

**In the Court of Common  
Pleas of Allegheny  
County Pennsylvania  
Civil Division No.**

**GD-24-3362**

**NOTICE OF COMPLAINT  
IN CIVIL ACTION TO  
QUIET TITLE**

SUSAN MARTINEAU, an Adult  
Individual,  
Plaintiff,

vs.

AMERICAN CREDIT, INC. DBA  
UPLAND MTG., a Pennsylvania  
Business Corporation,  
Defendant.

TO: AMERICAN CREDIT, INC.  
DBA UPLAND MTG.

You are hereby notified that  
the Plaintiff has filed a  
Complaint in Civil Action to  
Quiet Title endorsed with a  
Notice to Defend against you  
in Allegheny County Docket at  
Case No. GD-24-3362,  
wherein the Plaintiff seeks to  
quiet title to property located  
at 32 Highland Avenue,  
Allegheny County, Stowe  
Twp., Pennsylvania 105136,  
Tax Map No. 73-S-249.

**NOTICE TO DEFEND**

TO: AMERICAN CREDIT, INC.  
DBA UPLAND MTG.

You have been sued in court. If  
you wish to defend against  
the claims set forth in the  
following pages, you must  
take action within twenty (20)  
days after this 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  
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

3rd Floor Koppers Building,  
436 Seventh Avenue  
Pittsburgh, PA 15219

Tel: 412-261-5555