S.A. §1725.5 and 1725.6, a booking center fee of \$175.00 shall be imposed against defendants who are placed on Probation Without Verdict, receive Accelerated Rehabilitative Disposition for, plead guilty of *nolo contendere* to, or are convicted of a misdemeanor or felony offence in accordance with 42 Pa. C.S.A. §1725.5.

The fee shall be assessed as a cost or prosecution and collected by the Greene County Clerk of Courts. The fee shall be allocated to a Central Booking Center Fund for the implementation, start-up, operation and maintenance of the booking center.

The booking center shall be available for all law enforcement agencies having arrest powers in Greene County. The adoption of the fee shall be effective August 1, 2018.

It is further ORDERED and DIRECTED that the District Court Administrator distribute this Order as follows:

1. Fine one (1) copy of this Order with the Administrative Office of Pennsylvania Court via email to [adminrules@pacourts.us](mailto:adminrules@pacourts.us).
2. File two (2) paper copies and one (1) electronic copy in Microsoft Word format to [bulletin@palrb.us](mailto:bulletin@palrb.us) with the Legislative Reference Bureau of publication in the Pennsylvania Bulletin.
3. Publish a copy of this Order in the Greene County Law Journal
4. Copies of this Order shall be kept continuously available for public inspection in the office of the Greene County Clerk of Court and on the Greene County Website.

### **SO ORDERED AND DECREED**

Susan K. White  
Prothonotary

Farley Toothman  
President Judge