

LEGAL NOTICE

IN THE MATTER OF PROCEEDINGS BY GREENE TOWNSHIP, ERIE COUNTY FOR THE CONDEMNATION OF PROPERTY FOR PUBLIC SEWER EASEMENTS ALONG KUHL ROAD, WATTSBURG ROAD, MARK ROAD, LUCILLE DRIVE, STEGER ROAD, THELMA DRIVE, LAKE PLEASANT ROAD, TATE ROAD, AND A PRIVATE DRIVE, IN THE THIRD PHASE OF CONSTRUCTION OF THE GREENE TOWNSHIP PUBLIC SEWER SYSTEM IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA; DOCKET NO.: 12669 – 2017

EMINENT DOMAIN

NOTICE OF CONDEMNATION

In accordance with Section 305 of the Eminent Domain Code of 1964, as amended, 26 Pa.C.S. § 305, Greene Township, Erie County (the “Township”) hereby notifies the owner(s) or reputed owner(s) (hereinafter “Condemnee(s)”), and any mortgage holder and/or lienholder of record that:

1. The property referenced below has been condemned by the Township to secure a permanent easement and a temporary easement over the subject properties described below (the “Condemned Properties”) for the public purposes of the construction, installation, maintenance, repair, replacement, and removal of a public sanitary sewer system and related appurtenances, and/or the ingress and egress on, over, through, and/or under the Condemned Property, which public sanitary sewer system is to be owned and/or operated by the Township.
2. A Declaration of Taking was filed on September 26, 2017 in the Court of Common Pleas of Erie County, Pennsylvania at Docket No. 12669 – 2017.
3. The filing of the Declaration of Taking and this Notice of Condemnation were authorized by a Resolution of the Township, adopted at a public meeting held on September 12, 2017, and the Resolution may be examined at the office of the Township set forth in Paragraph 5 below.
4. The Condemnee(s) and the Properties being condemned are as follows:

Condemnee(s); Mortgagee(s)/Lienholder(s)	Address of Condemned Property	Tax ID No. of Condemned Property
Barrie R. Robbin, Sheryl J. Robbins	9251 Kuhl Rd, Erie, PA 16510	25-007-0230-04403
Edwin C. Allgeier, Lisa M. Allgeier; Utility Employees Credit Union	9205 Kuhl Rd, Erie, PA 16510	25-007-0230-04401
Van P. Kaschak, Cheryl A. Kaschak; PNC Bank, National Association	9431 Wattsburg Rd, Erie, PA 16509	25-007-0230-03700
Mark E. Tyzinski, Timothy A. Tyzinski	9447 Wattsburg Rd, Erie, PA 16509	25-007-0230-03500
David P. Matczak, Brenda M. Matczak	9453 Wattsburg Rd, Erie, PA 16509	25-007-0230-03400
Phillip H. Gabbard, Kayla M. Weaver; Franklin American Mortgage Company, Mortgage Electronic Registration Systems, Inc. (“MERS”)	9456 Wattsburg Rd, Erie, PA 16509	25-016-0420-01000
Leon D. Matczak, Kathleen A. Matczak; Erie Federal Credit Union	9448 Wattsburg Rd, Erie, PA 16509	25-016-0420-00900
John Silk Deckard, Joan Matta Deckard; Erie County Tax Claim Bureau	Lot on Wattsburg Rd, Erie, PA 16509	25-016-0420-00800
John S. Deckard, Joan Matta Deckard; Erie County Tax Claim Bureau	9414 Wattsburg Rd, Erie, PA 16509	25-016-0420-00700
John S. Deckard, Joan Matta Deckard; Erie County Tax Claim Bureau	9410 Wattsburg Rd, Erie, PA 16509	25-016-0420-00600
Phillip A. Vallimont, Sr., Michael D. Vallimont; Wells Fargo Bank, N.A.	9400 Wattsburg Rd, Erie, PA 16509	25-016-0420-00500
Scott W. Sanders	9396 Wattsburg Rd, Erie, PA 16509	25-016-0420-00400
Susan M. Allgeier; Northwest Savings Bank	9465 Wattsburg Rd, Erie, PA 16509	25-007-0230-03200
Brenton D. Davis, Neil P. Carroll; Marquette Savings Bank	Lot on Wattsburg Rd, Erie, PA 16509	25-007-0230-02900
Kyle A. Eisert; Northwest Savings Bank; I.B.E.W. Local 56 F.C.U.	9521 Wattsburg Rd, Erie, PA 16509	25-007-0230-02800
Craig D. Lawergren, Donna M. Lawergren	Lot on Wattsburg Rd, Erie, PA 16509	25-016-0420-01500

