



**Chester  
County  
Bar  
Association**

# **Chester County Law Reporter**

(USPS 102-900)

*The Official Legal Publication for Chester County*

Vol. 60

WEST CHESTER, PENNSYLVANIA, JULY 19, 2012

No. 29

## **TABLE OF CONTENTS**

### **60 CHESTER COUNTY REPORTS**

<b>Smith and Picklo-Smith v. Chester County Board of Assessment Appeals</b> <i>Correction of assessment records – Rancher or double-wide</i> <i>mobile home . . . . .</i>	<b>232 (2012)</b>
---	-------------------

### **Classified Ads . . . . Page 17**

Meeting Space  
*West Chester*  
Office Suite  
*West Chester*

### **Legal Notices**

**See Table of Contents . . . . . 1**

# Chester County Law Reporter

(USPS 102-900)

*Reporting the Decisions of the Divisions of the Court of the Fifteenth Judicial District of Pennsylvania,  
Composed of Chester County, Officially Designated by the Rule Thereof as the Legal Periodical for the  
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**Smith and Picklo-Smith v. Chester County Board of Assessment Appeals**  
Correction of assessment records – Rancher or double-wide mobile home

In this unusual case, the homeowners appealed a “correction” by the Chester County Office of Assessments. The “correction” changed the classification of the home from a rancher to a double-wide mobile home, resulting in a reduction of the assessed value. The homeowners appealed because the property could not be sold because potential buyers could not obtain a mortgage for a “mobile home”. Noting that there were no wheels, axles or tow hitch; a mobile home can become permanently affixed to a lot; there was no certificate of title with PennDOT; and that the residence sat on a foundation and full basement outweighed evidence of visible wheel tongs and metal undercarriage framing, the Court Held that the residence was not a mobile home, granted the appeal and ordered the structure to be recorded as a single family rancher.

R.E.M.

C.C.P. Chester County, PA Tax Assessment Appeal No. 2011-02860; Christopher A. Smith and Elizabeth Picklo-Smith v. Chester County Board of Assessment Appeals and Downingtown Area School District

Albert P. Massey, Jr. for C. Smith and E. Picklo-Smith  
Jeffrey R. Sommer for the Chester County Board of Assessment Appeals  
Mark P. Thompson for Downingtown Area School District  
Tunnell, J., July 3, 2012:-

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

CHRISTOPHER A. SMITH and	:
ELIZABETH PICKLO-SMITH	:
Appellants	:
	: NO. 2011-02860
v.	:
	:
CHESTER COUNTY BOARD OF	: TAX ASSESSMENT APPEAL
ASSESSMENT APPEALS	:
and	:
DOWNTOWN AREA SCHOOL	:
DISTRICT	:
Appellees	:

Albert P. Massey, Jr., Esquire, for the Appellants  
 Jeffrey R. Sommer, Esquire, for the Chester County Board of Assessment Appeals  
 Mark P. Thompson, Esquire, for DOWNTOWN Area School District

**DECISION**

Christopher A. Smith and Elizabeth Picklo-Smith have appealed the reassessment of their property which was the result of a decision by the Chester County Office of Assessments to “correct” its records by indicating that their single family rancher should be reclassified as a “double wide mobile home.” This appeal was denied by the Chester County Board of Assessment Appeals.

After a trial *de novo* on June 12, 2012, and due consideration of the competent and credible evidence presented therein, this Court grants the appeal and orders certain relief to the owners based on the following:

**FINDINGS OF FACT**

1. The Appellants and owners of the subject property are Christopher A. Smith and Elizabeth Picklo-Smith.
2. The Appellees are the Chester County Board of Assessment Appeals, and the DOWNTOWN Area School District.
3. The property that is the subject of this appeal is a lot of 1.7 acres of land improved by a single family dwelling located at 1567 Shadyside Road, in the Township of West Bradford and County of Chester, having a tax parcel number of 50-05-0047.0100

4. The current owners, Christopher A. Smith and Elizabeth Picklo-Smith, applied for and received a conventional mortgage in 2004 in connection with their purchase. They settled on the property on October 19, 2004 and a deed was duly tendered to them from the prior owner, Jan Rutt.

5. Ms. Picklo-Smith applied to refinance the mortgage in order to buy out her husband's interest.

6. It was at that point that she received an Assessment Change Notice in the mail from the Chester County Board of Assessments dated October 19, 2010.

7. The notice informed her that the "Reason for Change: Reappraisal Because Of Data Corrections – 1.7 AC & DBL WD MBL HM LOT."

8. Taken by surprise, Ms. Picklo-Smith engaged in several conversations with Joseph Finnaren, Chief Assessor, and his staff, and was informed that the County's records had been in error regarding the classification of her home for the past 20 years, and that the Assessment Office was under a duty to correct its records so as to keep the data current.

9. The Assessment Office requested, and Ms. Picklo-Smith granted, permission for an additional investigation to be done, which included the inspection and photographing of the residence.

10. The owners appealed this decision to the Chester County Board of Assessment Appeals.

11. After a hearing, the Chester County Board of Assessment Appeals denied the owners' appeal and ruled that the total assessment in the amount of \$98,520 would remain unchanged; the date of the mailing of notice was February 16, 2011.

12. The owners timely filed a Notice of Appeal on March 17, 2011.

13. A trial *de novo* was conducted June 12, 2012.

14. As trial commenced, the Chester County Board of Assessment Appeals advised the Court in its opening statement that this was an unusual case, because the actual issue really was "over what the house is." The position of the Board was that the house was a mobile home, and the Court was asked to accept the testimony to be presented for that proposition. If, however, the Court accepted the testimony of the owners that the house was a single family rancher, then the result would necessarily be that the owners' assessment would go back up.

15. Trial proceeded on that basis.

16. For some 20 years, the records of the Chester County Assessment Office had assessed the residence on the property as a single family rancher.

17. The residence had until recently been assessed at \$103,880; added to the land component, the total assessment had equated to a fair market value of \$265,000.

18. The 2010 inquiry by the Chester County Assessment Office into the classification of the structure was triggered by a visit from a representative from

the bank where Elizabeth Picklo-Smith was trying to obtain refinancing.

19. Of interest to the assessor upon his inspection of the property was the existence of a HUD verification plate fastened to the exterior of the residence, actually three of them, which yielded serial numbers.

20. Further investigation revealed that these were affixed to two mobile homes manufactured on December 23, 1988 in the state of North Carolina by Palm Harbor Homes and shipped to a dealership located in Ronks, PA.

21. The available evidence was that the units were purchased and transported to the real estate parcel the following year, in 1989, and that this caused an assessment to be performed.

22. The owners at that time were Mr. and Mrs. Dennis L. Root.

23. Photographs were taken by the assessor in 2010 of wheel tongs and metal undercarriage framing, still visible in the basement ceiling.

