



# Bucks County Law Reporter

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Doylestown, Pa., February 3, 2022

No. 5

## CASES REPORTED

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# Bucks County Law Reporter

*Reporting the Decisions of the Civil, Criminal and Orphans' Divisions of the Court of Common Pleas of the Seventh Judicial District of Bucks County. Officially designated by the Rules of the Court of Common Pleas of Bucks County, Pa., as the Legal Periodical for the Publication of Legal Notices.*

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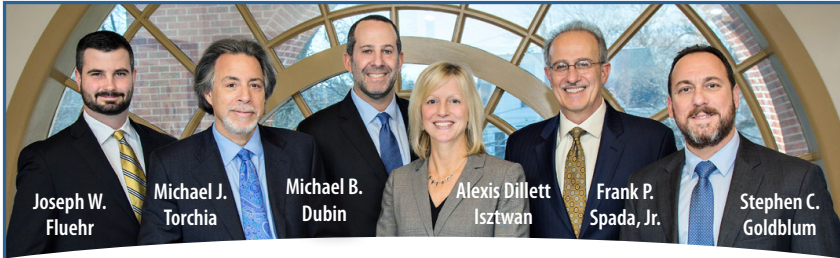
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**Presenter:** Amanda Greenburg, JD of Archer Systems

**Description:** Medicare and lien update.

**Fee:** \$35 Members, \$60 Non-Members

**Questions:** Contact Kelly Myers at [kelly.myers@bucksbar.org](mailto:kelly.myers@bucksbar.org)

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**Presenter:** Civil Litigation Section

**Description:** Case evaluation and problem solving

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## **Metropolitan Development Group, Inc. and KTMT Stone, LP v. Jeffrey Miller, Linda Mead and Save Stove Meadows Farm**

Plaintiffs appeal to the Pennsylvania Superior Court from this Court's Order sustaining, in part, Defendants' Preliminary Objections and dismissing Plaintiffs' Second Amended Complaint with prejudice. The Court held that Defendants' actions as alleged in the Second Amended Complaint are privileged under the First Amendment and the Noerr-Pennington doctrine, and Plaintiffs failed to state valid causes of action or claims for tortious interference with contractual relations and abuse of process.

*Civil law – Noerr-Pennington doctrine – Tortious interference with contractual relations – Abuse of process – Held, the Court did not err in dismissing Plaintiffs' Second Amended Complaint.*

1. The Noerr-Pennington doctrine, which originated with the United States Supreme Court's holdings in Eastern Railroad Presidents Conference v. Noerr Motor Freight, Inc., 365 U.S. 127 (1961) ("Noerr") and United Mine Workers v. Pennington, 381 U.S. 657 (1965) ("Pennington"), establishes that an individual is immune from liability for exercising his or her First Amendment right to petition the government. This immunity applies regardless of the defendants' motivation in waging their campaigns as the right of individuals to petition government "cannot properly be made to depend on their intent on doing so". Noerr, 366 U.S. at 139.

2. The Noerr-Pennington doctrine has been extended beyond the antitrust context to provide immunity from liability for civil conspiracy pursuant to the First Amendment.

3. There is a "sham" exception to the application of the Noerr-Pennington doctrine, where such immunity does not extend to illegal and reprehensible practices which may corrupt the administrative and judicial process.

4. The necessary elements to state a claim for tortious interference with contractual relations are: (1) the existence of a contractual relationship between complainant and a third party; (2) an intent on the part of the defendant to harm the plaintiff by interfering with the contractual relationship; (3) the absence of privilege or justification on the part of the defendant; and (4) the occasioning of actual damages as a result of defendant's conduct. Pennsylvania courts require the plaintiff to prove that defendant's conduct was not privileged or justified.

5. To establish a claim for abuse of process, it must be shown that the defendant (1) used a legal process against the plaintiff, (2) primarily to accomplish a purpose for which the process was not designed, and (3) harm has been caused to the plaintiff.

