

LEGAL ADS

Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.

Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Balog, Alexander K. a/k/a Alexander Kalman Balog, deceased, of McKeesport, PA. No. 08041 of 2021. Terry Wilt, Admr., 821 Walnut St., McKeesport, PA 15132 or to Benjamin W. Urso, Esq., Zacharia Brown P.C., 111 W. McMurray Rd., McMurray, PA 15317.
21-04631 Dec 3, 10, 17, 2021

Baur, Lois J., deceased, of Richland Township, PA. No. 08570 of 2021. Richard P. Baur, Extr., 150 Manor Rd., Wexford, PA 15090 or to Russell C. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
21-01915w Dec 3, 10, 17, 2021

Bruno, Albert A., deceased, of Penn Hills, PA. No. 8395 of 2021. Marlen Bocian, Extr., 6920 Verona Street, Verona, PA 15147 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139-2039.
21-04641 Dec 3, 10, 17, 2021

Clouner, Marianne T., deceased, of Ross Township, PA. No. 07994 of 2021. Judith Ann Gorman, Co-Extr., 205 Katherine Drive, Cranberry Township, PA 16066 and Lee Edward Clouner, Co-Extr., 152 Hampshire Drive, Cranberry Township, PA 16066.
21-04632 Dec 3, 10, 17, 2021

Daley, Edward a/k/a Edward R. Daley, deceased, of Pittsburgh, PA. No. 07810 of 2021. Kenneth Boehm, Extr., 109 Peony Avenue, Pittsburgh, PA 15229 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.
21-04639 Dec 3, 10, 17, 2021

Delien, Sr., Harry W., deceased, of Shaler Township, PA. No. 8349 of 2021. Melissa L. Delien, Extr., c/o James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.
21-04637 Dec 3, 10, 17, 2021

DePasquale, Donato, deceased, of Bethel Park, PA. No. 08343 of 2021. Maria C. Wright, Extr., 5017 Dolores Drive, Pittsburgh, PA 15227 or to Daniel L. Goodyear, Esq., Sciuollo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
21-04636 Dec 3, 10, 17, 2021

Handler, Melinda S., deceased, of Pittsburgh, PA. No. 08087 of 2021. Richard S. Handler, Extr., 5802 Northumberland Street, Pittsburgh, PA 15217 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.
21-04634 Dec 3, 10, 17, 2021

Kirchner, Deborah Joann, deceased, of Pittsburgh, PA. No. 08565 of 2021. Zan Ivan Hodzic, Admr. and Atty., Hodzic & Porach LLC, 1100 Washington Avenue, Suite 209, Carnegie, PA 15106.
21-01916w Dec 3, 10, 17, 2021

Kosmal, Reed a/k/a Reed P. Kosmal, deceased, of Pittsburgh, PA. No. 08319 of 2021. Jennifer L. Miceli, Extr., c/o Wendy Denton Heleen, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.
21-04640 Dec 3, 10, 17, 2021

Krebs, Margaret H., deceased, of Pittsburgh, PA. No. 03382 of 2021. Robert Lester Krebs, Admr., 1244 Stoltz Road, Bethel Park, PA 15102 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.
21-04630 Dec 3, 10, 17, 2021

Kurhansky, Stephen, deceased, of Pittsburgh, PA. No. 06993 of 2021. Timothy S. Kurhansky, Admr., 2701 Robbins Station Road, North Huntingdon, PA 15642 or to Daniel L. Goodyear, Esq., Sciuollo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
21-04635 Dec 3, 10, 17, 2021

Lenkner, Sr., Dennis A., deceased, of Pittsburgh, PA. No. 08560 of 2021. Dennis A. Lenkner, Jr., Extr., 914 Shadycrest Rd., Pittsburgh, PA 15216 or to Ross M. Thompson, Esq., Thompson Law, LLC, P.O. Box 304, Slippery Rock, PA 16057.
21-01919w Dec 3, 10, 17, 2021

Mrvos, Sally, deceased, of Oakmont, PA. No. 08063 of 2021. Mara Mrvos, Co-Extr., 317 S. Dallas Avenue, Pittsburgh, PA 15208 and Diana Mrvos Rath, Co-Extr., 400 Fairview Road, Pittsburgh, PA 15238 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.
21-04627 Dec 3, 10, 17, 2021

Mullen, Thomas, deceased, of Pittsburgh, PA. No. 08315 of 2021. Mary Jane Mullen, Extr., 5253 Carnegie Street, Pittsburgh, PA

15201 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.
21-04629 Dec 3, 10, 17, 2021

Russaw, Randy Susan, deceased, of Pittsburgh, PA. No. 07289 of 2021. Charles Settles, Admr., 1521 Brighton Place, Apt. 1, Pittsburgh, PA 15212 or to Lori Capone, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.
21-04638 Dec 3, 10, 17, 2021