24. These and the presence of the HUD plates were the chief features that caused the Assessment Office to decide to “correct” its records by classifying the structure as a double-wide mobile home.

25. Mr. and Mrs. Root sold the property in 1992 to Jan Rutt, who resold it in 2004 to the current owners without any changes on the part of the County Assessment Office.

26. In 1998, the property was reassessed as part of a county-wide reassessment without any change in its description as a single family rancher.

27. The County Chief Assessor, Joseph Finnaren, testified that due to changes in the mobile home industry in the late 1970’s, the Federal Department of Housing and Urban Development (HUD) decided to set national standards so that mobile homes could be shipped anywhere in all 50 states under the same standards and specifications.

28. The term “manufactured home” became preferred over “mobile home”, with dubious effect.

29. When the Assessment Office’s records were corrected in the fall of 2010, the common level ratio was 55.4%.

30. For the next tax year, July 2011- June 2012, the common level ratio was 56%.

31. As the result of the County’s reclassification of the dwelling, the actual value of the property, also referred to as the fair market value, was effectively reduced in 2010 from \$265,000 to \$176,000.

32. The County Assessor conceded that there was no evidence of any wheels, any axles, or a tow hitch.

33. He agreed that mobile homes do not typically have basements or fireplaces.

34. He conceded that it is possible for a mobile home to become permanently attached to a lot.

35. This single family residence was not located in a mobile home park, and the ground owner was the same as the owner of the structure.

36. There was no evidence of any certificate of title for this structure registered with the Pennsylvania Department of Transportation.

37. The owner testified that the property was marketed to her as a single family rancher.

38. She was able to obtain a conventional mortgage for it at the time of purchase in 2004, and received a deed.

39. Although Ms. Picklo-Smith saw the HUD plates, they meant nothing to her.

40. The house sits on a foundation that is made of cement and cinderblock. It has three bedrooms and 2 ½ baths, a fireplace and a full basement with a rec room, workshop and bathroom.

41. Interior and exterior dimensions were specified in the Property Assessment Record.

42. There is an interior circular stairwell to the basement, which also contains mechanicals including the water heater and oil heater inside.

43. There are concrete steps in the basement leading to exterior metal doors.

44. The property has been improved with cement patios in front and back.

45. The walls in the ground floor consist of drywall and paneling.

46. The owner testified that the property was not moveable.

47. Ms. Picklo-Smith purchased the property for \$195,000 and has a mortgage with a balance of \$156,000.

48. She testified that although she tried to place the house on the market and had interested buyers, no one so far was able to finance the property because of its designation as a “mobile home”.

49. She testified she “can’t sell it, and can’t buy it”, and that she is “trapped”, with her equity and the value of any improvements gone.

### **DISCUSSION**

To be (a mobile home) or not to be. That is the question.

There are apparently no decisions in the tax assessment area which have answered the question. But similar issues have arisen in the zoning context where owners sought approval for placing mobile homes on sites that were restricted in one way or another. In 1986, the Supreme Court of Pennsylvania in *Geiger v. Zoning Hearing Board of North Whitehall Township*, 510 Pa. 231, 237, 507 A.2d 361 (1986), observed as follows:

“The only thing ‘mobile’ about the home appellees proposed to affix to their land is that it will be wheeled to the site for permanent installation . . .

[after] placing eight concrete pillars below the frost level with cement blocks on top upon which the home would rest . . . [the owners] planned to put skirting around the home and plant shrubbery around the front, . . . remove the wheels and the hitch from the home once located at the proposed site. . . . Obviously this was not a home that could leave by turning on the ignition.”

One need not wonder why lenders will not grant mortgages on mobile homes: it would not do very well to have one’s collateral picked up and hauled off to who-knows-where. Mortgages are granted on fixed dwellings, not vehicles.

Once a mobile home is attached to a concrete foundation, it can no longer be considered a “vehicle” as that term is commonly used and therefore it must be considered to have become a single family dwelling under the local zoning ordinance., as was held in *Ciavarella v. Zoning Board of Adjustment of Hazel Township*, 86 Pa. Cmwlth. Ct. 193, 197, 484 A.2d 420, 422 (1984).

An immobile structure cannot, at one and the same time, also be a mobile structure.

The Municipalities Planning Code contains several pages of various definitions, one of which is as follows:

“Mobilehomes” – A transportable, single family dwelling intended for permanent occupation, contained in one unit, or in two or more units designed to be joined into one integral unit *capable of again being separated for repeated towing*, which arrive at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.” 53 P.S. §10107 (emphasis added).

The record shows that this structure could be moved after the improvements were made only with the same degree of difficulty and harm to the structure as would accompany the moving of a conventional dwelling house. Clearly, there has been a metamorphosis.

The Court finds that the owners’ dwelling is not transportable and not capable of being again separated for repeated towing. Thus, in the weighty area of general municipal law, this structure would not be a mobile home.

Thus, the owners’ home is immobile and an immobile home cannot remain a mobile home merely because the structure was originally built to be transported



on wheels, or because vestigial traces of such manufacture can still be discerned.

“What the house is”, as posed in the opening statement, necessarily means what the house is at the time in question – now. This structure ceased to be a “double wide mobile home” in 1989 when it was affixed to a permanent full perimeter basement and foundation. Any concerns HUD may have had were no longer operative at that point. The Court agrees with the owners’ contention that the Assessment Office got it right when at that date it assessed the property as a single family rancher. Its recent attempt to “correct the records”, while well-meaning, is incongruous. It is no correction to describe the residence as what it *was* rather than what it *is*. This action must be reversed, and the question thereby answered.

### CONCLUSIONS OF LAW

1. The solitary issue in this case is “what the house is.”
2. The relevant time in question is now.
3. The residential dwelling, while not of conventional wood frame construction, is not a mobile home.
4. The residential dwelling has been a single family rancher since 1989.
5. It cannot be towed repeatedly and is no more portable than a conventional wood frame house.
6. It is incorrect to describe the structure today as a double-wide mobile home.

IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA

CHRISTOPHER A. SMITH and	:
ELIZABETH PICKLO-SMITH	:
Appellants	:
	: NO. 2011-02860
v.	:
	:
CHESTER COUNTY BOARD OF	: TAX ASSESSMENT APPEAL
ASSESSMENT APPEALS	:
and	:
DOWNTOWN AREA SCHOOL	:
DISTRICT	:
Appellees	:

Albert P. Massey, Jr., Esquire, for the Appellants  
 Jeffrey R. Sommer, Esquire, for the Chester County Board of Assessment Appeals  
 Mark P. Thompson, Esquire, for DOWNTOWN Area School District

**ORDER**

AND NOW, this 3<sup>rd</sup> day of July, 2012, following a trial *de novo* in the above captioned matter by the undersigned, sitting without a jury, the appeal of Christopher A. Smith and Elizabeth Picklo-Smith is GRANTED, and the Court directs the Chester County Board of Assessment Appeals and the Tax Assessment Office to reverse their decisions by describing on its records the structure of the owners' property as a single family rancher, and by restoring the prior assessment for the tax year 2010 to what it had been, with successive tax years to follow accordingly.

