

IN THE COURT OF COMMON  
PLEAS OF ALLEGHENY  
COUNTY, PENNSYLVANIA  
IN RE: ESTATE OF TERRY A.  
MOHLER, Deceased  
ORPHANS' COURT DIVISION  
NO. 5565 OF 2022  
DECREE NISI

AND NOW, TO WIT, this 3rd day of October, 2023 upon consideration of the Petition filed by 907 East Street, 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 Terry A. Mohler, Deceased, in the real estate located at 306 Main Street, Pittsburgh, PA 15201, Lot & Block No. 49-K-257, is adjudged to be in 907 East Street, 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.