Sardineer, Ronald W., deceased, of Castle Shannon, PA. No. 08335 of 2021. Katherine Sardineer, Extr., 3052 Canbet Drive, Pittsburgh, PA 15234 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.
21-04633 Dec 3, 10, 17, 2021

Scarpaci, Anne Welsh, deceased, of Pittsburgh, PA. No. 08593 of 2021. Michael Scarpaci, Admr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.
21-01918w Dec 3, 10, 17, 2021

Abbott, John D., deceased, of Pittsburgh, PA. No. 08221 of 2021. Matthew P. Taylor, Extr., c/o Claire Johnson Saénz, Esq., Law Office of Claire Johnson Saénz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.
21-04447 Nov 19, 29; Dec 3, 2021

Beck, Tracy L., deceased, of Allison Park, PA. No. 08179 of 2021. Sandra L. Beck, Extr., 471 Terazoug Drive, Allison Park, PA 15101 or to Douglas C. Hart, Esq., Burns White LLC, Burns White Center, 48 26th Street, Pittsburgh, PA 15222.
21-04448 Nov 19, 29; Dec 3, 2021

Bernard, Marilyn, deceased, of Pittsburgh, PA. No. 08192 of 2021. Adam Bernard, Extr., 7300 Penn Avenue, Pittsburgh, PA 15208 or to Craig E. Frischman, Esq., Frischman & Rizza, PC, 7300 Penn Avenue, Pittsburgh, PA 15208.
21-01815w Nov 19, 29; Dec 3, 2021

Cook, Ronald D. a/k/a Ronald Cook, deceased, of Etna, PA. No. 07931 of 2021. Cynthia Dianne Gentile, Admr. c.t.a., 535 James Street, Turtle Creek, PA 15145 or to John R. Kardos, Jr., Esq., 710 Fifth Ave., Ste. 2400, Pittsburgh, PA 15219.
21-04451 Nov 19, 29; Dec 3, 2021

Erler, Jeannette a/k/a Jeannette Myers Erler, deceased, of Scott Township, PA. No. 8223 of 2021. Scott H. Duerring, Extr., Colonial Place, 61191 U.S. 31 South, South Bend, IN 46614 or to Thomas L. Stevenson, Esq., Thomas L. Stevenson & Associates, 666 Washington Rd., Ste. 101, Pittsburgh, PA 15228.
21-04452 Nov 19, 29; Dec 3, 2021

Haberfield, James W., deceased, of Monroeville, PA. No. 08241 of 2021. Sharon Haberfield, Admr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 Second Avenue, Carnegie, PA 15106.
21-01814w Nov 19, 29; Dec 3, 2021

Kallay, Dolores W., deceased, of Monroeville, PA. No. 06883 of 2021. Lance M. Lecocq, Extr., 504 S. Bernier Ave., Springfield, MO 65802 or to Mark T. Coulter, Esq., Coulter Law Offices, LLC, 3824 Northern Pike, Suite 801B, One Monroeville Center, Monroeville, PA 15146.
21-01813w Nov 19, 29; Dec 3, 2021

Neuner, Doris M., deceased, of Pittsburgh, PA. No. 07431 of 2021. David Neuner, Extr., 21 Winslow Drive, Pittsburgh, PA 15229 or to Ronald F. Lawry, Esq., 8306 Ohio River Blvd., Pittsburgh, PA 15202.
21-04453 Nov 19, 29; Dec 3, 2021

Quaquarucci, Joseph A., deceased, of Pittsburgh, PA. No. 07880 of 2021. John Quaquarucci, Extr., 305 Elizabeth Street, North Versailles, PA 15137 or to Dennis R. Joyce, Esq., 200 Dinsmore Ave., Ste. 202, Pittsburgh, PA 15205.
21-04454 Nov 19, 29; Dec 3, 2021

Stammer, Sr., William J. a/k/a Bill Stammer a/k/a William John Stammer, Sr., deceased, of Upper St. Clair, PA. No. 08042 of 2021. Mary Jude Stammer, Extr., 2047 Blairmont Drive, Upper St. Clair, PA 15241 or to Michael A. Farnan, Esq., The Farnan Law Office, P.O. Box 42397, Pittsburgh, PA 15203.
21-04450 Nov 19, 29; Dec 3, 2021

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-21-013944. In re: Petition of Nechama Dina Vogel, for change of name to Bracha Nechama Vogel. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, December 28, 2021, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Diana C. Bruce, Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222, Ph: 412-456-2863, Attorney for Petitioner.
21-01917w Dec 3, 2021

Notice

Court of Common Pleas Allegheny County Case No. MG-19-001294 Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, Plaintiff vs. Donna Simms, Known Heir of John Greene, deceased; John J. Greene, Known Heir of John Greene, deceased; Troy Greene, Known Heir of John Greene, deceased; Tirrell Greene,

Known Heir of John Greene, deceased; Bryne Greene, Known Heir of John Greene, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John Greene, 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 John Greene, Deceased 11395 Althea Road Pittsburgh, PA 15235 This Firm Is A Debt Collector Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. If You Have Previously Received A Discharge In Bankruptcy, This Is Not And Should Not Be Construed To Be An Attempt To Collect A Debt, But Only Enforcement Of A Lien Against Property.

