

# 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. 11**

**December 7, 2017**

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Serving the Legal Community of Greene County

Since October 2682

# 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.:  
Dec. 4 ,5 ,6 ,7 &. 8 2017

### CRIMINAL

Arraignments: Dec. 11, 2017  
ARDs: Dec. 11, 2017  
ARD Revocations: Dec. 11, 2017  
Parole Violations: Dec. 18, 2017  
Plea Court: Dec. 12 & 13, 2017  
License Suspension Appeals: Dec. 18, 2017

### ORPHANS

Accounts Nisi: Dec. 13, 2017  
Accounts Absolute: Dec. 18, 2017

### SUPREME COURT

### SUPERIOR COURT

### COMMONWEALTH COURT

### ARGUMENTS

Argument Court: Jan. 1, 2018

### CIVIL

Domestic Relations Contempts:  
Dec. 18, 2017  
Domestic Relations Appeals  
Dec. 18, 2017

### JUVENILE

Plea Day: Dec. 14, 2017

Convenes in Pgh.: Apr. 9-13, 2018

Convenes in Pgh.: Jan. 23 – Jan. 25, 2018

Convenes in Pgh.: February 5 - 9, 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.greenerereports@yahoo.com](mailto:editor.greenerereports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Donald Frechione et ux to Rice Drilling B LLC, 49 Acres O&G, \$527.78 (11-22-17)  
Robert Frechione to Rice Drilling B LLC, 49 Acres O&G, \$527.78 (11-22-17)  
Virginia A Fetty to Rice Drilling B LLC, 2 TRACTS O&G, \$402.85 (11-27-17)  
Ronald E Morris et ux to Rice Drilling B LLC, 20.15 Acres O&G, \$10,704.69 (11-27-17)  
Harlan V Riggle et al to Rice Drilling B LLC, 2 Tracts O&G, \$2,206.25 (11-27-17)  
Danny E Baker et ux to Rice Drilling B LLC, 60.125 Acres O&G, \$1,000.00 (11-29-17)  
Timothy Hunter to Rice Drilling B LLC, 3 TRACTS O&G, \$14,628.62 (11-29-17)  
James M Finnegan to Rice Drilling B LLC, 26 Acres O&G, \$5,285.58 (11-30-17)  
James Frechione to Rice Drilling B LLC, 49 Acres O&G, \$527.78 (11-30-17)

### ALEPPO & RICHHILL TOWNSHIPS

Keystone Buckeye Energy LLC to Rice Drilling B LLC, 2 TRACTS, \$95,440.45 (11-27-17)  
Dominkie F Tedrow et ux to Rice Drilling B LLC, 2 TRACTS O&G, \$6,363.78 (11-30-17)

### CENTER TOWNSHIP

Mark E McCurdy et ux to David E Bohon, TRACT, \$120,000.00 (11-27-17)

### CUMBERLAND TOWNSHIP

PTV XXII LLC to NEEMA Carmichaels DG LP, 2.101 Acres, \$1,679,634.00 (11-22-17)  
Michael A Plavi et al to Timothy W Hughes et ux, LOT 213 Nemacolin, \$20,718.00 (11-28-17)  
Pechin Leasing LLC to Nicholas Onderko, 16.604 Acres, \$258,000.00 (11-30-17)

### DUNKARD TOWNSHIP

Brett Allen Henderson et al to Cody Varner, 24.756 Acres, \$175,000.00 (11-22-17)

### FRANKLIN TOWNSHIP

Betty Morris to Rice Drilling B LLC, 3 TRACTS O&G, \$105,032.54 (11-22-17)  
Andrew Policz et al to Rice Drilling B LLC, 115 Acres O&G, \$547,912.51 (11-22-17)  
Carole K McIntyre to Rice Drilling B LLC, 164.210 Acres O&G, \$344,841.00 (11-22-17)  
Eric R McKay et ux to Rice Drilling B LLC, 0.55 Acres O&G, \$4,675.00 (11-29-17)  
Lee E Robinson to Rice Drilling B LLC, 236.28 Acres, \$10,000.00 (11-30-17)  
Blout Family Protector Trust et al to Rice Drilling B LLC, 64 Acres O&G, \$770,399.98 (11-30-17)

