

**CIVIL ACTION  
COURT OF COMMON  
PLEAS**

**ALLEGHENY COUNTY, PA  
CIVIL ACTION-LAW  
NO. GD-23-011939  
NOTICE OF ACTION IN  
MORTGAGE  
FORECLOSURE**

**PNC BANK, NATIONAL  
ASSOCIATION, Plaintiff**

**v.**

**LYNN SCHUGAR, IN HER  
CAPACITY AS HEIR OF KAREN  
J. MURPHY-HANASIK; ET AL.**

**Defendants**

**To: UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE, OR INTEREST  
FROM OR UNDER KAREN J.**

**MURPHY-HANASIK**

**Defendant(s), 835 GEYER  
ROAD PITTSBURGH, PA 15212**

**COMPLAINT IN MORTGAGE**

**FORECLOSURE**

You are hereby notified that Plaintiff, PNC BANK, NATIONAL ASSOCIATION, has 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-23-011939, seeking to foreclose the mortgage secured on your property located, 835 GEYER ROAD PITTSBURGH, PA 15212.

**NOTICE**

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, 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 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**Lawyer Referral Service**

**Allegheny County Bar**

**Association**

**400 Koppers Building**

**436 Seventh**

**Avenue Pittsburgh PA, 15219**

**412-261-5555**

**Robertson, Anschutz, Schneid,**

**Crane & Partners, PLLC**

**A Florida professional limited**

**liability company**

**ATTORNEYS FOR PLAINTIFF**

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