

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  
WEST VIEW AND RANKIN,  
IN THE TOWNSHIPS OF  
NORTH VERSAILLES AND  
RESERVE, ALLEGHENY  
COUNTY, PENNSYLVANIA,  
BEING PROPERTY OF:

**Case No: GD-23-011781**  
**JOACHIM F. NOEL AND**  
**MARIE T. NOEL, HUSBAND**  
**AND WIFE,** 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 Reserve,  
Allegheny County, PA, located  
at 1917 Mount Troy Road,  
BEING designated as Block  
and Lot No. 47-H-279 in the  
Department of Real Estate of  
Allegheny County,  
Pennsylvania.

**Case No: GD-23-011785**  
**CATHARINE A/K/A**  
**CATHERINE M. BIPPUS,** 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 North Versailles,  
Allegheny County, PA, located  
at Long Avenue, BEING  
designated as Block and Lot  
No. 643-K-265 in the  
Department of Real Estate of  
Allegheny County,  
Pennsylvania.

**Case No: GD-23-011771**  
**ESTATE OF JAMES**  
**MCALLISTER, DECEASED,**  
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 Rankin, Allegheny County,  
PA, located at 124 Pattison  
Street, BEING designated as  
Block and Lot No. 236-K-17 in  
the Department of Real Estate  
of Allegheny County,  
Pennsylvania.

**Case No: GD-23-011782**  
**ROBERT MICHAEL AND**  
**CHARLES SCHRAMM,**  
**EXECUTOR OF THE ESTATE**  
**OF MILDRED PHERSON,**  
**DECEASED AND JAMES O.**  
**CODER,** 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 West View, Allegheny  
County, PA, located at  
Ormond Avenue, BEING  
designated as Block and Lot  
No. 280-K-255 in the  
Department of Real Estate of  
Allegheny County,  
Pennsylvania.

#### **NOTICE TO CONDEMNED**

#### **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 **11th** day of **October,**  
**2023,** for **Docket Nos.**  
**GD-23-011781,**  
**GD-23-011785,**  
**GD-23-011771,**  
**GD-23-011782** 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 **15th day of**  
**December, 2022,**  
condemned the property  
referred to above as  
**GD-23-11785,** in the  
Township of North Versailles;  
and by Resolution duly  
adopted on the **24th day of**  
**August, 2023,** condemned  
the property referred to above  
at, **GD-23-011781,**  
**GD-23-011771, and**  
**GD-23-011782;** in the  
Township of Reserve, and the  
Boroughs of Rankin and West  
View, 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**  
**West View and Rankin** and  
the **Townships of Reserve**  
**and North Versailles.**

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, Koppers  
Building, Suite 500, 436  
Seventh Avenue, 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