

WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,
PENNSYLVANIA. ESTABLISHED MARCH 31, 1920. PUBLISHED BY
WASHINGTON COUNTY BAR ASSOCIATION SINCE JANUARY 1, 1958.

VOL. 100

THURSDAY, MAY 7, 2020

No. 42



Serving the Legal Community of Washington County

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CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF
THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE
OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS
OF THE COUNTY OF WASHINGTON, PENNSYLVANIA.

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

JUDGES & COURT/MOTIONS SCHEDULE

PER ADMINISTRATIVE ORDER No. 2020-1:

“Regular motions practice shall be suspended for the duration of time covered by the emergency declaration; however, consented-to-motions may be sent to chambers of the assigned Judge for his/her consideration.”

For complete and current motions court information, visit the Washington County Court of Common Pleas website at www.washingtoncourt.us

To access all administrative Court Orders for all Pennsylvania judicial jurisdictions, including all County courts, visit <http://www.pacourts.us.ujc-coronavirus-information>.

COURT CALENDARS

Upcoming Jury Trial Terms..... APRIL/MAY CANCELED, Jun 8-19, July 13-17
Orphans’ Court Audits, 2020: May 21, Jul 9, Sep 24, Nov 12

Sheriff Sale Date Last Date to File w/Prothonotary to File w/Sheriff
Jun 5, 2020 Mar 27, 2020 Mar 20, 2020
Jul 10, 2020 Apr 24, 2020 Apr 17, 2020

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Washington County Reports does not edit any legal advertisement for substance or content, only for format.
Editor: Frank Arcuri, Esq. ; Assistant Editor, Kathleen L. Sabol, WCBA Executive Director
LEGAL NOTICES DUE Friday by Noon for publication the following Thursday (holidays may alter deadline).
Periodical Postage paid at Washington, PA 15301. Washington County Reports USPS 667-460.
SUBSCRIPTION RATE. \$85.00 for 52 Weekly Issues.
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Obiter Dictum

From the *ABA Journal Daily Newsletter*: [1] The U.S. Court of Appeals for the Sixth Circuit has refused to disturb a 14-day temporary restraining order allowing some abortions needed to save a woman's life or health or to preserve the ability to obtain an abortion before viability to continue during Ohio's ban on non-elective surgeries.; [2] A federal judge in Chicago has ordered the sheriff of Cook County to take measures to curb the spread of COVID-19 in the county jail, where there is a high rate of infections that led to two inmate deaths. According to the opinion, the infection rate for COVID-19 at the jail is 50 per 1,000 people, the highest rate in the country.; [3] Based upon controlling precedent, a U.S. District Judge in Maryland has upheld a ban in Ocean City, Maryland prohibiting women exposing their breasts in public finding no equal-protection violation. "Whether or not society should differentiate between male and female breasts is a separate inquiry from whether it is unconstitutional to do so.;" [4] The American Civil Liberties Union and the ACLU of Georgia have filed a lawsuit contending that election officials' failure to pay postage on mail-in ballots amounts to an unconstitutional poll tax. The suit is seeking a preliminary injunction requiring officials to provide prepaid return envelopes for the ballots and for ballot applications. According to the suit, filed in federal court in Atlanta, voters should not have to expose themselves to COVID-19 just to get stamps for voting.; [5] The Oklahoma Governor has commuted the sentences of 452 inmates in an effort to reduce the risk of COVID-19 spreading behind bars. Most of the inmates are imprisoned for drug related crimes and most will see their sentences commuted to time served.; [6] A U.S. District Judge in Maryland has temporarily banned the City of Baltimore from using planes to collect photographs as part of a new crime-fighting program. The order was entered in connection with a lawsuit filed by the American Civil Liberties Union and the ACLU of Maryland challenging the constitutionality of the surveillance program in light of the Fourth Amendment right to be free from unreasonable searches and the constitutional right to free association.; [7] The Kansas Supreme Court has upheld the right of the governor to limit church services to 10 people or less pursuant to a state law giving the governor the power to declare a disaster emergency on the basis that while the legislature has the ability to revoke such a the declaration and orders related thereto, the legislature must be in session in order to do so which it is not.

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NOTICE OF JAMES ROMAN

Register of Wills and Ex-Officio Clerk of the Orphans’ Court Division,
Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the
Office of the Clerk of the Orphans’ Court of Washington County

ACCOUNTS FILED IN THE REGISTER’S OFFICE TO MAY 21, 2020 AUDIT

NO. ESTATE

63-17-0808 LACANN, Raymond

Accountant: ... MRS Senior Services LLC; Myra Aronson, Guardian

Attorney: Lori Capone, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL
BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AU-
DIT IS MAY 21, 2020 AT 9:30A.M., COURTROOM #2 BEFORE THE
HONORABLE JOHN F. DISALLE, JUDGE.

