

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 WILKINSBURG AND VERONA, THE TOWNSHIPS OF PENN HILLS, SOUTH PARK AND HARRISON, ALLEGHENY COUNTY, PENNSYLVANIA, BEING PROPERTY OF: **Case No: GD-23-010740 JAMES S. DAVIS** 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 Wilksburg**, Allegheny County, PA, located at Hill Avenue, BEING designated as **Block and Lot No. 232-N-226** in the Department of Real Estate of Allegheny County, Pennsylvania. **Case No: GD-23-010742 SHARON M SEAMAN**, 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 Verona**, Allegheny County, PA, located at 558 Church Street, BEING designated as **Block and Lot No. 364-S-92** in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-010747 EVELYN L. BROWN AND WILLIAM BROWN JR., DECEASED, 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 Penn Hills**, Allegheny County, PA, located at 8216 Chaske Street, BEING designated as **Block and Lot No. 294-N-228** in the Department of Real Estate of Allegheny County, Pennsylvania. **Case No: GD-23-010748 WEST END FEDERAL SAVINGS AND LOAN ASSOCIATION**, 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 South Park**, Allegheny County, PA, located at Grant Street, BEING designated as **Block and Lot No. 558-S-7** in the Department of Real Estate of Allegheny County, Pennsylvania. **Case No: GD-23-010749 KATHERINE A SHAFFER**, 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 **Township of Harrison**, Allegheny County, PA, located at 51-53 River Avenue, BEING designated as **Block and Lot No. 1368-L-23-0-1** in the Department of Real Estate of Allegheny County, Pennsylvania. **Case No: GD-23-23-010736 RICHARD A. SNYDER**, 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 **Township of Harrison**, Allegheny County, PA, located at 10 Linden Street, BEING designated as **Block and Lot No. 1368-R-101** in the Department of Real Estate of Allegheny County, Pennsylvania. **AND MICHAEL WALKER AND TENY WALKER**, 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 Harrison**, Allegheny County, PA, located at 12 Linden Street BEING designated as **Block and Lot No. 1368-R-102** in the Department of Real Estate of Allegheny County, Pennsylvania.

NOTICE TO CONDEMNEDS 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 **15th** day of **September, 2023**, for **Docket Nos. GD-23-010740, GD-23-010742, GD-23-010747, GD-23-010748; GD-23-010749 and GD-23-010736** 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-23-010740 and GD-23-010742, GD-23-010747, GD-23-010748, GD-23-010749 and GD-23-010736** in the Boroughs of Wilksburg and Verona, Townships of Penn Hills, South Park, and Harrison 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 and Verona and the Townships of Penn Hills, South Park, and Harrison** 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