

IN THE COURT OF  
COMMON PLEAS OF  
ALLEGHENY COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
IN THE MATTER OF  
CONDEMNATION BY THE  
REDEVELOPMENT AUTHORITY  
OF ALLEGHENY COUNTY OF  
CERTAIN PARCELS OF LAND IN  
THE **BOROUGHS OF MOUNT  
OLIVER, GLASSPORT,  
WILKINSBURG,  
SHARPSBURG, THE  
TOWNSHIPS OF  
CORAOPLIS AND NORTH  
FAYETTE,** ALLEGHENY  
COUNTY, PENNSYLVANIA,  
BEING **PROPERTY OF: Case  
No: GD-23-009720 CHAU N.  
NGUYEN AND NANCY A.  
NGUYEN** their heirs,  
executors, administrators,  
successors, assigns or any  
other persons found to have  
an interest in the following  
property: ALL that certain lot  
or piece of ground situate in  
the **Borough of Mount  
Oliver,** Allegheny County, PA,  
located at Koehler Street,  
BEING designated as **Block  
and Lot No. 14-M-165** in the  
Department of Real Estate of  
Allegheny County,  
Pennsylvania. **Case No:  
GD-23-009722**  
**ESTATE OF DOROTHY A.  
KASS, DECEASED,** her heirs,  
executors, administrators,  
successors, assigns or any  
other persons found to have  
an interest in the following  
property: ALL that certain lot  
or piece of ground situate in  
the Borough of Mount Oliver,  
Allegheny County, PA, located  
at Penn Avenue, BEING  
designated as Block and Lot  
No. 14-S-298 in the  
Department of Real Estate of  
Allegheny County,  
Pennsylvania. **Case No:  
GD-23-009709 PEGGIE P.  
SMITH,** her heirs, executors,  
administrators, successors,  
assigns or any other persons  
found to have an interest in  
the following property: ALL  
that certain lot or piece of  
ground situate in the Borough  
of Wilksburg, Allegheny  
County, PA, located at Grand  
Avenue, BEING designated as  
Block and Lot No. 232-E-161 in  
the Department of Real Estate  
of Allegheny County,  
Pennsylvania.  
**Case No:  
GD-23-009716 ALBERT E.  
PEZEL AND CLARA MAE  
PEZEL,** their heirs, executors,  
administrators, successors,  
assigns or any other persons  
found to have an interest in  
the following property: ALL  
that certain lot or piece of  
ground situate in the Borough  
of Glassport, Allegheny  
County, PA, located at  
Delaware Avenue, BEING  
designated as Block and Lot  
No. 558-S-7 in the Department  
of Real Estate of Allegheny  
County, Pennsylvania. **Case  
No: GD-23-009719 THOMAS  
MALLEY,** his heirs, executors,  
administrators, successors,  
assigns or any other persons  
found to have an interest in  
the following property: ALL  
that certain lot or piece of  
ground situate in the Borough  
of Sharpsburg, Allegheny  
County, PA, located at Main  
Street, BEING designated as  
Block and Lot No. 168-K-57 in  
the Department of Real Estate  
of Allegheny County,  
Pennsylvania. **Case No:  
GD-23-009712 HOWARD  
WHITE AND GERALDINE E.  
WHITE,** their heirs, executors,  
administrators, successors,  
assigns or any other persons  
found to have an interest in  
the following property: ALL  
that certain lot or piece of  
ground situate in the  
Township of Coraopolis,  
Allegheny County, PA, located  
at 1731 Hiland Avenue, BEING  
designated as Block and Lot  
No. 341-C-22 in the  
Department of Real Estate of  
Allegheny County,  
Pennsylvania. **Case No:  
GD-23-009713 FRED M.  
LAUDERBAUGH AND  
DONALD KELLY,** their heirs,  
executors, administrators,  
successors, assigns or any  
other persons found to have  
an interest in the following  
property: ALL that certain lot  
or piece of ground situate in  
the Township of North  
Fayette, Allegheny County, PA,  
located at Main St. Ext., BEING  
designated as Block and Lot  
No. 581-N-19 in the  
Department of Real Estate of  
Allegheny County,  
Pennsylvania. **NOTICE TO  
CONDEMNNEES OF  
CONDEMNATION** In  
accordance with Section 405  
of the Eminent Domain Law of  
the General Assembly of the  
Commonwealth of  
Pennsylvania, the  
Redevelopment Authority of  
Allegheny County hereby  
gives notice that: 1. The  
Redevelopment Authority of  
Allegheny County filed a  
Declaration of Taking on the  
**14th day of August, 2023,**  
for **Docket Nos.  
