



**Chester
County
Bar
Association**

Chester County Law Reporter

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(USPS 102-900)

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In re: Appeal of Luke A. D’Onofrio Trust

Tax assessment appeal – Mansion house rule

1. Pursuant to the Constitution of the Commonwealth of Pennsylvania, taxation of real property must be uniform, and the only available exemptions are those enumerated in the Constitution.
2. All property made taxable by the Commonwealth shall be valued and assessed as provided in the Chester County Assessment Law, including real estate.
3. The term “mansion” as used in the Chester County Assessment Law is simply synonymous with “dwelling house,” and does not mean to refer to a manor or other great estate house.
4. The Mansion House Rule provides that where a tract of land is divided by a county line, the whole tract is assessable in the county in which the mansion house is located.
5. The Mansion House Rule is aimed at preventing the mischief which would flow from contests between assessors of adjoining municipal divisions in respect to their duties of assessing property intersected by division lines, and it guards against the low valuation which an assessment of an entire property into one of two parcels tended to produce.
6. If county boundary lines pass through the mansion house, the owner of the land may choose the county in which the property will be assessed. If the owner refuses or fails to choose the county in which the property will be assessed, the county in which the larger portion of the mansion house is located has the right of assessment.
7. If vacant land is divided by the boundary lines of two counties, the land shall be assessed in each county in which it is located.
8. The D’Onofrio Trust took an appeal from a tax assessment. Following a *de novo* trial, the Court Held, that the Mansion House Rule applied and denied the appeal.

P.McK.

C.C.P. Chester County, Civil Action – Tax Assessment Appeal, No. 2011-12826-AB; In re: Appeal of Luke A. D’Onofrio Trust from the Decision of the Chester County Board of Assessment Appeals for property located at 200 Three Ton Road, East Whiteland Township, Chester County, Pennsylvania for Tax Year 2012

Donald J. Weiss for Appellant

Colleen A. Preston for the Chester County Board of Assessment Appeals

Mark P. Thompson for Great Valley School District

Bereth K. Graeff for East Whiteland Township

Tunnell, J., November 5, 2012

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

IN RE: APPEAL OF LUKE A. D’ONOFRIO :
TRUST FROM THE DECISION OF THE :
CHESTER COUNTY BOARD OF ASSESSMENT :
APPEALS FOR PROPERTY LOCATED AT : NO. 2011-12826-AB
200 THREE TUN ROAD, EAST WHITELAND :
TOWNSHIP, CHESTER COUNTY, :
PENNSYLVANIA FOR TAX YEAR 2012 :
TAX PARCEL NO. 42-4-279.2 :

Donald J. Weiss, Esquire, for Appellant
Colleen A. Preston, Esquire, for the Chester County Board of Assessment Appeals
Mark P. Thompson, Esquire, for Great Valley School District
Bereth K. Graeff, Esquire, for East Whiteland Township

DECISION

The issue in this real estate tax assessment appeal is whether the “Mansion House Rule” should be applied under the facts of this case where a commercial building is bisected by a tax parcel line. The court finds that the Rule is applicable, and denies the appeal accordingly, based on the following:

FINDINGS OF FACT

1. The subject property is located at 200 Three Tun Road, East Whiteland Township, Chester County, Pennsylvania, more particularly identified as Chester County Tax Parcel No. 42-4-296.2 (hereinafter referred to as the “Property”).
2. The Property consists of 12,946 square feet industrial multi-use building situated on 1.36 acres.
3. In 2005, the property owners, the Luke A. D’Onofrio Trust and Jean A. Schaeffer took title to approximately three acres of commercial real estate in East Whiteland Township.
4. Said real estate consisted of two lots, each bearing its own tax parcel numbers, namely UPI 42-4-296.2 and 42-4-296.3.
5. These tax parcels were combined by means of reverse subdivision, according to the deed of the property owners (Exhibit SD-1).
6. The property owners proposed to erect a warehouse building of about 20,000 square feet straddling the two tax parcels, with about 62% of the

building being within parcel number 42-4-296.2.

7. After its completion, the assessment of the commercial building was split between the two tax parcels accordingly.

8. Parcel number 42-4-296.3 was later retired by the Chester County Tax Assessment Office, however, in order to activate the combination plan.

9. The Chief Assessor of the County, Joseph Finneran, became involved in the assessment recalculation. He testified that the practice of the Assessment Office in such instances is to follow the “Mansion House Rule”.

10. However, in this case, there was no residential house involved and the line was neither a county or other municipal boundary line.