James Roman, Register and Ex-Officio
Clerk of the Orphans’ Court Division of the
Court of Common Pleas of
Washington County, Pennsylvania

ESTATE NOTICES**FIRST PUBLICATION****KRUEGER, WILLIAM J.**

Late of Canonsburg,
Washington Co., PA
File No. 63-20-0382

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Michael V. Krueger, 356
Morganza Rd., Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou, Esq.,
Anthou Legal Services, LLC, 165
McClelland Rd., Canonsburg, PA 15317

WCR Vol 100 Issues 42,43,44

NICOLELLA, MARGARET C.

Late of Washington,
Washington Co., PA
File No. 63-20-0450

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Christy J. Wildman, 4070
Dividend Dr., Washington, PA 15301
Attorney: Timothy R. Berggren, Esq.,
Law Offices of Timothy R. Berggren,
Esq., 6 S. Main St., Ste. 210, Washington,
PA 15301

WCR Vol 100 Issues 42,43,44

PATTERSON, RAY FRANKLIN

Late of Washington,
Washington Co., PA
File No. 63-20-0315

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having

claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Douglas Patterson, 428 Forbes
Ave., Ste. 1901, Pittsburgh, PA 15219
Attorney: Adam G. Anderson, Esq., An-
derson & Labovitz, LLC, 428 Forbes
Ave., Ste. 1901, Pittsburgh, PA 15219

WCR Vol 100 Issues 42,43,44

TOTH, JOSEPH W.

Late of North Franklin Twp.,
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Douglas T. Halliday, 2000 Cor-
porate Dr., Ste. 500, Wexford, PA 15090
Attorney: Alan Benyak, Esq., 401 Sixth St
at Washington Ave., P.O. Box 1, Charle-
roi, PA 15022

WCR Vol 100 Issues 42,43,44

SECOND PUBLICATION**BARD, LOIS C.**

a/k/a LOIS BARD
Late of Washington,
Washington Co., PA
File No. 63-20-0449

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Trudy L. Alexas c/o
Attorney: Kelly J. Dollins, Esq.,
Yablonski, Costello & Leckie, P.C.,
116 N. Main St., Washington, PA 15301

WCR Vol 100 Issues 41,42,43

COLUCCI, NORMA E.

Late of Peters Twp.,
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: David Colucci, 102 E. Russets Circle, Bridgeville, PA 15017

Attorney: Jeffrey P. Derrico, Esq.,
Greenlee, Derrico & Posa, LLC,
60 E. Beau St., Washington, PA 15301

_____ WCR Vol 100 Issues 41,42,43

FEHL, RAYMOND

a/k/a RAY FEHL
Late of Atlasburg,
Washington Co., PA
File No. 63-19-1431

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Jennifer Brezinski,
PO Box 435, Hickory, PA 15340

Attorney: Peter K. Darragh, Esq.,
PO Box 435, Hickory, PA 15340

_____ WCR Vol 100 Issues 41,42,43

KEARNEY, NANCY L.

Late of South Strabane Twp.,
Washington Co., PA
File No. 63-20-0234

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Richard G. Kearney,

24 Plumsock Rd., Amity, PA 15311
Attorney: Thomas M. Butz, Esq., Smith Butz, LLC, 125 Technology Dr., Ste. 202, Bailey Ctr. I, Canonsburg, PA 15317

_____ WCR Vol 100 Issues 41,42,43

KLEMPAY, JOSEPHINE

Late of Peters Township,
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Richard Klempay, 115 Himalaya Dr., Monroeville, PA 15146

Attorney: Jessica Roberts, Esq.,
Neighborhood Attorneys, LLC, 8 E. Pine Ave., Washington, PA 15301

_____ WCR Vol 100 Issues 41,42,43

RICE, SAMUEL

a/k/a Samuel O. rice
Late of New Eagle,
Washington Co., PA
File No. 63-20-0438

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Belinda Rice, 827 Maple Ave., New Eagle, PA 15067

_____ WCR Vol 100 Issues 41,42,43

RUSH, JR., BERNARD DAVID

Late of North Strabane Twp.,
Washington Co., PA
File No. 63-20-0298

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make

known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Lynn M. Rush, 12 Rush Ln., Eighty Four, PA 15330

Attorney: Charles B. Hadad, Esq., The Lynch Law Group, 375 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317

_____ WCR Vol 100 Issues 41,42,43

THIRD PUBLICATION

D'ANGELO, MARY L.

a/k/a MARY LUCILLE D'ANGELO
Late of McDonald,
Washington Co., PA
File No. 63-20-0425

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Tina Marie Frost, 5933 McPherson Ave., Bethel Park, PA 15102
Attorney: Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

_____ WCR Vol 100 Issues 40,41,42

DUSKY, RHONDA D.

a/k/a RHONDA DUSKY SCHOBBER
Late of Peters Township,
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Sherry Lynne Dusky Brallier, 77 Muse Bishop Rd., Canonsburg, PA 15317

_____ WCR Vol 100 Issues 40,41,42

MAUST, JEANNETTA RUTH

a/k/a RUTH MAUST
a/k/a JEANNETTA R. MAUST
Late of South Strabane Twp.,
Washington Co., PA
File No. 63-20-0416

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Co-Executors: James A. Wheeler and Judith L. Wheeler, 1274 Clifton Dr., Washington, PA 15301

Attorney: J. Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

_____ WCR Vol 100 Issues 40,41,42

MERANTE, RALPH V.

