

LEGAL NOTICE

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

AIS Holdings, LLC; Theresa J. Fullerton, Sheila Ellyn Woeger, Darren D. Simmons, Justin L. Wehler, Bobby L. Kaigler, Kelli Gambill, Trenika N. Buckner, Frank and Helen Bogacki, Sobhi Al Awady Haider, Gary Jon Quinn, II and Angela L. Duke, PM Omega Enterprises, Curtis D. Carr, Diane Sharon Stewart, Xavier M. Smith, Regina Deboe, Tatora Carruthers, Suzanne L. Kestel, Robby Keller Saint-Cyr, John H. Cooley, III, Albert D. Maxon, Jr.

OWNERS OR REPUTED OWNER(S)

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

DOCKET NOS:

2020-10381; 2020-10382; 2020-10383; 2020-10384; 2020-10385; 2020-10386; 2020-10387; 2020-10388; 2020-10389; 2020-10390; 2020-10391; 2020-10392; 2020-10393; 2020-10394; 2020-10395; 2020-10396; 2020-10397; 2020-10398; 2020-10399; 2020-10400; 2020-10401;

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 Lienholders 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 |
|----------------------|--|-------------------------------|--|---------------------|------------------------|-----------------------------------|
| AIS Holdings, LLC | | 735 East 7th St. Erie, PA | (14) 1022-209 | 2020-10381 | 2/10/2020 | 2/13/2020 |
| Theresa J. Fullerton | PNC Bank, N.A.; Jeffrey G. Herman, Esq.; U.S. Attorney's Office; U.S. Attorney General; Internal Revenue Service; U.S. Attorney for the Western District of PA | 644 East 8th St. Erie, PA | (14) 1019-137 | 2020-10382 | 2/10/2020 | 2/13/2020 |
| Sheila Ellyn Woeger | | 526 East 9th St. Erie, PA | (15) 2026-236 | 2020-10383 | 2/10/2020 | 2/13/2020 |
| Darren D. Simmons | Erie County Clerk of Courts | 606 East 13th St. Erie, PA | (15) 2033-318 | 2020-10384 | 2/10/2020 | 2/13/2020 |

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|---------------------------------------|--|--------------------------------|---------------|------------|-----------|-----------|
| Justin L. Wehler | US Bank N.A. c/o Ocwen Loan Servicing; PA Dept. of Public Welfare Bureau of Child Support; Erie County Domestic Relations | 256-258 West 18th St. Erie, PA | (16) 3011-215 | 2020-10385 | 2/10/2020 | 2/13/2020 |
| Estate of Bobby L. Kaigler, Jr. | Emmarene Kaigler Streeter; John Streeter; Conti Mortgage Corp.; Beneficial Mortgage Co. of PA | 905 East 20th St. Erie, PA | (18) 5037-214 | 2020-10386 | 2/10/2020 | 2/13/2020 |
| Kelli Gambill | | 528 East 21st St. Erie, PA | (18) 5021-320 | 2020-10387 | 2/10/2020 | 2/13/2020 |
| Trenika N. Buckner | | 920 East 21st St. Erie, PA | (18) 5037-220 | 2020-10388 | 2/10/2020 | 2/13/2020 |
| Frank and Helen Bogacki | | 516 East 23rd St. Erie, PA | (18) 5022-232 | 2020-10389 | 2/10/2020 | 2/13/2020 |
| Haider Sobhi Al-Awady | | 550 East 25th St. Erie, PA | (18) 5023-229 | 2020-10390 | 2/10/2020 | 2/13/2020 |
| Gary Jon Quinn, II and Angela L. Duke | | 642 East 25th St. Erie, PA | (18) 5027-230 | 2020-10391 | 2/10/2020 | 2/13/2020 |
| PM Omega Enterprises | | 822-824 Ash St. Erie, PA | (15) 2026-201 | 2020-10392 | 2/10/2020 | 2/13/2020 |
| Curtis D. Carr | Erie County Clerk of Courts | 915 Ash St. Erie, PA | (15) 2031-124 | 2020-10393 | 2/10/2020 | 2/13/2020 |
| Diane Sharon Stewart | | 502 Dunn Blvd. Erie, PA | (14) 1040-104 | 2020-10394 | 2/10/2020 | 2/13/2020 |
| Xavier M. Smith | Erie County Clerk of Courts | 2325 East Ave. Erie, PA | (18) 5041-108 | 2020-10395 | 2/10/2020 | 2/13/2020 |
| Regina Deboe | Robert V. Lawson and Victoria Lawson; Erie County Clerk of Courts | 2301 German St. Erie, PA | (18) 5014-122 | 2020-10396 | 2/10/2020 | 2/13/2020 |
| Tatora Carruthers | | 2421 German St. Erie, PA | (18) 5015-222 | 2020-10397 | 2/10/2020 | 2/13/2020 |
| Suzanne L. Kestel | | 2606 Jackson Ave. Erie, PA | (18) 5056-311 | 2020-10398 | 2/10/2020 | 2/13/2020 |
| Robby Keller Saint-Cyr | | 2014 Myrtle St. Erie, PA | (19) 6010-201 | 2020-10399 | 2/10/2020 | 2/13/2020 |
| John H. Cooley, III | Bankers Insurance Co.; Elizabeth A. Aglio; Erie County Clerk of Courts | 1302 Parade St. Erie, PA | (15) 2018-107 | 2020-10400 | 2/10/2020 | 2/13/2020 |

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|----------------------|--|--------------------------|---------------|------------|-----------|-----------|
| Albert D. Maxon, Jr. | Bankers Insurance Co.; Erie County Clerk of Courts | 2218 Parade St. Erie, PA | (18) 5014-203 | 2020-10401 | 2/10/2020 | 2/13/2020 |
|----------------------|--|--------------------------|---------------|------------|-----------|-----------|

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 Eugene C. Sundberg, Jr. at Marsh Schaaf, LLP, 300 State Street, Suite 300, Erie, PA 16507, (814) 456-5301 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) WISHES 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 WITHIN THIRTY (30) DAYS AFTER THE DATE OF PUBLICATION OF THIS NOTICE.

REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE
 Eugene C. Sundberg, Jr., Esquire, Marsh Schaaf, LLP
 300 State Street, Suite 300, Erie, PA 16507 (814) 456-5301