### FRANKLIN & WASHINGTON TOWNSHIPS

Diane Fulks Adams to Rice Drilling B LLC, 47.825 Acres O&G, \$20,325.63 (11-28-17)  
Matthew Musser et al to Rice Drilling B LLC, 5 TRACTS O&G, \$6,328.49 (11-29-17)  
Samuel Musser et ux to Rice Drilling B LLC, 5 TRACTS O&G, \$6,328.49 (11-29-17)  
Robert E Musser to Rice Drilling B LLC, 5 TRACTS O&G, \$12,657.00 (11-30-17)

### FREEPORT TOWNSHIP

Robert L Eichholtz et al to Rice Drilling B LLC, 102.24 Acres O&G, \$97,128.00 (11-28-17)  
Michael S Eichholtz to Rice Drilling B LLC, 102.24 Acres O&G, \$97,128.00 (11-28-17)

### GILMORE TOWNSHIP

Peter M Grimes et ux to Rice Drilling B LLC., 2 TRACTS O&G, \$121,804.95 (11-22-17)  
Terry H Grimes et ux to Rice Drilling B LLC, 2 TRACTS O&G, \$243,609.89 (11-22-17)  
Larry William Lemmon to Rice Drilling B LLC, 2 TRACTS O&G, \$11,078.33 (11-30-17)  
Anthony Pavinich & Virginia K Irrevoc TR et al to Rice Drilling B LLC, \$10,000.00 (11-30-17)

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### JACKSON TOWNSHIP(continued)

Richard A Boyd to Rice Drilling B LLC, 87.64 Acres O&G, \$2,909.92 (11-28-17)

Matthew W Gump et ux to Rice Drilling B LLC, 2 TRACTS O&G, \$207,753.00 (11-30-17)

### JEFFERSON TOWNSHIP

Ronald Lee Perrine II to Ronald Lee Perrine II et al, 2 LOTS, \$39,784.62 (11-22-17)

Luke W Beebe et ux to Timothy Rinehart et al, 19.431 Acres, \$50,855.00 (11-22-17)

Dorothy J McNeely to John V Ferrari et ux, ½ Acre, \$11,500.00 (11-27-17)

HU”S Land & Minerals LLC to HU Kennerth K N, TRACTS Mineral Interest, \$75,000.00 (11-29-17)

### MORRIS TOWNSHIP

Harry Charles Pyeatte to Jeffrey F Eppink et ux, 3 TRACTS, \$30,000.00 (11-29-17)

### MORRIS & RICHHILL TOWNSHIPS

Consol Pennsylvania Coal CO LLC to CNX Gas Company LLC, \$1,560,488.20 (11-22-17)

### PERRY TOWNSHIP

Kathleen Bray Hoyng to Rice Drilling B LLC, 44.339 Acres O&G, \$15,703.39 (11-22-17)

Beverly Ann Biondo to Badger Consulting LLC, 92 Acres O&G, \$1,500.00 (11-22-17)

Albert D Ammons to Rice Drilling B LLC, 113.78125 Acres O&G, \$1,243,060.16 (11-28-17)

Harry Plishka Jr. et ux to Rice Drilling B LLC, 2 TRACTS O&G, \$28,044.00 (11-28-17)

### RICHHILL TOWNSHIP

CNX Thermal Holdings LLC et al to CNX Gas Company LLC, \$50,000.00 (11-22-17)

Sharon S Winter to Rice Drilling B LLC, 3 TRACTS O&G, \$1,464.33 (11-27-17)

Ruby L Robinson to Rice Drilling B LLC, 3 TRACTS O&G, \$1,849.37 (11-27-17)

Lori J Dodge to Rice Drilling B LLC, 70.4 Acres O&G, \$2,607.40 (11-27-17)

Chad M Coursin et ux to Rice Drilling B LLC, 31.45795 Acres O&G, \$4,369.16 (11-27-17)

Ellen K Speranzo to Rice Drilling B LLC, 59 Acres O&G, \$53,589.38 (11-28-17)