Late of Canonsburg,
Washington Co., PA
File No. 63-20-0394

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Jodie M. Gallagher, 2037 Meadowridge Dr., Washington, PA 15301

Attorney: MariAnn Hathaway, Esq., 1100 Ashwood Dr., Ste. 1104B, Canonsburg, PA 15317

_____ WCR Vol 100 Issues 40,41,42

RICHARD, BETTY JANE

a/k/a BETTY J. RICHARD
Late of Peters Township,
Washington Co., PA
File No. 63-20-0419

The Register of Wills has granted Letters

on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: David J. Richard, 6114 Blue Bird Ave., Harrisburg, PA 17112
Attorney: Robert J. Campbell, Esq., 650 Corporation St., Ste. 201, Beaver, PA 15009

WCR Vol 100 Issues 40,41,42

STACK, CHAD

Late of Canonsburg,
 Washington Co., PA
 File No. 63-20-0398

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Thomas Stack,
 7322 East 19th St., Tucson, AZ 85710
Attorney: Thomas A. Will, Esq.,
 420 Fort Duquesne Blvd., Ste. 700,
 Pittsburgh, PA 15222

WCR Vol 100 Issues 40,41,42

STOUT, JR., JOHN F.

Late of Elizabeth,
 Washington Co., PA
 File No. 63-20-0351

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Raymond John Stout, 1206 Collins Ave., Jefferson Hills, PA 15025
Attorney: James W. Haines, Jr., Esq.,
 1202 W. Main St., Monongahela, PA 15063

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REAL ESTATE NOTICES

Bankruptcy Sale

In re: WILLIAM C. CRAMER, Case No. 19-22756-TPA

Real Property located at:

1999 South Main Street Extension, Washington, PA 15301

Tax Parcel No. 0200030000001502

Telephonic Sale Hearing to be held:
 5/21/20 at 11:30 AM

Before Judge Thomas P. Agresti, Courtroom C, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219

Objections due by: 5/14/20

Initial Offer: \$345,000

Higher and better offers will be considered at the hearing

Hand Money Required: \$3,000

Complete terms and conditions are set forth in the Sale Motion

Contact Pamela J. Wilson, 810 Vermont Avenue, Pittsburgh, PA 15234

(412) 341-4323; pwilson@pjwlaw.net

For More Information:

www.pawb.uscourts.gov/easi.htm

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Legal Notice

Take Notice that non-jury trials in the cases of David L. Penn v Mortgage America, Inc, dba Alternative Lending Mortgage Corp. Washington County Court of Common Pleas No 2019-6633 and David L. Penn v Beneficial Consumer Discount Company dba Beneficial Mortgage Co of Pennsylvania Washington County Court of Common Pleas No. 2019-6632 will be held before Judge Michael J. Lucas on May 8, 2020 at 10:00 AM in Courtroom No. 5 Washington County Courthouse 1 South Main Street Washington, PA 15301.

James P. Liekar, Esq

WCR Vol 100 Issue 42

MISCELLANEOUS NOTICE**PUBLIC NOTICE**

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA

ORPHAN'S COURT DIVISION

IN RE: D'MACYCEO AND AMADY
HOOVER
CHILD OF SHELBY WHITLOCK
NOS: 63-19-1416, 63-19-1418

Take notice that a Petition for Involuntary Termination of Parental Rights of Shelby Whitlock to the minor children, D'Macyceo and Amady Hoover will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental right should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on May 21, 2020 at 10:00 a.m.

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 your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or can not afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Deanna Bevan, Caseworker
Washington County Children & Youth
Social Service Agency
100 West Beau Street
502 Courthouse Square
Washington, PA 15301
Telephone: (724) 228-6884

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION

IN RE: POSTPONEMENT OF THE MAY 1, 2020
SHERIFF'S SALE TO JUNE 5, 2020

DOCKET NOS.: 2010-854, 2015-3498, 2017-6086, 2018-1728, 2018-2424, 2019-7,
2019-1485, 2019-3028 and 2019-4365

SERVICE ORDER

AND NOW, this 9th day of April, 2020, upon consideration of the requirements of Pa.R.C.P. 3129.3 and the postponement of the May Sheriffs Sale in the above docketed matters the following is DIRECTED:

- 1) Notice of the Postponement and the new Sale Date shall be given in accordance with Pa.R.C.P. 3129.2;
- 2) Pursuant to Pa.R.C.P. 3129.2, notice of sale in the above captioned matters shall be by handbills, written notice and publication;
- 3) The Sheriff and his deputies, being first responders and essential to public safety, **shall not personally serve the notice of sale upon the Defendants or any other interested party;**
- 4) The Plaintiff shall provide **written notice** of the sale date and shall do so in a manner reasonably calculated to inform the Defendants of the pending sale;
- 5) The Sheriff shall post notice of the June 5, 2020 sale on all properties subject to this litigation and listed for sale and shall post this Order outside the Public Meeting Room at Courthouse Square;
- 6) For the above docketed cases, the Sheriff shall contact all Plaintiffs' attorneys regarding this Order;
- 7) Plaintiffs Counsel shall provide notice of this Order to all other counsel of record and any self-represented litigant, in a manner as provided by Pa.R.C.P. 440;
- 8) The Sheriff shall publish this Order on the Washington County website under the Sheriff Department heading, and on the Sheriffs Facebook page; and
- 9) Upon request and payment of publication costs from the Plaintiff, the Sheriff shall re-publish notice of the June Sale for those properties that are the subject of the above captioned docket numbers. As required by Pa.R.C.P. 3129.2(d) such publication shall be once per week for three successive weeks in a newspaper of general circulation in Washington County and in the Washington County Legal Reports, with the first such publication occurring **before May 15, 2020.**

BY THE COURT
/s/ MICHAEL J. LUCAS, J.

BEALLSVILLE

HSBC BANK USA, NA, as Trustee in Trust for Citigroup Mortgage Loan Trust Inc., ET AL.

vs
DENNIS F. CLINE, Individually and in His Capacity as Executor of the Estate of DOROTHY J. SHANE, ET AL.

DOCKET #: 2015-3498

JUDGEMENT: \$67,994.14

The Commonwealth of Pennsylvania, Washington County, Beallsville Borough; 3175 STATE ROUTE 2011, SCENERY HILL, PA 15360;

Tax #: 030-014-00-00-0003-01

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIAMOND & JONES, LIP, 215-563-7000

CHARTIERS

HSBC BANK USA, N.A., as Trustee on Behalf of Ace Securities Corp. Home Equity Loan Trust and for The Registered Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2006-Asap6, Asset Backed Pass-Through Certificates

vs
JOEL M. HURBANEK AND ASHELY D. HURBANEK

DOCKET #: 2017-6086

JUDGEMENT: \$119,023.59

The Commonwealth of Pennsylvania, Washington County, Township of Chartiers; 200 BARNICKEL ROAD, MEADOW LANDS, PA 15347;

Tax #: 170-017-04-03-0021-00

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIAMOND & JONES, LIP, 215-563-7000

DONEGAL

HSBC BANK USA

vs
TERRIS L. CROWE

DOCKET #: 2019-3028

JUDGEMENT: \$85,906.21

The Commonwealth of Pennsylvania, Washington County, Donegal Township; 9 REYNOLDS LANE, WEST ALEXANDER, PA 15376

Tax #: 230-004-00-00-0029-01

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

EAST BETHLEHEM

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs
DUAINE SULLENBERGER a/k/a
DUAINE SULLENBURGER AND TONYA SULLENBERGER a/k/a TONYA R. SULLENBURGER

DOCKET #: 2018-1728

JUDGEMENT: \$67,350.30

The Commonwealth of Pennsylvania, Washington County, East Bethlehem Township; 101 MORTON STREET, MILLSBORO, PA 15348

Tax #: 260-006-00-03-0005-00

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

HANOVER

SANTANDER BANK, N.A., Formerly Known as Sovereign Bank

vs
THOMAS MICHAEL KRYNAK AND THOMAS KRYNAK

DOCKET #: 2010-854

JUDGEMENT #: \$92,673.35

In the Commonwealth of Pennsylvania,
Washington County, Hanover Township;
Address: 34 CAMPBELL ROAD a/k/a 34
CAMPBELL DRIVE, BURGETTS-
TOWN, PA 15021;

Tax #: 340-030-00-00-0023-01

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIA-
MOND & JONES, LLP, 215-563-7000

NORTH STRABANE

PENNYMAC LOAN SERVICES LLC
vs
DAVID E. NINNESS

DOCKET #: 2019-1485

JUDGEMENT: \$ 96,032.98

The Commonwealth of Pennsylvania,
Washington County, North Strabane
Township; 302 MCCLELLAND ROAD,
CANONSBURG, PA 15317;

Tax #: 520-013-01-00-0036-00

Improvements: Residential Dwelling

Attorney: POWERS KIRN, LLC, (215)
942-2090

SOUTH STRABANE

WELLS FARGO BANK, NA
vs
MICHAEL R. HILDERBRAND AND
RUTH E. HILDERBRAND

DOCKET #: 2018-2424

JUDGEMENT: \$127,094.99

In the Commonwealth of Pennsylvania,
Washington County, South Strabane
Township; Address: 1193 NORTH
FRANKLIN STREET, WASHINGTON,
PA 15301;

Tax #: 600-004-10-05-0002-00

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIA-
MOND & JONES, LLP, 215-563-7000

WASHINGTON

U.S. BANK NATIONAL ASSOCIA-
TION, As Trustee for the Pennsylvania
Housing Finance Agency
vs
KIMBERLY A. DECLAIR