11. A tax assessor assessed the entirety of the value of the building in and as part of parcel number 42-4-296.2.

12. The assessed value of the property is \$995,910.

13. The Common Level Ratio is 56% for the year in question, yielding an imputed fair market value of the property for the year beginning January 1, 2012 in the amount of \$1,778,410.71.

14. From this action, the Luke A. D’Onofrio Trust took a timely appeal.

DISCUSSION

The matter at issue before the court is primarily one of law, with only a few pertinent facts. The Trust views this as a valuation case. The main issue to be determined is not the assessed value of the Property, but whether the method used to assess the Property was proper.

Pursuant to the Constitution of the Commonwealth of Pennsylvania, taxation of real property must be uniform, and the only available exemptions are those enumerated in the Constitution. Pa. Const. Art. VIII, §1 and §5. The taxes are to be collected pursuant to general laws. Pa. Const. Art. VIII, §1. In Chester County, the statute applicable to the taxation of real property is the Consolidated County Assessment Law, 53 Pa. C.S.A. §8801 et seq. (“CCAL”) All property made taxable by the Commonwealth shall be valued and assessed as provided in the CCAL, including real estate. 53 Pa. C.S.A. §8811.

The problem of assessing property divided by boundary lines is addressed in §8818 of the CCLA, in which one finds the term “mansion house”, hence the Mansion House Rule.

The term “mansion” as used in this sense is simply synonymous with “dwelling house”, and does not mean to refer to a manor or other great estate house. The rule can be traced to the Act of July 11, 1842, P.L. 351 §59 (formerly 72 P.S. §5107-8). In its simplest form, the “Mansion House Rule” provides that where a tract of land is divided by a county line, the whole tract is assessable in the county in which the mansion house is located. The rule is aimed at preventing the mischief

which would flow from contests between assessors of adjoining municipal divisions in respect to their duties of assessing property intersected by division lines, and it guards against the low valuation which an assessment of an entire property into one of two parcels tended to produce. *Bausman v. County of Lancaster*, 50 Pa. 208, 211 (1865). The modern formulation of the rule is as follows:

53 Pa. C.S.A. §8818

(a) Assessment of lands divided by county boundary lines.

(1) If county boundary lines divide a tract of land, the land will be assessed in which the mansion house is located.

(2) If county boundary lines pass through the mansion house, the owner of the land may choose the county in which the property will be assessed. If the owner refuses or fails to choose the county in which the property will be assessed, the county in which the larger portion of the mansion house is located has the right of assessment.

(3) If vacant land is divided by the boundary lines of two counties, the land shall be assessed in each county in which it is located.

(c) Assessment where township boundary lines pass through mansion house. If the boundary lines of any township and a city, borough or township pass through the mansion house, the owner of the land may choose the municipality in which the land shall be assessed. If the owner refuses or neglects to chose, the mansion house shall be considered to be entirely located in the township for assessment purposes.

(d) Assessment where lands are divided by boundary lines between cities, boroughs or cities and boroughs.

(1) If lands are divided by the boundary lines of two or more cities, two or more boroughs, or one or more cities and one or more

boroughs, the lands shall be assessed in the city or borough in which the mansion house is located.

(2) If the boundary lines pass through the mansion house, the lands shall be assessed in the city or borough in which the larger portion of the mansion house is located.

(3) If vacant land is divided by the boundary lines of two or more cities, two or more boroughs, or one or more cities and one or more boroughs, the land shall be assessed in each municipality in which it is located.

It is plain from a reading of §8818(a) that there are several ways to deal with assessment of parcels that are divided by boundary lines and assessment of parcels which contain a mansion house that is divided by boundary lines. Regarding situations in which tracts of land are divided by county boundary lines, the entire tract is to be assessed in the county in which the mansion house lies. Where a mansion house contained on a tract is divided by the county lines, the owner of the land may choose where the property is to be assessed. However, if the owner does not so choose, the county in which the larger portion of the mansion house is located has the right of assessment. It is only where there is vacant land divided by a county boundary line that the statute provides for a split in the assessment between the two counties.

Similarly, §8818(c) addresses assessment of lands in which the boundary lines of a township and a city, borough or other township pass through a mansion house. The owner is again able to choose where the land is to be assessed. However, as with §8818(a), the owner must actually make that decision, or the mansion house will be considered to be located entirely in the township for assessment purposes. 53 Pa. C.S.A. §8818(c). Finally, §8818(d)(2), having to do with boundary lines between cities, boroughs or cities and boroughs, provides that if such boundary lines pass through a mansion house, the lands are to be assessed in the city or borough in which the larger portion of the mansion house is located. None of these sections provide that splitting a building assessment is the appropriate way to deal with boundary lines that pass through a mansion house as the property owners suggest should be done in this case.

