

**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
TARENTUM, MCKEES
ROCKS, MILLVALE AND
RANKIN THE TOWNSHIPS
OF FORWARD AND PENN
HILLS, ALLEGHENY COUNTY,
PENNSYLVANIA, BEING
PROPERTY OF:**

Case No: GD-24-007693
**EDWARD FRANCIS
SOWINSKI & MARCIA
ELLEN SOWINSKI,
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 Tarentum,** Allegheny
County, PA, located at 3rd
Ave., BEING designated as
**Block and Lot No.
1224-E-347** in the
Department of Real Estate of
Allegheny County,
Pennsylvania.

Case No: GD-24-007694
CHRISTOPHER GUERICO, 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 McKees Rocks,** Allegheny
County, PA, located at 12
Munson Ave., BEING
designated as **Block and Lot
No. 43-C-134** in the
Department of Real Estate of
Allegheny County,
Pennsylvania.

Case No: GD-24-007698
**ESTATE OF JOSEPHINE
MAUER, 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 Millvale,** Allegheny County,
PA, located at Sample St.,
BEING designated as **Block
and Lot No. 79-B-37** in the
Department of Real Estate of
Allegheny County,
Pennsylvania.

Case No: GD-24-007697
**MATTHEW P. D'ZURIAK &
CHERYL A. D'ZURIAK,
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 Rankin,** Allegheny County,
PA, located at Miller Ave.,
BEING designated as **Block
and Lot No. 178-S-109** in the
Department of Real Estate of
Allegheny County,
Pennsylvania.

Case No: GD-24-007695
JOAN DENISE RODABAUGH,
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 Forward,
Allegheny County, PA, located
at 8916 Roberts Hollow Rd.,
BEING designated as **Block
and Lot No. 1574-S-39** in the
Department of Real Estate of
Allegheny County,
Pennsylvania.

Case No: GD-24-007696
MARCIANO NESBETH, 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 Penn Hills,
Allegheny County, PA, located
at 3011 Blackridge Ave., BEING
designated as **Block and Lot
No. 296-S-310** 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 **16th day of July, 2024,**
for Docket Nos.
**GD-24-007693,
GD-24-007694,
GD-24-007698,
GD-24-007697,
GD-24-007695,
GD-24-007696,** 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 24th day of
August, 2023, condemned the
property referred to above at
GD-24-007693, in the
Borough of Tarentum, ; and by
Resolution duly adopted on
the 28th day of September,
2023, condemned the
property referred to above at,
GD-24-007696 and
GD-24-007694; in the
Township of Penn Hills and the
Borough of McKees Rocks,
and by Resolution duly
adopted on the 26th day of
October, 2023, condemned
the property referred to above
at, **GD-24-007698,** ; in the
Borough of Millvale, and by
Resolution duly adopted on
the **22nd day of February,
2024,** condemned the
property referred to above at,
GD-24-007697 and
GD-24-007695; in the
Borough of Rankin and the
Township of Forward 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
Tarentum, McKees Rocks,
Millvale, and Rankin** and the
**Townships of Forward and
Penn Hills.**

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