

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. XXXVII, No. 22

February 21, 2019



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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. 25, 27, & March 1, 2019

CRIMINAL

Arraignments: Feb. 25, 2019
ARDs: March 11, 2019
ARD Revocations: March 11, 2019
Parole Violations: March 4, 2019
Plea Court: March 12 & 13, 2019
License Suspension Appeals: April 15, 2019

ORPHANS

Accounts Nisi: March 4, 2019
Accounts Absolute: March 14, 2019

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 8 - 12, 2019
Convenes in Pgh.: April 1 - 5, 2019
Convenes in Pgh.: May 6 - 11, 2019

THE GREENE REPORTS

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Jessica Phillips, President
Christopher Simms, Vice-President
Cheryl Cowen, Secretary
Timothy Ross, Treasurer
Christine N. Nash, Ex-Officio

ARGUMENTS

Argument Court: March 12, 2019

CIVIL

Domestic Relations Contempts:
Feb. 25, 2019
Domestic Relations Appeals
Feb. 25, 2019

JUVENILE

Plea Day: March 21, 2019

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

James Walter Moore to Bluejay Acquisition Partners LP, 19.38 Acres O&G, \$1,210. (2-8-19)
Kimberly S Courtwright to Keystone Buckeye Energy Holdings LLC et al, 9.85 Acres O&G, \$2,000. (2-8-19)
Kimberly S Courtwright to Stone Hill Minerals Holdings LLC, 57.83 Acres O&G. \$135,500. (2-11-19)
Paul A Braddock to EQM Gathering Opco LLC, 93.19 Acres AGR, \$4,000. (2-11-19)
Alfred Kendall et al to Three Rivers Royalty LLC, 2 Tracts O&G, \$132,925. (2-12-19)
Keystone Buckeye Royalty LLC to Three Rivers Royalty LLC, 2 Tracts O&G, \$99,690.62 (2-12-19)

CENTER TOWNSHIP

Madeline L Crooker to EQT Production Company, R/W, \$1,350. (2-13-19)
Morris-Ely Holdings LLC to Rice Drilling B LLC, R/W, \$20,105.60 (2-13-19)

CUMBERLAND TOWNSHIP

Dorothy Hartley Est to Richard T Ermlick et al, Lot, \$52,000. (2-8-19)

DUNKARD TOWNSHIP

Steven D Cummings et al by Sheriff to Wells Fargo Bank NA, 17 Acres, \$80,000. (2-11-19)

FRANKLIN TOWNSHIP

Maxine K Morris to Five Star JV II, 18.05 Acres O&G, \$18,952.59 (2-11-19)
George L Liggitt to Joseph A Olczak Family Trust, 24.0116 Acres, \$60,029. (2-11-19)
Rhonda Shriver et al to Chase A Patton, .423 Acre, \$56,666.67 (2-12-19)
Molly D Aston et con to EQM Gathering Opco LLC, R/W, \$106,680. (2-13-19)
Contura Energy Services LLC to Rice Drilling B LLC et al, R/W, \$30,030. (2-13-19)
Emerald Contura LLC to Rice Drilling B LLC, R/W, \$31,800. (2-13-19)
Jadiun V Trout by IRS to RSC Development LLC et al, Lots 5-7 Rohanna Iron & Metal Inc, \$172,000. (2-14-19)

GILMORE TOWNSHIP

John C Lantz to Bluejay Acquisition Partners LP, 51.78 Acres O&G, \$1,440. (2-8-19)
Rebecca M Green to Rock Creek Royalty LLC et al, 195.75 Acres O&G, \$4,860. (2-11-19)
Stephen W Farmer to Three Rivers Royalty LLC, 2 Tracts O&G, \$20,000. (2-12-19)

GREENE TOWNSHIP

Potomac Mineral Group LLC et al to Chevron Appalachia LLC, 57.920 Acres O&G, \$95,568. (2-8-19)
Davidine T Reid to Ridgetop Appalachia LLC, 2 Tracts O&G, \$186,640. (2-11-19)

GREENSBORO BOROUGH

Charles E Hawk et al, to Robert E Brewer et ux, .3548 Acres, \$4,500. (2-14-19)

JEFFERSON TOWNSHIP

Rick Strong et ux to Dustin Strong et ux, Lots 54 & 55 Moredock Plan, \$163,000. (2-8-19)
Nelda R Whoolery to Kevin R Yeager, Lot 48-49 Fairground Addition, \$25,000. (2-11-19)

MORGAN TOWNSHIP

Candace L Walters to Candace L Walters et al, 19.5 Acres, \$81,496.20 (2-8-19)

MORRIS TOWNSHIP

Trinity Land and Minerals LP to Delta 08 LLC, .34 Acre O&G, \$300. (2-11-19)
Mark A Clemente Irrevocable Trust to EQM Gathering Opco LLC, R/W, \$70,000. (2-11-19)
Stephanie J Glendenning to Conrhein Coal Co et al, 1/4 Acre Coal, \$1,000. (2-13-19)