BY THE COURT:

/s/ Mark L. Tunnell, J.

TABLE OF CONTENTS

LEGAL NOTICES

Audit List.....	2
Change Of Name.....	4
Corporation Notice.....	4
Dissolution Notice.....	4
Estate Notices <b>1st Publication</b> .....	5
Estate Notices <b>2nd Publication</b> .....	7
Estate Notices <b>3rd Publication</b> .....	9
Fictitious Name.....	10
Nonprofit Corporation.....	11
Notice Of Action In A Mortgage Foreclosure.....	12
Action By Plaintiff to Force the Satisfaction of Record of A Mortgage Paid Off More Than Twenty Years Ago.....	13
Notice Of Action To Quiet Title.....	14
Trust Notice.....	16

Lawyer Referral



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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, AUGUST 1, 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.

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<b>ESTATE OF CELINE M. LOHER, DECEASED</b>	<b>1593-1340</b>
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FIRST AND FINAL ACCOUNT

OF: ALOYSIUS A. LAWN IV, EXECUTOR

VINCENT A. MCCALL, EXECUTOR

ATTORNEY(S):

ANDREW J. CORDES, ESQUIRE

---

<b>ESTATE OF HENRY J. LOHER, DECEASED</b>	<b>1593-1342</b>
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FIRST AND FINAL ACCOUNT

OF: ALOYSIUS T. LAWN IV, EXECUTOR

VINCENT A. MCCALL, EXECUTOR

ATTORNEY(S):

ANDREW J. CORDES, ESQUIRE

---

<b>IN RE: CHESTER C. LOCKWOOD AND HELENE J. LOCKWOOD, TRUST</b>	<b>1509-1375</b>
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FIRST AND FINAL ACCOUNT

OF: DIANE LOCKWOOD BLAZAK, TRUSTEE

ATTORNEY(S):

STEPHEN H. GREEN, ESQUIRE

---

<b>IN RE: EDNA P. LOCKWOOD, TRUST</b>	<b>1509-1376</b>
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FIRST AND FINAL ACCOUNT

OF: DIANE LOCKWOOD BLAZAK, TRUSTEE

ATTORNEY(S):

STEPHEN H. GREEN, ESQUIRE

---

<b>IN RE: MARY BENSON COLLINS, TRUST</b>	<b>1599-1296</b>
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THIRD AND FINAL ACCOUNT

OF: HOWARD GUESS, TRUSTEE

ATTORNEY(S):

---

EDWARD M. WATTERS III, ESQUIRE

---

**ESTATE OF BERTHA PERRY RICHARDSON, DECEASED****1509-1181**

A/K/A BERTHA MAE PERRY RICHARDSON

FIRST AND FINAL ACCOUNT

OF: ALICE M. ROBERTS, EXECUTOR

ATTORNEY(S):

L. PETER TEMPLE, ESQUIRE

---

**ESTATE OF CHARLES B. GRACE, DECEASED****1569-0115**

SECOND ACCOUNT

FOR THE RESIDUARY TRUST UNDER WILL

OF: MICHAEL D.G. GRACE, TRUSTEE

BNY MELLON, NATIONAL ASSOCIATION, TRUSTEE

CHARLES B. GRACE JR, TRUSTEE

ATTORNEY(S):

LICIA M. ANO MARRONE, ESQUIRE

KEVIN PATRICK GILBOY, ESQUIRE

---

**ESTATE OF GEORGE F. RUGGERI, DECEASED****1509-1413**

FIRST AND FINAL ACCOUNT

OF: MARY ANN DULIN, EXECUTOR

ATTORNEY(S):

MARITA MALLOY HUTCHINSON, ESQUIRE

---

**ESTATE OF FRED E. FISCHER, DECEASED****1511-0442**

A/K/A FRED EDWARD FISCHER

FIRST AND FINAL ACCOUNT

OF: NANCY W. PINE, ADMINISTRATOR CTA

ATTORNEY(S):

NANCY WORTH PINE, ESQUIRE

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**CHANGE OF NAME NOTICE  
IN THE COURT OF COMMON PLEAS  
CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW  
NO. 12-06772**

NOTICE IS HEREBY GIVEN that the name change petition of Hani Samir Wahba was filed in the above-named court and will be heard on August 27, 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: July 5, 2012

Name to be changed from: Hani Samir Wahba  
to: John Touyas Wahba

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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**BUSINESS CORPORATION**

Notice is hereby given that d.velop Inc. has been organized under the provisions of the Business Corporation Law of 1988 and has filed Articles of Incorporation with the Pennsylvania Department of State.

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**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN THAT the shareholders and Directors of BRANDYWINE VALLEY CARDIOVASCULAR ASSOCIATES, P.C., a Pennsylvania professional corporation, with a registered address at 3025 Zinn Road, Thorndale, Chester County, Pennsylvania, have approved a proposal that the corporation voluntarily dissolve, 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, as amended. FOX ROTHSCHILD LLP, Solicitors  
747 Constitution Drive  
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**1st Publication**

**ARMSTRONG**, Helen T., late of Kennett Township. 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.

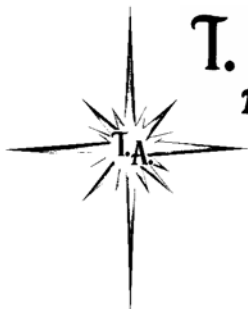
**BECHTEL**, Mary A., late of West Nottingham Township. Georganne R. Shepherd, care of JESSICA R. GRATER, Esquire, 105 East Philadelphia Avenue, Boyertown, PA 19512, Executrix. JESSICA R. GRATER, Esquire, E. Kenneth Nyce Law Office LLC, 105 East Philadelphia Avenue, Boyertown, PA 19512, atty.

**BYERLY**, Donald H., late of West Chester Borough. Ann B. Marlowe, care of JOHN T. NICHOLSON, Esquire, 10 Broad St., P.O. Box 652, West Chester, PA 19381-0652, Executrix. JOHN T. NICHOLSON, Esquire, Nicholson Law Center, 10 Broad St., P.O. Box 652, West Chester, PA 19381-0652, atty.

**CARRINGTON**, Patricia, late of New Garden Township. Aundria Hicks, 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.

**DILLMAN**, Carl R., Jr., late of Tredyffrin Township. Scott Dillman, care of CRYSTAL L. WELTON, Esquire, 30 Cassatt Avenue, Berwyn, PA 19312, Executor. CRYSTAL L. WELTON, Esquire, Mc Andrews Law Offices, P.C., 30 Cassatt Avenue, Berwyn, PA 19312, atty.

