

LEGAL ADS

Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.

Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Albert, Robert R. a/k/a Robert Raymond Albert a/k/a Robert R. Albert, Jr., deceased, of Verona, PA. No. 07246 of 2019. Thomas H. Albert, Admr., 1415 Richland Meadows Dr., Ballwin, MO 63021.

19-06566 Dec 10, 17, 26, 2019

Farmer, Doris A., deceased, of Upper St. Clair, PA. No. 06764 of 2019. Susan Beth Farmer, Extrx., 2465 Circleville Road, Unit 127, State College, PA 16803 or to Keith H. West, Esq., Clark Hill PLC, One Oxford Ctr., 301 Grant St., 14th Fl., Pittsburgh, PA 15219.

19-06567 Dec 10, 17, 26, 2019

Fisher, III, Carvis, deceased, of Pittsburgh, PA. No. 7091 of 2019. Carol Smith Fisher, Admr., 5529 Rippey Street, Pittsburgh, PA 15206 or to Dachan J. Furnace, Esq., Welch, Gold, Siegel & Fiffik, P.C., 428 Forbes Avenue, The Pittsburgher, Suite 1240, Pittsburgh, PA 15219.

19-06568 Dec 10, 17, 26, 2019

Guido, Jacqueline, deceased, of Pittsburgh, PA. No. 04563 of 2019. Dawn Humphrey, Extrx., 700 Bell Isle Dr., Alpharetta, GA 30009 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

19-00886w Dec 10, 17, 26, 2019

Hock, Elizabeth, deceased, of Pittsburgh, PA. No. 07218 of 2019. Donna M. Franciscus, Extrx., 3754 Haven Street, Pittsburgh, PA 15204 or to Joseph S. Bielecki, Esq., 1200 Sarah St., Pittsburgh, PA 15203.

19-06569 Dec 10, 17, 26, 2019

Kaminski, Conrad K., deceased, of Pittsburgh, PA. No. 07258 of 2019. Mark Kaminski, Extr., 317 Tally Drive, Pittsburgh, PA 15237 or to Mary Margaret Boyd, Esq., Law Office of Mary Margaret Boyd, 20 Donati Road, Suite 300, Pittsburgh, PA 15241.

19-00885w Dec 10, 17, 26, 2019

Manns, Thomas S., deceased, of West Mifflin, PA. No. 07255 of 2019. Esther B. Manns, Admr., 358 Foster Road, West Mifflin, PA 15122 or to Matthew T. McCune, Esq., Conlon Tarker, P.C., 108 E. Diamond Street, Butler, PA 16001.

19-06570 Dec 10, 17, 26, 2019

Mauser, Joelle Nicole, deceased, of Pittsburgh, PA. No. 07289 of 2019. Henry A. Mauser, Extr., 775 Riehl Dr., Pittsburgh, PA 15234 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

19-00888w Dec 10, 17, 26, 2019

Nehrer, Thomas D., deceased, of Brackenridge, PA. No. 06849 of 2019. Christine E. Nehrer, Admr., 952 Union Avenue, Brackenridge, PA 15014 or to Robert W. Andreen, Esq., Andreen, Eynon & Theophilus, 1378 Freeport Rd., Ste. 2B, Pittsburgh, PA 15238-3135.

19-06571 Dec 10, 17, 26, 2019

Nonamaker, Edward R., deceased, of Turtle Creek, PA. No. 07153 of 2019. Danelle A. Williams, Admr., 523 Jackson Drive, Apollo, PA 15613 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

19-06572 Dec 10, 17, 26, 2019

Novak, Stephen J., deceased, of Pittsburgh, PA. No. 07154 of 2019. Maryann Diethorn, Extrx., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 204, Pleasant Hills, PA 15236.

19-06573 Dec 10, 17, 26, 2019

O'Donnell, John F., deceased, of Edgewood, PA. No. 06990 of 2019. Mary Walsh, Extrx., 110 Kingsdale Road, Pittsburgh, PA 15221 or to Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Bldg., 1227 S. Braddock Ave., Pittsburgh, PA 15218.

19-06574 Dec 10, 17, 26, 2019

Seibert, Irene M., deceased, of McKeesport, PA. No. 07147 of 2019. David Seibert, Co-Admr., 3923 Greenspring Ave., West Mifflin, PA 15122 and Maria Hrizo, Co-Admr., 920 Washington St., McKeesport, PA 15132 or to Colleen D. Bratkovich, Esq., Zacharia Brown P.C., 4500 Walnut St., McKeesport, PA 15132.