C.P. Bucks County, Civil Division, No. 2020-00148, Preliminary Objections to Second Amended Complaint: Metropolitan Development Group, Inc. and KTMT Stone, LP v. Jeffrey Miller, Linda Mead and Save Stove Meadows Farm.

Edward T. Kang, Esquire, Attorney for Plaintiffs.

Michael T. Pidgeon, Esquire, Eastburn and Gray, Attorney for Defendants.

GIBBONS, J., December 23, 2021.

### OPINION

Metropolitan Development Group, Inc. ("MDG") and KTMT Stone, LP ("KTMT") (hereinafter Appellants") have filed an appeal from this Court's order issued on September 22, 2021 sustaining, in-part, the Preliminary Objections filed by

Jeffrey Miller, Linda Mead, and Save Stone Meadows Farm (“SSMF”) (hereinafter “Appellees”) to the Appellant’s Second Amended Complaint and dismissing the Complaint. This Opinion is filed pursuant to Pennsylvania Rule of Appellate Procedure 1925(a).

## I. FACTUAL AND PROCEDURAL HISTORY

The relevant factual history of the case as plead by Appellants in their Second Amended Complaint is as follows: This action centers on “Stone Meadows Farm ... an approximately 168-acre parcel of real property currently and historically operating as farmland ... [in Middletown Township] Bucks County, Pennsylvania ... .” 2d. Amend. Compl. ¶11. “Stone Meadows Farm is currently owned by the Estate of Ezra C. Stone, Estate of Josef S. Stone, and Francine Lida Stone (‘Sellers’).” 2d. Amend. Compl. ¶12.

“On or about May 6, 2014, Sellers entered into an Agreement of Sale (the ‘AOS’) to sell a substantial portion of Stone Meadows Farm to [Appellant, Metropolitan Development Group, Inc. (‘MDG’)].” 2d Amend. Compl. ¶19. “[Appellant KTMT Stone, LP (‘KTMT’)] is the authorized agent of MDG with legal authority to file all applications to obtain the required permits and approvals for the development of Stone Meadows Farm.” 2d Amend. Compl. ¶20. “[Appellants’] intention is to develop Stone Meadows Farm into approximately 121 single family homes ... .” 2d Amend. Compl. ¶21. “[T]he AOS is conditioned upon [Appellants’] receipt of development approvals.” 2d Amend. Compl. ¶22. “With the AOS in place, [Appellants] began submitting development plans to Middletown Township for approval.” 2d Amend. Compl. ¶23.

Appellants allege that Appellees Jeffrey Miller (“Miller”) and Linda Mead (“Mead”) created Appellee Save Stone Meadows Farm (“SSMF”)<sup>1</sup> for the purpose of causing the relationship between the Appellants and the Sellers to breakdown, defeating the AOS, and acquiring Stone Meadows Farm themselves. 2d Amend. Compl. ¶¶5-7, 25, 28.

“On or about September 11, 2017, Mead placed a phone call to [Appellants’] land use counsel, Robert W. Gundlach, Esq.” 2d Amend. Compl. ¶29. “Mead informed Gundlach that, via her employer, D&R Greenway Land Trust (‘D&R’), she wanted to buy [Appellants’] interest in Stone Meadows Farm and that D&R had millions of dollars at its disposal to purchase Stone Meadows Farm.” 2d Amend. Compl. ¶30. “Mead told Gundlach she knew about certain extensions to the AOS executed between [Appellants] and Sellers as well as additional needed extensions. Mead knew the AOS may need additional extensions so [Appellants] and Sellers could close.” 2d Amend. Compl. ¶31. Appellants allege that this is confidential information that Appellees learned from direct communications with the Sellers discussing “the terms of the AOS and [Appellees’] own interest in purchasing Stone

<sup>1</sup> “Miller and Mead created SSMF, are members of SSMF, and Miller currently serves as the President of SSMF.” 2d Amend. Compl. ¶8.