The appealing property owner advances a method of assessment of the Property that enjoys no support in law, and one which this court must reject. The Assessment Office employed a method of assessment apportionment that is in accordance with the treatment of similar situations. Admittedly, this case has to do with a commercial building that is split by tax parcel lines, not a mansion house split

by township or county boundary lines. But the logic is the same. The Pennsylvania legislature made a decision with its enactment of §8818 of the CCAL. The legislature decided that the proper method to deal with dwellings that were split by boundary lines was not to allow townships or counties to fight over the tax revenues, but instead to decide ahead of time how to assess those dwellings. The Assessment Office employed the same method here. The commercial building situated on the Property was, until very recently, split between two tax parcels. The property owners could have, in conformity with the statute, discussed the matter with the Assessment Office and requested that the building be assessed on one parcel or the other. They did not do so.

CONCLUSIONS OF LAW

1. The Mansion House Rule was properly applied by the Chester County Tax Assessment Office.

2. The whole value of the commercial building was properly assessed to the subject Property, containing as it does the greater portion of the structure.

An appropriate order follows.

BY THE COURT:

/s/ Mark L. Tunnell, J.

IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA

IN RE: APPEAL OF LUKE A. D'ONOFRIO	:	
TRUST FROM THE DECISION OF THE	:	
CHESTER COUNTY BOARD OF ASSESSMENT	:	
APPEALS FOR PROPERTY LOCATED AT	:	NO. 2011-12826-AB
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TOWNSHIP, CHESTER COUNTY,	:	
PENNSYLVANIA FOR TAX YEAR 2012	:	
	:	
TAX PARCEL NO. 42-4-279.2	:	

Donald J. Weiss, Esquire, for Appellant
Colleen A. Preston, Esquire, for the Chester County Board of Assessment Appeals
Mark P. Thompson, Esquire, for Great Valley School District
Bereth K. Graeff, Esquire, for East Whiteland Township

ORDER

AND NOW, this 5th day of November, 2012, following a trial *de novo* in the above-captioned matter by the undersigned, sitting without a jury, we hereby DENY the appeal of Luke A. D'Onofrio Trust.

BY THE COURT:

/s/ Mark L. Tunnell, J.

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**CHANGE OF NAME NOTICE
IN THE COURT OF COMMON PLEAS
CHESTER COUNTY, PENNSYLVANIA
CIVIL ACTION - LAW
NO. 12-11563**

NOTICE IS HEREBY GIVEN that the name change petition of Ulrika Ingrid Tabata, mother of minor child Annika Ingrid Ridgway was filed in the above-named court and will be heard on February 4, 2013, at 9:30 AM, in Courtroom 15 at the Chester County Justice Center, 201 West Market Street, West Chester, Pennsylvania.

Date of filing the Petition: November 5, 2012

Name to be changed from: Annika Ingrid Ridgway to: Annika Ingrid Tabata

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

JENIFER DONAHUE, Attorney for Petitioner
1442 Stirling Drive
Wayne, PA 19087

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on November 20, 2012 for Web Rehab Now, Inc., in accordance with the provisions of the Pennsylvania Corporation Law of 1988.

The purpose or purposes for which it was organized are: The corporation shall have unlimited power to engage in and do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended and supplemented and to do all things and exercise all powers, rights, and privileges which a business corporation may now or hereafter be organized or authorized to do or to exercise under the said Business Corporation Law of Pennsylvania.

CORPORATION NOTICE

NOTICE is hereby given to all creditors and claimants of EnPharma Consulting, Inc., a Pennsylvania corporation with a business address at 454 Fairmont Drive, Chester Springs, PA 19425, that the corporation is about to file Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania so that its corporate existence shall be ended by the issuance of a Certificate of Dissolution, and that the board of directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988.

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

ARDAO, Iberia I., late of West Goshen Township. Erlinda C. Ardao, care of KATHLEEN A. FARRELL, Esquire, 216 South Orange Street, Media, PA 19063, Executrix. KATHLEEN A. FARRELL, Esquire, 216 South Orange Street, Media, PA 19063, atty.

CHELLAND, Clara S., late of East Caln Township. Michelle C. Milligan, care of J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, Executrix. J. MICHAEL RYAN, Esquire, 300 North Pottstown Pike, Suite 150, Exton, PA 19341, atty.

