

**IN THE COURT OF  
COMMON PLEAS  
OF ALLEGHENY COUNTY,  
PENNSYLVANIA  
U.S. BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR ASSET BACKED  
SECURITIES CORPORATION  
HOME EQUITY LOAN TRUST  
2004-HE9, ASSET BACKED  
PASS-THROUGH  
CERTIFICATES, SERIES  
2004-HE9  
Plaintiff**

**v.**

**WILLIAM J MCGOWAN;  
DANIELLE A. GIGLIOTTI, IN  
HER CAPACITY AS HEIR OF  
KIMBERLY A. MCGOWAN,  
DECEASED; WILLIAM F.  
MCGOWAN, IN HIS  
CAPACITY AS HEIR OF  
KIMBERLY A. MCGOWAN,  
DECEASED; UNKNOWN  
HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL  
PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER KIMBERLY  
A. MCGOWAN, DECEASED**

**Defendant(s)**

**CIVIL DIVISION**

**No.: MG-15-000802**

**Sale No.: 40 MAR 24**

**NOTICE TO:**

**UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE OR INTEREST  
FROM OR UNDER KIMBERLY  
A. MCGOWAN, DECEASED**

**NOTICE OF SHERIFF'S SALE**

**OF REAL PROPERTY**

**Being Premises: 328 Fernhill  
Avenue, Pittsburgh, PA 15226  
Being in 19TH WARD OF THE  
CITY OF PITTSBURGH, County  
of ALLEGHENY,  
Commonwealth of  
Pennsylvania, 0062-H-  
00114-0000-00**

**Improvements consist of  
residential property.**

**Sold as the property of William  
J. McGowan; Danielle A.  
Gigliotti, in Her Capacity as  
Heir of Kimberly A. McGowan,  
deceased; William F.  
McGowan in His Capacity as  
Heir of Kimberly A. McGowan,  
deceased; and Unknown  
Heirs, Successors, Assigns,  
and All Persons, Firms, or  
Associations Claiming Right,  
Title or Interest From or Under  
Kimberly A. McGowan,  
deceased Your house (real  
estate) at 328 Fernhill Avenue,  
Pittsburgh, PA 15226 is  
scheduled to be sold at the  
Sheriff's Sale on May 6, 2024  
at 09:00 AM, at the  
PA-ALLEGHENY, COURTROOM  
703, CITY-COUNTY BUILDING,  
414 GRANT STREET,  
PITTSBURGH, PA 15219, to  
enforce the Court Judgment of  
\$127,299.26 obtained by, U.S.  
BANK NATIONAL  
ASSOCIATION, AS TRUSTEE  
FOR ASSET BACKED  
SECURITIES CORPORATION  
HOME EQUITY LOAN TRUST  
2004-HE9, ASSET BACKED  
PASS-THROUGH  
CERTIFICATES, SERIES  
2004-HE9 (the mortgagee),  
against the above premises.**

**BROCK & SCOTT, PLLC**

**Attorney for Plaintiff**

**(844) 856-6646**