

LEGAL NOTICE

IN THE MATTER OF PROCEEDINGS BY THE REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE FOR THE CONDEMNATION OF PROPERTY OF: **Badraddin Nagi; James Clayton; Michael Ghamo and Romeo Jay Ghamo; Edward L. Mathis, Jr.; Thomas D’Orazi and Joseph Doumas; Louis Carterino; Louis Carterino; Yvonne M. Ison and Gary L. Ison; Janice Howard Holmes, Heir of Marlyn Thompson, Eloise Wright, Evelyn Howard and Theodore I. Slow; Paniro Johnson; Darryl L. Wassel; David M. Corsello; Rose Meredith; Donald Crenshaw and Toni C. Crenshaw; Chris Williams; Seante Evans; Tamika Gray; Sherrall Maloney; Preston Person; Mathew Easterly-Press; UMB Bank N.A., Trustee for LVS Title Trust XIII; Castle 2020 LLC; Arthur L. Flemings and Bette J. Phillips; Geremia D. Parker and Charita C. Parker a/k/a Charita Clinton; William H. Laird; Katherine A. Charles, Sole Heir of Susan A. Hoffman.** OWNERS OR REPUTED OWNER(S)

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA DOCKET NO: 2023- 11276

And

IN THE MATTER OF PROCEEDINGS BY THE REDEVELOPMENT AUTHORITY OF THE CITY OF ERIE FOR THE CONDEMNATION OF PROPERTY OF: **Gina Franco.** OWNERS OR REPUTED OWNER(S)

IN THE COURT OF COMMON PLEAS OF ERIE COUNTY, PENNSYLVANIA DOCKET NO: 2023- 11277

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 below 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)	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
Badraddin Nagi		720 Wallace St., Erie, PA	(14) 1013-102	2023-11276	03/13/2023	06/01/2023
James Clayton		717 Vine St., Erie, PA	(14) 1013-213	2023-11276	03/13/2023	06/01/2023

Michael Ghamo and Romeo Jay Ghamo	Erie Water Works	520 East 5th St., Erie, PA	(14) 1017-231	2023-11276	03/13/2023	06/01/2023
Edward L. Mathis, Jr.	Erie Water Works PA Dept. of Rev. Bureau of Compliance	936 East 6th St., Erie, PA	(14) 1031-127	2023-11276	03/13/2023	06/01/2023
Thomas D'Orzai and Joseph Doumas	Wells Fargo Bank, N.A. Erie Water Works City of Erie	1129 East 5th Street, Erie, PA	(14) 1040-106	2023-11276	03/13/2023	06/01/2023
Louis Carterino		306-308 Sassafras St., Erie, PA	(17) 4009-105	2023-11276	03/13/2023	06/01/2023
Louis Carterino		207 W. 3rd St., Erie, PA	(17) 4009-107	2023-11276	03/13/2023	06/01/2023
Yvonne M. Ison and Gary L. Ison	Erie Water Works Erie County Clerk of Courts	353-355 West 3rd St., Erie, PA	(17) 4012-119	2023-11276	03/13/2023	06/01/2023
Janice Howard Holmes, Heir of Marlyn Thompson, Eloise Wright, Evelyn Howard and Theodore I. Slow	Thomas J. Minarcik, Esq.	314 Walnut St., Erie, PA	(17) 4018-101	2023-11276	03/13/2023	06/01/2023
Paniro Johnson	Erie Water Works	715 West 4th St., Erie, PA	(17) 4023-208	2023-11276	03/13/2023	06/01/2023
Darryl L. Wassel	City of Erie	318-320 Plum St. Erie, PA	(17) 4030-101	2023-11276	03/13/2023	06/01/2023
David M. Corsello	Erie Water Works	1408 W. 8th St., Erie, PA	(17) 4106-116	2023-11276	03/13/2023	06/01/2023
Rose Meredith	Erie Water Works	2414 German St., Erie, PA	(18) 5011-203	2023-11276	03/13/2023	06/01/2023
Donald and Toni C. Crenshaw	Erie Water Works Laborers Combined Funds of Western PA c/o Jeffrey J. Leech, Esq. Fannie Mae c/o Mark G. Claypool, Esq.	324 E. 22nd St., Erie, PA	(18) 5013-130	2023-11276	03/13/2023	06/01/2023
Chris Williams		342 E. 22nd St., Erie, PA	(18) 5013-136	2023-11276	03/13/2023	06/01/2023
Seante Evans	Erie Water Works	505 E. 24th St., Erie, PA	(18) 5023-215	2023-11276	03/13/2023	06/01/2023
Tamika Gray		816 E. 22nd St., Erie, PA	(18) 5033-127	2023-11276	03/13/2023	06/01/2023

Sherrall Maloney	Erie County Clerk of Courts PA Electric Company PA Dept. of Labor & Industry- Unemployment Comp. Fund	813 E. 22nd St., Erie, PA	(18) 5034-214	2023-11276	03/13/2023	06/01/2023
Preston Person		812 E. 23rd St., Erie, PA	(18) 5034-222	2023-11276	03/13/2023	06/01/2023
Mathew Easterly-Press		2315-2317 Wayne St., Erie, PA	(18) 5034-121	2023-11276	03/13/2023	06/01/2023
UMB Bank, N.A. as Trustee for LVS Title Trust XIII		2712 East Ave., Erie, PA	(18) 5052-104	2023-11276	03/13/2023	06/01/2023
Castle 2020 LLC	City of Erie	435 East 28th St., Erie, PA	(18) 5076-105	2023-11276	03/13/2023	06/01/2023
Arthur L. Flemings and Bette J. Phillips	Wells Fargo Bank, N.A. c/o New Rez dba Shellpoint Mortgage Servicing Erie Water Works County of Erie KML Law Group, PC c/o Stephanie Walczak, Esq.	2816 German St., Erie, PA	(18) 5082-203	2023-11276	03/13/2023	06/01/2023
Geremia D. Parker and Charita C. Parker a/k/a Charita Clinton	City of Erie	2321 Cameron Rd., Erie, PA	(18) 5128-321	2023-11276	03/13/2023	06/01/2023
William H. Laird and the Heirs of Robert B. Laird, Frederick T. Laird, Richard E. Laird, David C. Laird and Ronald H. Laird	City of Erie	163 Brighton Ave., Erie, PA	(19) 6123-318	2023-11276	03/13/2023	06/01/2023
Katherine A. Charles, Sole Heir of Susan A. Hoffman	Joanne E. Dauer, Specialized Loan Servicing, LLC	1320 Patterson Ave., Erie, PA	(19) 6223-326	2023-11276	03/13/2023	06/01/2023
Gina Franco		901 West 4th St., Erie, PA	(17) 4029-205	2023-11277	03/13/2023	06/01/2023

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

June 16