Meadows Farm instead of [Appellants].” 2d Amend. Compl. ¶¶31-33. “Mead told Gundlach that [Appellants] would be unlikely to close on the AOS as Sellers may not give them any more extensions necessary for [Appellants] to get all permits and approvals for development. Mead further stated that [Appellants’] getting all permits and approvals would not be easy.” 2d Amend. Compl. ¶34. “Mead further stated that it would be easiest for [Appellants] to simply sell their interest in Stone Meadows Farm to [Appellees] so [Appellants] could recover their out-of-pocket expenses.” 2d Amend. Compl. ¶35.

Otherwise, per Mead, [Appellees] would use their resources to make the development approvals process as lengthy and expensive as possible so as to frustrate the purpose of the AOS and force [Appellants] out of the transaction so that [Appellees] could themselves acquire Stone Meadows Farm and use it for their own purposes as they see fit ... .

2d Amend. Compl. ¶36.

“Mead and Miller also emailed Gundlach on or about September 12, 2017, again seeking to buy [Appellants’] interest in Stone Meadows Farm.” 2d. Amend. Compl. ¶37. By way of letters dated September 15, 2017, Gundlach informed Miller and Mead that MDG:

is not interested in selling all or any portion of the property that they have under agreement of sale nor is Metropolitan interested in selling or assigning its pending agreement of sale. Any attempts on [Miller or Mead’s] part to contact the Estate or the beneficiaries of the Estate in an attempt to purchase the property that is currently under agreement of sale with Metropolitan could constitute the tortious interference with contractual relations and may give rise to a legal claim against [Miller and Mead].

2d. Amend. Compl. Ex. A.

In his letter to Mead, Gundlach indicated that during their September 11, 2017 phone call, Mead informed Gundlach that her “organization has millions of dollars available to purchase properties like the subject property and that [her] organization was prepared to proceed to purchase this property.” 2d. Amend. Compl. Ex. A.

Appellants allege that after they rejected Appellees’ proposition, Appellees formed SSMF for the purpose of raising money to purchase the farm “and to recruit others in the community to assist them in defeating the AOS and acquiring Stone Meadows Farm instead of [Appellants].” 2d Amend. Compl. ¶39. According to Appellants, Appellees’ goal was to “preclude[e] outsiders from coming into their town.” 2d. Amend. Compl. ¶40.<sup>2</sup>

<sup>2</sup> In the opening paragraph of their Second Amended Complaint, Appellants characterize Appellees as “a couple of extremely selfish persons living in Middletown Township, Bucks County, who are doing everything they can to keep ‘outsiders’ from moving into ‘their’ township.” 2d. Amend. Compl. ¶1.

Appellants argue that the “[Appellees] recognized and were told by Gundlach that because of the AOS, Sellers cannot sell Stone Meadows Farm to anyone other than [Appellants] and that it would be improper for [Appellees] to pursue negotiations with Sellers.” 2d. Amend. Compl. ¶42.

“Rather than approach Sellers directly and risk being liable for tortious interference, [Appellees] have come up with a two prong strategy to defeat the AOS and development of Stone Meadows Farm: (1) use indirect methods to contact Sellers about their buying Stone Meadows Farm and (2) use any method at their disposal to object to and stall the development approvals to make it as lengthy and costly of a process to close on the AOS as possible and thereby “sour” Sellers on the AOS.”

2d. Amend. Compl. ¶43.

“[Appellees’] goal is to cause the AOS to breakdown and make [Appellants] an unviable purchaser to Sellers, thereby enabling [Appellees] to purchase Stone Meadows Farm themselves and for their own purposes.” 2d. Amend. Compl. ¶44. “To advance their goals, [Appellees] put together a “Strategic Planning” guide on how to frustrate the purpose of the AOS and to obtain funds to purchase Stone Meadows Farm “should the opportunity present itself.”” 2d. Amend. Compl. ¶45.