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PERRY TOWNSHIP

Richard L Bedillion to John Bernosky et ux, 1.108 Acres, \$215,000. (2-14-19)

RICHHILL TOWNSHIP

Daniel Gorby to Royalty Buyers Holding Company LP, 16.25 Acres O&G, \$700. (2-8-19)

Donna L Bonar et al to Michael D Miller et ux, 109.368 Acres, \$28,700.90 (2-8-19)

Donna L Bonar et al to Weston L Miller et ux, 204.698 Acres, \$27,565. (2-8-19)

CNX Land LLC to CNX Midstream Devco I LP et al, R/W, \$389,350. (2-11-19)

Clay D Cassidy to EQM Gathering Opco LLC, R/W, \$140,000. (2-11-19)

Barbara R Hartz to EQM Gathering Opco LLC, R/W, \$9,702. (2-11-19)

Dale Campbell Farms LP to EQM Gathering Opco LLC, R/W, \$224,916. (2-11-19)

SPRINGHILL TOWNSHIP

Douglas Conklin to Royalty Buyers Holding Company LP, 75 Acres O&G, \$100. (2-8-19)

Connie Miller to Oak Ridge Resources LLC, 75 Acres O&G, \$1,290. (2-11-19)

George E Fischer et ux to Oak Ridge Resources LLC, 75 Acres O&G, \$1,290. (2-11-19)

Phyllis Jean Venable by Atty-in-Fact to Oak Ridge Resources LLC, 75 Acres O&G, \$6,320. (2-11-19)

William L Kerr Jr to Oak Ridge Resources LLC, 75 Acres O&G, \$405. (2-11-19)

Rene M Stancato to Oak Ridge Resources LLC, 50 Acres O&G, \$1,040. (2-11-19)

William F Ewart Jr et ux to Oak Ridge Resources LLC, 24.49 Acres O&G, \$1,272.50 (2-11-19)

Joshua A Lough to Three Rivers Royalty LLC, 2 Tracts O&G, \$14,415.68 (2-12-19)

Salathiel Dane Lough et ux to Three Rivers Royalty LLC, 2 Tracts O&G, \$9,610.46 (2-12-19)

Scott M Lough to Three Rivers Royalty LLC, 2 Tracts O&G, \$14,415.68 (2-12-19)

Morgan L Lough to Three Rivers Royalty LLC, 2 Tracts O&G, \$9,610.46 (2-12-19)

Theresa Lafuente to EQT Production Company, R/W, \$5,533.33 (2-13-19)

WASHINGTON TOWNSHIP

Prive Starr Properties LP to Three Rivers Royalty LLC, 19.056 Acres O&G, \$82,576. (2-12-19)

WAYNE TOWNSHIP

Douglas P Kohne et ux to EQM Gathering Opco LLC, R/W, \$21,732.80 (2-13-19)

Chad P Corwin to EQM Gathering OPCO LLC, R/W, \$58,598.80 (2-14-19)

WAYNESBURG BOROUGH

Brother Rentals LLC to NYM LLC, Lot, \$315,000. (2-11-19)

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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

BISH, MARILYN M.

Late of Waynesburg, Greene County, Pennsylvania

Executrix: Melissa A. Gorby, 128 Main Street, New Freeport, PA 15352

Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

EISIMINGER, HAROLD L.

Late of Franklin Township, Greene County, Pennsylvania

Executors: Brian C. Eisiminger, P O Box 803, Waynesburg, PA 15370; and

Betsy J. Hawfield, 313 Colonial Drive, Waynesburg, PA 15370

Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street,
Waynesburg, PA 15370

SECOND PUBLICATION

WALTERS, BETTY JEAN

Late of Franklin Township, Greene County, Pennsylvania

Executor: Danielle M. Grody, 1725 Wright Avenue # 52, Mountain View, CA 94043

Attorney: Kimberly J. Simo-Pratt, Esquire, 223 East High Street,
Waynesburg, PA 15370

THIRD PUBLICATION

TEDROW, JR., HARRISON

Late of Washington Township, Greene County, Pennsylvania

Executrix: Sharon L. Basinger, 688 Craynes Run Road, Waynesburg, PA 15370

Attorney: None

ZIMMERMAN, LESLIE E.

Late of Franklin Township, Greene County, Pennsylvania

Administratrix c.t.a.: Marlane L. Nason, 2324 Avinshire Place, Wake Forest, NC 27587

Attorney: Charles J. Morris, Esquire, Pollock Morris Belletti and Simms, LLC,
54 South Washington Street, Waynesburg, PA 15370

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 March 4, 2019 FOR NISI CONFIRMATION AND ON March 14, 2019 FOR FINAL CONFIRMATION.

The First & Final Account of Christine L. Bilonick, Administratrix of the Estate of Frank T Bilonick, Deceased.

Attorney: Joshua S. Rogers
Dinsmore & Shohl LLP
215 Don Knotts Blvd Suite 310
Morgantown WV 26501

LEGAL NOTICE

In the Court of Common Pleas of Greene County, Pennsylvania.

