



**Chester  
County  
Bar  
Association**

# **Chester County Law Reporter**

**(USPS 102-900)**

*The Official Legal Publication for Chester County*

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WEST CHESTER, PENNSYLVANIA, NOVEMBER 22, 2012

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# Chester County Law Reporter

(USPS 102-900)

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Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the  
Publication of Legal Notices*

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**In re: Estate of Franklin R. Lampley**

Orphans' Court – Petition for leave to execute – Insolvent estate – Classification and order of payment – Judgments

1. If the applicable assets of the estate are insufficient to pay all proper charges and claims in full, the personal representative, subject to any preference given by law to claims due the United States, shall pay them in the following order, without priority as between claims of the same class: (1) the costs of administration; (2) the family exemption; (3) the costs of the decedent's funeral and burial, and the costs of medicines furnished to him within six months of his death, of medical or nursing services performed for him within that time of hospital services including maintenance provided him within that time, of services provided under the medical assistance program provided within that time and of services performed for him by any of his employees within that time; (4) the cost of a gravemarker; (5) rents for the occupancy of the decedent's residence for six months immediately prior to his death; (5.1) claims by the Commonwealth and the political subdivisions of the Commonwealth; (6) all other claims.
2. The Probate, Estate and Fiduciary Code shall not be construed to impair any lien or charge on real or personal estate of the decedent which existed at his death.
3. Any judgment which, at the decedent's death, was a lien on real estate then owned by him or on real estate which he had conveyed by deed not recorded during his life shall continue to bind the real estate for five years from the inception or last revival of the lien or for one year from the decedent's death, whichever shall be longer, although the judgment be not revived after his death. During this period, the judgment shall rank according to its priority at the time of death, and after this period, it shall not continue to be a lien on the real estate, unless revived.
4. Any judgment against the decedent which is a lien on real estate aliened by him may be revived by an action of scire facias brought against the decedent, but before any judgment shall be entered thereon, the personal representative shall be made a party defendant and served with process in the action.
6. A creditor may proceed in a common law action to establish his claim, but he cannot take any part of the estate under any judgment in such case. He must come into the orphans' court and establish his claim there, and take the share of the entire estate which is allotted to him along with the other creditors.
6. The rights of all creditors are fixed as they were at the death of the decedent. No one can obtain a preference over any or all the others by proceedings commenced subsequently to that event.
7. Post-death federal tax liens do not take priority over a pre-death judgment lien of a creditor.

8. A judgment lien creditor, among others, has priority over a federal lien until notice requirements are met.
9. Pennsylvania courts have consistently ruled that only funeral and burial expenses, administration expenses and family exemptions are preferred over claims of the United States in insolvent estates.
10. Decedent died intestate. Letters of Administration were granted co-administrators were appointed, all of whom were intestate heirs and beneficiaries of the estate. The creditors of the estate at the time of Decedent's death included two law firms, the Commonwealth of Pennsylvania and the United States. The law firms each filed Petitions for Leave to Execute. The Court Held, that the Petitions to Execute were denied.

P.McK.

C.C.P. Chester County, Orphans' Court Division, No. 1509-1746; In re: Estate of Franklin R. Lampley

Audrey J. Copeland for Petitioner Marshall, Dennehey, Warner, Coleman  
& Goggin

Richard S. Hannye for Petitioner Hannye Roland LLC

David P. Manni for Commonwealth of Pennsylvania

Christopher D. Belen for U.S. Department of Justice, Tax Division

Timothy White for Fiduciaries Barbara Mandich, Clare Miller and Bruce  
Lampley

William T. Keen for Fiduciary Earl Lampley

Hall, J., September 18, 2012:-

**IN THE COURT OF COMMON PLEAS****CHESTER COUNTY, PENNSYLVANIA****ORPHANS' COURT DIVISION****IN RE: ESTATE OF FRANKLIN R. LAMPLEY, Deceased****NO. 1509-1746****ADJUDICATION****Procedural History**

On October 30, 2009, Franklin Lampley ("Decedent") died intestate. Letters of Administration were granted on November 5, 2009. The co-administrators appointed are all of the intestate heirs and beneficiaries of the estate. The creditors of the estate at the time of Decedent's death include the Petitioners herein, Hannye Roland LLC ("Hannye Roland") and Marshall, Dennehey, Warner, Coleman & Goggin ("Marshall Dennehey"), the Commonwealth of Pennsylvania ("Commonwealth") and the United States. On March 13, 2012, Marshall Dennehey filed a Petition for Leave to Execute Judgment against the Estate of Franklin Lampley. On April 26, 2012, Hannye Roland filed a Petition for Leave to Execute. (Collectively these two petitions are referenced as "Petitions to Execute".) Answers to the Petitions to Execute were filed by the estate administrators and subsequently by the Commonwealth and the United States. A hearing was held on June 18, 2012. Replies to the Commonwealth's New Matter were filed by Marshall Dennehey and Hannye Roland. Additionally, the parties have submitted various memoranda of law and briefs, the latest of which was filed on August 24, 2012.

**Findings of Fact**

During the hearing held June 18, 2012 the parties' stipulated to or did not contest the following facts:

1. The date of death of Decedent is October 30, 2009. (N.T. 6/18/12, at 32.)
2. At the time of his death, the Decedent owned real estate within Chester County located at 199 Springton Road, Glenmoore. (N.T. 6/18/12, at 24.)
3. For a number of years prior to his death, the Decedent had failed to pay Pennsylvania and federal income taxes.

4. The Commonwealth and the United States are parties in interest pursuant to 20 Pa.C.S.A. §767 and by agreement of Petitioners. (N.T. 6/18/12, at 5-8.)

5. On December 1, 2011, judgment in the amount of \$11,768.50 was entered by a Chester County Magisterial District Court in favor of Marshall Dennehey against the estate for legal fees Decedent had failed to pay during his lifetime. This judgment was recorded with the Prothonotary of Chester County (“Prothonotary”) on January 18, 2012. (N.T. 6/18/12, at 22-23.)

6. On January 17, 2012, the estate filed 2006-2009 personal income tax returns with the Commonwealth and United States. (N.T. 6/18/12, at 25.)