DOCKET #: 2019-7

JUDGEMENT: \$60,140.63

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 335 SHIRLS AVENUE,
WASHINGTON, PA 15301;

Tax #: 770-003-00-01-0010-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HAL-
LER, (717) 234-4178

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WEST BROWNSVILLE

U.S. BANK NATIONAL ASSOCIA-
TION
vs
JOHN G. SABO

DOCKET #: 2019-4365

JUDGEMENT: \$48,471.97

The Commonwealth of Pennsylvania,
Washington County, West Brownsville
Borough; 710 JACKSON AVENUE,
BROWNSVILLE, PA 15417;

Tax #: 675-021-00-05-0004-00

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIA-
MOND & JONES, LLP, 215-563-7000

WCR Vol 100 Issues 42, 43, 44

SHERIFF'S SALE—Samuel L. Romano, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by SAMUEL F. ROMANO, Sheriff of Washington County, Pennsylvania on **FRIDAY, June 5, 2020 at 10:00 o'clock AM** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

CONDITIONS OF SALE: Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER at the **completion of the sale** and the balance on or before the following **WEDNESDAY at 4:00 o'clock PM**. If ten (10%) percent down payment is not made on the day of the sale, or if the balance of payment is not made on Wednesday following the date of sale, the property will again be put up for sale on the following **FRIDAY at 10:00 o'clock AM**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau St., Suite 303, Washington, PA)

Carrington Mortgage Services, LLC

SHORT DESCRIPTION

vs.

By virtue of a Writ of Execution No.
C-63-2020-629

Joyce L. Hartzog a/k/a Joyce Hartzog

Pennymac Loan Services, LLC

and

v.

Roger Lee Hartzog

John F. Washlack

Owner(s) of property situate in the **Township of Canton**, WASHINGTON County,

owner(s) of property situate in the MARI-
ANNA BOROUGH, WASHINGTON
County, Pennsylvania, being

Pennsylvania, being

533 Fourth Street, Marianna, PA 15345

**458 West Wylie Avenue, Washington,
PA 15301**

**Parcel No. 400-018-00-00-0016-00
400-018-00-00-0017-00**

(Acreage of street address)

PARCEL NO.: **120-011-11-02-0004-00**

Improvements thereon: **RESIDENTIAL
DWELLING**

IMPROVEMENTS THEREON: **A RES-
IDENTIAL DWELLING**

Judgment: **\$28,007.47**

JUDGMENT AMOUNT: **\$51,168.51**

Attorneys for Plaintiff

ATTORNEYS FOR PLAINTIFF:
Shapiro & DeNarco, LLC, King of Prus-
sia, PA

Phelan Hallinan Diamond & Jones, LLP

WCR Vol 100 Issues 42, 43, 44

Specialized Loan Servicing LLC

Vs.

David M. Riffin

And

Leigh A. Riffin

Owner(s) of property situate in the **Centerville Borough, 5th Ward**, WASHINGTON County, Pennsylvania, being

772 Barneys Run Road, Fredericktown, PA 15333

PARCEL NO.: **155058000001400**

IMPROVEMENTS THEREON: **A RESIDENTIAL DWELLING**

JUDGMENT AMOUNT: **\$36,993.17**

ATTORNEYS FOR PLAINTIFF: Shapiro & DeNardo, LLC, King of Prussia, PA

WCR Vol 100 Issues 42, 43, 44

SHORT DESCRIPTION

By virtue of a Writ of Execution No. **2018-1830**

Wells Fargo Bank, N.A.

v.

Judith Ann Garrett

owner(s) of property situate in the **WASHINGTON CITY**, WASHINGTON County, Pennsylvania, being

740 East Maiden Street, Washington, PA 15301-3724

Parcel No. 750-033-00-00-0004-00
(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$68,051.38**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones. LLP

WCR Vol 100 Issues 42, 43, 44

SHORT DESCRIPTION

By virtue of Writ of Execution No. 2019-2956

New Residential Mortgage LLC (Plaintiff) vs. Robert A. Cowden, (Defendant)

Property Address 571 Highland Ridge Road, Marianna, PA 15345

Parcel ID. No. 660-002-00-00- 0002-00

Improvements thereon consist of a residential dwelling

Judgment Amount: \$70,285.74

Attorney for Plaintiff:

Lauren L. Schuler, Esquire
Hladik, Onorato & Federman. LLP
298 Wissahickon Avenue
North Wales, PA 19454

WCR Vol 100 Issues 42, 43, 44

SHORT LEGAL FOR ADVERTISING

ALL THOSE lots of ground in East Bethlehem Township, Washington County, Pennsylvania, being Lots Nos. 43, 44 and 45, Original Plan of Fredericktown, and having thereon erected a dwelling house known as: 22 BANK STREET FREDERICKTOWN, PA 15333. (Exceptions and Reservations of record).

