

DELINQUENT TAX NOTICE
Borough of Avalon
Scire Facias Sur
Municipal Claim and
Statement

Pursuant to Acts of General Assembly of the State of Pennsylvania, providing when, how, upon what property and to what extent liens shall be allowed for taxes and municipal improvements, etc., approved May 16th, 1923, P.L. 207, a Writ of Scire Facias having been issued out of the Court of Common Pleas of Allegheny County at the instance of Borough of Avalon in the following case of Sci. Fa. Sur Municipal Lien requiring the Defendant(s) named therein to file Affidavit of Defense, or in default, judgment to be entered. Now, notice is hereby given to the Defendant(s) hereinafter named and unless Affidavit of Defense be filed to said claims in the Director of Court Records Office of Allegheny County within twenty (20) days after **March 21st, 2024** judgment may be entered and the property described in the liens sold to recover the amounts of said claims.

DEFENDANTS, JOSEPH MICHAEL SENOSKI and CAROLYN KRACHKOWSKI, KNOWN HEIRS OF MARYANN SENOSKI, DECEASED AND ALL UNKNOWN HEIRS, EXECUTORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST, FROM OR UNDER MARYANN SENOSKI, DECEASED, GD 23-013132, \$13,464.80, BOROUGH OF AVALON, DBV 9863, P 516, BLOCK & LOT 159-C-198.

Daniel C. Conlon, Esquire
Pa. I.D. #319956
Attorney for Plaintiff
Tucker Arensberg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222
412-594-3902

NOTICE

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and by filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 Writ of Scire Facias Sur Municipal Claim and Statement or for any claim or relief requested by the plaintiff. You may lose your 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP. 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.

LAWYER REFERRAL SERVICE

The Allegheny County Bar Association
11th Fl. Koppers Building,
436 Seventh Avenue,
Pittsburgh, PA 15219
(412) 261-6161