

2/26/2013 11:21:56 AM

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Tax Information

Parcel ID : 0179-R-00100-0000-00
 Property Address : HARDIN PL
 HOMESTEAD, PA 15120

Municipality : 840 MUNHALL
 Owner Name : RIVERBEND MANSION LLC C/O
 HARDIN PLACE INC



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Mortgage Agent: RIVERBEND MANSION LLC C/O HARDIN PLACE INC
 717 FLETCHER PL
 ROCKVILLE, MD 20851-

Current Tax Information

Gross Tax:	\$554.83
Net Tax:	\$543.73
Taxable Market Value:	\$117,300
Code and Line:	840 04819 5

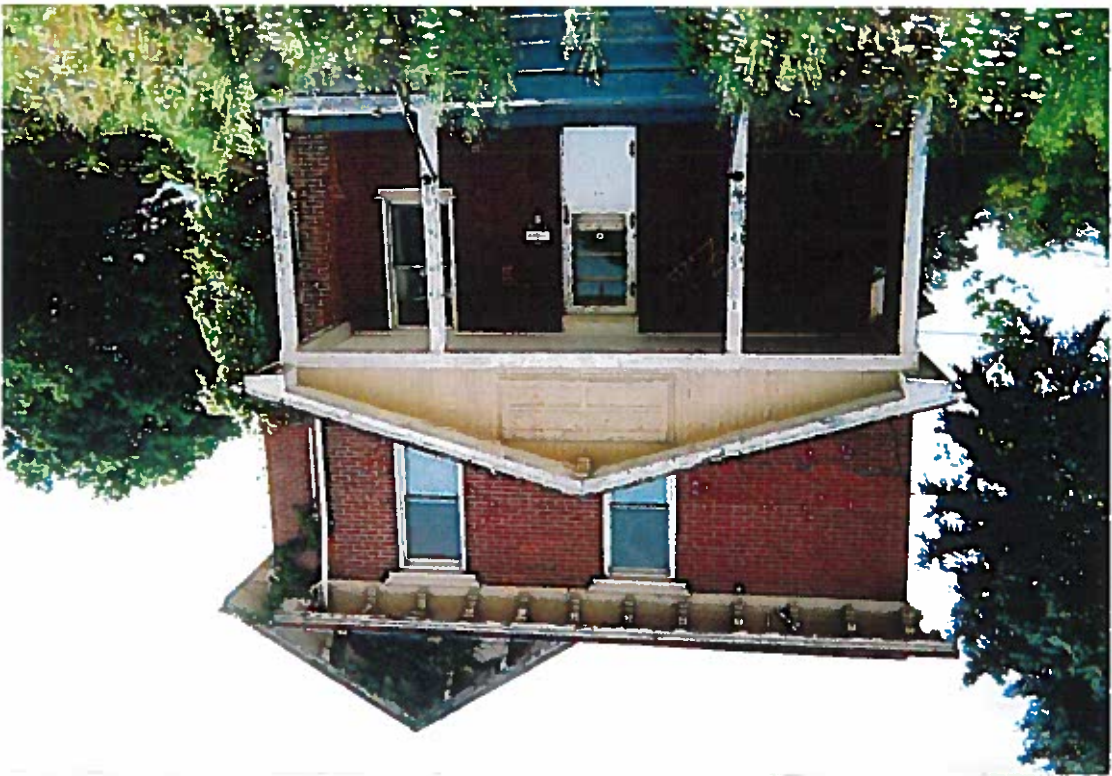
Year	Tax	Penalty	Interest	Total	Date Paid	Pay Indicator
2013 Unpaid:	\$543.73	\$0.00	\$0.00	\$543.73		Not Paid
2012 Paid:	\$654.35	\$32.72	\$13.09	\$700.16	10/04/2012	Paid
2011 Unpaid:	\$539.35	-----	See Below and Contact Jordan Tax Service at 412-835-5243			
2010 Unpaid:	\$539.35	-----	See Below and Contact Jordan Tax Service at 412-835-5243			

******* IMPORTANT NOTICE *******

The data viewed on this page is for informational purposes only and should not be considered a true and final certified account summary for property closings. Payments posted to the current tax year file may be removed at any time during that year pending proof of erroneous payment. Furthermore, payments found to be insufficient may be removed within 45 days of posting. The actual proof of payment of all real estate taxes belongs to the owner of record.