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Richard F. Royer, Emma B. Royer; PNC Bank, National Association, Beneficial Consumer Discount Co.	9516 Wattsburg Rd, Erie, PA 16509	25-016-0420-01400
Thomas F. Hall, Diane C. Hall	9504 Wattsburg Rd, Erie, PA 16509	25-016-0420-01300
Nicholas J. Lombard; PHH US Mortgage Corporation; Erie County Tax Claim Bureau	9482 Wattsburg Rd, Erie, PA 16509	25-016-0420-01200
John F. Dibble, Dorothea A. Dibble; PNC Bank, National Association, First Deposit National Bank, Erie County Tax Claim Bureau	9470 Wattsburg Rd, Erie, PA 16509	25-016-0420-01101
John F. Noonan	Lot on Wattsburg Rd, Erie, PA 16509	25-016-0420-01100
Matthew J. Forish; Marquette Savings Bank	9558 Wattsburg Rd, Erie, PA 16509	25-015-0420-01701
Scott M. Jackson, Dianne M. Jackson; County of Erie	9610 Mark Rd, Erie, PA 16509	25-015-0420-01600
George J. Nellis Trust; Quicken Loans, Inc., MERS	9694 Mark Rd, Erie, PA 16509	25-015-0420-01902
Citizens Bank of Pennsylvania	9257 Wattsburg Rd, Erie, PA 16509	25-012-0390-03000
Daniel B. Brennan, Linda E. Brennan; Northwest Savings Bank	9291 Wattsburg Rd, Erie, PA 16509	25-012-0390-02800
Carolyn A. Strong	9325 Wattsburg Rd, Erie, PA 16509	25-012-0390-02600
Laura J. Stippich, James Todd Stippich; 360 Mortgage Group, LLC, MERS	9349 Wattsburg Rd, Erie, PA 16509	25-012-0390-02500
St. Boniface Roman Catholic Church, Reverend Lawrence T. Persico, Trustee	9367 Wattsburg Rd, Erie, PA 16509	25-012-0390-02200
St. Boniface Roman Catholic Church, Reverend Lawrence T. Persico Trustee	9363 Wattsburg Rd, Erie, PA 16509	25-012-0390-02300
Bishop of Erie Catholic Diocese	9349 Wattsburg Rd, Erie, PA 16509	25-012-0390-02400
Donald F. Trapp, Jr., Sherry A. Trapp; Northwest Savings Bank	9161 Kuhl Rd, Erie, PA 16510	25-007-0230-04500
Joseph T. Craig, Heidi L. Kahler; PNC Bank, National Association	9434 Lucille Dr, Erie, PA 16510	25-007-0230-05700
Corie L. Applebee; Evelyn Tenney, Pennsylvania Housing Finance Agency	9400 Lucille Dr, Erie, PA 16510	25-007-0230-05400
Vincent P. Haibach, Dominique M. Haibach; PNC Bank, National Association	9494 Lucille Dr, Erie, PA 16510	25-007-0230-05401
Sheila A. Boyles	4390 Steger Rd, Erie, PA 16510	25-007-0260-01600
Jo Ann Hlifka	9499 Thelma Dr, Erie, PA 16510	25-007-0230-08401
Gerard W. Pacinelli, Elizabeth M. Pacinelli; Widget Federal Credit Union, PNC Bank, National Association	9185 Lake Pleasant Rd, Erie, PA 16509	25-011-0360-00100
Barry J. Sherman, Cindy L. Sherman; Capital One, N.A., MERS	9320 Tate Rd, Erie, PA 16509	25-011-0370-00400
Edward J. Gorniak, Charlotte R. Gorniak; Urban Financial Group, Inc., Secretary of Housing and Urban Development	9275 Tate Rd, Erie, PA 16509	25-011-0410-00100
James E. Johnson, Linda L. Johnson; Widget Federal Credit Union	9287 Tate Rd, Erie, PA 16509	25-011-0410-01000