William Thomas Perkins to Rice Drilling B LLC, 2 TRACTS O&G, \$1,068.27 (11-29-17)

Jimmie Ware Jr. to Rice Drilling B LLC, TRACT O&G, \$100.00 (11-29-17)

Terry L McDougal Jr. to Rice Drilling B LLC, 70.4 Acres O&G, \$3,186.83 (11-29-17)

Diana L Correa to Rice Drilling B LLC, 9 Acres O&G, \$163.74 (11-30-17)

Theresa Brunner et con to Rice Drilling B LLC, 5 TRACTS O&G, \$950.45 (11-30-17)

### RICHHILL & SPRINGHILL TOWNSHIPS

Harriet J Campbell to Rice Drilling B LLC, 4 TRACTS O&G, \$39,522.78 (11-30-17)

### SPRINGHILL TOWNSHIP

Richard J Crosbie et ux to Rice Drilling B LLC, 50 Acres O&G, \$45,000.00 (11-27-17)

Anthony W Smith to Rice Drilling B LLC, 3 TRACTS O&G, \$109.51 (11-29-17)

Rosella M Horr et con to Rice Drilling B LLC, 2 TRACTS O&G, \$19,195.83 (11-30-17)

Gerry M Dunlap et al to Rice Drilling B LLC, 2 TRACTS, \$1,821.98 (11-30-17)

### WASHINGTON TOWNSHIP

Paul F Rhodes Jr. et ux to Rice Drilling B LLC, 0.568 Acres O&G, \$5,396.00 (11-22-17)

First Federal Savings & Loan to Marjorie J Orndoff, 2 LOTS, \$6,000.00 (11-28-17)

### WAYNE TOWNSHIP

Carl W Hoy Jr. et ux to James D Roberts, 14.78 Acres O&G, \$25,000.00 (11-22-17)

Carolyn S Spradling to Rice Drilling B LLC, 2 TRACTS O&G, \$14,742.55 (11-29-17)

James D Roberts to Rice Drilling B LLC, 75 Acres O&G, \$716,734.75 (11-30-17)

Eddis J Miller to Brandon A Varner, 0.255 Acres, \$74,900.00 (11-30-17)

### WAYNESBURG BOROUGH

Todd R Shaffer et al to Thomas K Rohanna et ux, LOT 20-21 Illig Addition, \$65,000.00 (11-30-17)

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### WAYNE, ALEPPO, CENTER, GRAY, GILMORE, JACKSON, MORRIS & RICHHILL TOWNSHIPS

CNX LANDS LLC to CNX GAS COMPANY LLC, \$6,772,478.40 (11-22-17)

### WHITELEY TOWNSHIP

Linda S McCracken to Rice Drilling B LLC, 1 Acres O&G, \$14,235.75 (11-30-17)

Ellen K Berryhill et con to Rice Drilling B LLC, 4 TRACTS O&G, \$140,347.50 (11-30-17)

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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

GRAZNAK, ANDREW

Late of Monongahela Township, Greene County, Pennsylvania  
Executor: Melanie Switalski, 280 Hunting Hills Road, Dilliner, PA 15327  
Attorney: Gregory G. Hook, Esquire, 189 W. High Street, P.O. Box 792,  
Waynesburg, PA 15370

SMITH, DOUGLAS M.

Late of Waynesburg, Greene County, Pennsylvania  
Executrix: Sharon Valencheck, 192 E. Lincoln Street, Waynesburg, PA 15370  
Attorney: Christine N. Nash, Esquire, 223 East High Street, Waynesburg, PA 15370

DOLAN, THOMAS W. a/k/a Thomas William Dolan

Late of Rices Landing, Jefferson Township, Greene County, Pennsylvania  
Attorney: Watson Mundorff Brooks & Sepic, LLP, 720 Vanderbilt Road,  
Connellsville, PA 15425-6218

### SECOND PUBLICATION

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

Late of Non-Resident  
Ancillary Executor: R. Kelvin Antill, 1415 Wine Spring Lane,  
Ruxton, MD 21204-3667  
Attorney: James B. Courtney, Esquire, 112 North Court Avenue, P O Box 1315,  
Somerset, PA 15501-0315