A four (4) year tax certification bearing the official seal of the Allegheny County Treasurer's Office that verifies payment can be obtained from the Treasurer's Office (412-350-4100). A \$25.00 fee is required for each property certification requested.

In 1997 and 1998, Allegheny County sold certain real estate tax liens to GLS Capital, Inc. For information, contact GLS Capital, Inc. at (412) 672-7200.



**OFFICIAL NOTICE
BOROUGH OF MUNHALL**

Take notice that the following buildings may be declared to be public nuisances and hazards:

1. George J. Olsavicky and Eleanor E. Olsavicky; Commonwealth of Pennsylvania Department of Revenue-Ready Transfer Tax Division; Steel Valley School District; Jordan Tax Service; Allegheny County Law Department; GLS Capital.

Property located in Borough of Munhall, Allegheny County, PA, a two-story frame house known as 1038 Hays Lane. Parcel ID # 179P-143.

2. Riverbend Mansion, LLC, Hardin Place, Inc; Michael S Marchese; Gregory J Beames; Steel Valley School District; Jordan Tax Service; Allegheny County Law Department; GLS Capital.

Property located in Borough of Munhall, Allegheny County, PA, a two-story brick house and cement block garage known as Rear Hardin Place. Parcel ID # 179R-100.

3. Ditchman Properties, LLC; Redevelopment Authority of Allegheny County; Discover Bank; Steel Valley School District; Jordan Tax Service; Allegheny County Law Department; GLS Capital.

Property located in Borough of Munhall, Allegheny County, PA, a two-story frame house known as 711 E 13th Avenue. Parcel ID # 130-S-159.

TAKE NOTICE that these buildings may be declared a public nuisance and hazard. A hearing will be held at the Municipal Building Council Chambers of the Borough of Munhall located at 900 West Street, Munhall, PA, Allegheny County at 7:00 p.m. on November 21, 2012.

Evidence will be presented to Council regarding the condition of the premises. Any interested person may be present and heard. Borough Administration will contend that the buildings are in a rundown condition, or may be structurally unsound, and that health and safety hazards exist, owing to debris and litter, and/or a fire hazard is present. The buildings are in violation of Borough health, safety and building codes. If the properties are found to be health hazards, nuisances or in dangerous conditions, the properties may be razed, or some appropriate remedy may be ordered. All expenses will be liened against the property and litigation may be instituted against each owner for all costs of the proceedings. A copy of the report of the Code Enforcement Officer regarding the premises is available for your inspection at the Office of the Code Enforcement Officer, Borough of Munhall.

YOU HAVE BEEN SUED: If you wish to defend against the claims set forth herein, you must take action within twenty (20) days after this notice is posted and advertised by entering a written appearance personally or by attorney and notify the Borough of your defenses or objections to the claims set forth above. You are warned that if you fail to do so, the case will proceed without you and a judgment may be entered against you without further notice for any costs of razing and liening and any claim or other relief requested by the Borough. You may lose money or property or other rights important to you.

Matt Galla
Borough Manager

MM10/4/12B

PROOF OF PUBLICATION OF NOTICE

OATH

State of Pennsylvania }
County of Allegheny } SS.

Marilyn L. Schiavoni of
THE VALLEY MIRROR, in said County, being duly sworn, doth depose and

say that he/she is the Managing Editor of
THE VALLEY MIRROR, a weekly newspaper of general circulation,
published in said County, and the Notice, of which the annexed is a copy, cut
from said newspaper was printed and published in the regular edition and issue
of said newspaper on the following days, viz:

On October 4, 2012

Marilyn L. Schiavoni

Subscribed and sworn to before me this 11th day
of October 2012

Louis J. Whiteman

Notarial Seal
Louis J. Whiteman, Notary Public
Munhall Borough, Allegheny County
My Commission Expires Nov. 13, 2012
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA

NOTICE OF CONDEMNATION

TO : Riverbend Mansion, L. L. C., 717 Fletcher Place, Rockville
MD 20851-1407

and at

c/o Hardin Place, Inc., 2323 McAleer Road, Sewickley, PA
15143

WITH NOTICE TO:

Michael S. Marchese and Gregory J. Baurnes, 2323 McAleer
Road, Sewickley, PA 15143

Mortgage. MBV 29048, P 422

Steel Valley School District, Administration Building, East Oliver
Road, Homestead, PA 15120

Jordan Tax Service, 102 Rahway Road, McMurray, PA 15317

Allegheny County Law Department, Third Floor, Fort Pitt
Commons, 445 Fort Pitt Boulevard, Pittsburgh, PA 15219

GLS Capital, 4551 Cox Rd., Ste. 300, Glen Allen, VA 23060

PROPERTY: Munhall Borough, Allegheny Co., PA.
Having erected thereon a two story brick house and cement block garage known as Rear Hardin Place. .540 Acres. Being Lot No. 201, Phase II in the Hardin Commons Plan, PBV 214, page 138. Fronting 169.12' on N. Side of Hardin Place and extending back N avg. 118.04' to land n/f of Carnegie Steel Co. [179-R-100] DBV 12260 p 334.

TAKE NOTICE that these buildings may be declared to be a public nuisance and hazard. A hearing will be held at the Municipal Building in Council Chambers of Munhall Borough, 1900 West Street, Munhall, PA 15120 on the 21st day of November, 2012, at 7:00 p.m.

Evidence will be presented to Borough Council regarding the condition of the premises. Any interested person may be present and be heard. Borough administration will contend that the building is in a rundown, irreparable condition, is structurally unsound; health and safety hazards exist owing to debris and litter. Portions of the building are in a state of collapse, and a fire hazard is present. The building is alleged to be in violation of Borough health, safety and building codes. Available at the Borough Offices is a copy of the report of the Borough Engineer.

If a health hazard, a nuisance or a dangerous condition is found to exist, the property may be razed, or some other appropriate remedy may be ordered. All expenses will be liened against the property and litigation may be instituted against the owner.

You have been sued. If you wish to defend against the claims set forth herein, you must take action within twenty (20) days after this notice is posted and advertised, by entering a written appearance personally or by attorney

and notify the Borough of your defenses or objections to the claims set forth above. You are warned that if you fail to do so the case will proceed without you and a judgment may be entered against you without further notice for any costs of razing and liening and any claim or other relief requested by the Borough. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE OR KNOW A LAWYER, THEN YOU SHOULD GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP:

LAWYER REFERRAL SERVICE

THE ALLEGHENY COUNTY BAR ASSOCIATION

920 CITY-COUNTY BUILDING

PITTSBURGH, PA 15219

TELEPHONE: (412) 261-0518

BOROUGH OF MUNHALL

DATED: 10-1-2012

By: 

Borough Manager

ADJUDICATION
MUNHALL BOROUGH
CONDEMNATION AND NUISANCE HEARING BEFORE BOROUGH COUNCIL
NOVEMBER 21, 2012

OWNER:

Riverbend Mansion, L. L. C., 717 Fletcher Place, Rockville, MD 20851-1407
and at
c/o Hardin Place, Inc., 2323 McAleer Road, Sewickley, PA 15143

WITH NOTICE TO:

Michael S. Marchese and Gregory J. Baurnes, 2323 McAleer Road, Sewickley, PA 15143
Mortgage. MBV 29048, P 422

Steel Valley School District, Administration Building, East Oliver Road, Homestead, PA 15120

Jordan Tax Service, 102 Rahway Road, McMurray, PA 15317

Allegheny County Law Department, Third Floor Fort Pitt Commons, 445 Fort Pitt Boulevard,
Pittsburgh, PA 15219

GLS Capital, 4551 Cox Rd., Ste. 300, Glen Allen, VA 23060

PROPERTY:

Munhall Boro, Allegheny Co., PA. Having erected thereon a two story brick house and cement block garage known as Rear Hardin Place. .540 Acres. Being Lot No. 201, Phase II in the Hardin Commons Plan, PBV 214, page 138. Fronting 169.12' on N. Side of Hardin Place and extending back N avg. 118.04' to land n/f of Carnegie Steel Co. [179-R-100] DBV 12260 p 334.