In Re: Pennsylvania Housing Finance Agency,)
Plaintiff,) No. AD-494-2018
vs.)
Robert L. Patterson and Elizabeth A. Patterson,)
Defendant.)

Attorney for Plaintiff: Lois M. Vitti, Esquire, Vitti Law Group, Inc., 333 Allegheny Avenue, Suite 303, Oakmont, PA 15139. (412) 281-1725.

COMPLAINT IN MORTGAGE FORECLOSURE

CASE NO. AD-494-2018

You have been named as Defendants in a civil action instituted by Pennsylvania Housing Finance Agency against you in this Court. This action has been instituted to foreclose on a Mortgage dated October 5, 2016, and recorded in the Recorder's Office of Greene County in Mortgage Book Volume 494, Page 2483 on October 6, 2016.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

COURT ADMINISTRATOR
GREENE COUNTY COURTHOUSE
WAYNESBURG, PA 15370
724-852-5327

SOUTHWESTERN PENNSYLVANIA LEGAL AID SOCIETY
63 SOUTH WASHINGTON STREET
WAYNESBURG, PA 15370
724-627-3127

LEGAL NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
GREENE COUNTY, PA
CIVIL ACTION-LAW
NO. AD-61-2018

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SN1, ASSET BACKED PASS-THROUGH CERTIFICATES C/O OCWEN LOAN SERVICING, LLC, Plaintiff

v.

ANITA REDDINGS, IN HER CAPACITY AS HEIR OF CALVIN REDDINGS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CALVIN REDDINGS, Defendants

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To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Calving Reddings, Defendant

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, HSBC Bank USA, National Association as Trustee for Ace Securities Corp. Home Equity Loan Trust, Series 2005-SN1, Asset Backed Pass-Through Certificates C/O Ocwen Loan Servicing, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Greene County, PA docketed to No. AD-61-2018, seeking to foreclose the mortgage secured on your property located, Box 17 Hamilton 3rd Street, Jefferson, PA 15344.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYERS REFERRAL SERVICE
Greene County Court Administrator
Greene County Courthouse
10 E. High Street, 2nd Floor
Waynesburg, PA 15370
(724-852-5237)

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Walter Gouldsbury, Esq. ID No. 318181
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

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LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA CIVIL ACTION - LAW

RANDY SCOTT DAVIS,) No.: A.D. 318 – 2018
Plaintiff,)
v.)
ANGIE MARIE COX-DAVIS,) CUSTODY ACTION
Defendant.)

TO: RANDY SCOTT DAVIS

You, **RANDY SCOTT DAVIS**, Plaintiff, have been sued in Court by **ANGIE MARIE COX-DAVIS**, Defendant, to obtain custody of the child X.D., born September 22, 2015. A record custody hearing has been scheduled for the 19th day of March, 2019 at 9:00 a.m. before Custody Hearing Officer, Ryan Armstrong, Esquire. The hearing shall be held on the Third Floor of the Greene County Courthouse located at 93 East High Street, Waynesburg, PA 15370.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Court Administrator
Greene County Courthouse
Waynesburg, PA 15370
(724) 852-5237

LEGAL NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW

WELLS FARGO BANK, N.A.
Plaintiff

COURT OF COMMON PLEAS

vs.

CIVIL DIVISION

CARL BROWN A/K/A CARL SCOTT BROWN
A/K/A SCOTT BROWN A/K/A CARL L. BROAN,
in his capacity as Heir of MILDRED L. MINOR
A/K/A MILDRED LORRAINE MINOR A/K/A
MILDRED LORRAINE BROWN MINOR, Deceased
TIMOTHY BROWN, in his capacity as Heir of
MILDRED L. MINOR A/K/A MILDRED
LORRAINE MINOR A/K/A MILDRED LORRAINE
BROWN MINOR, Deceased
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM
OR UNDER MILDRED L. MINOR A/K/A
MILDRED LORRAINE MINOR A/K/A MILDRED
LORRAINE BROWN MINOR, DECEASED

GREENE COUNTY

No. AD-838-2018

Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER
MILDRED L. MINOR A/K/A MILDRED LORRAINE MINOR A/K/A MILDRED
LORRAINE BROWN MINOR, DECEASED

You are hereby notified that on December 10, 2018, Plaintiff, WELLS FARGO BANK,
N.A., filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the
Court of Common Pleas of GREENE County Pennsylvania, docketed to No. AD-838-2018.
Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 239 2ND
STREET, MATHER, PA 15346 whereupon your property would be sold by the Sheriff of
GREENE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from
the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney
and file your defenses or objections in writing with the court. You are warned that if you fail to
do so the case may proceed without you and a judgment may be entered against you without
further notice for the relief requested by the plaintiff. You may lose money or property or other
rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A
LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE
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OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
Court Administrator
Greene County Courthouse
Waynesburg, PA 15370
Telephone (724) 852-5237

Southwestern Pennsylvania Legal Aid Society,
Inc.
63 South Washington Street
Waynesburg, PA 15370
Telephone (724) 627-3127