PARCEL NO. 260-013-00-02-0010-00
Reference Washington County Instrument No. 201003483

TO BE SOLD AS THE PROPERTY OF PRISCILLA L. PIPPIN AND RONALD M. PIPPIN, JR., ON JUDGMENT NO. 2013-3029

WCR Vol 100 Issues 42, 43, 44

SHORT DESCRIPTION

By virtue of Writ of Execution No. 2019-3318

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPL1 (Plaintiff) vs. Amelia J. Jackovic, (Defendant)

Property Address 118 Oakhurst Drive, McMurray, PA 15317

Parcel I.D. No. 540-011-07-03-0008-00

Improvements thereon consist of a residential dwelling.

Judgment Amount: \$341,040.06

Attorney for Plaintiff:
Lauren L. Schuler, Esquire
Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

WCR Vol 100 Issues 42, 43, 44

No. 2019-3472

CITIZENS BANK, N.A. S/B/M TO CITIZENS BANK OF PENNSYLVANIA,
Plaintiff

vs.

Jenny L. Palmer a/k/a J.L. Palmer, Personal Representative of the Estate of Donna Shaughnessy a/k/a Donna F. Shaughnessy, Deceased Defendant(s)

ALL THE RIGHT, TITLE AND INTEREST OF Donna Shaughnessy, OWNERS OR REPUTED OWNERS.

ALL THAT CERTAIN lot or piece of ground situate in the 1st Ward, Borough of Centerville, Washington County, Pennsylvania.

BEING KNOWN AS: 1052 Old National Pike, Fredericktown, PA 15333

Tax Parcel No. 151-010-00-00-0042-00

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$64,771.45

Attorney for Plaintiff: Law Office of Gregory Javardian, LLC, Southampton, PA

WCR Vol 100 Issues 42, 43, 44

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA

CIVIL DIVISION
No. 2016-3794

COMMUNITY BANK, f/k/a COMMUNITY BANK, NATIONAL ASSOCIATION,
Plaintiff,

vs.

JAMES D. SMITH, JR. and KAREN M. SMITH, Individually, jointly and severally,
Defendants

LEGAL SHORT DESCRIPTION

Owners of property situate in the PEIRSEL PLAN OF WEST FREDERICKTOWN, EAST BETHLEHEM TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA, being

110 BLANCHE STREET, FREDERICKTOWN, PA 15333.

PARCEL No. 260-002-03-01-0011-00.

Improvements thereon: 1.5 STORY FRAME HOUSE AND GARAGE

Judgement Amount: \$17,953.00

Attorney for Plaintiff: Thomas O. Vreeland, Esquire, Bassi, Vreeland & Associates, P.C., Washington PA

WCR Vol 100 Issues 42, 43, 44

IN THE COURT OF COMMON PLEAS
WASHINGTON COUNTY,
PENNSYLVANIA

CIVIL DIVISION

Docket.: C-63-CV-2019-3998

PNC Bank, National Association
Plaintiff,

vs.

Jeffrey Scott Savage, as Believed Heir and/or Administrator of the Estate of Mary Savage, AKA Mary V. Savage; Unknown Heirs and/or Administrators to the Estate of Mary Savage, AKA Mary V. Savage
Defendants.

REAL PROPERTY SHORT DESCRIPTION (TO BE USED FOR ADVERTISING ONLY)

PNC Bank, National Association v. Jeffrey Scott Savage, as Believed Heir and/or Administrator of the Estate of Mary Savage, AKA Mary V. Savage and Unknown Heirs and/or Administrators to the Estate of Mary Savage, AKA Mary V. Savage

Property situate in the City of Washington, Washington County, Pennsylvania.

117 Maple Avenue, Washington, PA 15301
Parcel Number ID: 770-030-00-03-0015-00

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$22,922.15

Attorney for Plaintiff: Kimberly J. Hong e/o Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028

WCR Vol 100 Issues 42, 43, 44

RAS Citron, LLC- Attorneys for Plaintiff
Robert Flacco, Esquire, ID No. 325024
133 Gaither Drive, Suite F,
Mt. Laurel, NJ 08054
(855)225-6906
rflacco@rasnj.com
Attorneys for Plaintiff

DITECH FINANCIAL LLC
Plaintiff

v.

PATRICIA A. RICHIE; GUY D. RICHIE
Defendant(s)

COURT OF COMMON PLEAS
WASHINGTON COUNTY

No: 2019-4119

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF CHARLEROI, WASHINGTON COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 531 FOURTH STREET, CHARLEROI, PA 15022

BEING PARCEL NUMBER: 160-022-00-00-0050-00.

IMPROVEMENTS: RESIDENTIAL PROPERTY

BY: RAS Citron, LLC—Attorneys for Plaintiff
Robert Flacco, Esq. ID No. 325024

WCR Vol 100 Issues 42, 43, 44

SHORT DESCRIPTION

LNV Corporation vs. Ardell Donaldson
Barbara A. Donaldson a/k/a Barbara Donaldson
Docket No.: C-63-CV-2019-4732

ALL THAT CERTAIN piece, parcel or lot of land situate in Allenport Borough, Washington County, Pennsylvania.