Your house (real estate) at: 11395 Althea Road, Pittsburgh, PA 15235 is scheduled to be sold at Sheriff’s Sale on February 4, 2022 at 9:00 A.M., in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA to enforce the court judgment of \$92,734.05 obtained by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust (the mortgagee) against you. As a result, a writ of execution has been issued in the amount of \$98,237.13.

Further, due to COVID-19 Pandemic and to fully comply with State and Local Civil Regulations, this public sale will be conducted via Virtual Technology. For further information to attend or participate in this public sale, please contact the Allegheny County Sheriff’s Office at 412-350-4704 or visit our website at sheriffallegheycounty.com

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:

The sale will be cancelled if you pay back to the mortgagee 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.

1. 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.

2. You may be able to stop the sale through other legal proceedings.

3. 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 of how to obtain an attorney.)

4. You may still be able to save your property and you have other rights even if the Sheriff’s Sale does take place.

1. 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.

2. 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.

3. The sale will be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff’s Office at: 412-350-4704.

4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.

5. 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, if necessary, to evict you.

6. You may be entitled to a share of the proceeds, which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within thirty (30) days from the date of the 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 posting of said schedule of distribution.

7. 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.

Allegheny County Bar Association Koopers Suite 400, 436 7th Ave. Pittsburgh, PA 15219 412-261-5555 Neighborhood Legal Services 928 Penn Avenue Pittsburgh, PA 15222 412-255-6700

All that certain lot or piece of ground situate in the municipality of Penn Hills (formerly Township of Penn), County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 77 in Frankstown Estates Plan No. 5, which plan is recorded in the Recorder’s Office of Allegheny County, Pennsylvania, in Plan Book Volume 52, Pages 187, 188, 189 and 190, said lot being bounded and described as follows, to wit:

Beginning at a point on the Northeasterly line of Althea Drive, 50 feet wide, at the dividing line between lots Nos. 76 and 77 in said plan;

Thence along said line of Althea Drive, North 20 degrees 32 minutes 30 seconds West, a distance of fifty (50) feet to a point on the dividing line between Lots Nos. 77 and 78 in said plan;

Thence along said last mentioned dividing line, North 69 degrees 27 minutes 40 seconds

East, a distance of 134.76 feet to a point on the dividing line between Lots Nos. 77 and 63 in said plan;

Thence along the dividing line between Lots No. 77 and Lots Nos. 63 and 64 in said plan, South 13 degrees 25 minutes 40 seconds East, a distance of 50.38 feet to a point on the dividing line between Lots Nos. 76 and 77 in said plan;

Thence along said last mentioned dividing line, South 69 degrees 27 minutes 40 seconds West, a distance of 128.52 feet to a point on the Northeasterly line of Althea Drive aforesaid, at the place of beginning;

For informational purposes only: The APN is shown by the County Assessor as 0449-J-00184-0000-00, Source of Title is Document No. 2003-21978 (Recorded 07/03/03).

Being The Same Premises which John Greene, an unmarried man who acquired title with no vesting by Deed dated April 12, 2007 and recorded April 26, 2007 in the Office of the Recorder of Deeds in and for the County of Allegheny, Pennsylvania in Book 13215, Page 60 granted and conveyed unto John Greene, an unmarried man in fee.

Having erected thereon a dwelling being known as 11395 Althea Road, Pittsburgh, PA 15235 Block and Lot 0449-J-00184-0000-00 LOGS Legal Group LLP

By: Christopher A. DeNardo, PA I.D. No. 78447; Kristen D. Little, PA I.D. No. 79992; Elizabeth L. Wassall, PA I.D. No. 77788; Leslie J. Rase, PA I.D. No. 58365; Samantha Gable, PA I.D. No. 320695, 3600 Horizon Drive, Suite 150, King of Prussia, PA 19406, Telephone: (610) 278-6800, E-mail: pahelp@logs.com, LLG File No. 19-063535
21-04268 Dec 3, 2021

Notice

Court of Common Pleas Civil Division Allegheny County NO: GD-19-010542 Select Portfolio Servicing, Inc., Plaintiff VS.