DIENNO, Fillippo A., a/k/a Philip A. Dienno, late of Easttown Township. Marie Catania, 213 Bella Vista Road, Devon, PA 19333, Executrix. MARK S. HARRIS, Esquire, Kraut Harris, VIST Financial Bldg. Suite 311, 1767 Sentry Parkway West, Blue Bell, PA 19422, atty.

DORFLER, Ella M., late of North Coventry Township. Janet Dorfler-Altholtz, 592 Bulltown Road, Elverson, PA 19520 and Mark Dorfler, 1128 Miller Road, Pottstown, PA 19465, Executors. EDWARD A. SKYPALA, Esquire, 224 King Street, Pottstown, PA 19464, atty.

FONDOTS, Elizabeth A., late of Devon. Claudia Kennedy, 12122 Whitley Street, Whittier, CA 90601 and Joan A. Steele, 413 Bridge Street, Collegeville, PA 19426, Executrices. JAMES J. RUGGIERO, JR., Esquire, Ruggiero Law Offices LLC, Paoli Corporate Center, 16 Industrial Boulevard- Suite 211, Paoli, PA 19301, atty.

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FRIEDMAN, Shirley, late of East Goshen Township. Yitzhak Baruch, care of SEAMUS M. LAVIN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Administrator. SEAMUS M. LAVIN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

GREGORY, Elizabeth A., late of Pennsbury Township. Robert S. Gregory, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

GROVES, Jane E., late of Penn Township. Donna J. Dawson, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrix. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

HILL, Harry E., late of Phoenixville. Barbara Mellinger, care of DAVID M. FREES, III, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executrix. DAVID M. FREES, III, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

HOBSON, Janet Lucille, late of Coatesville. Roy J. Hobson, 1012 North Bailey Road, Coatesville, PA 19320, Executor. JAY G. FISCHER, Esquire, Valocchi & Fischer, 342 East Lancaster Avenue, Downingtown, PA 19335, atty.

KEISER, John P., late of West Goshen Township. Suzanne Davis, 121 Bortondale Road, Media, PA 19063, Administratrix. ROBERT M. FIRKSER, Esquire, 333 W. Baltimore Avenue, Media, PA 19063, atty.

KING, Lena G., late of Honey Brook Township. H. Wesley Boyer, 1645 Union Grove Road, East Earl, PA 17519, Executor. Kling & Fanning, LLP, 131 West Main Street, New Holland, PA 17557, atty.

LOCKARD, Thomas Albert, late of West Nottingham Township. Frances A. Pabon, Joshua P. Lockard and Keturah B. Lockard, care of HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, Administrators. HARRY W. FARMER, JR., Esquire, P.O. Box 118, Oxford, PA 19363, atty.

MALCHIONE, Thelma, late of New Garden Township. Mario P. Malchione, care of L. PETER TEMPLE, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. L. PETER TEMPLE, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

MANCILLA, Antonio, late of Coatesville. Tracey Mancilla, care of SEAMUS M. LAVIN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Administrator. SEAMUS M. LAVIN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

MATTSON, Jan A., late of Newlin Township. Robert J. Mattson, care of DAVID L. MYERS, Esquire, P.O. Box 384, Kennett Square, PA 19348, Executor. DAVID L. MYERS, Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

RICHARDSON, Comfort C., late of Pennsbury Township. Margaret Morris Richardson, 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.

THOMAS, David O., late of City of Coatesville. Brian D. Brooks, P.O. Box 7295, Lancaster, PA 17604-7295, Administrator. NANCY MAYER HUGHES, Esquire, Barley Snyder, 126 E. King St., Lancaster, PA 17602, atty.

WOOD, Mary deS., late of Kennett Township. Susan Wood, 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.

2nd Publication

ARSCOTT, Richard P., late of West Chester. Joseph R. Arscott, care of KEVIN J. RYAN, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executor. KEVIN J. RYAN, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

BAKER, Violet E., late of Honey Brook. c/o NANCY MAYER HUGHES, Esquire, 126 East King Street, Lancaster, PA 17602, Executrix. NANCY MAYER HUGHES, Esquire, Barley Snyder LLP, 126 East King Street, Lancaster, PA 17602, atty.