TAX PARCEL No.: 010-011-00-00-0007-00

PROPERTY ADDRESS: 1797 Main Street, Allenport, PA 15412

IMPROVEMENTS: Residential Dwelling

JUDGMENT AMOUNT: \$58,443.92

SOLD AS THE PROPERTY OF: Ardell Donaldson and Barbara A. Donaldson a/k/a/ Barbara Donaldson

ATTORNEY'S NAME: Roger Fay, Esquire

TIME OF SALE: 10:00 AM

DATE OF SALE: June 05, 2020

SHERIFF'S NAME: Washington County Sheriff

WCR Vol 100 Issues 42, 43, 44

ALL THAT CERTAIN TRACT OF LAND SITUATE IN THE TOWNSHIP OF SOUTH STRABANE, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE TOWNSHIP ROAD; THENCE BY A TWENTY FOOT STREET, NORTH 68 DEGREES WEST, 440.64 FEET TO A STAKE; THENCE BY LANDS OF THE GRANTORS IN SAID DEED, NORTH 22 DEGREES EAST, 100 FEET TO A STAKE; THENCE BY SAME SOUTH 68 DEGREES EAST, 430.57 FEET (THIS DISTANCE HAS BEEN ERRO-NEOUSLY STATED AS 43.57 FEET IN PRIOR DEEDS OF RECORD, BUT IS SHOWN TO BE 430.57 FEET ACCORDING TO SURVEY MADE BY JOSEPH P. YAKELIS, REGISTERED PROFESSIONAL SURVEYOR, FOR THOMAS P. BECKER AND KIMBERLY L. BECKER) FEET TO A POINT IN THE TOWNSHIP ROAD; THENCE BY SAID ROAD AND LANDS OF NANNIE POTTER, SOUTH 16 DEGREES 15 MINUTES WEST, 100.56 FEET TO A POINT, THE PLACE OF BEGINNING.

BEING KNOWN AS: 1165 LOCUST AVENUE WASHINGTON, PA 15301

PROPERTY ID NUMBER: 600-003-09-00-0023-00

BEING THE SAME PREMISES WHICH THOMAS P BECKER AND KIMBERLY L BECKER, HUSBAND AND WIFE BY DEED DATED 8/24/2006 AND RECORDED 8/28/2006 IN THE OFFICE OF THE RECORDER OF DEES AS INSTRUMENT NO.: 200625711, GRANTED AND CONVEYED UNTO GREGG KING, UNMARRIED.

WCR Vol 100 Issues 42, 43, 44

McCABE, WEISBERG & CONWAY, LLC

MARGARET GAIRO, ESQUIRE—ID # 34419

ANDREW L. MARKOWITZ, ESQUIRE—ID # 28009

CHRISTINE L. GRAHAM, ESQUIRE—ID # 309480

ANN E. SWARTZ, ESQUIRE—ID # 201926

JOSEPH F. RIGA, ESQUIRE—ID # 57716

JOSEPH I. FOLEY, ESQUIRE—ID # 314675

LAUREN M. MOYER, ESQUIRE—ID # 320589

CHELSEA A. NIXON, ESQUIRE—ID # 324130

123 South Broad Street, Suite 1400 Philadelphia, PA 19109

(215) 790-1010

Attorneys for Plaintiff

COURT OF COMMON PLEAS WASHINGTON COUNTY

NUMBER 2019-5603

Carrington Mortgage Services, LLC Plaintiff

V.

Terry L. Martin Executrix of the Estate of Madaline Fink Martin

Defendant

SHORT DESCRIPTION

All That Certain land situate in East Pike Run Township in the County of Washington, Commonwealth of Pennsylvania.

Premises: 739 Hertzog Street, California, Pennsylvania 15419

Tax I.D. #: 0800170005000400

Improvements consist of a Residential Dwelling

WCR Vol 100 Issues 42, 43, 44

SHORT DESCRIPTION

By vir ue of a Writ of Execution No. **2019-5856**

Freedom Mortgage Corporation

v.

Fredrick S. Dates

Deanna M. Dates

owner(s) of property situate in the **CANTON TOWNSHIP**, WASHINGTON County, Pennsylvania, being

626 Mckee Road, Washington, PA 15301-9366

Parcel No. 120-010-00-00-0022-04 and 120-010-00-00-0026-03

(Acreage or street address)

Improvements thereon: **RESIDENTIAL DWELLING**

Judgment Amount: **\$201,982.48**

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

WCR Vol 100 Issues 42, 43, 44

ALL that certain Jot or parcel of ground situate in the Sixth Ward of the City Washington, Washington County, Pennsylvania, known and designated as Lot No. 54 in a Plan of Lots laid out by J.B. Wilson under the name of The New Locust Hill Addition, which plan is recorded in the Recorder's Office of Washington County, Pennsylvania, in Plan Book Volume 2, page 142; said lot fronts 35 feet on the westerly side of Leet Street in said Plan, and extends back of even width 140 feet to a twelve foot alley, and is bounded on the northerly side Lot No. 53 in said Plan and on the southerly side of Lot No. 55 of said Plan. Upon which lot of ground there is erected a one-story frame dwelling house.