AND NOW, comes Borough Council of the Borough of Munhall after a full, fair and impartial hearing and makes the following Adjudication:

1. A condemnation hearing was held regarding property identified immediately above in Council Chambers at the Municipal Building at 1900 West Street, Borough of Munhall,

Munhall, PA 15120 on November 21, 2012 at 7:00 p.m. All witnesses were sworn and the proceedings were recorded by a public stenographer provided at the expense of the Borough.

2. A notice [hereinafter the "Notice"] was sent to all known owners and interested parties named hereinabove informing them: (1) of the date, time and location of the condemnation hearing; (2) that testimony and evidence would be heard regarding the condition of the subject real estate and structures thereon; (3) advising that a preliminary report indicated that the property may be a health, fire and safety hazard and may constitute a nuisance; (4) that such report was available for advance review at the office of the Borough Manager at the Municipal Office at 1900 West Street, Munhall, PA 15120; (5) that if such circumstances were found to exist, Borough Council may order the nuisance to be abated by razing the structures thereon; (6) that any interested person may be present and be heard at the hearing in person or by counsel; and (7) that the cost of razing if ordered by Council could be liened against the subject property. The Notice was admitted into evidence as Exhibit "B."

3. The owners and all persons in interest in the subject property are named herein and identified in the Notice. The title search reports regarding the identities of the owners, parties in interest and a description were admitted into evidence as Exhibit "A." A copy of the Notice was sent to each by certified mail, return receipt requested. Such return receipts as were received are part of the record. The Borough Manager certified that a diligent search was conducted to ascertain the whereabouts of all persons and entities named. The subject property was posted with the Notice by Dave Cannon, the Borough Code Enforcement Officer, prior to the hearing. The Notice of Hearing was advertised in the Valley Mirror. The proof of advertising was admitted into evidence as part of the Borough Manager's Certification identified as Exhibit "C."

4. Gregory A. Evashavik, Esq., Solicitor of the Borough, certified that he had the title to the property examined and that the owners and others named are all those having any

interest in the property. He further certified that he prepared the Notice and it correctly describes the property which forms the subject of the within proceedings.

5. The evidence at the hearing showed and it is found that the property had been personally inspected by Borough Engineers Lindsey A. Jewart and Carl Del Cas. They are properly educated, trained, experienced, have extensive practical experience in performing municipal Code Enforcement work and substantial familiarity with construction work and residential inspection work. The written report with attached photographs prepared by the Borough Engineer was identified as Exhibit "D" and made a part of the record. They found that the property constitutes a fire, health and safety hazard and the only means of abating the nuisance is to raze the building. All opinions are found to be credible and accepted as findings in this Adjudication.

6. The subject structure has windows on the south and east side of the structure that are broken and have missing glass. The gutters and roof are in need of repair. The top floor window on the west side of the house is missing glass. There are weeds and vegetation growing along the sides of the entire house. Currently, the structure in its present condition, due to a lack of proper maintenance, presents a health and safety hazard.

7. The owner did not appear at the hearing. No representative appeared at the hearing on behalf of the owner. The current owner, Riverbend Mansion, LLC, by and through Mark Draper, sent e-mail communications to Munhall Borough complainig about the hearing and requesting that it be delayed. Munhall Borough Manager Matt Galla responded and denied the request, confirming the extensive efforts made to provide notice including certified mail and publication in two newspapers on two occasions. Those e-mail communications were identified as Exhibit "E." Angelo Quaranta and his wife, Anne Gallagher, appeared to speak about the structure. They expressed an interest to form a foundation for the purpose of preserving the structure. They acknowledged that these efforts are still in the planning stages. They do not have

CERTIFICATION

I, Matt Galla, hereby certify that I am the Manager of the Borough of Munhall, and that the vote to declare the property a nuisance and Order that it be razed was voted on in public immediately following the public hearing, and the within Adjudication was authorized by Council. At that time a quorum was present and voted in favor thereof. A copy of this Adjudication was mailed to each owner on and party in interest on 11-21, 2012.

Certified: Electronic



Borough Manager

NOTICE – THE PROPERTY OWNER HAS THE RIGHT TO APPEAL FROM THIS ADJUDICATION TO THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA. THE APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS FROM THE DATE OF THE ADJUDICATION BY THE BOROUGH OF MUNHALL.