

**NOTICE OF ACTION IN  
MORTGAGE  
FORECLOSURE IN THE  
COURT OF COMMON  
PLEAS OF ALLEGHENY  
COUNTY, PENNSYLVANIA  
CIVIL ACTION-LAW  
NO.: GD-22-013326**

WINTRUST MORTGAGE, A  
DIVISION OF BARRINGTON  
BANK AND TRUST CO. N.A.,  
Plaintiff,  
vs.  
Denise Cole, as Believed Heir  
to the Estate of Tina R. Pipkin;  
Unknown Heirs to the Estate  
of Tina R. Pipkin (if any);  
Unknown Administrators to  
the Estate of Tina R. Pipkin (if  
any), Defendants

TO: Unknown Heirs to the  
Estate of Tina R. Pipkin (if  
any) Unknown Administrators  
to the Estate of Tina R. Pipkin  
(if any) You are hereby notified  
that Plaintiff, Wintrust  
Mortgage, a Division of  
Barrington Bank and Trust Co.,  
N.A., filed an Action in  
Mortgage Foreclosure  
endorsed with a Notice to  
Defend, in the Court of  
Common Pleas of Allegheny  
County, Pennsylvania,  
docketed to No.  
GD-22-013326, seeking to  
foreclose the mortgage  
secured by the real estate  
located at 1017 Hamil Road,  
Verona, PA 15147. A copy of  
the Action in Mortgage  
Foreclosure will be sent to you  
upon request to the Attorney  
for the Plaintiff, Manley Deas  
Kochalski LLC, P. O. Box  
165028, Columbus, OH  
43216-5028. Phone  
614-220-5611. You have been  
sued in court. If you wish to  
defend against the claims in  
this notice, you must take  
action within twenty (20) days  
after this publication, 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  
NOTICE TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE  
LAWYER OR CANNOT AFFORD  
ONE, GO TO OR TELEPHONE  
THE OFFICE SET FORTH  
BELOW TO FIND OUT WHERE  
YOU CAN GET LEGAL HELP.  
LAWYER REFERRAL SERVICE  
Allegheny County Bar  
Association 11th Floor  
Koppers Building 436 Seventh  
Avenue Pittsburgh, PA 15219  
(412) 261-5555