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**FELTON**, Patricia S., late of Paoli, Tredyffrin Township. Thomas O. Felton, 121 Woodgate Lane, Paoli, PA 19301 and Catherine Mary Felton, 912 Grandview Avenue, Wilmington, DE 19809, Executors. JOSEPH T. DOYLE, Esquire, 414 E. Baltimore Pike, Media, PA 19063, atty.

**FITZGERALD**, Mary J., late of East Goshen Township. Mary Ellen F. Pina, care of WILLIAM J. WEBER, JR., Esquire, 171 West Lancaster Avenue, Suite 100, Paoli, PA 19301-1775, Executrix. WILLIAM J. WEBER, JR., Esquire, Connor Weber & Oberlies, P.C., 171 West Lancaster Avenue, Suite 100, Paoli, PA 19301-1775, atty.

**KIGHT**, Grace M., late of Pennsbury Township. CATHERINE SUE CLARK, Esquire, 313 North Fairfield Road, Devon, PA 19333, Executrix. CATHERINE SUE CLARK, Esquire, 313 North Fairfield Road, Devon, PA 19333, atty.

**MANGAN**, Mark V., Sr., late of Borough of Phoenixville. MaryAnne Mangan, care of MICHAEL P. GOTTLIEB, Esquire, 319 Swede Street, Norristown, PA 19401, Executrix. MICHAEL P. GOTTLIEB, Esquire, 319 Swede Street, Norristown, PA 19401, atty.

**MESSINA**, Elizabeth A., a/k/a Elizabeth A. Hennessy, Elizabeth A. Roach, Elizabeth A. Snyder, Betsy Hennessy, Betsy Roach, Betsy Snyder and Betsy Messina, late of East Pikeland Township. Amanda Q. Roach and Sharon M. Beck, care of MICHAEL F. ROGERS, Esquire, 510 Township Line Road, Suite 150, Blue Bell, PA 19422, Administratrices. MICHAEL F. ROGERS, Esquire, Salvo Rogers & Elinski, 510 Township Line Road, Suite 150, Blue Bell, PA 19422, atty.

**MULHERIN**, Jean E., late of East Caln Township. James J. Mulherin, care of DOUGLAS L. KAUNE, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Executor. DOUGLAS L. KAUNE, Esquire, Unruh, Turner, Burke & Frees, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**NIHART**, Robert E., Sr., a/k/a Bob Nihart, late of Phoenixville Borough. Robert E Nihart Jr., 1010 Callowhill Street, Phoenixville, PA 19460, Executor.

**RANSOM**, John T., II, late of Penn Township. Doris Roth, 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.

**ROBINSON**, Sara Elizabeth, a/k/a Betty Robinson, late of Downingtown Borough. Shirley M. Coulter, 3612 Homestead Lane, Thorndale, PA 19372, Administratrix.

**SMITH**, Margaret L., late of West Nottingham Township. Ruth B. Keller, 1810 Meadow Ridge Drive, Hummelstown, PA 17036, Executrix. RICHARD R. REILLY, Esquire, 56 S. Duke Street, York, PA 17401, atty.

**WILL**, Michael D., late of East Goshen Township. Joyce D. Will, care of DIANE C. MAGEE, Esquire, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944-0215, Executrix. DIANE C. MAGEE, Esquire, Grim, Biehn & Thatcher, 104 South Sixth Street, P.O. Box 215, Perkasio, PA 18944-0215, atty.

**WOLFE**, Linda A., late of Parkesburg Borough. Alan M. Wolfe, care of DENNIS B. YOUNG, Esquire, 430 West First Avenue, Parkesburg, PA 19365, Administrator. DENNIS B. YOUNG, Esquire, 430 West First Avenue, Parkesburg, PA 19365, atty.

**WOLFINGER**, Charles H., late of East Goshen Township. Charles H. Wolfinger, Jr. and Richard Lauer Wolfinger, care of JONATHAN D. SOKOLOFF, Esquire, 1608 Walnut Street, Ste. 900, Philadelphia, PA 19103, Executors. JONATHAN D. SOKOLOFF, Esquire, Diamond, Polsky & Bauer, P.C., 1608 Walnut Street, Ste. 900, Philadelphia, PA 19103, atty.

## 2nd Publication

**ADAMS**, Dorothy L., late of Schuylkill Township. Susan A. Meadows, 170 Tinker Hill Road, Phoenixville, PA 19460, Executrix. SAMUEL J. TRUEBLOOD, Esquire, Morrow, Tompkins, Trueblood & Lefevre, LLC, The Commons at Valley Forge East, Suite 62, Valley Forge, PA 19482, atty.



**BELL**, Benjamin, IV, late of Tredyffrin Township. The Bryn Mawr Trust Company and Margaret C. Bell, care of F. HARRY SPIESS, JR., Esquire, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, Executors. F. HARRY SPIESS, JR., Esquire, Davis Bennett Spiess & Livingood LLC, 130 West Lancaster Avenue, P.O. Box 191, Wayne, PA 19087-0191, atty.

**BOEGGEMAN**, Joan E., late of East Goshen Township. Ed Boeggeman, care of DAVID DISPASQUA, Esquire, 230 North Monroe Street, P.O. Box 2037, Media, PA 19063, Executor. DAVID DISPASQUA, Esquire, Michael F.X. GILLIN & ASSOCIATES, P.C., 230 North Monroe Street, P.O. Box 2037, Media, PA 19063, atty.

**BOWER**, May H., a/k/a May Hardy Bower, late of Downingtown. Maureen A. Kelley, 282 Winthrop Road, Berwyn, PA 19312, Executrix.

**BRYER**, Robert P., Sr., late of East Fallowfield Township. Scott R. Bryer, 216 Garland Drive, Carlisle, PA 17013, Executor. DONALD F. KOHLER, JR., Esquire, Lieberman & Kohler, LLP, 27 South Darlington Street, West Chester, PA 19382, atty.

**BYLER**, Verda E., late of Honey Brook. James F. Byler, John D. Byler and Robert S. Byler, care of BLAKINGER, BYLER & THOMAS, P.C., Esquires, 28 Penn Square, Lancaster, PA 17603, Executors. BLAKINGER, BYLER & THOMAS, P.C., 28 Penn Square, Lancaster, PA 17603, attys.

**DONOHUE**, Edward W., late of West Chester. James Edward Donohue, 445 Beaumont Circle, West Chester, PA 19380, Executor. EDWARD J. SCHWABENLAND, Esquire, Schwabenland & Ryan, PC., 995 Old Eagle School Road, Suite 306, Wayne, PA 19087, atty.