7. On April 12, 2012, Chester County Common Pleas Judge Howard F. Riley entered judgment in favor of Hannye Roland against the estate in the amount of \$88,892.30 for legal fees the Decedent had failed to pay during his lifetime; on May 25, 2011 that judgment was recorded with the Prothonotary and the Chester County Recorder of Deeds (“Recorder of Deeds”). (N.T. 6/18/12, at 21-23.)

8. On April 27, 2012, the Commonwealth assessed Decedent’s 2006 personal Pennsylvania income tax return. The Commonwealth anticipates it will assess the additional tax returns in the future and file a tax lien. (N.T. 6/18/12, at 24 and 35.)

9. The United States assessed Decedent’s personal federal income tax returns on the following dates: 2007 and 2008 – May 21, 2012; 2009 – May 26, 2012; 2006 – May 28, 2012. (N.T. 6/18/12, at 27-29.)

10. On May 30, 2012, Marshall Dennehey filed an exemplified copy of its judgment against the estate with the Recorder of Deeds. (N.T. 6/18/12, at 24-25.)

11. The United States filed a notice of federal tax lien with the Prothonotary on June 15, 2012 indicating that \$633,772.91 is due from the estate for unpaid income taxes. (N.T. 6/18/12, 27-29.)

12. All of the claims relevant to these proceedings are acknowledged as owed by the estate. (N.T. 6/18/12, at 32.)

13. The estate should be considered insolvent for purposes of this decision. (N.T. 6/18/12, at 66.)

### **Discussion**

Petitioners are Hannye Roland and Marshall Dennehey, law firms that had provided legal services to the Decedent prior to his death. After more than two years following Decedent’s October 30, 2009 death, Petitioners obtained judgments against the estate. At the time of Decedent’s death, they were unsecured creditors. Due to their recent post-death obtainment of judgments, Petitioners now seek to have their judgments given priority over other claims, including the tax claims of the Commonwealth and the United States.

The PEF Code §3392. Classification and order of payment, states:

If the applicable assets of the estate are insufficient to pay all proper charges and claims in full, the personal representative, *subject to any preference given by law to claims due the United States*, shall pay them in the following order, without priority as between claims of the same class:

- (1) The costs of administration.
- (2) The family exemption.
- (3) The costs of the decedent's funeral and burial, and the costs of medicines furnished to him within six months of his death, of medical or nursing services performed for him within that time of hospital services including maintenance provided him within that time, of services provided under the medical assistance program provided within that time and of services performed for him by any of his employees within that time.
- (4) The cost of a gravemarker.
- (5) Rents for the occupancy of the decedent's residence for six months immediately prior to his death.
- (5.1) *Claims by the Commonwealth and the political subdivisions of the Commonwealth.*
- (6) All other claims.

20 Pa.C.S. §3392 (emphasis added.)

The PEF Code provides protection of certain claims via the priority provisions of 20 Pa.C.S. §3381 Liens and charges existing at death not impaired; and §3382 Judgments which are liens at death, as follows:

§3381. Nothing in this title shall be construed as impairing any lien or charge on real or personal estate of the decedent *which existed at his death*.

§3382. *Any judgment which at the decedent's death was a lien on real estate then owned by him or on real estate which he had*

conveyed by deed not recorded during his life shall continue to bind the real estate for five years from the inception or last revival of the lien or for one year from the decedent's death, whichever shall be longer, although the judgment be not revived after his death. *During this period, the judgment shall rank according to its priority at the time of death, and after this period, it shall not continue to be a lien on the real estate, unless revived.* Any judgment against the decedent which is a lien on real estate aliened by him may be revived by an action of scire facias brought against the decedent, but before any judgment shall be entered thereon, the personal representative shall be made a party defendant and served with process in the action.

*Id.* (emphasis added.)<sup>1</sup>

At the time of Decedent's death, neither of the claims asserted by Petitioners was a lien or charge secured against Decedent's real or personal estate in accordance with 20 Pa.C.S. §3381, nor a judgment lien against Decedent's real estate, as described by 20 Pa.C.S. §3382. Accordingly, neither of these claims is protected by those priority statutes. Rather, these claims fall within 20 Pa.C.S. §3392(6) All other claims, behind the Commonwealth's potential tax claim which is provided a higher payment priority by §3392(5.1).

It is well-settled law in Pennsylvania that the rights of creditors are fixed at death. In *Strouse v. Lawrence*, 160 Pa. 421, 425, 28 A. 930, 931 (1894), the Pennsylvania Supreme court wrote:

Of course a creditor may proceed in a common law action to establish his claim, but he cannot take any part of the estate under any judgment in such case. He must come into the orphans' court and establish his claim there, and take the share of the entire estate which is allotted to him along with the other creditors. *The rights of all creditors are fixed as they were at the death of the decedent. No one can obtain a preference over any or all the others by proceedings commenced subsequently to that event.*

*Id.* (emphasis added.)

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<sup>1</sup>An entry of a verdict or order for a specific sum of money in the judgment index creates a lien on real property then titled in the name of the person against whom the verdict or order is rendered. Pa.R.C.P. 1307, 3022 and 3023.



Contrary to the holding in *Strouse*, Petitioners Hannye Roland and Marshall Dennehey argue that their *post-death* judgments take priority over the taxing authorities' claims for taxes due from the estate. However, the case law relied upon by Petitioners in support of their Petitions to Execute, in particular, *Estate of Romani*, 523 U.S. 517 (1998), *Meyer Estate*, 159 Pa.Super. 296, 48 A.2d 210 (1946), *KS Financial Group, Inc. v. Schulman*, 73 F.Supp.2d 1373 (N.D. Ga. 1999), *United States v. Wyoming National Bank of Wilkes-Barre (Estate of Barretta)*, 426 A.2d 1098 (1981), all concern *pre-death* judgment liens.

The central case relied upon by the Petitioners, *Estate of Romani*, *supra*, involved a lien on real property acquired "before the judgment debtor's death and before the government served its notice of tax liens." *Id.* at 522-523. The subject government in *Romani* was the United States. The creditor's judgment lien and the federal tax liens were all pre-death liens. Given that chronology, i.e. creditor judgment lien, tax liens, debtor's death, the United States Supreme Court determined that the prior judgment lien was protected in priority pursuant to 31 U.S.C.A. §6323(a) over the United States' general priority. Similarly, the federal district court in *K.S. Financial Group, Inc. v. Schulman*, *supra*, determined that the post-death federal tax liens did not take priority over the pre-death judgment lien of creditor K.S. Financial Group.

