

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

CIVIL DIVISION

IN THE MATTER OF THE CONDEMNATION BY THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY OF CERTAIN PARCELS OF LAND IN THE BOROUGHS OF BELLEVUE, WEST MIFFLIN, RANKIN, CORAOPOLIS, NORTH BRADDOCK, LEETSDALE AND PLUM, THE TOWNSHIPS OF RESERVE, SCOTT, PENN HILLS, ROSS, AND NORTH VERSAILLES ALLEGHENY COUNTY, PENNSYLVANIA, BEING PROPERTY OF:

Case No: GD-23-012197
JOHN J. MANIACK, 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 Bellevue**, Allegheny County, PA, located at 80N Bryant Avenue, BEING designated as **Block and Lot No. 161-J-85** in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012923
DREAM BUILDERS INTERNATIONAL INC., 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 Thorn Drive, BEING designated as **Block and Lot No. 230-G-51** in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012926
UNITED COMPANIES LENDING CORPORATION, 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 Rankin**, Allegheny County, PA, located at Duquesne Street, BEING designated as **Block and Lot No. 236-B-96** in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012929
DORIS J. CURTIS, 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 Rankin**, Allegheny County, PA, located at 3rd Avenue, BEING designated as **Block and Lot No. 236-E-12** in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012920
JAMES L. CAMPBELL, 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 Ross**, Allegheny County, PA, located at Sunny Drive, BEING designated as **Block and Lot No. 428-D-221** in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012933
JOSEPH OTTO KOVACIC, 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 Reserve**, Allegheny County, PA, located at Pittman Avenue, BEING designated as **Block and Lot No. 79-P-140** in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012918
JOSHUA M. FAWLEY AND MELISSA L. FAWLEY, 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 **Borough of Coraopolis**, Allegheny County, PA, located at 1012 Birch Way, BEING designated as **Block and Lot No. 342-B-269** in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012916
ESTATE OF JOHN P. LYNCH, 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 North Braddock**, Allegheny County, PA, located at 1705 Grandview Avenue, BEING designated as **Block and Lot No. 375-G-144** in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012924
VELVYN DAVE, EXECUTRIX OF THE ESTATE OF RICHARD DAW A/K/A RICHARD DAW, 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 **Township of North Versailles**, Allegheny County, PA, located at Washington Road BEING designated as **Block and Lot No. 547-E-306** in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012919
HELEN PORTMAN CLARKE AND MAE PORTMAN THOMSEN, 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 Scott**, Allegheny County, PA, located at Glenn Avenue, BEING designated as **Block and Lot No. 102-N-102** in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012931
ANDREW W. BORTNESS, 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 West Mifflin**, Allegheny County, PA, located at 7th Avenue, BEING designated as **Block and Lot No. 181-S-265** in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012925
ESTATE OF JOHANNA MOLITOR, 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 Leetsdale**, Allegheny County, PA, located at Ohio River Blvd., BEING designated as **Block and Lot No. 704-F-97** in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-23-012922
ESTATE OF SAMUEL J. MORNINGSTAR, 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 Plum**, Allegheny County, PA, located at Francis Road, BEING designated as **Block and Lot No. 851-K-116** 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 **8th day of November, 2023**, for **Docket Nos. GD-23-012197, GD-23-012923, GD-23-012926, GD-012929, GD-012920, GD-23-012933, GD-23-012918, GD-23-012916, GD-23-012924, GD-23-012919, GD-23-012931, GD-23-012925, GD-23-012922** 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 at **GD-23-012197, GD-23-012923, GD-23-012926, GD-23-012929, GD-23-012920**, in the Borough of Bellevue, Township of Penn Hills, Borough of Rankin and the Township of Ross; and by Resolution duly adopted on the 23rd day of September, 2023, condemned the property referred to above at **GD-23-012933, GD-23-012918, GD-23-012916, GD-23-012924**; in the Township of Reserve, the Borough of Coraopolis, Borough of North Braddock, and 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-23-012919, GD-23-012931, GD-23-012925, GD-23-012922**; in the Township of Scott, the Borough of West Mifflin, Borough of Leetsdale, and the Borough of Plum 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 Bellevue, West Mifflin, Rankin, Coraopolis, North Braddock, Leetsdale and Plum, and the Townships of Reserve, Scott, Penn Hills, Ross, 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, 436 Seventh Avenue, Suite 500 Pittsburgh, Allegheny County, Pennsylvania. 8. Just compensation has been secured by the bond of the Redevelopment Authority of Allegheny County, filed with the 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 Declaration of Taking, present petition to the Court of Common Pleas of Allegheny County to deposit in Court the just compensation estimated by the Authority to be due all parties interest for damages sustained as a result of the condemnation of the properties herein involved. William G. Merchant, Attorney for the Redevelopment Authority,