

**IN THE COURT OF
COMMON PLEAS OF
ALLEGHENY COUNTY,
PENNSYLVANIA
CIVIL DIVISION**

No. GD 23-011744

IN RE: CONDEMNATION BY
THE
ALLEGHENY COUNTY
SANITARY
AUTHORITY OF PROPERTY
LOCATED
IN THE BOROUGH OF MCKEES
ROCKS,
COUNTY OF ALLEGHENY,
COMMONWEALTH OF
PENNSYLVANIA,
FOR THE CLEAN WATER PLAN
(BLOCK AND LOT NO.
74-R-211)
IN REM
EMINENT DOMAIN
CONDEMNNEES: JRF
INVESTMENTS, INC. AND
ANYONE ELSE HAVING AN
INTEREST IN THE
CONDEMNED PROPERTY, AS
THEIR
INTERESTS MAY APPEAR.

NOTICE OF CONDEMNATION

In the Court of Common Pleas
of Allegheny County,
Pennsylvania
Civil Division
No. GD 23-11744

In Rem Eminent Domain

In Re: Condemnation by the
Allegheny County Sanitary
Authority (hereinafter
"ALCOSAN") of Property
Located in the Borough of
McKees Rocks, Allegheny
County, Pennsylvania, for
the Clean Water Plan (Block
and Lot No. 74-R-211)

Condemnee(s) JRF
Investments, Inc., its
successors and/or assigns,
and any other person found to
have an interest in the
following property
condemned:

All That Certain tract or parcel
of land situated in Borough of
McKees Rocks,
Allegheny County,
Commonwealth of
Pennsylvania, being bound
and described as follows:

Beginning on the southeast
side of Ella Street at a distance
of 70.-04 feet southwesterly
from Shingiss Street; thence
extending along Ella Street, a
distance of twenty-five (25)
feet to a point; thence
extending back, preserving an
equal width throughout of
twenty-five (25) feet, a
distance of one hundred (100)
feet to a ten foot alley.

Known as Parcel No.
74-R-211, and being the same
premises that Daniel Sandroni,
a single person, conveyed by
Deed delivered to JRF
Investments, Inc. dated
December 31, 2009,
and recorded January 19,
2010 in the Allegheny County
Department of Real Estate at
Deed Book Volume 14159,
Page 1.

In accordance with Section
305 of the Pennsylvania
Eminent Domain Code,
codified at 26 Pa.C.S. § 305,
ALCOSAN hereby gives notice
that:

1. ALCOSAN filed a
Declaration of Taking on
October 10, 2023 in the Court
of Common Pleas of
Allegheny County,
Pennsylvania at No. GD
23-011744. This was filed
pursuant to the requirements
of the Commonwealth of
Pennsylvania Eminent Domain
Code as amended by 2006,
May 4, P.L. 112, No. 34, §1.

2. The Condemnor is
ALCOSAN, a municipal
authority formed under the
laws of the Commonwealth of
Pennsylvania, having an
address of 3300 Preble
Avenue,
Pittsburgh, Pennsylvania.

3. ALCOSAN is authorized and
empowered by the
Pennsylvania Municipality
Authorities Act to have all
powers necessary and/or
convenient for the carrying
out of its statutorily proscribed
purposes, including without
limitation the power of
eminent domain. See Pa.C.S.
§5607(15).

4. This Declaration of Taking
was authorized by a
Resolution adopted
September 28, 2023
by ALCOSAN's Board of
Directors. The record thereof
may be examined at
ALCOSAN's offices.

5. The purpose of the
condemnation is to acquire
property interests necessary
to implement sewer
infrastructure necessary to
implement the Clean Water
Plan.

6. The property condemned is
situate in the Borough of
McKees Rocks, Allegheny
County and consists of 2,500
square feet. A plan of the
property condemned
sufficient for its identification
has been filed with the
Allegheny County Department
of Court Records
and recorded with the
Allegheny County Department
of Real Estate in accordance
with Section 304 of the
Eminent Domain Code of
2006.

7. The nature of the title
hereby condemned is fee
simple.

8. A plan showing the
condemned property may be
inspected at the law offices of
Babst Calland, Two Gateway
Center, Pittsburgh, PA 15222
during regular business hours.

9. The Condemnor filed with
the Declaration of Taking its
Open-End Bond without
surety pursuant to Section
303(a) of the Eminent Domain
Code of 2006. Just
Compensation is made
or secured by the filing of said
Bond.

10. If you wish to challenge
the power or right of the
Condemnor, the Pennsylvania
Turnpike Commission, 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.

Allegheny County Sanitary
Authority By: Peter H.
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