

## **LEGAL NOTICE**

**IN THE MATTER OF PROCEEDINGS BY THE REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE FOR THE CONDEMNATION OF PROPERTY OF: AKTAR MOSAMMAT FATEMA; TASHA WENTZ; BETTY GARDNER AND CASSANDRA LOCKETT N/K/A CASSANDRA TWILLIE; JUITTETTA JORDAN; CLAYTON HASSELL; MARKQUAN GOODWINE; QUESEL ENTERPRISE LLC OWNERS OR REPUTED OWNER(S)  
IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA DOCKET NO: 2023-12156**

### **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 properties referenced on page 9 have 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 Condemnees and the Properties being condemned, including the docket numbers at which the Declarations of Taking were filed, are as follows:

Condemnee(s) to be served	Mortgagee(s) or Lienholders to be served	Address of Condemned Property	Tax Index Number of Condemned Property	Court Docket Number	Date of Public Meeting/ Blight Notice	Declaration of Taking Filing Date
Aktar Mosammat Fatema		1130 East 5th St., Erie, PA	(14) 1040-224	2023-12156	06/20/2023	09/13/2023
Tasha Wentz	County of Erie; Commonwealth Financial Systems, Inc.	431 East 16th St., Erie, PA	(15) 2025-208	2023-12156	06/20/2023	09/13/2023
Betty Gardner and Cassandra Lockett N/K/A Cassandra Twillie	Midland Funding	431 ½ East 16th St., Erie, PA	(15) 2025-233	2023-12156	06/20/2023	09/13/2023
Juittetta Jordan	Simonian Electric, Inc.	403-405 East 21st St., Erie, PA	(18) 5017-105	2023-12156	06/20/2023	09/13/2023
Clayton Hassell		721 East 25th St., Erie, PA	(18) 5031-114	2023-12156	06/20/2023	09/13/2023
Markquan Goodwine		1815 Cascade St., Erie, PA	(19) 6025-219	2023-12156	06/20/2023	09/13/2023
Qesel Enterprise LLC	City of Erie	2648 Chestnut St., Erie, PA	(19) 6048-110	2023-12156	06/20/2023	09/13/2023

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 Condemnees by the filing with the Declaration of Taking a bond, without surety, payable to the Commonwealth of Pennsylvania, for the use of the owner(s) 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 Condemnees 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 CONDEMNED WISH TO CHALLENGE THE POWER OR THE RIGHT OF THE REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE AS CONDEMNOR TO APPROPRIATE THE CONDEMNED PROPERTIES, THE SUFFICIENCY OF THE SECURITY, THE PROCEDURE FOLLOWED BY THE CONDEMNOR, OR THE DECLARATION OF TAKING, THE CONDEMNED 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