19-06575 Dec 10, 17, 26, 2019

Szramowski, Jacqueline A., deceased, of Pittsburgh, PA. No. 07205 of 2019. Jacob Szramowski, Sr., Admr., 75 Seavey Road, Pittsburgh, PA 15223 or to Laura F. DelFratte, Esq., Eckert Seamans Cherin & Mellott, LLC, 600 Grant Street, 44th Fl., Pittsburgh, PA 15219.

19-06576 Dec 10, 17, 26, 2019

Ursenbach, Marilyn Ann a/k/a Marilyn A. Ursenbach a/k/a Marilyn Ann Redman,

deceased, of Pittsburgh, PA. No. 07138 of 2019. David Ursenbach, Extr., 248 Oaklyn Rd., Bethel Park, PA 15102 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

19-00887w Dec 10, 17, 26, 2019

Bianchi, Evelyn Dorothy a/k/a Evelyn D. Bianchi, deceased, of Pittsburgh, PA. No. 06834 of 2019. Donna Snyder, Extrx., 1809 Orchid Street, Pittsburgh, PA 15207 or to Alan I. Farber, Esq., Caste Village, 5301 Grove Rd., Ste. M-106, Pittsburgh, PA 15236.

19-06439 Dec 3, 10, 17, 2019

Fetzer, Lois S., deceased, of Pittsburgh, PA. No. 07056 of 2019. PNC Bank, National Association, Paul J. Palko, Vice President, Extr., The Tower at PNC Plaza, 300 Fifth Avenue, Mail Stop PT-PTWR-31-1, Pittsburgh, PA 15222 or to Stuart N. Hutchison, III, Esq., K&L Gates LLP, K&L Gates Center, 210 Sixth Ave., Pittsburgh, PA 15222.

19-06440 Dec 3, 10, 17, 2019

Glenn, Elizabeth E. a/k/a Elizabeth Esther Glenn, deceased, of Swissvale, PA. No. 06644 of 2019. Karen L. Holler, Extrx., 301 Shadow Wood Court, Trafford, PA 15085 or to Joseph S. Bielecki, Esq., 1200 Sarah St., Pittsburgh, PA 15203.

19-06441 Dec 3, 10, 17, 2019

Heine, Catherine T., deceased, of Pittsburgh, PA. No. 06651 of 2019. Linda K. Johnston, Extrx., 134 Eileen Drive, Pittsburgh, PA 15214 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237.

19-06442 Dec 3, 10, 17, 2019

Kingsbaker, Suzanne L., deceased, of Monroeville, PA. No. 07063 of 2019. Daniel B. Unikel, Extr., c/o James J. Loll, Esq., James J. Loll, P.C., 1122 Third St., Beaver, PA 15009.

19-06443 Dec 3, 10, 17, 2019

Lelonis, Richard M., deceased, of Pittsburgh, PA. No. 06877 of 2019. Jack Demnyan, Admr. c.t.a., c/o John W. Giltinan, Esq., John W. Giltinan, Esq., P.C., Three Gateway Center, 401 Liberty Ave., Ste. 1460, Pittsburgh, PA 15222-1004.

19-06444 Dec 3, 10, 17, 2019

McDonald, T. Patricia, deceased, of Clairton, PA. No. 07329 of 2018. Alan G. McDonald, Extr., 903 Broughton Road, Pittsburgh, PA 15236 or to Carl B. Zacharia, Esq., Zacharia Brown Law Offices, 111 West McMurray Road, McMurray, PA 15317.

19-06445 Dec 3, 10, 17, 2019

Mulvihill, James W., deceased, of Mt. Lebanon, PA. No. 06357 of 2019. Diane Olivo, Extrx., 101 Sleepy Hollow Road, Pittsburgh, PA 15216 or to Joseph S. Bielecki, Esq., 1200 Sarah St., Pittsburgh, PA 15203.

19-06446 Dec 3, 10, 17, 2019

O'Hosky, Sr., William Edward, deceased, of South Fayette Township, PA. No. 6936 of 2019. William E. O'Hosky, Jr., Extr., 730 Dutch Hill Road, Oakdale, PA 15071 or to Matthew F. Schwartz, Esq., Lange Legal Group, LLC, 2200 Murray Ave., Pittsburgh, PA 15217.

