

**DEFENDANT COURT OF
COMMON PLEAS**

ALLEGHENY COUNTY

Bank of New York Mellon Trust
Company, N.A. as Trustee for
Mortgage Assets
Management Series I Trust
PLAINTIFF

VS.

Carol A. Ashbaugh

CASE NO. MG-18-001346

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

TO: Carol A. Ashbaugh

176 Big Horn Road

Pittsburgh, PA 15239

THIS FIRM IS A DEBT
COLLECTOR ATTEMPTING TO
COLLECT A DEBT AND ANY
INFORMATION OBTAINED
WILL BE USED FOR THAT
PURPOSE. IF YOU HAVE
PREVIOUSLY RECEIVED A
DISCHARGE IN BANKRUPTCY,
THIS IS NOT AND SHOULD
NOT BE CONSTRUED TO BE
AN ATTEMPT TO COLLECT A
DEBT, BUT ONLY
ENFORCEMENT OF A LIEN
AGAINST PROPERTY.

Your house (real estate) at:
176 Big Horn Road, Pittsburgh,
PA 15239 is scheduled to be
sold at Sheriff's Sale on April 1,
2024 at 9:00AM, in Allegheny
County, Fourth Floor, Gold
Room, Courthouse,
Pittsburgh, PA to enforce the
court judgment of \$93,406.75
obtained by Bank of New York
Mellon Trust Company, N.A. as
Trustee for Mortgage Assets
Management Series I Trust
(the mortgagee) against you.
As a result, a writ of execution
has been issued in the
amount of \$121,230.01.

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 the
mortgagee the back
payments, late charges, costs,
and reasonable attorneys fees
due. To find out how much
you must pay, you may
call: (610) 278-6800.

1. You may be able to stop the
sale by filing a petition asking
the Court to strike or open the
judgment, if the judgment was
improperly entered. You may
also ask the Court to postpone
the sale for good cause.

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.