

LEGAL NOTICE

IN THE MATTER OF PROCEEDINGS BY THE REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE FOR THE CONDEMNATION OF PROPERTY OF: **THEODORE J. BURBULES; MARGARETT BARNETT AND LEE MCLAURIN; JAMES M. WATFORD, JR.; MELVIN EASTERLING; GINA FRANCO; PAUL KATSADAS AND WILLIAM E. KREMER; JAMES F. EWIAK; GABRIEL ZANDER CORDER; ZAC ASSOCIATES; KAREN J. WASHBURN AND CINDY M. ZEMBROSKI; TONY L. HINTON; JESSE D. AND MONIQUE M. LOCKETT; BENJAMIN F. MOONEY, III; EBONY WELCH; ROBERT M. STURDIVANT; PETER J. STULL, JR. AND CHRISTINA FERRARA; ALIQUE JONES; JOSEPH WAYNE AND DARREN D. SIMMONS,** OWNERS OR REPUTED OWNER(S)

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

DOCKET NOS: 2021-11389; 2021-11390; 2021-11391; 2021-11392; 2021-11393; 2021-11394; 2021-11395; 2021-11396; 2021-11397; 2021-11398; 2021-11399; 2021-11400; 2021-11401; 2021-11402; 2021-11403; 2021-11404; 2021-11405; 2021-11438

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
Theodore J. Burbules		1253 East 26th St., Erie, PA	(18) 5140-208	2021-11389	04/14/2021	06/30/21
Margarett Barnett and Lee McLaurin	Erie County Clerk of Courts	2912 Pine Ave., Erie, PA	(18) 5075-204	2021-11390	04/14/2021	06/30/21
James M. Watford, Jr.		405 East 7th St., Erie, PA	(14) 1013-313	2021-11391	04/14/2021	06/30/21
Melvin Easterling		1615 Parade St., Erie, PA	(15) 2025-217	2021-11392	04/14/2021	06/30/21
Gina Franco		620 Wayne St., Erie, PA	(14) 1022-302	2021-11393	04/14/2021	06/30/21
Paul Katsadas and William E. Kremer		814 Wayne St., Erie, PA	(15) 2034-205	2021-11394	04/14/2021	06/30/21
James F. Ewiak		1142 East 21st St., Erie, PA	(18) 5094-220	2021-11395	04/14/2021	06/30/21
Gabriel Zander Corder		2308 Camphausen St., Erie, PA	(18) 5112-204	2021-11396	04/14/2021	06/30/21
Zac Associates	Northwest Savings Bank; Northwest Savings Bank c/o Mark G. Claypool, Esq.	2708 Downing St., Erie, PA	(18) 5121-103	2021-11397	04/14/2021	06/30/21
Karen J. Washburn and Cindy M. Zembroski	U.S. Bank, N.A., Successor Trustee to Bank of America	1958 Prospect St., Erie, PA	(18) 5126-134	2021-11398	04/14/2021	06/30/21
Tony L. Hinton		2053 Warfel St., Erie, PA	(18) 5094-215	2021-11399	04/14/2021	06/30/21
Jesse D. and Monique M. Lockett	Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of PA; Capital One Bank (USA), N.A.; Capital One Bank (USA) N.A. c/o Michael F. Ratchford, Esq.	336 East 23rd St., Erie, PA	(18) 5014-236	2021-11400	04/14/2021	06/30/21
Benjamin F. Mooney, III		102 East 24th St., Erie, PA	(18) 5060-126	2021-11401	04/14/2021	06/30/21
Ebony Welch		552 East 24th St., Erie, PA	(18) 5022-136	2021-11402	04/14/2021	06/30/21

Robert M. Sturdivant	PNC Bank, N.A.	524 East 25th St., Erie, PA	(18) 5023-222	2021-11403	04/14/2021	06/30/21
Peter J. Stull, Jr. and Christina Ferrara	Thomas Horvath; U.S. Attorney's Office; U.S. Attorney General; U.S. Attorney Western District of PA; Internal Revenue Service; Erie County Clerk of Courts	830 East 25th St., Erie, PA	(18) 5035-233	2021-11404	04/14/2021	06/30/21
Alique Jones	Erie County Clerk of Courts; Bauer Properties, LLC	952 West 11th St., Erie, PA	(16) 3046-234	2021-11405	04/14/2021	06/30/21
Joseph Wayne and Darren D. Simmons	Erie County Clerk of Courts	708 Payne St., Erie, PA	(14) 1110-101	2021-11438	04/14/2021	07/02/21

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) 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 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