

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 BOROUGH OF NORTH BRADDOCK, ALLEGHENY COUNTY, PENNSYLVANIA, BEING PROPERTY OF:

Case No: GD-23-011655

HERMAN WILLIAMS (236-D-103); MARY BIGLEY (236-D-108); IAN J. PEGUES (236-D-111); ROBERT L. MCFARLAND AND SUSAN MCFARLAND, HUSBAND AND WIFE (236-D-110); JAMES F. SHIELDS AND SAMUEL P. SHIELDS (236-D-112); ROBERT F. BEST (236-H-157); SHARAN M. WEIR (236-H-158); HAROLD L. LEE (236-H-165); HELPING HANDS HOUSING I LLC. (236-H-182) EUGENE HOLMES AND OLIVE RUTH HOLMES, HUSBAND AND WIFE (236-H-186); TONY KNOTTS AKA ANTHONY KNOTTS AND DOLLY KNOTTS, HUSBAND AND WIFE (301-J-247); ESTATE OF RUTH B. CLIFFORD AKA RUTH CLIFFORD YOUNG, DECEASED (301-J-248) JOHN SAWCZYN AND JULIA SAWCZYN (301-J-249) SHARLENE CHESSON (301-J-251); PAUL PEPPER (301-J-252); INVESTMENT PROPERTIES USA, LLC (301-J-253); ESTATE OF ROSANNA JENKINS, DECEASED (301-J-255); DANICE E. LEWIS (301-N-108); HESTER RICE AND JACK RICE, DECEASED (301-N-112); CLIFFORD L. SCOTT AND PAULINE E. SCOTT, HUSBAND AND WIFE (301-J-250), 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 North Braddock, Allegheny County, PA, located at 206 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-D-103; Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-D-108; 209 Hawkins Avenue, North Braddock, PA, Block and Lot: 236-D-111; 211 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-D-110; Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-D-112; 327 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-157; 325 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-158; 311 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-165; 227 Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-182; Hawkins Avenue, North Braddock, PA, Block and Lot No: 236-H-186; 561 Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-247; Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-248; Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-249; 553 Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-251; 551 Hawkins Avenue, North Braddock, PA, Block and Lot: 301-J-252; 549 Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-253; Hawkins Avenue, North Braddock, PA, Block and Lot No: 301-J-255; 709 Middle Street, North Braddock, PA, Block and Lot No: 301-N-108; 715-717 Middle Street, North Braddock, PA, Block and Lot No: 301-N-112; Hawkins Avenue, North Avenue, PA, Block and Lot No: 301-J-250, in the Department of Real Estate of Allegheny County, Pennsylvania.

NOTICE TO CONDEEMNEES 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 6th day of October 2023, for Docket No. GD-23-011655, 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 26th day of January 2023, condemned the properties referred to above at GD-23-011655, in the Borough of North Braddock and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declaration of Taking.
4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Borough of North Braddock.
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