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Kevin C. Decker; First National Bank of Pennsylvania	9201 Lake Pleasant Rd, Erie, PA 16509	25-011-0360-00600
Becky S. Schick	Lot on Lake Pleasant Rd, Erie, PA 16509	25-011-0370-00100
Prince Of Peace Lutheran Church Of Greene Township	9263 Lake Pleasant Rd, Erie, PA 16509	25-011-0370-00600
James E. Kennerknecht	9290 Lake Pleasant Rd, Erie, PA 16509	25-013-0580-01001
Dennis K. Hancock, Linda N. Hancock, First National Bank of Pennsylvania	9170 Lake Pleasant Rd, Erie, PA 16509	25-012-0580-00900
Becky S. Schick	Lot on Lake Pleasant Rd, Erie, PA 16509	25-011-0370-00900
William L. Schick, Barbara A. Anderson	Lot on Lake Pleasant Rd, Erie, PA 16509	25-011-0370-00800
William L. Schick, Barbara A. Anderson	Lot on Lake Pleasant Rd, Erie, PA 16509	25-011-0370-00700
Theresa H. Leasure	9330 Lake Pleasant Rd, Erie, PA 16509	25-013-0580-01100
Thomas A. Lucore, Barbara D. Lucore; Erie Federal Credit Union	9069 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-08100
Maurice B. Werner	9075 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-08000
David S. Thomas; First Heritage Financial LLC, MERS	9081 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-07900
Samantha R. Pring; Erie Federal Credit Union	9095 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-07800
Buhl Trust	Lot on Lake Pleasant Rd, Erie, PA 16509	25-012-0350-07700
Brian Komisariski, Kristen A. Komisariski; PNC Bank, National Association	9131 Lake Pleasant Rd, Erie, PA 16509	25-011-0350-07600
Gerald W. Pacinelli, Elizabeth Pacinelli	Lot on Lake Pleasant Rd, Erie, PA 16509	25-011-0350-07300
Susan D. Parmeter, Michael D. Parmeter; Community National Bank of Northwestern Pennsylvania, Northwest Savings Bank	9144 Lake Pleasant Rd, Erie, PA 16509	25-012-0580-00800
Buhl Trust	9112 Lake Pleasant Rd, Erie, PA 16509	25-012-0580-00700
Craig W. Herman, Jodi L. Herman; Allied Mortgage Group, Inc.	9060 Lake Pleasant Rd, Erie, PA 16509	25-012-0580-00600
Raymond F. King, Jr., Deborah L. King; Erie General Electric Federal Credit Union	8971 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-08500
Jack T. Lowers, Joanne E. Lowers	9019 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-08400
Shawn F. Thornton, MaryAnne Thornton, Richard Sandle, Nancy Sandle; Pennsylvania Equity Resources, Inc., MERS	Private Drive off Lake Pleasant Road	25-012-0350-08303
Kenneth A. Wilcox	9031 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-08300
Michael Nelson Jr., Jennifer Nelson; Widget Federal Credit Union	9035 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-08301
Josephine S. Jasinski Revocable Living Trust	9045 Lake Pleasant Rd, Erie, PA 16509	25-012-0350-08200
Stephen M. Urash, Mary Jean Urash; William Urash, Lucille Urash	9211 Wattsburg Rd, Erie, PA 16509	25-012-0390-03200
Matthew D. Johnson, Jessica A. Johnson; USAA Federal Savings Bank, MERS, PA Department of Revenue, IBEW Local No. 56 FCU	9180 Wattsburg Rd, Erie, PA 16509	25-011-0380-01600
Richard M. Rumball, Debra D. Rumball; ERIEBANK, A Division of CNB Bank	Lot 1 Tate Rd, Erie, PA 16509	25-011-0380-01606

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Richard M. Rumball, Debra D. Rumball; ERIEBANK, A Division of CNB Bank	Lot 2 Tate Rd, Erie, PA 16509	25-011-0380-01605
Richard M. Rumball, Debra D. Rumball; ERIEBANK, A Division of CNB Bank	Lot 3 Tate Rd, Erie, PA 16509	25-011-0380-01604
Charles Orton; Erie County Tax Claim Bureau	9209 Tate Rd, Erie, PA 16509	25-011-0400-00100
Mark R. Conroe, Kelly L. Conroe; Judy Hunt, County of Erie	9214 Wattsburg Rd, Erie, PA 16509	25-011-0400-00200
Vito Randazzo, Melissa A. Randazzo; Northwest Savings Bank, Portfolio Recovery Associates, LLC	9246 Wattsburg Rd, Erie, PA 16509	25-011-0400-00400
Charles Orton; Erie County Tax Claim Bureau	Lot on Tate Rd, Erie, PA 16509	25-011-0400-01400

5. The Condemnor is Greene Township, Erie County whose offices are located at 9333 Tate Road, Erie, PA 16509.
6. The nature of the title acquired in and to the condemned property is a permanent easement and/or a temporary easement.
7. The plan showing the Condemned Property and the permanent easement(s) and/or the temporary easement(s) may be inspected during regular business hours at the address of the Condemnor noted above.
8. The Township Condemnor, being a Pennsylvania Second Class Township with the power of taxation pursuant to Section 3205 of the Second Class Township Code, 53 P.S. § 68205, such power of taxation for the payment of damages is deemed pledged pursuant to Section 303(b)(2) of the Eminent Domain Code, 26 Pa.C.S. § 303(b)(2), and the Condemnor is therefore not required to file a bond with the Declaration of Taking pursuant to Section 303(b)(1) of the Eminent Domain Code, 26 Pa.C.S. § 303(b)(1).

IF THE CONDEMNEE(S) WISH TO CHALLENGE THE POWER OR THE RIGHT OF GREENE TOWNSHIP AS CONDEMNOR TO APPROPRIATE THE CONDEMNED PROPERTY, THE SUFFICIENCY OF THE SECURITY, THE PROCEDURE FOLLOWED BY THE CONDEMNOR, OR THE DECLARATION OF TAKING, THE CONDEMNEE(S) ARE REQUIRED TO FILE PRELIMINARY OBJECTIONS TO THE DECLARATION OF TAKING WITHIN THIRTY (30) DAYS AFTER THE DATE OF PUBLICATION OF THIS NOTICE.

GREENE TOWNSHIP, ERIE COUNTY

John J. Shimek, III, Esq., Sterrett Mott Breski & Shimek, 345 West 6th Street Erie, PA 16507-1244 (814) 616-4166
Sept. 29