*In re: Meyers Estate*, *supra*, concerned a creditor's judgment lien entered in 1933 and revived in 1938, prior to debtor's December 1940 death. Following the debtor's death, the United States entered tax liens for unpaid income taxes against the decedent's insolvent estate. The Pennsylvania Superior Court held that the pre-death judgment lien had priority over the post-death tax liens. Like *Romani* and *K.S. Financial Group, Inc.*, *Meyers Estate* is factually distinguishable from the instant matter where there are no pre-death judgments, only unlitigated potential claims. Lastly, the Pennsylvania Supreme Court in *In re: Estate of Barretta*, *supra*, found that the claimant who held pre-death mortgages which predated the notices of federal tax liens had priority over the United States. Consequently, it is clear that none of the cases cited by Petitioners address the issue of an estate claimant obtaining a post-death judgment in an attempt to improve that claimant's priority over other estate claimants.

In contrast to the case law cited by Petitioners, the facts in *Strouse*, *supra* are strikingly similar to the facts in this matter. In both *Strouse* and *sub judice*, the decedents died indebted with unsecured claims and post-death judgments were obtained by the creditor. In *Strouse*, the creditor executed the judgment and obtained payment. The Pennsylvania Supreme Court reversed the judgment of the lower court and set aside the writ of attachment. *Id.* at 427, 28 A. 930, 931.

With specific regard to the federal tax claim, Section 3392 of the PEF Code requires that the priorities listed therein are "subject to any preference given by law to claims due the United States . . . ." This preference is found in the Federal Priority Statute, 31 U.S.C. §3713:

(a)(1) *A claim of the United States Government shall be paid first when –*

(A) a person indebted to the Government is insolvent and –

(i) the debtor without enough property to pay all debts makes a voluntary assignment of property;

(ii) property of the debtor, if absent, is attached; or

(iii) an act of bankruptcy is committed; or

(B) *the estate of a deceased debtor, in the custody of the executor or administrator, is not enough to pay all debts of the debtor.*

(b) *A representative of a person or an estate (except a trustee acting under title 11) paying any part of a debt of the person or estate before paying a claim of the Government is liable to the extent of the payment for unpaid claims of the Government.*

31 U.S.C. §3713 (emphasis added.)

Petitioners purport to place themselves in the category of a creditor with priority under 26 U.S.C. §6323(a) arguing priority over the United States as a judgment lien creditor. 26 U.S.C. §6323(a) provides that a judgment lien creditor, among others, has priority over a federal lien until notice requirements are met. However, as discussed earlier, Hannye Roland and Marshall Dennehey were neither secured creditors nor judgment lien holders at the time of Decedent's death. This court has not found any case, and the Petitioners have provided none, in which an estate claimant was able to improve its priority over the United States or any other estate claimant via a post-death judgment in an insolvent estate. To the contrary, Pennsylvania common pleas courts have consistently ruled that only funeral and burial expenses, administration expenses and family exemptions are preferred over claims of the United States in insolvent estates. *See Black Est.*, 2 Fiduc.Rep. 267, 270-271 (1982), *Hackney Estate*, 70 Pa. D.&C.2d 115, 117 (1974) and *Schwalm Estate*, 89 Pa. D.&C. 88 (1954). Those decisions are in accord with the determination described in *Strouse* that the "rights of all creditors are fixed as they

were at the death of decedent.” *Strouse*, at 425, 28 A. 930, 931. *See also O’Hara v. Manley*, 140 Pa.Super. 39, 45, 12 A.2d 820, 822 (1940). Consequently, the priority provided in 26 U.S.C. §6323 is not applicable.

This court is bound by the long held general principle that the rights of all creditors are fixed at death and that post-death judgments can neither thwart the priority provided in 20 Pa.C.S. §3392 nor disrupt the orderly administration of estates. The acceptance of Petitioners’ argument that a post-death judgment must improve a creditor’s payment priority would invite needless uncertainty and litigation. It would necessarily create an exception which would destroy the rule. All creditors and other claimants, including claimants providing post-death administrative and funeral related services whose priority protection under §3392(1), (3) and (4) also would be endangered, would thereby be encouraged to race to the courthouse following the decedent’s death. This court declines to provide that inducement to chaos, either by use of its equitable authority or by a strained statutory interpretation. The Petitioners’ claims clearly fall within §3392(6) and therefore cannot be paid until after the claims of the United States and the Commonwealth.

Accordingly, the court will issue the attached Decree dismissing the Petitions to Execute Judgment.

BY THE COURT:

/s/ John L. Hall, J.

## IN THE COURT OF COMMON PLEAS

## CHESTER COUNTY, PENNSYLVANIA

## ORPHANS' COURT DIVISION

IN RE: ESTATE OF FRANKLIN R. LAMPLEY, Deceased

NO. 1509-1746

DECREE

AND NOW, this 18<sup>th</sup> day of September, 2012, upon consideration of the March 13, 2012 Petition for Leave to Execute Judgment against the Estate of Franklin Lampley filed by Marshall, Dennehey, Warner, Coleman & Goggin and the April 26, 2012 Petition for Leave to Execute filed by Hannye Roland LLC (collectively "Petitions to Execute"), the Answers to the Petitions to Execute, the Replies to New Matter, the parties' memoranda of law and briefs, and the stipulated facts and argument provided during the June 18, 2012 hearing, it is hereby **ORDERED** and **DECREED** that the Petitions to Execute are **DENIED**.

BY THE COURT:

/s/ John L. Hall, J.

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CLERK OF THE ORPHANS’ COURT  
DIVISION OF THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
**NOTICE OF FILING ACCOUNTS**  
**ACCOUNTS LISTED FOR AUDIT ON**  
**WEDNESDAY, DECEMBER 5, 2012**  
**Courtroom 15 at 9:00 A.M. PREVAILING TIME**  
**THE HONORABLE JOHN L. HALL**

Notice is hereby given to all parties interested, that accounts in the following matters have been filed in the Office of the Clerk of the Orphans’ Court Division of the Court of Common Pleas of Chester County, Pennsylvania for AUDIT, CONFIRMATION AND DISTRIBUTION at the above date, time and place. At that time and place interested parties, claimants and objectors to the same will be heard.