19-06447 Dec 3, 10, 17, 2019

Petrossi, Joyce A., deceased, of Oakmont, PA. No. 06966 of 2019. John T. Siglow, Extr., 11 Kinderwood Dr., Marcellus, NY 13108 or to Anthony R. Sosso, Jr., Esq., 1310 Freeport Rd., Pittsburgh, PA 15238.

19-06448 Dec 3, 10, 17, 2019

Schneider, Joseph J., deceased, of Allison Park, PA. No. 06908 of 2019. Patricia A. Copelin, Admr., 45 Ramsey Road, Cheswick, PA 15024 or to Laurel Hartshorn, Esq., 254 West Main St., P.O. Box 553, Saxtonburg, PA 16056.

19-06449 Dec 3, 10, 17, 2019

Schreck, Jeanne Mary a/k/a Jeanne B. Schreck, deceased, of Bethel Park, PA. No. 05436 of 2019. John E. Schreck, Extr., c/o Karen S. Timko, Esq., Certified Elder Law Attorney, Julian Gray Associates, 954 Greentree Rd., Pittsburgh, PA 15220.

19-06450 Dec 3, 10, 17, 2019

Schulze, James W. - Late of Carnegie Borough, Allegheny County, PA. D.O.D. 1/16/18. #021905626. Charles A. Halpin, III, Administrator, The Land Title Building, 100 South Broad Street, Ste. 1830, Phila., PA 19110. Charles A. J. Halpin, III, Atty., The Land Title Building, 100 South Broad Street, Ste. 1830, Phila., PA 19110.

19-06451 Dec 3, 10, 17, 2019

Sinagra, Raymond J., deceased, of Hampton Township, PA. No. 6933 of 2019. Michele V. Sinagra, Admr., 4850 Oakhurst Avenue, Gibsonia, PA 15044 or to Matthew F. Schwartz, Esq., Lange Legal Group, LLC, 2200 Murray Ave., Pittsburgh, PA 15217.

19-06452 Dec 3, 10, 17, 2019

Steiner, Lorraine A., deceased, of Pittsburgh, PA. No. 07086 of 2019. Michele Rosen, Extrx., c/o George J. Pettrone, Esq., 113 Harlow Street, Pittsburgh, PA 15218-1615.

19-06453 Dec 3, 10, 17, 2019

Tomlin, Vanessa G. a/k/a Vanessa Anne Tomlin, deceased, of Pittsburgh, PA. No. 07078 of 2019. Joseph E. Tomlin, Extr., 109 Fulton Drive, Venetia, PA 15367 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, P.C., 373 Vanadium Rd., Pittsburgh, PA 15243.

19-06454 Dec 3, 10, 17, 2019

Veatch, Regis a/k/a Regis G. Veatch, deceased, of Pittsburgh, PA. No. 06689 of 2019. Gail E. Weckman, Extrx., 123 Sturm Lane, Rochester, PA 15074 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237.

19-06455 Dec 3, 10, 17, 2019

Yaworski, Elizabeth H. a/k/a Elizabeth Yaworski, deceased, of Scott Township, PA. No. 06688 of 2019. Debra L. Rozsa, Extrx., c/o Edward L. Kelly, Esq., Jones, Gregg, Creehan & Gerace, LLP, 411 Seventh Avenue, Suite 1200, Pittsburgh, PA 15219.

19-06456 Dec 3, 10, 17, 2019

Yaworski, Walter, deceased, of Scott Township, PA. No. 06687 of 2019. Debra L. Rozsa, Extrx., c/o Edward L. Kelly, Esq., Jones, Gregg, Creehan & Gerace, LLP, 411 Seventh Avenue, Suite 1200, Pittsburgh, PA 15219.

19-06457 Dec 3, 10, 17, 2019

Zelt, Albert R. a/k/a Albert R. Zelt, Jr., deceased, of Upper St. Clair Township, PA. No. 6097 of 2019. Roger P. Zelt, Co-Extr., Frederick B. Zelt, Co-Extr. and Albert R. Zelt, III, Co-Extr., 133 Copperwood Drive, Bethel Park, PA 15102 or to Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 535 Smithfield St., Ste. 800, Pittsburgh, PA 15222.