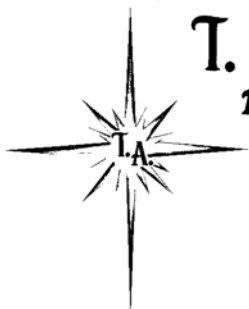
BARKER, Robert R., late of East Pikeland Township. Susan B. Weicheld, 161 Camp Council Road, Phoenixville, PA 19460, Executrix. JAMES C. KOVALESKI, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

BLAND, Martha J., late of West Goshen Township. Martha Johanna Bland Deaver, care of JAMES T. OWENS, Esquire, P.O. Box 85, Edgemont, PA 19028-0085, Executrix. JAMES T. OWENS, Esquire, P.O. Box 85, Edgemont, PA 19028-0085, atty.

BOYER, William Horace, late of East Marlborough Township. Catherine M. W. Boyer, 519 Schoolhouse Road, Kennett Square, PA 19348, Executor. SCUDDER G. STEVENS, Esquire, 120 North Union Street, P.O. Box 1156, Kennett Square, PA 19348, atty.

CURLEY, Joan W., late of Easttown Township. Douglas G. Curley, care of S. JONATHAN EMERSON, Esquire, Monroe Professional Building, 117 North Monroe Street, Media, PA 19063, Executor. S. JONATHAN EMERSON, Esquire, Monroe Professional Building, 117 North Monroe Street, Media, PA 19063, atty.

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FARLEY, Jacqueline Elaine, late of Honey Brook Township. Donald P. Dudley, III, P.O. Box 4246, Middletown, NJ 07748, Administrator.

GINN, Ida Gunn, a/k/a Ida G. Ginn, late of Tredyffrin Township. Elizabeth Ginn Foulke, 315 Homestead Road, Wayne, PA 19087-2431, Executrix. **BENJAMIN K. RODGERS**, Esquire, Gadsden Schneider & Woodward LLP, 201 King of Prussia Road, Suite 100, Radnor, PA 19087, atty.

HORNBRUCH, Raymond E., late of Uwchlan Township. Leigh H. Davis and Carl R. Hornbruch, care of **LISA COMBER HALL**, Esquire, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, Executors. **LISA COMBER HALL**, Esquire, Hall Law Offices, A Professional Corporation, 27 S. Darlington Street, West Chester, PA 19382, atty.

LAWRENCE, Elizabeth B., a/k/a Elizabeth Borkey Hoopes Lawrence, Betsy Lawrence, late of West Chester. Ann H. Williams, care of **JAMES B. GRIFFIN**, Esquire, 623 North Pottstown Pike, Exton, PA 19341, Executrix. **JAMES B. GRIFFIN**, Esquire, James B. Griffin, P.C., 623 North Pottstown Pike, Exton, PA 19341, atty.

MARINO, Perry Sam, late of West Whiteland Township. Perry Sam Marino, Jr., care of **KATHLEEN A. FARRELL**, Esquire, 216 South Orange Street, Media, PA 19063, Administrator. **KATHLEEN A. FARRELL**, Esquire, 216 South Orange Street, Media, PA 19063, atty.

MASON, Adelle R., late of Tredyffrin Township. Yvette D. Mason, care of **MICHAEL C. MC BRATNIE**, Esquire, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, Executrix. **MICHAEL C. MC BRATNIE**, Esquire, Fox Rothschild LLP, 747 Constitution Drive, Suite 100, P.O. Box 673, Exton, PA 19341-0673, atty.

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NEVIN, Alice W., a/k/a Alice Nevin, late of East Goshen Township. Lawrence E. Wood, care of W. PETER BARNES, Esquire, 126 West Miner Street, West Chester, PA 19382, Administrator C.T.A. W. PETER BARNES, Esquire, BARNES, SPANGLER, OESTE & WOOD, 126 West Miner Street, West Chester, PA 19382, atty.

PATTERSON, Elisha P., late of Coatesville. Howard R. Patterson, care of MARK E. HALBRUNER, Esquire, 1013 Mumma Road, Suite 100, Lemoyne, PA 17043, Executor. MARK E. HALBRUNER, Esquire, Gates, Halbruner, Hatch & Guise, P.C., 1013 Mumma Road, Suite 100, Lemoyne, PA 17043, atty.

REINBOLD, Virginia D., late of Boyertown Borough. Paul D. Geunes, care of BARRY J. TOMLINSON, Esquire, 414 Main Street, P.O. Box 14, East Greenville, PA 18041, Executor. BARRY J. TOMLINSON, Esquire, Tomlinson & Gerhart, 414 Main Street, P.O. Box 14, East Greenville, PA 18041, atty.

