

LEGAL NOTICE

IN THE MATTER OF PROCEEDINGS BY THE REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE FOR THE CONDEMNATION OF PROPERTY OF: **David J. Welsh; Dale P. Treiber; Loren Bruce; Michael D. Nettles; Christian D. Hamilton; Emerson Gimenes Bernardo Da Silva; Gary S. Crockett; Carol McElhinny; Bryant Hammond; Donald G. Gerbracht and Penelope R. Teribery; Jean Maya Belton; Jose Antonio Gonzalez a/k/a Antonio Jose Gonzales; Jonathan D. Pfister and Daniel P. Pfister; Owen B. Geary; Niko Hych; LLAB, LLC; Vera Temonoff and Lillian Temonoff; Robert S. Hodas; Arundina, LLC/ Selene Finance, LP; Leroy Stewart and Sandra E. Stewart; Kenneth J. Bruce and Loren Bruce as the Heirs of Larry G. Bruce and Rebecca B. Bruce, Deceased; Carla Marie Esposito; Gina Franco; Angel Luis Colon-Sanchez; Jimmie J. Burnette, Jr.**

OWNERS OR REPUTED OWNER(S)

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA

DOCKET NO: 2022- 11786

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 Condemnees 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
David J. Welsh	First National Bank of PA	354 East 3rd St., Erie, PA	(14) 1012-242	2022-11786	06/13/2022	08/08/22
Dale P. Treiber	Erie County Clerk of Courts/ Erie Water Works/City of Erie-Solicitor	1027 East 3rd St. Erie, PA	(14) 1037-109	2022-11786	06/13/2022	08/08/22
Loren Bruce	Cavalry SPV I, LLC, Assignee of CitiBank/David J. Apothaker, Esquire	936 East 9th St., Erie, PA	(15) 2043-237	2022-11786	06/13/2022	08/08/22
Michael D. Nettles		623 East 11th St., Erie, PA	(15) 2032-108	2022-11786	06/13/2022	08/08/22
Christian D. Hamilton	Erie County Clerk of Courts	333 East 13th St., Erie, PA	(15) 2018-113	2022-11786	06/13/2022	08/08/22
Emerson Gimenes Bernardo da Silva		549 East 13th St., Erie, PA	(15) 2028-204	2022-11786	06/13/2022	08/08/22

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Gary S. Crockett	PHH Mortgage Corporation/Erie Water Works	743 East 18th St., Erie, PA	(18) 5028-207	2022-11786	06/13/2022	08/08/22
Carol McElhinny	Erie Water Works/U.S. Attorney's Office/U.S. Attorney General/U.S. Attorney W. D. of PA/ Internal Revenue Service/PA Department of Revenue/ Northwest Bank	1014 West 20th St., Erie, PA	(19) 6029-128	2022-11786	06/13/2022	08/08/22
Bryant Hammond	Erie Water Works	1240 East 21st St., Erie, PA	(18) 5110-237	2022-11786	06/13/2022	08/08/22
Donald Gerbracht and Penelope Teribery	W. Charles Sacco, Esquire/U.S. Bank National Association c/o PHFA -Accounting & Loan Servicing/ Sky Bank/ Western Reserve Healthcare & Rehab Center/ City of Erie-Solicitor	855 East 23rd St., Erie, PA	(18) 5034-105	2022-11786	06/13/2022	08/08/22
Jean Maya Belton	Erie Water Works	650 East 24th St., Erie, PA	(18) 5026-126	2022-11786	06/13/2022	08/08/22
Jose Antonio Gonzalez a/k/a Antonio Jose Gonzales	Erie Water Works/City of Erie-Solicitor	217-219 East 24th St., Erie, PA	(18) 5011-215	2022-11786	06/13/2022	08/08/22
Jonathan D. Pfister and Daniel P. Pfister	U.S. Attorney's Office/U.S. Attorney General/U.S. Attorney W. D. of PA/ Internal Revenue Service	621 East 25th St., Erie, PA	(18) 5027-111	2022-11786	06/13/2022	08/08/22
Owen B. Geary	Erie County Clerk of Courts/ City of Erie-Solicitor	506 East 28th St., Erie, PA	(18) 5068-113	2022-11786	06/13/2022	08/08/22
Niko Hyché	Erie Water Works/City of Erie-Solicitor	212 East 30th St., Erie, PA	(18) 5082-129	2022-11786	06/13/2022	08/08/22

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LLAB, LLC		1310 Buffalo Road, Erie, PA	(15) 2170-120	2022-11786	06/13/2022	08/08/22
Vera Temonoff and Lillian Temonoff	Erie Water Works	1103 East Ave., Erie, PA	(15) 2046-326	2022-11786	06/13/2022	08/08/22
Robert S. Hodas	Randy L. McCartney/ Susan Ann McCartney/City of Erie-Solicitor	1017 German St., Erie, PA	(15) 2017-228	2022-11786	06/13/2022	08/08/22
Arundina, LLC c/o Selene Finance LP		221 Locust St., Erie, PA	(18) 5334-207	2022-11786	06/13/2022	08/08/22
Leroy Stewart and Sandra Stewart	Erie Water Works	1319 Parade St., Erie, PA	(15) 2023-219	2022-11786	06/13/2022	08/08/22
Larry G. Bruce and Rebecca B. Bruce	Kenneth J. Bruce/Loren P. Bruce/Bank of America NA Nationstar Mortgage LLC d/b/a Mr. Cooper/KML	2426 State St., Erie, PA	(18) 5030-209	2022-11786	06/13/2022	08/08/22
	Law Group, P.C. c/o Stephanie A. Walczak, Esquire/Erie Water Works					
Carla Marie Esposito	Erie Water Works/City of Erie-Solicitor	2716 Van Buren Ave., Erie, PA	(18) 5056-202	2022-11786	06/13/2022	08/08/22
Gina Franco	City of Erie-Solicitor	2236 Warfel Ave., Erie, PA	(18) 5120-104	2022-11786	06/13/2022	08/08/22
Angel Luis Colon-Sanchez	Erie County Clerk of Courts	622 Wayne St., Erie, PA	(14) 1022-301	2022-11786	06/13/2022	08/08/22
Jimmie J. Burnette, Jr.		812 Wayne St., Erie, PA	(15) 2034-205	2022-11786	06/13/2022	08/08/22

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 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 CONDEMNNEES 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 CONDEMNNEES 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

Aug. 19

BUSINESS PARTNER



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