

Carrington Mortgage Services, LLC PLAINTIFF VS.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Patricia L. Frailey, deceased DEFENDANT COURT OF COMMON PLEAS CIVIL DIVISION ALLEGHENY COUNTY NO:

MG-23-000179 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 Patricia L. Frailey, deceased 917 South Avenue Wilkinsburg, PA 15221 Your house (real estate) at: 917 South Avenue, Wilkinsburg, PA 15221

Parcel ID: 0233-A-00301-0000-00 is scheduled to be sold at Sheriff's Sale at Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA on January 2, 2024 at 9:00AM to enforce the court judgment of \$50,806.61 obtained by Carrington Mortgage Services, LLC 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:

The sale will be cancelled if you pay back to Carrington Mortgage Services, LLC 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: LOGS Legal Group, LLP. (610) 278-6800. PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.