

## **LEGAL NOTICE**

### **In the Court of Common Pleas of Allegheny County, Pennsylvania**

**No.: G.D. 22-013134**

NVR, INC. v. USLIFE CREDIT CORPORATION, et al. against Defendant USLIFE Credit Corp. and to the unknown heirs of Interested Party Timothy J. Doyle, Jr.: Parcel No. 1654-J-3, more particularly described in the Deed recorded in the Allegheny County Office of Real Estate at Deed Book Volume 4361, page 695, and otherwise known as RD 1 Markman Park Road, Baden, PA 15005.

#### **10-Day Notice by**

#### **Publication**

Plaintiff NVR, Inc. ("Plaintiff" or "NVR"), by and through its counsel, The Gallagher Firm, LLC, respectfully submitted and caused the Publication of a Notice of This Action by Publication in accordance with an Order of Court dated October 19, 2023 and Pa.R.Civ.P. 430, in the Pittsburgh Post Gazette on October 22, 2023, and the Pittsburgh Legal Journal on October 27, 2023. This 10-Day Notice by Publication acts as

service of Plaintiff's intention to take default judgment.

The nature of this action is as follows: NVR filed a Complaint to Quiet Title regarding a parcel of land (the "Property") situated within Allegheny County of which NVR is the equitable owner. The Property consists of a single tax parcel which is identified in the tax records of Allegheny County as Parcel No. 1654-J-3 and has a street address of R.D. 1, Markman Park Road, Baden, PA 15005. NVR seeks an Order of Court which requires the Recorder of Deeds of Allegheny County, Pennsylvania to mark a 1979 mortgage of record on the Property as satisfied. The mortgage at issue was recorded within the Allegheny County Recorder's Office and with Allegheny County Office of the Recorder of Deeds, as follows:

Mortgage dated June 8, 1979 from USLIFE Credit Corp. to Timothy J. Doyle, Jr. recorded on June 26, 1979, with the Allegheny County Recorder's Office at Deed Book Volume 6792, pages 94-96.

Total Payments \$5,904.00

Amount Financed: \$3,852.12

Matured Date: 6/13/1983

The parties are as follows:

Defendant USLIFE Credit Corporation; Interested Parties

Markman Development, LLC

and Timothy J. Doyle, Jr.

#### **Important Notice**

**YOU ARE IN DEFAULT**

**BECAUSE YOU HAVE FAILED**

**TO ENTER A**

**WRITTEN APPEARANCE**

**PERSONALLY OR BY**

**ATTORNEY AND FILE IN**

**WRITING WITH THE**

**COURT YOUR DEFENSES OR**

**OBJECTIONS TO THE CLAIMS**

**SET FORTH AGAINST YOU.**

**UNLESS YOU ACT WITHIN TEN**

**DAYS FROM THE DATE OF**

**THIS NOTICE, A JUDGMENT**

**MAY BE ENTERED AGAINST**

**YOU WITHOUT A HEARING**

**AND YOU MAY LOSE YOUR**

**PROPERTY OR OTHER**

**IMPORTANT RIGHTS.**

**YOU SHOULD TAKE THIS**

**PAPER TO YOUR LAWYER AT**

**ONCE. IF YOU DO NOT HAVE A**

**LAWYER, GO TO OR**

**TELEPHONE THE OFFICE SET**

**FORTH BELOW. THIS**

**OFFICE CAN PROVIDE YOU**

**WITH INFORMATION ABOUT**

**HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO**

**HIRE A LAWYER, THIS OFFICE**

**MAY BE ABLE TO PROVIDE**

**YOU WITH INFORMATION**

**ABOUT AGENCIES THAT MAY**

**OFFER LEGAL SERVICES TO**

**ELIGIBLE PERSONS AT A**

**REDUCED FEE OR NO FEE.**

Allegheny County Bar

Association

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