19-06458 Dec 3, 10, 17, 2019

Bidoli, Sr., Leonard L., deceased, of Brentwood, PA. No. 6923 of 2019. Theresa M. Bidoli, Extrx., 3614 Shadewell Avenue, Pittsburgh, PA 15227 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

19-06339 Nov 26; Dec 3, 10, 2019

Derence, Dolores B. a/k/a Dolores Derence, deceased, of Stowe Township, PA. No. 07005 of 2019. Vicki M. Young, Admr., 227 Hester Avenue, McKees Rocks, PA 15136 or to Chelsea M. Mague, Esq., Edward J. Krug & Associates, 300 Corporate Center Dr., Ste. 130, Moon Township, PA 15108.

19-06340 Nov 26; Dec 3, 10, 2019

Dreshman, Sr., Ronald P. a/k/a Ronald Paul Dreshman, Sr., deceased, of Munhall, PA. No. 06245 of 2019. Ronald P. Dreshman, Jr., Admr., 520 Maple Street, East Pittsburgh, PA 15112 or to Edward L. Kelly, Esq., Jones, Gregg, Creehan & Gerace, LLP, 411 Seventh Avenue, Suite 1200, Pittsburgh, PA 15219.

19-06341 Nov 26; Dec 3, 10, 2019

Hall, Robert C., deceased, of Pittsburgh, PA. No. 06956 of 2019. Jarett D. Sperling, Extr., 812 Whippoorwill Hill Rd., Gibsonia, PA 15044 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

19-06343 Nov 26; Dec 3, 10, 2019

Haney, John R., deceased, of Pittsburgh, PA. No. 07074 of 2019. Joseph R. McCaffrey, Extr., 873 Maple Lane, Pulaski, PA 16143 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.

19-00865w Nov 26; Dec 3, 10, 2019

Hebda, Stanislaw, deceased, of Duquesne, PA. No. 06998 of 2019. Mary Ann Hebda, Admr., 109 Erwin Street, Duquesne, PA 15110 or to Ian T. Beitler, Esq., 499 B Taft Avenue, West Mifflin, PA 15122.

19-06342 Nov 26; Dec 3, 10, 2019

Jones, Elizabeth A., deceased, of McKeesport, PA. No. 06490 of 2019. Renee Gault Jones, Extrx., 1108 Jacobs Circle, Scottsdale, PA 15683 or to Steven F. Kessler, Esq., Versailles Professional Plaza, 4304 Walnut St., Ste. 10, McKeesport, PA 15132.

19-06344 Nov 26; Dec 3, 10, 2019

King, Elvira, deceased, of Coraopolis, PA. No. 06745 of 2019. Marie Keegan, Admr., 127 Connie Park Drive, McKees Rocks, PA 15136 or to Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 2101 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220.

19-06345 Nov 26; Dec 3, 10, 2019

Pepper, Gary Bruce, deceased, of Whitehall, PA. No. 07012 of 2019. Cheryl Pepper, Admr., 1222 Prospect Road, Pittsburgh, PA 15227 or to Daniel A. Seibel, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.

19-06346 Nov 26; Dec 3, 10, 2019

Rice, Thomas O., deceased, of Richland Township, PA. No. 07000 of 2019. Robert Saunders, Extr., c/o Michael S. Butler, Esq., Heritage Elder Law & Estate Planning, LLC, 318 South Main St., Butler, PA 16001.

19-06347 Nov 26; Dec 3, 10, 2019

Schell, Phyllis A., deceased, of Aleppo Township, PA. No. 06940 of 2019. James F. Schell, Extr., c/o Samuel J. Goncz, Esq., Cohen & Grigsby, P.C., 625 Liberty Avenue, Pittsburgh, PA 15222-3152.

19-06348 Nov 26; Dec 3, 10, 2019

Scott, Mary Ann, deceased, of Rankin, PA. No. 07102 of 2019. Beverly M. Scott, Extrx., 209 Rankin Blvd., Rankin, PA 15109 or to Kelton M. Burgess, Esq., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219.

19-00868w Nov 26; Dec 3, 10, 2019

Smith, Faye A., deceased, of Penn Hills, PA. No. 06959 of 2019. Christina M. Vitlip, Admr., 945 Brady Avenue, Steubenville, OH 43952 or to Raymond M. Roberts, Esq., Rothman Gordon, P.C., 310 Grant St., Ste. 300, Pittsburgh, PA 15219.