**GABLE**, Evelyn Margaret, late of Honeybrook Township. Loretta G. Englerth, 105 Lakeview Drive, Coatesville, PA 19320 and Richard A. Gable, 105 Lakeview Drive, Coatesville, PA 19320, Executors.

**GEIGER**, Kay S., late of Honey Brook. Debra Ann Reilly, 9 Ridgeway Avenue, Oaklyn, NJ 08107 and Steven A. Geiger, 706 Copley Road, Upper Darby, PA 19082, Executors.

**GEIGER**, Wilbur A., late of Honeybrook. Steven A. Geiger, 706 Copley Road, Upper Darby, PA 19082, Executor.

## **CHARLES T. DeTULLIO**

**Attorney at Law**  
**134 North Church St.**  
**West Chester, PA 19380**  
**610-436-5766**

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**Probationary Licenses**  
**Medical Recall of Licenses**  
**Nunc Pro Tunc Appeals**

**\*Referral fees paid when permitted by the Rules of Professional Conduct. Fax and email available to referring attorneys.**

**KAUFFMAN**, Celestine, late of West Grove. Charles E. Kauffman III, 1104 Meadow Glen Dr., West Chester, PA 19380, Executor.

**KONNECKER**, Lloys, late of New Garden Township. Landenberg, PA. Linda Pascarelli, 12 Lakeshore Lane, Landenberg, PA 19350, Personal Representative. **WILLIAM E. HOWELL JR.**, Esquire, 110 E. State Street, Kennett Square, PA 19348, atty.

**LINDSEY**, Richard E., late of West Chester. Rebecca E. Lindsey, care of **DOUGLAS L. KAUNE**, Esquire, 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, Administrator. **DOUGLAS L. KAUNE**, Esquire, Unruh, Turner, Burke & Fress, P.C., 120 Gay Street, P.O. Box 289, Phoenixville, PA 19460, atty.

**MALAVOLTA**, Frances P., late of Westtown Township. Patricia Toner, 100 N. Radford Way, Coatesville, PA 19320, Administratrix.

**MCCRORY**, John B., late of Kennett. Ann E. Turry, care of **TIMOTHY B. BARNARD**, Esquire, 218 West Front Street, P.O. Box 289, Media, PA 19063, Executrix. **TIMOTHY B.**

**BARNARD**, Esquire, Barnard, Mezzanotte, Pinnie and Sealaus, LLP, 218 West Front Street, P.O. Box 289, Media, PA 19063, atty.

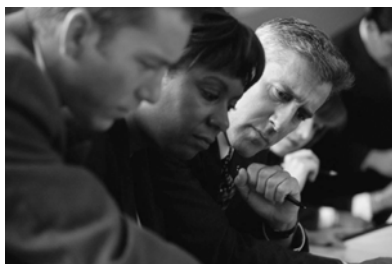
**O'NEAL**, Owen E., late of West Grove Borough. Jeffrey L. March, care of **WILLIAM B. COOPER**, III, Esquire, 747 Constitution Drive, P.O. Box 673, Exton, PA 19341-0673, Executor. **WILLIAM B. COOPER**, III, Esquire, Fox Rothschild LLP, 747 Constitution Drive, P.O. Box 673, Exton, PA 19341-0673, atty.

**PATTERSON**, Laura L., late of Valley Township. Ronald C. Patterson, care of **JAMES B. GRIFFIN**, Esquire, 623 North Pottstown Pike, Exton, PA 19341, Executor. **JAMES B. GRIFFIN**, Esquire, James B. Griffin, P.C., 623 North Pottstown Pike, Exton, PA 19341, atty.

**STAUFFER**, Donald G., late of West Chester. Priscilla Stauffer, care of **KEVIN J. RYAN**, Esquire, 220 W. Gay Street, West Chester, PA 19380-2917, Executrix. **KEVIN J. RYAN**, Esquire, Ryan, Morton & Imms LLC, 220 W. Gay Street, West Chester, PA 19380-2917, atty.

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**WHITE**, Earl L., late of Honey Brook Township. Earl W. White, 644 Rock Run Road, Pottstown, PA 19465, Executor. ELIZABETH K. MORELLI, Esquire, 5 Hearthstone Court, Suite 201, Reading, PA 19606, atty.

### 3rd Publication

**BLAKEY**, Angus R., late of East Goshen Township. Rebecca A. Blakey, care of DEBORAH A. MCKENTY, Esquire, 1585 McDaniel Drive, West Chester, PA 19380, Administrator. DEBORAH A. MCKENTY, Esquire, 1585 McDaniel Drive, West Chester, PA 19380, atty.

**CUSTER**, Laura V., late of North Coventry. James L. Custer, 478 Harley Road, Pottstown, PA 19465 and Theresa R. Flemming, 74 East Main Street, Pottstown, PA 19465, Executors. DAVID S. KAPLAN, Esquire, O'Donnell, Weiss & Mattei, P.C., 41 East High Street, Pottstown, PA 19464-5426, atty.

**DAVIS**, Matthew James, late of East Marlborough Township. James Davis, care of MARY ANN PLANKINTON, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Administrator. MARY ANN PLANKINTON, Esquire, MacElree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**GALLETTA**, Jean Marie, late of West Chester. Stephen C. Galletta, care of JOHN R. TWOMBLY, JR., Esquire, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, Administrator. JOHN R. TWOMBLY, JR., Esquire, 224 E. Street Road, Suite 1, Kennett Square, PA 19348, atty.

**GOULD**, Mildred B., late of Kennett Square. Michael R. Gould, 506 Victoria Gardens Drive, Kennett Square, PA 19348, Executor.

**LATCH**, Judith Makin, late of West Goshen Township. Patricia A. Byers, care of ROBERT H. LOUIS, Esquire, Centre Square West, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102, Executrix. ROBERT H. LOUIS, Esquire, SAUL EWING LLP, Centre Square West, 1500 Market Street, 38th Floor West, Philadelphia, PA 19102, atty.

**MARKS**, Patrick V., late of East Goshen Township. JANE P. MARKS, Esquire, 1585 McDaniel Drive, West Chester, PA 19380, Administratrix. JANE P. MARKS, Esquire, 1585 McDaniel Drive, West Chester, PA 19380, atty.

**MATTIOLI**, Bena, a/k/a Bena Maria Mattioli, late of Easttown Township. Dolores M. Troiani, Esquire, care of KIMBERLY C. GIBNEY, Esquire, 131 Lancaster Avenue, Devon, PA 19333, Executrix. KIMBERLY C. GIBNEY, Esquire, Troiani & Gibney, 131 Lancaster Avenue, Devon, PA 19333, atty.

**MITCHELL**, Ruth T., late of New Garden Township. Rebecca Mitchell, 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.

