

LEGAL NOTICE

IN THE MATTER OF PROCEEDINGS BY THE REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE FOR
THE CONDEMNATION OF PROPERTY OF:

Virginia Doyle, Donell McLaurin, Mary Taylor, Marcy L. Greene, Abe Silver, Deborah L. Silver, Mehmedalija Beganovic, U.S. Home Ownership, LLC, Mamie Thompson, Robert Hurta, Mia N. Lehman a/k/a Mia N. Bruno, Harvey T. Benton, Benjamin Caraballo and Nivia Serrano a/k/a Nivia Caraballo, OWNER(S) OR REPUTED OWNER(S)

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

DOCKET NOS.: 12864-2017 through 12875-2017

EMINENT DOMAIN

NOTICE OF CONDEMNATION

In accordance with Section 305 of the Eminent Domain Code of 1964, Pa.C.S. § 305, the Redevelopment Authority of the City of Erie (the "Authority") 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 Authority for the purposes of elimination of blight and promotion of urban renewal and rehabilitation pursuant to its authority under the Urban Redevelopment Law at 35 P.S. §§ 1701, 1712, and 1712.1.
2. A Declaration of Taking was filed on the date referenced below in the Court of Common Pleas of Erie County, Pennsylvania at the term and number referenced below.
3. The filing of the Declaration of Taking and this Notice of Condemnation were authorized by Resolution of the Authority, adopted at a meeting on the date referenced below, and the Resolution may be examined at the office of the Authority set forth in Paragraph 5 below.
4. The Condemnee(s) and the Properties being condemned, including the docket numbers at which the Declarations of Taking were filed, are as follows:

Condemnee(s)	Mortgagee(s) or Lienholder(s) unable to be served	Address of Condemned Property	Tax Index Number of Condemned Property	Court Docket Number	Date of Public Meeting	Declaration of Taking Filing Date
Virginia Doyle		1038 West 5th St., Erie	17040032023300	12871-17	08/14/2017	10/13/2017
Dorell McLaurin	Great Seneca Financial Corporation	518-20 East 14th St.	15020028022400	12872-17	08/14/2017	10/13/2017
Mary Taylor	American General Cons. Dis. Co.	636-38 West 4th St., Erie	17040021013600	12873-17	08/14/2017	10/13/2017
Marcy L. Greene	Peter H. Greene	452 West 17th St., Erie	16030021022800	12874-17	08/14/2017	10/13/2017
Abe and Deborah L. Silver	Comm. of PA, Dept. of Environmental Protection	420 Plum St., Erie	17040029020100	12875-17	08/14/2017	10/13/2017
Mehmedalija Beganovic		725 West 4th St., Erie	17040023021100	12869-17	10/09/2017	10/13/2017
U.S. Home Ownership, LLC		645 East 9th St., Erie	15020031010700	12870-17	10/09/2017	10/13/2017
Mamie Thompson		749 East 9th St., Erie	15020034010500	12867-17	10/09/2017	10/13/2017
Roberta Hurta	Associates Cons, Disc Co.; CitiFinancial	1945 Fairmount Pkwy, Erie	18051027010900	12868-17	10/09/2017	10/13/2017
Mia N. Lehman a/k/a Mia N. Bruno		210 Liberty St., Erie	17040027020500	12864-17	10/09/2017	10/13/2017

Harvey T. Benton	LVNV Funding; Capital One Bank	652 Park Avenue, Erie	17040020012200	12865-17	10/09/2017	10/13/2017
Benjamin Caraballo and Nivia Serrano a/k/a Nivia Caraballo	Efthimios Farantzios; David Runser	1708 Sassafras St., Erie	16030011010200	12866-17	10/09/2017	10/13/2017

5. The Condemnor is the Redevelopment Authority of the City of Erie, whose offices are located at 626 State Street, Room 107, Erie, PA 16501.
6. The nature of the title acquired in and to the condemned property is fee simple title.
7. The Authority Condemnor has secured the payment of just compensation for the Condemnee(s) by the filing with the Declaration of Taking a bond, without surety, payable to the Commonwealth of Pennsylvania, for the use of the owner of the property interests condemned, the condition of which shall be that the Condemnor shall pay the damages determined by law as authorized by 26 Pa.C.S. § 303(a).
8. A detailed written offer of just compensation based on the fair market value of the condemned property, which amount compensates the Condemnee(s) for any loss sustained as a result of the condemnation of the property, has been prepared. Please contact Attorney Richard A. Blakely at Blakely & Blakely, LLC, 2701 Evanston Avenue, Suite 100, Erie, PA 16506, (814) 520-6754 during normal business hours to receive your written offer of just compensation and/or to review full copies of the Declaration of Taking and Notice of Condemnation.

IF THE CONDEMNEE(S) WISH TO CHALLENGE THE POWER OR THE RIGHT OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE 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 WITH THE COURT WITHIN THIRTY (30) DAYS AFTER THE DATE OF PUBLICATION OF THIS NOTICE.

REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE

Richard A. Blakely, Esquire, Blakely & Blakely, LLC, 2701 Evanston Avenue, Suite 100, Erie, PA 16506 (814) 520-6754
Nov. 17



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