Lisa Grochowski, known Heir of Dolores J. Grochowski, deceased and Amy Grochowski, known Heir of Dolores J. Grochowski, deceased and Sean Grochowski, known Heir of Dolores J. Grochowski, deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Dolores J. Grochowski, 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 Dolores J. Grochowski, deceased

3 St. Thomas Street assessed as 3 Saint Thomas Street, Pittsburgh, PA 15203 Your house (real estate) at: 3 St. Thomas Street assessed as 3 Saint Thomas Street, Pittsburgh, PA 15203 0014-D-00154-0000-00

is scheduled to be sold at Sheriff’s Sale at Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA on February 7, 2022 at 9:00 a.m. to enforce the court judgment of \$55,182.65 obtained by Select Portfolio Servicing, Inc 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 Select Portfolio Servicing, Inc. 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.)

5. You may still be able to save your property and you have other rights even if the Sheriff’s Sale does take place.

6. 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.

7. 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.

8. 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 412-350-4704.

9. 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.

10. 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.

11. 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.

12. 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, TELEPHONE THE OFFICE LISTED

BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Allegheny County Bar Association 400 Koppers Bldg. 436 7th Avenue, 4th Floor Pittsburgh, PA 15219 412-261-5555

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.

All That Certain lot or piece of ground situate in the 17th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being part of Lot No. 214 in the Plan of Lots laid out by Rt. Rev. M. Domenic and adopted by the Rt. Rev. J. Twigg, as recorded in the Recorder’s Office of Allegheny County, Pennsylvania in Plan Book Volume 6, Page 295, being more particularly described as follows, to-wit:

Beginning on the Easterly side of St. Thomas Street at the dividing line between Lots Nos. 213 and 214 in said plan; thence North 87 degrees 15’ East along said last mentioned dividing line a distance of fifty and 40/100 (50.40) feet to a point; thence South 2 degrees 15’ East through said Lot No. 214, a distance of twenty-four (24) feet to a point on the line dividing Lots Nos. 214 and 215 in said plan; thence along said last mentioned dividing line South 87 degrees 15’ West, a distance of fifty and 2 degrees 45’ West, a distance of twenty-four (24) feet to the point of beginning.

Under And Subject to all conditions, covenants and restrictions as of record.

Being The Same premises which Victor A. Scotti, by Deed dated August 11, 2000 and recorded August 21, 2000 in Book 10845, page 460, in the office of the Recorder of Deeds in and for the County of Allegheny, granted and conveyed unto Richard T. Grochowski and Dolores J. Grochowski, his wife, in fee.

And The Said Richard T. Grochowski departed this life on or about April 5, 2017 thereby vesting title unto Dolores J. Grochowski by operation of law.

And The Said Dolores J. Grochowski departed this life on or about December 26, 2017 thereby vesting title unto Lisa Grochowski, Amy Grochowski and Sean Grochowski as known Heirs of Dolores J. Grochowski and to any Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Dolores J. Grochowski, deceased.

Having erected thereon a dwelling being known and numbered as 3 Saint Thomas Street, Pittsburgh, PA 15203. Block and Lot 0014-D-00154-0000-00 LOGS Legal Group LLP

By: Christopher A. DeNardo, PA I.D. No. 78447; Kristen D. Little, PA I.D. No. 79992; Elizabeth L. Wassall, PA I.D. No. 77788; Leslie J. Rase, PA I.D. No. 58365; Samantha Gable, PA I.D. No. 320695; Lily Calkins, PA I.D. No. 327356; 3600 Horizon Drive, Suite 150, King Of Prussia, PA 19406, Telephone: (610) 278-6800, E-Mail: pahelp@logs.com, LLG File No. 19-062658
21-04512 Dec 3, 2021

Notice of Action in Mortgage Foreclosure

COURT OF COMMON PLEAS - ALLEGHENY COUNTY, PA - NO. GD-21-003554 - CIVIL ACTION - LAW - ACTION OF MORTGAGE FORECLOSURE - Pennsylvania Housing Finance Agency, Plaintiff vs. Nicole A. Brimmer, Alex Brimmer, Dylan Brimmer, Known Heirs of Donald J. Brimmer, Deceased and The Unknown Heirs of Donald J. Brimmer, Defendants - To: The Unknown Heirs of Donald J. Brimmer, Deceased, Defendant(s) - You are hereby notified that on 4/8/21, Plaintiff filed a mortgage foreclosure complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. GD-21-003554, wherein Plaintiff seeks to foreclosure its mortgage securing your property located at: 3005 Pyramid Avenue, Brentwood, PA 15227, whereupon the Sheriff of Allegheny County would sell your property. You are hereby notified to pleased 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 - You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an 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. 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 OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer Referral Service, Allegheny Co. Bar Assn., 400 Koppers Bldg., 436 7th Ave., 4th Fl., Pittsburgh, PA 15219, 412.261.5555. Leon P. Haller, Atty. for Plaintiff, 1719 N. Front St., Harrisburg, PA 17102, 717.234.4178
21-04744 Dec 3, 2021

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