**MULLANEY**, Rosa M., late of West Chester. Cynthia M. Cavanaugh, care of MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, Executrix. MICHAEL P. ROWAN, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**NEIFFER**, Anna D., late of North Coventry Township. Gail A. Neiffer, 781 Temple Road, Pottstown, PA 19465, Executrix. DAVID G. GARNER, Esquire, 1954 E. High Street, Suite 4, Pottstown, PA 19464, atty.

**NICHOLSON**, Marjorie C., late of New Garden Township. Joyce D. Chambers and Tracey Bolivar, care of DONALD B. LYNN, JR., Esquire, P.O. Box 384, Kennett Square, PA 19348, Executrices. DONALD B. LYNN, JR., Esquire, Larmore Scarlett LLP, P.O. Box 384, Kennett Square, PA 19348, atty.

**PAYNE**, James E., late of Tredyffrin Township. Marjorie S. Payne, care of GEORGE M. RITER, Esquire, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544, Executrix. GEORGE M. RITER, Esquire, Timoney Knox, LLP, 400 Maryland Drive, P.O. Box 7544, Fort Washington, PA 19034-7544, atty.

**REILLY**, Betty, late of West Chester. Anne L. Jarrett, care of THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, Executrix. THOMAS A. PITT, III, Esquire, 214 S. New Street, West Chester, PA 19382, atty.

**ROSS**, Paul A., late of East Fallowfield. Jane Anne Ross, care of LOUIS N. TETI, Esquire, 17 West Miner Street, P.O. 660, West Chester, PA 19381-0660, Executrix. LOUIS N. TETI, Esquire, MacElree Harvey, Ltd., 17 West Miner Street, P.O. 660, West Chester, PA 19381-0660, atty.

**SCHREIBER**, Thomas, late of Chester County. Carol Abt, 292 Walton Drive, Morrisville, PA 19067, Executrix.

**SEES**, George A., late of East Goshen Township. Elizabeth H. Sees, 31 Sherman Drive, Malvern, PA 19355, Executrix. FRANCIS C. ORTNER, Jr., Esquire, 4 Mystic Lane, Malvern, PA 19355, atty.

**TAYLOR**, Elizabeth S., late of New Garden Township. Kathleen A. Davis, care of NIKO-LAOS I. TSOUROS, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. NIKOLAOS I. TSOUROS, Esquire, MacElree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

**THOMPSON**, Richard H., a/k/a Richard Harte Thompson, late of Willistown Township. Richard H. Thompson, Jr. and James K. Thompson, care of EDWARD M. WATTERS, III, Esquire, 400 Berwyn Park, 899 Cassatt Road, Berwyn, PA 19312-1183, Executors. EDWARD M. WATTERS, III, Esquire, Pepper Hamilton LLP, 400 Berwyn Park, 899 Cassatt Road, Berwyn, PA 19312-1183, atty.

**WOOLARD**, Marijane L., late of Easttown Township. Kristine Woolard, care of JOHN F. MC KENNA, Esquire, 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, Executrix. JOHN F. MC KENNA, Esquire, MacElree Harvey, LTD., 17 West Miner Street, P.O. Box 660, West Chester, PA 19381-0660, atty.

## 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*

HOUSE KEYS HOME STAGING, with its principal place of business at 580 Jennersville Road, Cochranville, PA 19330.

The application has been (or will be) filed on: July 10, 2012.

The name(s) and address(es) of the individual(s) or entity(ies) owning or interested in said business: Michael A. Carroll, 580 Jennersville Road, Cochranville, PA 19330.

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## 2nd Publication

## NOTICE OF NONPROFIT CORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Commonwealth of Pennsylvania, Department of State, on or about June 18, 2012 to form a non-profit corporation under the name SAI TEMPLE INC pursuant to the provisions of the Pennsylvania Non-Profit Corporation Law of 1988, as amended.

The Corporation has been organized exclusively for charitable purposes under Section 501(c)(3) of the Internal Revenue Code.

Frank W. Hayes, Esquire  
HAYES & ROMERO  
31 South High Street  
West Chester, PA 19382

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**NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for the purpose of obtaining a charter of a Nonprofit Corporation which was organized under the provisions of the Pennsylvania Nonprofit Corporation law of 1988.

The name of the corporation is NO ONE IN NEED.

Articles of Incorporation were filed January 31, 2011

The purpose or purposes for which it was organized are: No One In Need is a non-profit organization whose main goal is to help lessen the financial burden that weighs on families who are in the process of bringing home their adoptive child(ren). We support local families through fundraising and logistical strategies. Our desire is to help make the transition easier for parents, families and child(ren). By doing so we hope to show love to a child in a way they have never seen!

**DOMESTIC NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN that an application was made to the Pennsylvania Department of State, Corporation Bureau, Articles of Incorporation - NonProfit (15 Pa C.S.). We will be a Domestic Nonprofit Corporation (§ 5306)

Name: **Pennsylvania FIRST® Robotics**

Articles of Incorporation have been mailed. Requested Effective date: **July 15, 2012**

Purpose of Organization: **Advance the mission of FIRST® promoting interest in science, technology, engineering and mathematics (STEM) in grade K-12 school students through participation in robotic competitions and related activities.**

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**NONPROFIT CORPORATION**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed with the Department of State for PHOENIXVILLE AREA HIGH SCHOOL ALUMNI ASSOCIATION, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

FOX ROTHSCILD LLP, Solicitors  
747 Constitution Drive, Ste. 100  
P.O. Box 673  
Exton, PA 19341-0673

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## **Have a client or a relative who needs help as an older resident of Chester County?**

Help is here — “The Chester County Guide for Senior Citizens and Their Families”, is published by CCBA Elder Law Section as a public service.

Mark Tunnell, Chair of the Bar’s first Elder Law Section, made the handbook top priority. The 80-page Guide contains readable information plus an extensive telephone directory of senior citizen service providers and resources.

Members of the Elder Law Section contributed to the comprehensive handbook, an invaluable reference for fast-expanding elder law practice. To get this very helpful legal tool, contact CCBA 610-692-1889.

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA  
CIVIL ACTION - LAW**

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER  
TO BAC HOME LOANS SERVICING, LP  
Vs.

COURT OF COMMON PLEAS  
  
CIVIL DIVISION

ROBERT L. JACKSON, IN HIS CAPACITY AS HEIR  
OF BEVERLY J. NORMAN-JACKSON, DECEASED,  
et al.

CHESTER COUNTY  
  
NO. 12-02649

**NOTICE**

TO UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY J. NORMAN-JACKSON, DECEASED:

You are hereby notified that on MARCH 14, 2012, Plaintiff, BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of CHESTER County Pennsylvania, docketed to No. 12-02649. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 131 WEST BRANCH ROAD, OXFORD, PA 19363 whereupon your property would be sold by the Sheriff of CHESTER County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**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.