<b>ESTATE OF MARY CATHERINE CAMPBELL, DECEASED</b> A/K/A MARY K. CAMPBELL FIRST AND FINAL ACCOUNT OF: FRANK EVANS CAMPBELL III, EXECUTOR ATTORNEY(S): ELLEN B. SHEEHAN, ESQUIRE	<b>1508-0124</b>
<b>ESTATE OF ELINOR W. FRANCIS, DECEASED</b> FIRST AND FINAL ACCOUNT OF: PNC BANK, N.A., EXECUTOR AUSTIN WARD FRANCIS, EXECUTOR ATTORNEY(S): ARTHUR R. G. SOLMSSEN JR, ESQUIRE	<b>1507-0596</b>
<b>ESTATE OF ELINOR W. FRANCIS, DECEASED</b> FIRST AND INTERIM ACCOUNT FOR THE RESIDUARY TRUST UNDER THE WILL OF: AUSTIN WARD FRANCIS, TRUSTEE PNC BANK, N.A., TRUSTEE CHARLES TAPPAN FRANCIS, TRUSTEE ATTORNEY(S): ARTHUR R. G. SOLMSSEN JR, ESQUIRE	<b>1507-0596</b>
<b>IN RE: PHYLLIS M. SYKES, TRUST</b> FIRST AND FINAL ACCOUNT OF: DAVID W. WOOD JR, TRUSTEE ATTORNEY(S): DAVID W. WOOD JR, ESQUIRE	<b>1512-1854</b>

**ESTATE OF NAOMI T. MARION, DECEASED****1511-0930**

FIRST AND FINAL ACCOUNT

OF: CHRISTOPHER J. MARION, EXECUTOR

ATTORNEY(S):

D. SELAINE KEATON, ESQUIRE

---

**ESTATE OF MARYANN T. COLAVITA, DECEASED****1512-0624**

FIRST AND FINAL ACCOUNT

OF: DEBORAH J. BECK, EXECUTOR

ATTORNEY(S):

JOHN A. SALING, ESQUIRE

---

**ESTATE OF FRANK Q. HELMS, DECEASED****1510-1990**

FIRST AND FINAL ACCOUNT

OF: JUDITH SHAW, EXECUTOR

ATTORNEY(S):

GUY F. MATTHEWS, ESQUIRE

---

**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 12-09899**

NOTICE IS HEREBY GIVEN that the name change petition of Michael Alexander Smith and Melissa Anne Schumacher was filed in the above-named court and will be heard on December 17, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: September 18, 2012

Name to be changed from: Michael Alexander Smith and Melissa Anne Schumacher to: Michael Joseph Alexander and Melissa Anne Alexander

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 12-08196**

NOTICE IS HEREBY GIVEN that the name change petition of Tara Victoria Musser was filed in the above-named court and will be heard on December 10, 2012, at 9:30 AM, in Courtroom 10 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: August 6, 2012

Name to be changed from: Tara Victoria Musser to: Tara Victoria Bosler

Any person interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.

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**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that DEL'S DIPS & DOS, INC. has been incorporated under the Pennsylvania Business Corporation Law of 1988.

GARY N. MOSKOVITZ, Solicitor  
Keen, Keen & Good  
3460 Lincoln Highway  
Thorndale, PA 19372

---

**1st Publication****DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all creditors and claimants of Valley Forge Surgical Associates, Ltd. with offices located at 824 Main Street, Suite 300, Phoenixville, PA, a Pennsylvania professional corporation, that the shareholders have approved a proposal that the corporation dissolve voluntarily and the Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence will end, pursuant to the filing of Articles of Dissolution with the Pennsylvania Corporation Bureau pursuant to Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

SUSAN B. ORR, Solicitor  
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## ESTATE NOTICES

*Letters Testamentary or of Administration having been granted in the following Estates, all persons having claims or demands against the estate of the said decedents are requested to make known the same and all persons indebted to the said decedents are requested to make payment without delay to the respective executors, administrators, or counsel.*

## 1st Publication

**BERGMANN**, Walter H., Jr., late of Penn Township. Jayne S. Van Dusen, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**BLAIR**, Lois M., late of Tredyffrin Township. Judith Alleva, 58 Grove Avenue, Devon, PA 19333, Executrix. **DEIRDRE A. AGNEW**, Esquire, Law Offices of Deirdre A. Agnew, 1450 East Boot Road, Building 400A, West Chester, PA 19380, atty.

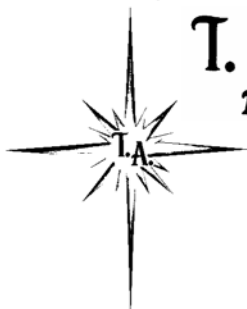
**BROCKLESBY**, Louise Prudy, a/k/a L. Prudy Brocklesby, Pudy Brocklesby, late of West Chester. Edward Brocklesby Sr., 125 Harvard Road, Havertown, PA 19083, Executor.

**CAMPBELL**, James F., late of East Vincent Township. Jeffrey N. Campbell, 1400 Gesna Drive, Hanover, MD 21076, Executor. **THOMAS L. HOFFMAN**, Esquire, Wells, Hoffman, Holloway & Stauffer, LLP, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

**CASSERLY**, John F., late of Honey Brook Township. Therese Saello, care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, Executrix. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Rd., Ste. 200, Downingtown, PA 19335, atty.

**ERBE**, Helen L., late of Schuylkill Township. Rodney L. Kriebel and Jean Kriebel, 33 Richard Lee Lane, Phoenixville, PA 19460, Executors. **PATRICIA LEISNER CLEMENTS**, Esquire, 516 Falcon Road, Audubon, PA 19403, atty.

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**FERRY**, John Joseph, a/k/a John J. Ferry, late of East Goshen Township. Dolores M. Albright, care of MARITA M. HUTCHINSON, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, Executrix. MARITA M. HUTCHINSON, Esquire, 1197 Wilmington Pike, West Chester, PA 19382, atty.

**FITZGERALD**, Kim, late of Landenberg. Rosemary W. FitzGerald, 213 Evergreen Court, Landenberg, PA 19350, Executrix.

**GREENBERG**, Saul H., late of West Goshen Township. H. MICHAEL COHEN, Esquire, 144 West Market Street, West Chester, PA 19382, Executor. H. MICHAEL COHEN, Esquire, Lachall, Cohen & Sagnor, 144 West Market Street, West Chester, PA 19382, atty.