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SMITH, George H., late of East Pikeland Township. George M. Smith, care of STEPHEN I. BAER, Esquire, 1288 Valley Forge Road, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952,

Executor. STEPHEN I. BAER, Esquire, Baer Romain, LLP, 1288 Valley Forge Road, Suite 63, P.O. Box 952, Valley Forge, PA 19482-0952, atty.

WARREN, William D., a/k/a William Warren, late of Malvern. Sharon L. Brown, 19 Dillan Drive, Malvern, PA 19355, Executrix.

WITTMAN, David, late of Kennett Square. Paul Wittman, 56 Dunster Road, Bedford, MA 01730, Executor.

3rd 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.

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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.

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.

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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.

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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

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The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Jeffrey Wright, 132 Weedon Ct., West Chester, PA 19380.

NONPROFIT CORPORATION

NOTICE IS HEREBY GIVEN that Articles were filed with the Department of State on November 19, 2012 for CARE FOR THE CURE pursuant to the provisions of the Pennsylvania Nonprofit Corporation Law of 1988 for fundraising for Cancer research.

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NOTICE IS HEREBY GIVEN that CHRIST'S CHAPEL FULL GOSPEL ASSEMBLY has been incorporated under the Pennsylvania Nonprofit Corporation Law of 1988.

GARY N. MOSKOVITZ, Solicitor
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1st Publication**TRUST NOTICE**

Trust Estate of MARY deS. WOOD, deceased, late of Kennett Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of MARY deS. WOOD are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Susan Wood, Trustee
c/o Larmore Scarlett LLP
P.O. Box 384
Kennett Square, PA 19348

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NOTICE

IN THE COURT OF COMMON PLEAS FOR CHESTER COUNTY, CIVIL ACTION No. 2012-04079

UNRUH, TURNER, BURKE & FREES, P.C., Plaintiff v. TATTERSALL DEVELOPMENT COMPANY,
t/a TATTERSALL PROPERTIES, LP and KENNETH C. HELLINGS and JOYCE M. HELLINGS,
Defendants

To: TATTERSALL DEVELOPMENT Co.
T/A TATTERSALL PROPERTIES, L.P.

Date of Notice: December 6, 2012

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ELLEN B. SHEEHAN, Solicitor
1197 Wilmington Pike
West Chester, PA 19382

NOTICE

Notice is hereby given that the Year 2012 accounting information of the FIELDPOINT HOMEOWNERS ASSOCIATION, Randy Temple, President, a non-profit exempt organization, is available for inspection during regular business hours by any citizen at the Law Office of Ellen B. Sheehan, Esquire, 1197 Wilmington Pike; West Chester, PA 19382; (610)399-3611.
ELLEN B. SHEEHAN, Solicitor
1197 Wilmington Pike
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3rd Publication**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 Honeyeard 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.

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Dec. 3	PBI: iPad for Legal Professionals (v)	9 AM – 5 PM	6 SUB
Dec. 4	PBI: Slicing Up the Pie: Property Distribution in PA (g)	1:15 PM - 4:30 PM	3 SUB
Dec. 5	PBI: Discovery in Bad Faith Claims (g)	12 PM – 4:15 PM	3 SUB + 1 ETH
Dec. 5	Beer & B.U.L.L.: Avoiding Your Friend “Mal”- Legal Malpractice***	5 PM – 6 PM	1 ETH
Dec. 7	PBI: Four County Civil Practice (v)	9 AM – 1:30 PM	4 SUB
Dec. 10	PBI: Eminent Domain Takings in PA (v)	9 AM – 12:30 PM	3 SUB
Dec. 10	PBI: Death and Taxes (g)	9 AM – 4:30 PM	5 SUB & 1 ETH
Dec. 11	PBI: After the Engagement Letter/ When Legal & Business Ethics Collide (v)	9 AM -10 AM	1 ETH
Dec. 12	PBI: Anatomy for Lawyers – The Back and Knee (g)	8:30 AM – 3:30 PM	5 SUB + 1 ETH
Dec. 14	PBI: Your First Divorce Case (v)	9 AM – 1:30 PM	4 SUB
Dec. 17	BRIDGE THE GAP	12 PM – 4 PM	4 ETH
Dec. 20	PBI: Disciplinary Diversion for Lawyers & Judges (v)	9 AM - 10 AM	1 ETH
Dec. 20	PBI: 19 th Annual Auto Law Update (g)	12:15 PM – 4:30 PM	3 SUB + 1 ETH
Dec. 21	PBI: Trends in Municipal Finance (g)	9 AM – 1:15 PM	4 SUB

(v) = video

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