CHESTER COUNTY  
LAWYER REFERRAL SERVICE  
CHESTER COUNTY BAR ASSOCIATION  
15 W. GAY STREET  
WEST CHESTER, PA 19380  
(610) 429-1500

---

**TOM MOHR LAW OFFICE, P.C.**

Tom Mohr, Esquire  
Attorney ID #15702  
301 West Market Street  
West Chester, PA 19381-0015  
Voice (610) 431 0111  
Facsimile (610) 436 9712

**Scott Davis**  
**710 S Penn Street**  
**West Chester, PA 19382**

**COURT OF COMMON PLEAS**  
**CHESTER COUNTY PENNSYLVANIA**

**CIVIL ACTION- LAW**

**Plaintiff**

vs.

**The New York Guardian**  
**Mortgage Corporation**  
**320 Fulton Avenue**  
**Hempstead, New York 11550**  
**Defendant**

**No. 2011-09251-RC**

**ACTION BY PLAINTIFF TO FORCE THE SATISFACTION OF RECORD**  
**OF A MORTGAGE PAID OFF MORE THAN TWENTY YEARS AGO.**

**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 PAPER 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 CHESTER COUNTY BAR ASSOCIATION**  
**15 WEST GAY STREET, 2ND FLOOR**  
**WEST CHESTER, PA 19380**  
**610-692-1889**

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**NOTICE OF ACTION TO QUIET TITLE**

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA, NO. 12-05229, ACTION TO QUIET TITLE. DigEntGrp, LLC (Plaintiff) vs. GENE LAWRENCE AND GENE MATLACK, THEIR HEIRS, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS, AND ALL PERSONS, HAVING OR CLAIMING TO HAVE ANY RIGHT, LIEN, TITLE, INTEREST IN, OR CLAIM AGAINST THOSE LOTS OR PIECES OF GROUND HEREIN NAMED, WHO ARE PRESUMED DECEDENTS AND WHOSE RESIDENCES AND GENERAL WHEREABOUTS ARE UNKNOWN.

TAKE NOTICE that on May 23, 2012, DigEntGrp, LLC, filed its Complaint in Action to Quiet Title and Possession averring that, inter alia, it is the owner of the following described tract of land:

ALL THAT CERTAIN lot or piece of ground, situate in the Township of Willistown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Map of property of William W. Potter, made by H.R. and J.B. Yerkes, C.E.s, Bryn Mawr, PA, December 27th 1945, as follows, to wit:

BEGINNING at a spike in the title line in the bed of Central Avenue and the southwesterly side of Potter Lane (30 feet wide), which point is at the distance of 34.19 feet measured northwestwardly along said title line in the bed of Central Avenue from a stone, a corner of land of Paoli Heights Lands Co.; thence along the title line in the bed of Centra Avenue, North 84 degrees 24 minutes West, 56.98 feet to a point a corner of Lot No. 2; thence extending along Lot No. 2, North 23 degrees 3 minutes West, 235.55 feet to a point; thence extending North 66 degrees 57 minutes East, 50 feet to an iron pin on the southwesterly side of Potter Lane; thence extending along same South 23 degrees 3 minutes East, 262.86 feet to the first mentioned point and place of beginning.

BEING Lots No. 1 on the above mentioned plan.  
BEING CHESTER COUNTY UPI 54-1L-39

BEING the same premises which the Tax Claim Bureau of Chester County, by Deed dated February 6, 2012 and recorded February 6, 2012 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Chester County as Record Book 8352 page 131, granted and conveyed unto GigEntGrp, LLC, in fee.

AND BEING the same premises which Tax Claim Bureau of Chester County by Deed of Correction dated February 13, 2012 and recorded February 14, 2012 at West Chester, Pennsylvania in the Office of the Recorder of Deeds as Record Book 8358 page 1638, granted and conveyed unto DigEntGrp, LLC, in fee.

WHEREUPON, on motion of Frank W. Hayes, Esquire, Attorney for Plaintiff, said Court ordered that notice of said facts be served by the Plaintiff on the said respective Defendants, Gene Lawrence and Gene Matlack, their heirs, personal representatives, executors, administrators, successors, and assigns, and all persons having or claiming to have any right, lien, title, interest in, or claim against those lots or pieces of ground herein named, whoever may be the known holder or holders of said property by advertisement requiring them to answer said Complaint within twenty (20) days from the last date of publication hereof.

If you wish to defend, you must enter in written appearance personally or by an 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PRO-



VIDE 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 and Information Services

Chester County Bar Association

15 West Gay Street

West Chester, PA 19380

(610) 429-1500

Frank W. Hayes, Esquire

HAYES & ROMERO

31 South High Street

West Chester, PA 19382

Attorney for Plaintiff

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**2nd Publication****NOTICE OF ACTION TO QUIET TITLE**

IN THE COURT OF COMMON PLEAS OF CHESTER COUNTY, PENNSYLVANIA, NO. 2011-12294 ACTION TO QUIET TITLE. DOREEN L. JACOBY (Plaintiff) v. THE HEIRS, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, SUCCESSORS, AND ASSIGNS OF GEORGE D. YOST AND ESTHER M. YOST, his wife, AND ALL PERSONS, HAVING OR CLAIMING TO HAVE ANY RIGHT, LIEN, TITLE, INTEREST IN, OR CLAIM AGAINST THOSE LOTS OR PIECES OF GROUND HEREIN NAMED, WHO ARE PRESUMED DECEDENTS AND WHOSE RESIDENCES AND GENERAL WHEREABOUTS ARE UNKNOWN.

TAKE NOTICE that on June 28, 2012, Doreen L. Jacoby filed her Amended Complaint in Action to Quiet Title and Possession averring that, inter alia, she is the owner of the following described tract of land:

“ALL THAT CERTAIN lot or parcel of land situate in the Township of Caln, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a survey made by J.W. Harry, C.E., May 3, 1944, as follows, to wit:

BEGINNING at a pin in or near the middle of a public road leading from the east side of Caln Meeting House to Bondsville Dam said pin being 600 feet by course North 6 degrees 18 minutes East, from the northeast corner of the Caln Meeting House property, said pin also being the southeast corner of land of George D. Yost, one of the grantees hereto; thence leaving said road and by land of the said George D. Yost, the two following courses and distances, North 83 degrees 42 minutes West, 414.14 feet to an iron pipe and South 6 degrees 18 minutes West, 100 feet to a concrete marker, a corner of land of Wilmer C. Rubincam and wife; thence by said Rubincam's land South 83 degrees 42 minutes East, 414.14 feet to a pin in the road aforesaid; thence along or near the middle of said road North 6 degrees 18 minutes East, 100 feet to the pin at the place of beginning.

CONTAINING forty-one thousand four hundred fourteen square feet of land be the same more or less.