**HIBBERD**, Josiah H., late of Borough of West Chester. Timothy H. Knauer, care of TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, Executors. TIMOTHY H. KNAUER, Esquire, 218 West Miner Street, West Chester, PA 19382, atty.

**HICKS**, Paul, Jr., late of Spring City. Barbara A. Munnings, 403 Tudor Road, Collegeville, PA 19426, Executrix. R. KURTZ HOLLOWAY, Esquire, 635 E. High Street, P.O. Box 657, Pottstown, PA 19464, atty.

**HORVATH**, Arthur J., late of Atglen Borough. Mary B. Pflueger, care of HUDSON L. VOLTZ, Esquire, 110 Hopewell Road, Ste. 200, Downingtown, PA 19335, Executrix. HUDSON L. VOLTZ, Esquire, Hudson L. Voltz, P.C., 110 Hopewell Road, Ste. 200, Downingtown, PA 19335, atty.

**JUSTI**, Thomas R., late of Tredyffrin Township. Glenmede Trust Company, N.A. and David M. Justi, care of GARY CALVIN, Esquire, 540 Pennsylvania Avenue, Suite 318, Fort Washington, PA 19034, Executors. GARY CALVIN, Esquire, Dilts, Mac Cary & Calvin, 540 Pennsylvania Avenue, Suite 318, Fort Washington, PA 19034, atty.

**KEATES**, Sara G., late of East Goshen Township. Melanie Keates Lower and Brian A. Keates, care of STEPHEN D. POTTS, Esquire, Strafford Office Building #2, Suite 106, 200 Eagle Road, Wayne, PA 19087-3115, Executors. STEPHEN D. POTTS, Esquire, Herr, Potts & Potts, Strafford Office Building #2, Suite 106, 200 Eagle Road, Wayne, PA 19087-3115, atty.

**LESSIG**, Suzanne C., late of Downingtown. Lynda B. Wood, 1571 Broad Run Road, Downingtown, PA 19335, Executor. KEITH N. RENALDO, P.C., 37 West Gay Street, West Chester, PA 19380, atty.

**MANCILL**, Janet McGrath, late of East Marlborough Township. Thomas M. Mancill, care of NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, Executor. NEIL E. LAND, Esquire, 213 E. State Street, Kennett Square, PA 19348, atty.

**MEREDITH**, William W., late of West Goshen Township. Larry E. Meredith, 107 Olympia Drive, Claymont, DE 19703, Executor. KATHLEEN M. MARTIN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

**SIRGENSON**, Theresa B., late of Borough of Phoenixville. Lynn A. Saville, 232 Bridge Street, Spring City, PA 19475, Executrix. SUZANNE BENDER, Esquire, 216 Bridge Street, Phoenixville, PA 19460, atty.

## 2nd Publication

**BEILMAN**, Donald S., late of Tredyffrin Township. Stephanie Walsh Beilman, David G. Beilman and Kathryn B. Gray, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, Executors. CAROL R. LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

**BRODOWSKI**, John P., late of Phoenixville. Bonnie Long, 922 Cherry Hill Lane, Pottstown, PA 19465, Executor.

**CORBY**, Nancy A., late of Westtown Township. Charlene S. Ciccarone, 9 Ridge Road, West Chester, PA 19382, Executrix. E. CRAIG KALEMIAN, Esquire, 535 North Church Street, West Chester, PA 19380, atty.

**COX**, Charles H., Jr., late of Tredyffrin Township. James D. Bernhardt and Bryn Mawr Trust Company, care of J. STODDARD HAYES, JR., Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. J. STODDARD HAYES, JR., Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

**DAVIS**, Charles, late of Penn Township. John W. Davis and Sharon D. Gausch, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executors. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**DAVIS**, Joan B., a/k/a Joan Boyd Davis, late of Landenberg. Gerald W. Davis, 134 Walnut Run Road, Landenberg, PA 19350, Administrator. DANIEL J. MAISANO, Esquire, 415 McFarlan Road, Ste. 200, Kennett Square, PA 19348, atty.

**DE CARLO**, Leonard, late of East Nottingham Township. Louise De Carlo, 1986 Twinhouse Rd., Oxford, PA 19363, Administratrix. KENNETH R. PYLE, Esquire, The Law Office of Kenneth R. Pyle, P.C., P.O. Box 141, Lewisville, PA 19351-0141, atty.

**DUFF**, Ronelle C.M., late of East Malborough Township. Edmund Mc Govern, care of CHARLES J. DURANTE, Esquire, 1000 West Street, Suite 1400, Wilmington, DE 19801, Executor. CHARLES J. DURANTE, Esquire, Connolly Gallagher LLP, 1000 West Street, Suite 1400, Wilmington, DE 19801, atty.

**ELLIXSON**, Neal L. Jr., a/k/a Neal Laroy Ellixson, Neal L. Ellixson and Neal Ellixson, late of East Goshen Township. Brian Ellixson, care of ANDREW L. MACKERER, Esquire, 1236 Brace Road, Suite F, Cherry Hill, NJ 08034, Administrator, DBN. ANDREW L. MACKERER, Esquire, 1236 Brace Road, Suite F, Cherry Hill, NJ 08034, atty.

**GABLE**, Arthur Carl, Jr., a/k/a Arthur C. Gable, Jr., late of Malvern Borough. Sharon Koromaus and Mary Kay Gable, care of JAMES E. MC ERLANE, Esquire, 24 E. Market Street, West Chester, PA 19381, Executrices. JAMES E. MC ERLANE, Esquire, Lamb Mc Erlane PC, 24 E. Market Street, P.O. Box 565, West Chester, PA 19381, atty.

**GONDOLF**, Marjorie W., a/k/a Marjorie Warren Gondolf and Marjorie Edith Warren, late of East Bradford Township. Warren J. Gondolf, care of JEFF L. LEWIN, Esquire, 15 East Front Street, Media, PA 19063, Executor. JEFF L. LEWIN, Esquire, 15 East Front Street, Media, PA 19063, atty.

**GUIZZETTI**, Sylvia, a/k/a Sylvia A. Guizzetti and Sylvia Ann Guizzetti, late of New Garden Township. Linda R. Di Luzio, 1014 Sarah Drive, Landenberg, PA 19352 and Victor A. Guizzetti, P.O. Box 364, Landenberg, PA 19350, Executors. WILLIAM J. GALLAGHER, Esquire, Mac Elree Harvey, Ltd., 211 E. State Street, Kennett Square, PA 19348, atty.