19-06349 Nov 26; Dec 3, 10, 2019

Smith, Geraldine M., deceased, of West Mifflin, PA. No. 06842 of 2019. Janet Lesante, Extrx., 708 Elwell Avenue, West Mifflin, PA 15122 or to Ian T. Beitler, Esq., 499 B Taft Avenue, West Mifflin, PA 15122.

19-06350 Nov 26; Dec 3, 10, 2019

Wang, Yih-Jian, deceased, of Pittsburgh, PA. No. 06965 of 2019. Stephen P. Wang, Admr., 3709 Orpwood Street, Pittsburgh, PA 15213 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

19-06353 Nov 26; Dec 3, 10, 2019

Wenning, Jr., William F. a/k/a William Frederick Wenning, Jr., deceased, of Sewickley, PA. No. 005325 of 2019. Judith Ann Wenning, Extrx., c/o Samuel J. Goncz, Esq., Cohen & Grigsby, P.C., 625 Liberty Avenue, Pittsburgh, PA 15222-3152.

19-06351 Nov 26; Dec 3, 10, 2019

Wohlfarth, Mildred M. a/k/a Mildred Mary Wohlfarth, deceased, of Sewickley, PA. No. 006953 of 2019. Diane K. Wohlfarth, Extrx., 1663 Blackburn Heights Drive, Sewickley, PA 15143 or to William G. Merchant, Esq., Papernick & Gfsky, LLC, 34th Floor, One Oxford Centre, Pittsburgh, PA 15219.

19-06352 Nov 26; Dec 3, 10, 2019

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of H.I.D.E. Contracting, with its principal office or place of business at 1321 Main St., Crescent, PA 15046. The names and addresses of all persons who are parties to the registration are: Wayne R. Jellison, 1321 Main St., Crescent, PA 15046.

19-06577 Dec 10, 2019

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No. GD-19-016263

Quaker Valley School District, Plaintiff,
vs.
Jean F. Fronko, With Notice to Heirs & Assigns, Defendant(s).

Notice To Jean F. Fronko, With Notice to Heirs & Assigns:

You are hereby notified that on November 19, 2019 Plaintiff, Quaker Valley School District, filed a Writ of Scire Facias Sur Tax Lien and Statement against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. GD-19-016263. Wherein Plaintiff seeks to collect delinquent real estate taxes lawfully levied and assessed against that certain property situate within the Borough of Bell Acres, County of Allegheny, Commonwealth of Pennsylvania, described as follows: Block 1198-H, Lot 172, known as Big Sewickley Creek Road, Sewickley, PA 15143.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Scire Facias Sur Tax Lien and Statement, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 Writ of Scire Facias Sur Tax Claim and Statement or for any 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, 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.

ACBA Lawyer Referral Service
Koppers Building
436 Seventh Ave., 3rd Fl.
Pittsburgh, Pennsylvania 15219
412-261-5555
19-06463 Dec 10, 2019

Notice of Trust Administration

Notice is hereby given of the administration of The Ruth A. Jaworski Living Trust dated June 6, 2011 pursuant to 20 Pa.C.S. § 7755c. Ruth A. Jaworski, Grantor/Settlor of the Trust died on November, 21, 2019, late of Pittsburgh, Allegheny County, and Commonwealth of Pennsylvania. All persons indebted to said Trust are requested to make payment, and those having claims or demands against the same will make them known without delay to:

James A. Jaworski, Trustee, currently of 151 Spencer Avenue, Pittsburgh, PA 15227 or John A. D'Onofrio, Esq. of D'Onofrio Law Office, P.C., located at 651 Holiday Drive, Ste. 400, Pittsburgh, PA 15220.

19-06578 Dec 10, 17, 26, 2019

Notice

In the Court of Common Pleas of Allegheny County, PA, Orphans' Court

Division, Estate of Yvonne Anne Utz, deceased, Case No. 7043 of 2019: Notice is hereby given that on November 18, 2019, a Petition was filed by Gregory Utz, to terminate the interests of the heirs and devisees of Yvonne Anne Utz, deceased, in the real estate located at 373 Main Street, Pittsburgh, PA, 15201, and determine that fee simple title is in Gregory Utz. If no exceptions to the Petition are filed within 30 days