BEING part of the same premises that Beryl E. Breuninger and Frank A. Breuninger, her husband by Deed dated May 5, 1950 and recorded May 8, 1950 in the Office for the Recording of Deeds in and for Chester County, Pennsylvania in Deed Book G-24 page 218, granted and conveyed unto George D. Yost and Esther M. Yost, his wife, in fee.

WHEREUPON, on motion of Frank W. Hayes, Esquire, Attorney for Plaintiff, said Court ordered that notice of said facts be served by the Plaintiff on the said respective Defendants, being the Heirs, Personal Representatives, Executors, Administrators, Successors and Assigns of George D. Yost and Ester M. Yost, his wife, and all Persons Having, or Claiming to Have Any Right, Lien, Title, Interest In, or Claim Against Those Lots or Pieces of Ground Herein Named, whoever may be the known holder or holders of said property by advertisement requiring them to answer said Complaint within twenty (20) days from the last date of publication hereof.

If you wish to defend, you must enter in written appearance, personally or by an 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 PAPER 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.

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West Chester, PA 19380  
(610) 429-1500  
  
Frank W. Hayes, Esquire  
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West Chester, PA 19382  
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**3rd Publication****ADVERTISEMENT OF EXISTENCE OF  
TRUST NOTICE**

Trust Estate of MARJORIE C. NICHOLSON, deceased, late of New Garden Township, Chester County, Pennsylvania. All Persons having claims or demands against the Trust Estate of MARJORIE C. NICHOLSON are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

Joyce D. Chambers and Tracey  
Bolivar, Co-Trustees  
c/o Larmore Scarlett LLP  
P.O. Box 384  
Kennett Square, PA 19348

Attorney:

**Donald B. Lynn, Jr., Esquire**  
**Larmore Scarlett LLP**  
**P.O. Box 384**  
**Kennett Square, PA 19348**

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**1st Publication****TRUST NOTICE**

Trust Estate of **JOHN T. RANSOM, II**, deceased, late of Penn Township, Chester County, Pennsylvania. All persons having claims or demands against the Trust Estate of **JOHN T. RANSOM, II** are requested to make known the same and all persons indebted to the said decedent are requested to make payment without delay to:

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

Attorney:

**David L. Myers, Esquire**  
**Larmore Scarlett LLP**  
**P.O. Box 384**  
**Kennett Square, PA 19348**

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

THE SECOND AMENDMENT & RESTATEMENT OF THE EDNA JEAN AVERETT TRUST AGREEMENT DATED JUNE 29, 1990

EDNA JEAN AVERETT, Deceased

Late of the Township of Birmingham, Chester County, PA

This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to RUTH DONOHUE, Trustee, c/o GUY F. MATTHEWS, Esquire, 344 W. Front Street, Media, PA 19063,

Or to her Attorney:

GUY F. MATTHEWS  
ECKELL, SPARKS, LEVY, AUERBACH,  
MONTE, SLOANE, MATTHEWS & AUSLANDER, P.C.  
344 W. Front Street  
P.O. Box 319  
Media, PA 19063

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**2nd Publication****TRUST NOTICE**

Estate of ALICE LUSKO, deceased, late of West Chester Boro, Chester Co., Pennsylvania; Settlor of the Lusko Family Loving Trust.

Successor Trustee: Pauline C. Link, 1697 Waterglen Drive, West Chester PA 19382; or her Atty: Linda M. Anderson, Anderson Elder Law, 206 Old State Rd., Media PA 19063.

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**June & July 2012 CLE Opportunities**  
**@ Chester County Bar Association**

DATE	CLE SESSIONS	TIME	CREDIT HOURS
June 28th	<b>"House of Cards" Risk Management Lunch and Learn CLE by Rosenzweig &amp; Associates ***</b>	12 PM – 1 PM	1 SUB
June 25th	<b>PBI: The Technology You Need to Start a Law Practice (g)</b>	9 AM – 4:15 PM	6 SUB
June 26th	<b>PBI: Representing Residential Landlords &amp; Tenants (g)</b>	9 AM – 4:15 PM	6 SUB
June 27th	<b>PBI: General Practitioners' Update (g)</b>	8:30 AM – 4:30 PM	5 SUB & 1 ETH
July 10th	<b>PBI: Defamations, Libel &amp; Slander (g)</b>	8:30 AM – 12:45 PM	3 SUB & 1 ETH
July 12th	<b>PBI: Recent Developments in Assessment Law in PA (g)</b>	8:30 AM – 12:45 PM	4 SUB
July 12th	<b>PBI: Mandated Healthcare-How Will the Supreme Court Decide (g)</b>	1:30 PM- 4:45 PM	3 SUB
July 16th	<b>PBI: A Day on Special Education</b>	9 AM – 3:45 PM	6 SUB
July 18th	<b>PBI: Revisiting Younger's 10 Commandments (g)</b>	8:30 AM – 3:30 PM	5 SUB & 1 ETH
July 19th	<b>PBI: Hot Topics in Oil &amp; Gas Law (g)</b>	9 AM – 1:15 PM	4 SUB
July 20th	<b>PBI: Looking Under the Hood: Drafting Better Trusts to Accomplish Your Client's Estate Planning Goals (g)</b>	9 AM – 1:15 PM	4 SUB
July 24th	<b>PBI: Annual U.S. Supreme Court Roundup (g)</b>	9 AM – 12:15 PM	3 SUB
July 25th	<b>PBI: How to Handle a Residential Real Estate Closing (g)</b>	9 AM – 12:15 PM	3 SUB
July 25th	<b>PBI: The Attorney Client Privilege in PA (g)</b>	9 AM – 12:15 PM	3 ETH
July 26th	<b>PBI: Ohlbaum on Evidence Advocacy (g)</b>	8:30 AM – 3:30 PM	5 SUB & 1 ETH
July 27th	<b>PBI: The Cybersleuth's Guide to the Internet (g)</b>	9 AM – 4:30 PM	6 SUB
July 30th	<b>PBI: Practice Before the Department of Veterans Affairs (g)</b>	8:30 AM – 12:45 PM	4 SUB
July 31st	<b>PBI: What's Hot in Complex Chapter 11 Bankruptcy Practice (v)</b>	9 AM – 12:30 PM	3 SUB

To view the calendar online go to: [http://www.chescobar.org/cle/cle\\_opportunities\\_at\\_ccba.html](http://www.chescobar.org/cle/cle_opportunities_at_ccba.html)

(v) = video  
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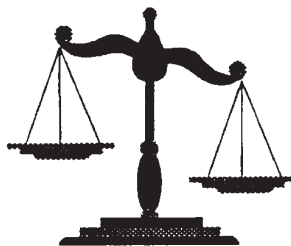
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*The Official Legal Publication for Chester County*

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