**JENKINS**, Anna A., late of Warwick Township. Jerome P. Jenkins and Judith J. Leonard, care of MARY R. LASOTA, Esquire, 218 West Miner Street, West Chester, PA 19382-2925, Executors. MARY R. LASOTA, Esquire, Klein, Head & Head, LLP, 218 West Miner Street, West Chester, PA 19382-2925, atty.

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**KALMBACHER**, Eldora B., late of Pennsbury Township. Susan Gwynne, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**KANE**, Anne L., late of East Brandywine Township. Paul Andrew Gordon, care of LOUIS N. TETI, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. LOUIS N. TETI, Esquire, MacElree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**LENKER**, William D., a/k/a William David Lenker, II, late of Easttown Township. Karen P. Lenker, care of CAROL R. LIVINGOOD, Esquire, 130 W. Lancaster Avenue, P. O. Box 191, Wayne, PA 19087-0191, Executrix. CAROL R. LIVINGOOD, Esquire, Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Avenue, P. O. Box 191, Wayne, PA 19087-0191, atty.

**LINTON**, Samuel W., late of Kennett Township. Debra Ann Morris, care of Donald B. Lynn, Jr., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. Donald B. Lynn, Jr., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**MATTIS**, Joseph G., late of East Pikeland Township. Margaret Ann Brown, 40 Magnolia Drive, Douglassville, PA 19518, Executrix. LEE F. MAUGER, Esquire, Mauger & Meter, PO Box 698, Pottstown, PA 19464, atty.

**NIEMCZUK**, John C., late of Spring City. Michele Christman, care of DAVID G. GARNER, Esquire, 1954 E. High Street, Ste. 4, Pottstown, PA 19464, Administratrix. DAVID G. GARNER, Esquire, 1954 E. High Street, Ste. 4, Pottstown, PA 19464, atty.

**PHILLIPS**, Nancy L., late of West Bradford Township. Donald L. Phillips, 1440 Telegraph Road, West Chester, PA 19380 and Dorothy A. Griffith, 1117 West Strasburg Road, West Chester, PA 19382, Executors. FRANK W. HAYES, Esquire, Hayes & Romero, 31 South High Street, West Chester, PA 19382, atty.

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**SCHEVETS**, Frank, late of Downingtown. Margaret Mary Valentine, care of ROSENN, JENKINS & GREENWALD, LLP, Esquires, 15 S. Franklin Street, Wilkes-Barre, PA 18711-0075, Administratrix. ROSENN, JENKINS & GREENWALD, LLP, 15 S. Franklin Street, Wilkes-Barre, PA 18711-0075, attys.

**SHULTZ**, Bonnie J., late of Phoenixville Borough. Nelly Shultz, 1926 Clover Creek Road, Martinsburg, PA 16662, Executrix. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-54-26, atty.

**SPERBER**, Elynor R., late of Sadsbury Township. Mark J. Sperber, care of NANCY W. PINE, Esquire, 104 S. Church Street, West Chester, PA 19382, Executor. NANCY W. PINE, Esquire, Pine & Pine Law Offices, 104 S. Church Street, West Chester, PA 19382, atty.

**TINDALL**, Herbert L., Jr., a/k/a Herbert L. Tindall, late of Honey Brook Township. Robert C. Tindall, 5238 Denlinger Road, Gap, PA 17527, Executor. GOOD & HARRIS, LLP, 132 West Main Street, New Holland, PA 17557, atty.

**YAKOBOSKI**, Lorraine D., late of Borough of West Chester. Gail A. Dalton, care of HARRY J. DI DONATO, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. HARRY J. DI DONATO, Esquire, Mac Elree Harvey Ltd., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

### 3rd Publication

**BURCHILL**, Hilda A., late of West Chester. Shauna Flynn, 223 Chandler Drive, West Chester, PA 19380, Executrix.

**CRONAUER**, Virginia T., late of Malvern. Roberta L. Cyronak, care of ROBERT E. O'CONNOR, Esquire, 755 North Monroe Street, Media, PA 19063, Executrix. ROBERT E. O'CONNOR, Esquire, 755 North Monroe Street, Media, PA 19063, atty.

**ESPOSITO**, Mark R., late of East Brandywine Township. Maria Esposito, care of BARRY S. RABIN, Esquire, 3460 Lincoln Highway, Thorndale, PA 19372, Personal Representative. BARRY S. RABIN, Esquire, The Law Firm of Barry S. Rabin, 3460 Lincoln Highway, Thorndale, PA 19372, atty.

**GORDON**, Mary H., late of East Bradford

## CHARLES T. DeTULLEO

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Township. Lisa A. Miller, care of MICHAEL C. MC BRATNIE, Esquire, 747 Constitution Drive, Ste. 100, P.O. Box 673, Exton, PA 19341-0673, Executrix. MICHAEL C. MC BRATNIE, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Ste. 100, P.O. Box 673, Exton, PA 19341-0673, atty.

**JAMES**, George R., Sr., late of Uwchlan Township. George R. James Jr., care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executor. DUKE SCHNEIDER, Esquire, Mac Elree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**NESTORICK**, Raymond, late of East Nantmeal Township. Raymond Nestorick, Jr. and Carol Heilner, care of DUKE SCHNEIDER, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executors. DUKE SCHNEIDER, Esquire, Mac Elree Harvey LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**PATTERSON**, Eugene F., late of Westtown Township. Robert E. Ridge, 1 Jewel Lane, Levittown, PA 19055, Administrator. MICHAELANGELO L. DIPPOLITO, Esquire, People's Law Firm, LLC, 712 Kimberton Road, Chester Springs, PA 19425, atty.

**PERKINS**, Sherman, a/k/a Sherman E. Perkins, late of West Vincent Township. Zoe Lynn Perkins, Charles C. Perkins and William A. Humenuk, care of KEVIN P. GILBOY, Esquire, 1835 Market Street, Philadelphia, PA 19103-2968, Executors. KEVIN P. GILBOY, Esquire, Teeters Harvey Gilboy & Kaier LLP, 1835 Market Street, Philadelphia, PA 19103-2968, atty.