GD-23-009720,  
GD-23-009722,  
GD-23-009709, GD-009712,  
GD-009713, GD-23-009716,  
GD-23-009719,** in the Court of  
Common Pleas of Allegheny  
County, Pennsylvania,  
pursuant to the requirements  
of the Act of June 22, 1964,  
P.L. No. 84, as amended 26 Pa.  
C.S.A. § 101 et seq., known as  
the "Eminent Domain Code".  
The address of the  
Redevelopment Authority of  
Allegheny County is 436 7th  
Ave. Suite 500, Pittsburgh,  
Allegheny County,  
Pennsylvania. 2. This  
condemnation is specifically  
authorized by Sections 12,  
and 12.1 of the Urban  
Redevelopment Law, Act of  
May 24, 1945, P.L. 991 as  
amended, 35 P.S. § 1701 et  
seq.  
3. The Board of the  
Redevelopment Authority of  
Allegheny County (hereinafter  
"Board") by Resolution duly  
adopted on **27th day of  
October, 2022,** condemned  
the property referred to above  
at **GD-23-009720,  
GD-23-009722,  
GD-23-009709,  
GD-23-009712,  
GD-23-009713,** in the  
Borough of Mount Oliver,  
Borough of Wilksburg,  
Township of North Fayette  
and the Township of  
Coraopolis; and by Resolution  
duly adopted on the **25th day  
of August, 2022,** condemned  
the property referred to above  
at **GD-23-009716,  
GD-23-009719;** in the  
Borough of Glassport and the  
Borough of Sharpsburg, and  
authorized the Director, the  
Manager of Housing and  
Human Services and the  
Authorities Manager of said  
Authority to execute and file  
the aforementioned  
Declarations of Taking. 4. The  
purpose of this condemnation  
is to effectuate the public  
purpose of the redevelopment  
of blighted properties in the  
**Boroughs of Wilksburg,  
Mount Oliver, Glassport,  
and Sharpsburg and the  
Townships of Coraopolis  
and North Fayette.** 5. The  
nature of the title acquired  
hereby is the absolute fee  
simple title whether fee  
simple or lesser estates,  
together with all easements,  
rights of way and real property  
interests of whatever  
nature. 6. These properties  
have been condemned in their  
entirety as of the dates set  
forth in Paragraph 1 above. 7.  
A plan showing the  
condemned properties may  
be inspected at the offices of  
the Redevelopment Authority  
of Allegheny County, One  
Chatham Center, Suite 900,  
112 Washington Place,  
Pittsburgh, Allegheny County,  
Pennsylvania. 8. Just  
compensation has been  
secured by the bond of the  
Redevelopment Authority of  
Allegheny County, filed with  
each Declaration of Taking. 9.  
If you wish to challenge the  
power or right of the  
Condemnor, the  
Redevelopment Authority of  
Allegheny County, to  
appropriate the condemned  
property, the sufficiency of the  
security, the procedure  
followed by the Condemnor,  
or the Declaration of Taking,  
you are required to file  
Preliminary Objections with  
the Court of Common Pleas of  
Allegheny County,  
Pennsylvania, within thirty (30)  
days after publication of this  
Notice. **FURTHERMORE,  
NOTICE IS HEREBY GIVEN**  
that the Authority, pursuant to  
Section 522 of the Eminent  
Domain Code of 1964 (26 Pa.  
C.S.A. Section 522) will, no less  
than twenty (20) days  
subsequent to the expiration  
of the statutory period for the  
filing of Preliminary Objections  
to the Declarations of Taking,  
present a petition to the Court  
of Common Pleas of  
Allegheny County to deposit  
into court the just  
compensation estimated by  
the Authority to be due all  
parties in interest for damages  
sustained as a result of the  
condemnation of the  
properties herein involved.  
William G. Merchant,  
Esquire, Attorney for the  
Redevelopment Authority