KIGER, JR., FRANK JAMES

Late of Franklin Township, Greene County, Pennsylvania  
Administratrix: Margaret Berg, 349 Glen Cove Drive, West Mifflin, PA 15122  
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,  
Waynesburg, PA 15370

STOREY, JOHN BARRY a/k/a BARRY STOREY

Late of Cumberland Township, Greene County, Pennsylvania  
Administratrix: Cynthia Lorady, 19 Wild Flower Drive, Schuylkill Haven, PA 17972  
Attorney: Charles J. Morris, Esquire, Pollock Morris, LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

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### THIRD PUBLICATION(continued)

BARZANTI, MARGARET GENE

Late of Dunkard Township, Greene County, Pennsylvania  
Executor: William E. Barzanti, 208 Plant Road, Dilliner, PA 15327  
Attorney: David J. Russo, Esquire, 192 W High Street, Waynesburg, PA 15370

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## PROPOSED PRIVATE SALE

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### NOTICE

#### TO AFFECTED PARTIES OF PROPOSED PRIVATE SALE

In accordance with the Real Estate Tax Sale (Act of July 7, 1947, P.L. 1368 No. 542), Section 613, as amended, notice is hereby given that a proposed sale price in the amount of Three Thousand Dollars and 00/100 (\$3,000.00), plus fees, HAS BEEN RECEIVED AND APPROVED BY THE TAX CLAIM BUREAU OF THE COUNTY OF GREENE, for the private sale of the following property:

Double Wide on Leased Land  
2000 28 x 52 Victorian  
Gray/Rust  
PARCEL 06-04-128 HT  
Dunkard Township

Pursuant to Section 613 (72 P.S. & 5860.613), the affected taxing districts, the property owner, and interested party, or a person interested in purchasing the property, if not satisfied that the sale price approved by the Bureau is sufficient, may petition the Court of Common Pleas of Greene County within forty five (45) days after this notice of proposed sale, to disapprove such sale.

If no objections are made, this property shall be sold by the Tax Claim Bureau of the County of Greene, at the Greene County Office Building, 93 East High Street, Waynesburg, PA, on January 16, 2018, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.

Sue Ellen Kingan, Director

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## PROPOSED PRIVATE SALE

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### NOTICE

#### TO AFFECTED PARTIES OF PROPOSED PRIVATE SALE

In accordance with the Real Estate Tax Sale (Act of July 7, 1947, P.L. 1368 No. 542), Section 613, as amended, notice is hereby given that a proposed sale price in the amount of Four Thousand Five Hundred Seventy Seven Dollars and 33/100 (\$4,577.33), plus fees, HAS BEEN RECEIVED AND APPROVED BY THE TAX CLAIM BUREAU OF THE COUNTY OF GREENE, for the private sale of the following property:

Land and Building  
Lot 113 & Pt 114  
Emerald Land CO, Plan 1  
Acreage: 0.520  
PARCEL 17-08-105  
Morgan Township

Pursuant to Section 613 (72 P.S. & 5860.613), the affected taxing districts, the property owner, and interested party, or a person interested in purchasing the property, if not satisfied that the sale price approved by the Bureau is sufficient, may petition the Court of Common Pleas of Greene County within forty five (45) days after this notice of proposed sale, to disapprove such sale.

If no objections are made, this property shall be sold by the Tax Claim Bureau of the County of Greene, at the Greene County Office Building, 93 East High Street, Waynesburg, PA, on January 16, 2018, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.

Sue Ellen Kingan, Director

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## LEGAL NOTICE

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Court of Common Pleas  
Greene County, Pennsylvania  
Civil Division  
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

To the Defendant(s), Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Delbert E. Bedilion, deceased: TAKE NOTICE THAT THE Plaintiff, Bayview Loan Servicing, LLC, a Delaware Limited Liability Company has filed an action Mortgage Foreclosure, as captioned above.

### NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS 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 ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

County Admin. of Greene County  
10 E. High St., Waynesburg, PA 15370

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff  
SHAPIRO & DeNARDO, LLC  
3600 Horizon Dr., Ste. 150  
King of Prussia, PA 19406  
610.278.6800