**PROCOPIO**, Dominic R., a/k/a Dominic R. Procopio, Jr., late of Caln Township. Marcella L. Keenan, 236 Thornridge Drive, Thorndale, PA 19372, Executor. J. WILLIAM WIDING, III, Esquire, Kozloff Stoudt, 2640 Westview Drive, Wyomissing, PA 19610, atty.

**SCHAFER**, Mildred Catherine, a/k/a Mildred C. Schaffer, late of East Goshen Township. Scott M. Schaffer, 803 Grist Mill Lane, West Chester, PA 19380 and Thomas C. Schaffer, 389 Lynetree Drive, West Chester, PA 19380, Executors.

**YOUNG**, Anna May, a/k/a Anna May Stetser

Young, late of East Goshen Township. Mark S. Rutledge and Lee A. Maiden, care of KEVIN HOLLERAN, Esquire, 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, Executors. KEVIN HOLLERAN, Esquire, Gawthrop Greenwood, P.C., 17 E. Gay Street, Suite 100, P.O. Box 562, West Chester, PA 19381-0562, atty.

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### FICTITIOUS NAME

*NOTICE is hereby given, pursuant to Fictitious Names Act of 1982, 54 Pa.C.S. Section 301 et seq., which repealed prior laws on the subject, any entity or entities (including individuals, corporations, partnership or other groups, which conduct any business in Pennsylvania under an assumed or fictitious name shall register such name by filing an application for registration of fictitious name with the Department of State for the conduct of a business in Chester County, Pennsylvania under the assumed or fictitious name, style or designation of*

Workplace Learning and Performance, with its principal place of business at 1235 Highgate Road, West Chester, PA 19380.

The application has been (or will be) filed on: March 19, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Lauren W. Fosbenner, 1235 Highgate Road, West Chester, PA 19380.

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**NOTICE**

COURT OF COMMON PLEAS  
CHESTER COUNTY  
CIVIL DIVISION – NO. 10-04467

**AMENDED COMPLAINT IN MORTGAGE FORECLOSURE**

The Bank of New York Mellon formerly known as the Bank of New York on behalf of CIT Mortgage Loan Trust 2007-1, PLAINTIFF vs. Shawn Ryan, Deceased, Kevin Ryan, Known Heir of Shawn Ryan, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Shawn Ryan, deceased, DEFENDANTS.

TO: Shawn Ryan, Deceased and Any and All Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Shawn Ryan, Deceased, Defendants, whose last known address is 6 Smith Drive, Parkesburg, Sadsbury Township, PA 19365. TAKE NOTICE THAT PLAINTIFF, The Bank of New York Mellon formerly known as the Bank of New York on behalf of CIT Mortgage Loan Trust 2007-1, filed an Amended Complaint in Mortgage Foreclosure, as captioned above with regard to property located at 6 Smith Drive, Parkesburg, Sadsbury Township, PA 19365.

**NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend you must enter a written appearance personally or by attorney and file your defenses or objections with the Court. You are warned that if you fail to do so the case may proceed without you and a Judgment may be entered against you without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

CHESTER COUNTY BAR ASSOCIATION  
LAWYER REFERRAL SERVICE  
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West Chester, PA 19381  
(610)429-1500

Udren Law Offices, P.C., Attys. For Plaintiff  
111 Woodcrest Rd., Suite 200  
Cherry Hill, NJ 08003  
856-669-5400

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**NOTICE**

In The Court of Common Pleas  
Of Chester County, Pennsylvania  
Civil Action-Law  
No. 12-10381

**Notice of Action in Mortgage Foreclosure**

Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A1, Mortgage Pass-Through Certificates, Series 2006-A under the Pooling and Servicing Agreement dated February 1, 2006, Plaintiff vs. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Linda Loutey, deceased, Defendant(s)

To the Defendants, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Linda Loutey, deceased: TAKE NOTICE THAT THE Plaintiff, Deutsche Bank National Trust Company, as Trustee of the Residential Asset Securitization Trust 2006-A1, Mortgage Pass-Through Certificates, Series 2006-A under the Pooling and Servicing Agreement dated February 1, 2006 has filed an action Mortgage Foreclosure, as captioned above.

**NOTICE**

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Chester County Lawyer Referral Service, Chester County Bar Assn., 15 W. Gay St., 2nd Fl., West Chester, PA 19380. Christopher A. DeNardo, Atty. for Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406. 610-278-6800

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**NOTICE**

Miller Law Offices  
Miller Law Offices  
BY: Francis C. Miller, Esquire  
IDENTIFICATION NO.: 78111 Attorney for Plaintiff  
21 W. Washington Street, Suite D  
West Chester, PA 19103  
610-840-8400

---

MARY WISE	:	CHESTER COUNTY PENNSYLVANIA
28 Stephanie Lane	:	
Glenn Moore, PA 19343	:	COURT OF COMMON PLEAS
Plaintiff	:	
vs	:	
	:	
MELISSA PENNLINE	:	
3963 Cemetery Road	:	NO.:11-10955
Parkensburg, PA 19365	:	
Defendant	:	
	:	
TO: Melissa Pennline	:	

**TYPE OF ACTION:** Civil Complaint

**ARBITRATION DATE:** December 7, 2012 at 9:00 am, Chester County Justice Center, 201 W Market St. West Chester, PA 19380

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
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15 W. Gay St  
West Chester, PA 19380  
(610) 429-1500

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**NOTICE**

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA, CIVIL ACTION, LAW, NO. 11-10328

Caln Township Municipal Authority and Township of Caln vs. Dante P. Pileri and Jaime M. Pileri

Notice is hereby given that the above were named as Defendants in a civil action instituted by plaintiffs. This is an action to recover delinquent sewer and trash fees for the year 2010, for the property located at 2964 Honeymead Road, Caln Township, Pennsylvania, Tax Parcel No. 39-4-462. A municipal claim in the amount of \$935.10 was filed on or about September 21, 2011 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered without further notice for the relief requested by the plaintiffs. You may lose property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Lawyer Referral Service. Chester County Bar Association, P.O. Box 3191, West Chester, PA 19380, (610) 429-1500

Portnoff Law Associates, Ltd., P.O. Box 391, Norristown, PA 19404-0391, (866) 211-9466

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**SAMPLE AD**

Classified Ads for the Chester County Law Reporter ONLY \$.16 per space/character



