

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on January 22, 2008, a certain mortgage was executed by MARGARET L. STEVENSON, as mortgagor in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBDIVISION OF INDYMAC BANK, F.S.B. as mortgagee and was recorded in Office of the Recorder of Deeds of Allegheny County in Mortgage Book M V 34960 Page 477 Instrument # 2008-8021 ("Mortgage"); and

WHEREAS, the Mortgage encumbers property located at 7321 Schley Street Pittsburgh, PA 15235, parcel number 0230-E-00326-0000-00 ("Property"); and

WHEREAS, Mortgagor/Record Owner MARGARET L. STEVENSON died on 04/26/21 intestate and is survived by no known heirs; and

WHEREAS, the Property was owned by MARGARET L. STEVENSON by virtue of deed dated and recorded 9/23/2004 in Instrument #: 2004-33151; and

WHEREAS, the Mortgage is now owned by the Secretary of the United States Department of Housing and Urban Development ("Secretary"), pursuant to an assignment recorded on 2/5/2021 in Book M VL 53651 Page 435 Instrument # 2021-13688, in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania; and

WHEREAS, a default has been made in the covenants and conditions of the Mortgage (paragraph 9 (a)(i)), as MARGARET L. STEVENSON died on 04/26/2021 and that upon the death the entire principal balance becomes due and owing, and that no payment was made, and remains wholly unpaid as of the date of this Notice; and

WHEREAS, the entire amount delinquent as of 9/6/2024 is \$86,082.44 plus interest, costs and other charges through the sale date; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR Part 29, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on 06/28/2012 in Misc. BK: DE, VL: 14933, PG: 17, in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania, notice is hereby given that on 01/08/2025; at 10:00 AM at the Main Entrance of the Allegheny County Courthouse located at 436 Grant St, Pittsburgh, PA 15219 all real property and personal property at or used in connection with the following described premises will be sold at public action to the highest bidder:

ALL that certain lot or piece of ground situate in the Township of Penn Hills, County of Allegheny and Commonwealth of Pennsylvania, being Lot No. 8 in the Plan of Modern Acres recorded in Plan Book Volume 32 page 48 bounded and described as follows, to-wit:

BEGINNING at a point on the Northerly side of Schley Street, said point being distant 191.82 feet from Eastern line of George A. Nuesslein Plan (Plan Book Volume 29 Page 133); thence along the Northerly side of Schley Street, Eastwardly 25 feet to a point; said point being the dividing line between Lots Nos. 8 and 9 in said plan; thence Northwardly along the last mentioned dividing line a distance on 101.22 feet to Cherry Alley; thence along Cherry Alley, westwardly a distance of 25 feet to the dividing line of Lots Nos. 7 and 8, and thence Southwardly along last mentioned dividing line a distance of 101.22 feet to the Northerly side of Schley Street aforesaid at the place of beginning.

HAVING erected thereon a two-story brick and shingle dwelling known as 7321 Schley street, Penn Hills, Pennsylvania 15236.

BEING designated as Block and Lot No. 230-E-326.

BEING the same property which Michael Eugene Stevenson by deed dated the 14th day of September 2004 and recorded in the Recorder's Office of Allegheny County, Pennsylvania in Deed Book Volume 12201 page 461 granted and conveyed to Margaret L. Stevenson, mortgagor herein.

The sale will be held 01/08/2025; at 10:00 AM at the Main Entrance of the Allegheny County Courthouse located at 436 Grant St, Pittsburgh, PA 15219. The Secretary of Housing and Urban Development will bid \$86,082.44 plus interest, costs and other charges through the sale date. Ten percent (10%) of the highest bid is the deposit required at the sale.

The amount that must be paid to HUD by the mortgagors or someone acting on their behalf so that the sale may be stayed is the total delinquent amount of \$86,082.44 as of 09/06/2024, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bid, all bidders, except the Secretary, must submit a deposit totaling ten percent 10% of the Secretary's bid as set forth above in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of ten (10%) percent must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within thirty (30) days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyance fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for fifteen (15) days, and a fee will be charged in the amount of \$150.00 for each fifteen (15) day extension requested. The extension fee shall be paid in the form of a certified or cashier's check made payable to the Secretary of Housing and Urban Development. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder's deposit will be forfeited, and the Commissioner may, at the direction of the HUD Field Office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price accordance with the terms of the sale as provided herein.

KML LAW GROUP, P.C. Foreclosure Commissioner (215-825-6305)