

# 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. XXXVIII, No. 65**

**October 19, 2023**

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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 Louis Dayich, President Judge  
Honorable Jeffry N. Grimes, Judge

## MOTIONS

Criminal & Civil & O.C.:  
October 23 and 25, 2023

## CRIMINAL

Arraignments: October 23, 2023  
ARDs: November 13, 2023  
ARD Revocations: November 13, 2023  
Parole Violations: October 23, 2023  
Plea Court: November 14, 15, and 16, 2023  
License Suspension December 17, 2023  
Argument Court: November 15, 2023

## ORPHANS

Accounts Nisi: November 6, 2023  
Accounts Absolute: November 16, 2023

**SUPREME COURT**  
**SUPERIOR COURT**  
**COMMONWEALTH COURT**

Convenes in Pgh.: April 8-12, 2024  
Convenes in Pgh.: November 13-17, 2023  
Convenes in Pgh.: February 5-9, 2024

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christopher M. Simms, President  
Timothy M. Ross, Vice-President  
Allen J. Koslovsky, Secretary  
Lukas B. Gatten, Treasurer  
Jessica L. Phillips, Ex-Officio

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## ARGUMENTS

Argument Court: October 23, 2023

## CIVIL

Domestic Relations Contempts: October 23, 2023  
Domestic Relations Appeals: October 23, 2023

## JUVENILE

Plea Day: November 16, 2023

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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

Gary Lee Batte to DUC Hunter LLC, 2 Tracts, O&G, \$54,433.50 (10-11-23)  
Letterman Moore Holdings 1 LP to JJ Real Estate LLC, Tracts, O&G, \$48,499.23 (10-16-23)  
Larry Clyde Manzer Estate, et ux., to EQT Production Company, 30 Acres, O&G, \$410.16 (10-17-23)  
Mountain Energy LTD to EQT Production Company, 10.954 Acres, O&G, \$51,346.88 (10-17-23)

### ALEPPO AND FREEPORT TOWNSHIPS

Dianna Smith a/k/a Dianna Boyer to EQT Production Company, 58.188 Acres, O&G, \$3,552.10 (10-17-23)

### CENTER TOWNSHIP

Samuel R. Milliken, et ux., to EQT Production Company, 1 Acre, O&G, \$4,700.00 (10-17-23)

### CUMBERLAND TOWNSHIP

Shannon R. Cosgrove a/k/a Shannon R. Renner, et ux., to James Montaigne, et ux., 1.422 Acres, \$245,000.00 (10-11-23)  
Valley Abstracting LLC to RAR Homes LLC, 2 Tracts, \$12,000.00 (10-12-23)  
Brenda S. Zangla, et ux., to Rebecca Mitchell Counseling Limited Liability Company, Lot, \$140,000.00 (10-13-23)

Christopher Whipkey to Michele A. Deems, et ux., Lots 106-18, Gwynne Addition, \$299,900.00 (10-17-23)

### DUNKARD TOWNSHIP

Owen P. Bierer, et ux., to Kenneth Hunter, 1.174 Acres, \$73,000.00 (10-13-23)

### FRANKLIN TOWNSHIP

PVMV Irrevocable Family Trust, et ux., to BP Rentals LLC, 2 Tracts, \$425,000.00 (10-16-23)  
David Duane Areford to Edward Gaskill, et ux., Lots, \$19,200.00 (10-16-23)

### FREEPORT AND SPRINGHILL TOWNSHIPS

MMA Mineral Group LLC to EQT Production Company, 318.46025 Acres, O&G, \$25,567.40 (10-17-23)  
Zachary R. Smith to EQT Production Company, 312.40 Acres, O&G, \$6,270.59 (10-17-23)

### MONONGAHELA TOWNSHIP

Mary M. Pincavitch to Heather Shaffer, et ux., .4601 Acre, \$112,000.00 (10-13-23)

### MORGAN TOWNSHIP

Dawn E. Basinger to Shawn C. Bissett, Lots 2 & 7, Hefferin Plan, \$3,000.00 (10-17-23)

### PERRY TOWNSHIP

Charles Lamb, et ux., to Daniel E. Jones, 46.67 Acres, \$405,000.00 (10-13-23)

### SPRINGHILL TOWNSHIP

Shirley M. McCarthy, et ux., to DUC Hunter LLC, 56 Acres, O&G, \$2,800.00 (10-11-23)  
Linda R. Barney to BCF Partners Capital II LLC, Tract, O&G, \$1,500.00 (10-16-23)  
Sherry E. Kelly, et ux., to BCF Partners Capital II LLC, Tract, O&G, \$1,500.00 (10-16-23)  
Chay K. Lewis, et ux., to BCF Partners Capital II LLC, Tracts, O&G, \$1,500.00 (10-16-23)  
Jenny Lou Barger to EQT Production Company, 33.123 Acres, O&G, \$42,438.74 (10-17-23)

### WASHINGTON TOWNSHIP

Martin Family Trust, et al., to Martin Family OGM LLC, 201.43 Acres, Coal, Oil, Gas, and Minerals, Marcellus, \$486,995.76 (10-12-23)

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Martin Family Trust, et al., to Martin Family OGM LLC, 201.43 Acres, Coal, Oil, Gas, and Minerals, UTICA, \$486,995.76 (10-12-23)  
Lonie A. Milburn to EQT Production Company, 29.387 Acres, O&G, \$50,328.67 (10-17-23)  
**WAYNE TOWNSHIP**  
Letterman Moore Holdings 2 LP to Lightning Creek Holdings LP, 49.072 Acres, O&G, \$1,508.52 (10-16-23)

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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**

MALIK, DOLORES CATHERINE A/K/A DOLORES C. MALIK  
Late of Carmichaels, Cumberland Township, Greene County, Pennsylvania  
Executrix: Constance C. Malik, 7703 Cervantes Lane, Springfield, VA 22153  
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC 54 South Washington Street, Waynesburg, PA 15370