

In the United States Bankruptcy Court for the Western District of Pennsylvania In Re: Carol Bagaley, Debtor. Carol Bagaley vs. Shaler School District, Shaler Township, Allegheny County, First Commonwealth Bank, United States of America, Internal Revenue Service, Pennsylvania Department of Revenue, Daniel Smucker, Darren Bagaley and Ronda J. Winnecour, Trustee. Bankruptcy No. 23-20675-CMB, Chapter 13. Hearing Date and Time: August 24, 2023 at 2:30 P.m. Notice of Sale of Real Property Free and Clear of All Liens, Claims and Encumbrances: To: Respondents and all Creditors and Parties in Interest of the above-named Debtor.

**NOTICE IS HEREBY GIVEN THAT** Carol Bagaley, Debtor, has filed a Motion for Sale of Real and Personal Property Free and Clear of All Liens, Claims and Encumbrances (ECF #56) (the "Sale Motion") through which she seeks authority to sell the following Real Property, through which the Debtor seeks authority to sell the following real property as follows: 1. 1. Two parcels of Real Property situate at 1001-1007 Mount Royal Boulevard, Pittsburgh, PA 15223 and 96-98 West Littlewood Street, Pittsburgh, PA 15223 (the "Property"). The Property is further identified as Tax Parcel ID Numbers 0284-F-00212-0000-00 and 0284-F-00215-0000-00 ("the Real Property"). 2. 2. The Real Property is owned by the Debtor and Darren Bagaley. All creditors which may hold a lien, claim or encumbrance on the Real Property are named as Respondents herein. 3. 3. The Debtor entered into a Contract for the Purchase and Sale of Real Property (the "Agreement") dated July 26, 2023, with Tanner D. Bagaley ("the Purchaser") for the Purchase Price of \$785,000.32.

David L. Fuchs  
Fuchs Law Office, LLC  
554 Washington Ave., First Floor  
Carnegie, PA 15106  
Office: (412) 223-5404  
Fax: (412) 223-5406  
dfuchs@fuchslawoffice.com