EXCEPTING AND RESERVING the conditions, covenants, restrictions, agree-

ments as may appear in the record chain of title, including, but not limited to a right and way and easement as more fully set forth in Deed between Betty S. Lank, single, and John R. Ward and Constance J. Ward, his wife, dated January 15, 1997 and recorded January 17, 1997 in Deed Book Volume 3044, page 222.

UNDER AND SUBJECT to reservations, restrictions, easements, rights of way, etc, as the same may appear in prior instruments of record.

BEING KNOWN AS: 75 LEET STREET WASHINGTON, PA 15301

PROPERTY ID NUMBER: 760-011-00-01-0009-00

BEING THE SAME PREMISES WHICH WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS OF ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WC2 BY COUNTRYWIDE HOME LOANS, INC. BY DEED DATES 10/13/2006 AND RECORDED 10/25/2006 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NO. 200631978, GRANTED AND CONVEYED UNTO JAMES E. MCCLELLAND AND KELLY A. MCCLELLAND

WCR Vol 100 Issues 42, 43, 44

RAS Citron, LLC- Attorneys for Plaintiff
Robert Flacco, Esquire, ID No. 325024
133 Gaither Drive, Suite F,
Mt. Laurel, NJ 08054 (855)225-6906
rflacco@rasnj.com
Attorneys for Plaintiff

COURT OF COMMON PLEAS
WASHINGTON COUNTY

No: C-63-CV-2019-7772

NATIONSTAR MORTGAGE LLC
D/B/A CHAMPION MORTGAGE COMPANY

Plaintiff

v.

SUSANN E. SHINKO A/K/A SUSANN SHINKO
Defendant(s)

SHORT LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE BOROUGH OF CALIFORNIA F/K/A EAST PIKE RUN TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA

BEING KNOWN AS: 719 PARK STREET CALIFORNIA, PA 15419

BEING PARCEL NUMBER:
0800180004001000

IMPROVEMENTS: RESIDENTIAL PROPERTY

RAS Citron, LLC
Attorneys for Plaintiff
Robert Flacco, Esq. ID No. 325024
RAS Citron, LLC—Attorneys for Plaintiff

WCR Vol 100 Issues 42, 43, 44

McCABE, WEISBERG & CONWAY, LLC

MARGARET GAIRO, ESQUIRE—ID # 34419

ANDREW L. MARKOWITZ, ESQUIRE—ID # 28009

CHRISTINE L. GRAHAM, ESQUIRE—ID # 309480

ANN E. SWARTZ, ESQUIRE—ID # 201926

JOSEPH F. RIGA, ESQUIRE—ID # 57716

JOSEPH I. FOLEY, ESQUIRE—ID # 314675

LAUREN M. MOYER, ESQUIRE—ID # 320589

CHELSEA A. NIXON, ESQUIRE—id # 324130

123 South Broad Street, Suite 1400
Philadelphia, PA 19109

(215) 790-1010
Attorneys for Plaintiff

COURT OF COMMON PLEAS
WASHINGTON COUNTY

NUMBER 2019-7835

The Huntington National Bank
Plaintiff

v.
Angel Cox a/k/a Angel M. Cox
Defendant

SHORT DESCRIPTION

All That Certain land situate in the City of Washington in the County of Washington, Commonwealth of Pennsylvania.

Premises: 418 Broad Street, Washington, Pennsylvania, 15301

Tax I.D. #: 780-005-00-02-0014-00

Improvements consist of a Residential Dwelling

WARMAN ABSTRACT & RESEARCH LLC JOHN F. WARMAN

518 Madison Drive, Smithfield, PA 15478, 724-322-6529
johnfranciswarman@gmail.com

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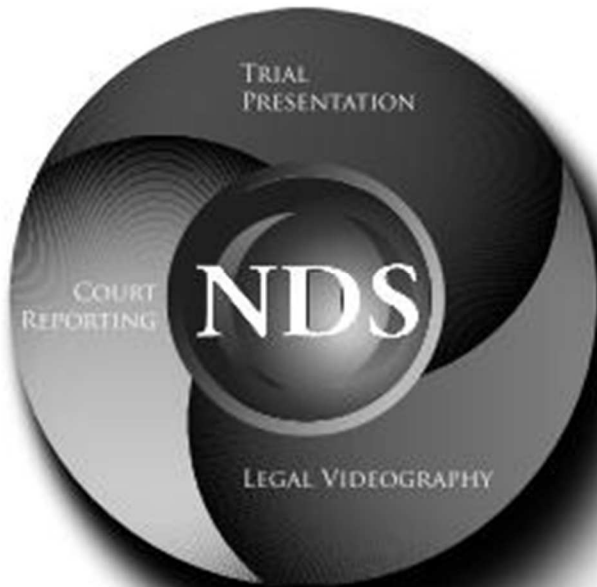
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