## November 2012 CLE Opportunities

@ Chester County Bar Association

DATE	CLE SESSIONS	TIME	CREDIT HOURS
Nov. 1	PBI: DR/Lawyer End the Debate on Tort Reform (g)	Noon – 4:20 PM	4 SUB
Nov. 6	PBI: Understanding Federal Sentencing; The Guidelines and Beyond (g)	12:30 PM–3:45 PM	3 SUB
Nov. 7	CCBA's Beer & BULL Session: "Get Noticed, Get Found"***	5 PM – 6:30 PM	1 SUB
Nov. 8	Criminal + Immigration CLE - Criminal Defense Section ***	Noon – 1:30 PM	1.5 SUB
Nov. 9	PBI: Reinsurance Principles & Practice (v)	9 AM – 1:30 PM	3 SUB + 1 ETH
Nov. 14	BusinessKillers ® - Sole Practitioners' Section***	Noon – 1:30 PM	1.5 SUB
Nov. 14	"How Mediation Can Help Your Practice" – ADR Section***	9 AM – 10:15 AM	1 SUB
Nov. 16	PBI: Hot Topics in Capital Cases (g)	9 AM – 4 PM	5 SUB + 1 ETH
Nov. 20	PBI: PR's Right to Know Law (g)	8:30 AM – 2:30 PM	5 SUB
Nov. 27	PBI: The Nuts & Bolts of Running a Family Law Practice (g)	9 AM – 1:15 PM	3 SUB + 1 ETH
Nov. 29	PBI: Labor Law Symposium (g)	9 AM – 4:30 PM	5 SUB + 1 ETH
Nov. 30	PBI: Lincoln on Professionalism (g)	9 AM – 12:15 PM	3 ETH

(v) = video

(g) = live groupcast

\*\*\* = all CCBA members welcome to attend

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# Chester County Law Reporter

*The Official Legal Publication for Chester County*

***Chester County Law Reporter - Legal Advertising Rates effective January 1, 2011***

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*\*A standard form is available for advertising. Contact the Office of the Law Reporter (610)692-1889 or download from our website [www.chescobar.org](http://www.chescobar.org)*

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The *Chester County Law Reporter* is published weekly, 52 issues per year. The rates listed below represent an ad run for 13 consecutive issues. Ad copy must be submitted "camera ready" or submitted via e-mail as a TIFF or JPEG file. For more information, contact **Stephanie Gibbs at 610-692-1889, or by e-mail: [sgibbs@chescobar.org](mailto:sgibbs@chescobar.org)**

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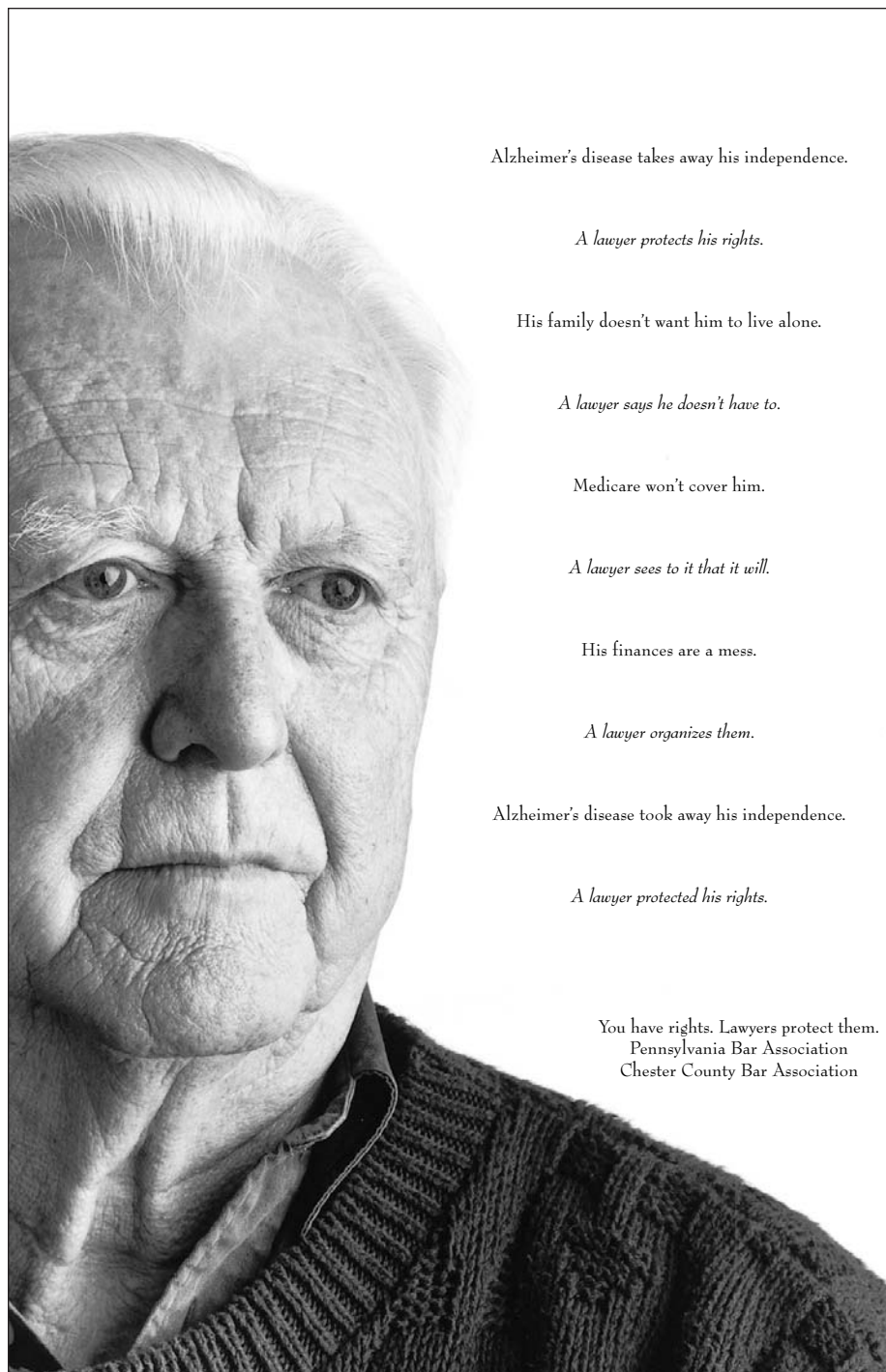
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