

**IN THE COURT OF
COMMON PLEAS OF
ALLEGHENY COUNTY,
PENNSYLVANIA**

IN RE: ESTATE OF ROBERT M.
MEARS, SR.,

Deceased. ORPHAN'S COURT
DIVISION NO. 4724 of
2023 DECREE NISI AND NOW,
TO WIT, this 12th day of
September 2023, upon
consideration of the Petition
filed by Penn Pioneer
Enterprises, LLC to Establish
Title to the

Decedent's Real Estate
Pursuant to 20 Pa.C.S. § 3456,
it is hereby ORDERED and
DECREED NISI that title to the
interest of Robert M. Mears,
Sr., Deceased, in the real
estate located at 410 6th Ave,
Carnegie, PA 15106, Lot &
Block No. 103-P-50, is
adjudged to be in Penn
Pioneer Enterprises, LLC.
Notice of this Decree shall be
given to all known creditors
and parties in interest by mail
as well as by publication one
each in a newspaper of
general circulation and in the
Pittsburgh Legal Journal. Proof
of service and advertisement
shall be filed of record. If no
exception to this Decree is
filed within three (3) months, it
shall be confirmed absolutely.
A certified copy of the Decree
shall be recorded in the
Allegheny County Department
of Real Estate and shall be
indexed in the grantor's index
under the name of the
Decedent and in the grantee's
index under the name of the
Petitioner.

BY THE COURT: Lawrence
J. O'Toole, J.