The “SSMF Strategic Planning 2017/18” guide (“guide”) describes Appellants’ plan to develop Stone Meadows Farm. 2d. Amend. Compl. Ex. D. The guide indicates that “[p]ermitting and subsequent approvals have not been granted to date facing extreme challenges with public traffic safety and environmental concerns.” 2d. Amend. Compl. Ex. D. Additional concerns include impacts to “the egress to and from St Mary Hospital”; “additional traffic flow hazards”; “property tax increases ...”; “ecological affects created by the disturbance of the current ecosystem”; “[i]mpact on [f]resh [a]ir and [c]limate; “flooding”; and potential pollution to “aquifers [which] are the drinking water supply for many local residents bordering the farm and the surrounding neighborhoods ... .” 2d. Amend. Compl. Ex. D. The guide discusses Appellees’ “Public Awareness Campaign” designed to bolster community involvement and participation in the petitioning of local, county, and state government. 2d. Amend. Compl. Ex. D. The guide makes further reference to a letter from Appellees dated September 1, 2017 containing the following “Key Points”:

- This is NOT a “done deal.” The contract purchaser, Metropolitan Developers, has an option to buy the property pending approval of the development plan.
- This CAN be a Win-Win-Win for the Developer-Stone Family-Community.
- There are numerous examples where a preservation purchase has net equal or greater value for the family and a benefit to the developer. We appreciate the rights of the landowner and contract purchaser and we have something to offer for consideration.

- We have already raised over half a million dollars toward a public-private partnership for preservation; an Agreement with the contract purchaser to buy the contract from Metropolitan and the property for preservation from the Seller will enable much more.

...

2d. Amend. Compl. Ex. D.

Finally, the guide includes a section entitled “FUNDING FOR ACQUISITION” which includes the following language:

The estimated purchase value for Stone Meadows Farm is approximately 11 Million Dollars, although no specific figure has been disclosed or conveyed by either the Stone family, Metropolitan Development Company or other representatives, and is merely a gross assumed assessment of \$65,476 per acre.

2d. Amend. Compl. Ex. D.

This section of the guide includes a pie chart “based on both substantive and theoretical indicators that could provide a basic structure of various sources of acquisition monies needed should the opportunity present itself.” 2d. Amend. Compl. Ex. D.

“[Appellees] launched their campaign by Spring 2016 and used their website, social media, emails, flyers, newspaper articles, and other means to disseminate their message and advance their plan.” 2d. Amend. Compl. ¶46. “[Appellees] frequently used language such as ‘the development is not a ‘done deal’” and that [Appellees] ‘will be able to accomplish the acquisition of the property’s option with various public and private donations’ ... ” 2d. Amend. Compl. ¶47.

According to Appellants, “Mead and Miller, using funds from SSMF, hired counsel to represent [Appellees] and use their properties adjoining Stone Meadows Farm as a pretext to intervene in [Appellants’] attempts to obtain development approvals, thereby stalling the AOS.” 2d. Amend. Compl. ¶48.

“Middletown Township’s Subdivision and Land Development Ordinance requires certain road frontage improvements to Tollgate Road (such as roadway, curb, sidewalk, and stormwater improvements).” 2d. Amend. Compl. ¶49. “[P]art of the affected portion of Tollgate Road sits in a floodplain, which cannot be disturbed pursuant to the Middletown Township Zoning Ordinance, [as such, Appellants] requested a waiver of the requirement for road improvements.” 2d. Amend. Compl. ¶50. “Middletown Township and its engineer were opposed to the waiver and instead instructed [Appellants] to seek a variance from the Zoning Ordinance’s prohibition against disturbing floodplains from the Zoning Hearing Board.” 2d. Amend. Compl. ¶51. “Accordingly, [Appellants] submitted an application to the Middletown Township Zoning Hearing Board for a variance from the Middletown Township Zoning Ordinance so that [Appellants] could make the roadway improvements required by the Middletown Township Subdivision and Land Development Ordinance (the “Application”).” 2d. Amend. Compl. ¶52.



Appellants argue that “Mead and Miller saw the Application as an opportunity to stall the AOS.” 2d. Amend. Compl. ¶53. “Via their counsel, who was retained and paid by SSMF, Mead and Miller intervened in [Appellants’] Application before the Zoning Hearing Board and objected to the requested variance from the Zoning Ordinance.” 2d. Amend. Compl. ¶54.

Citing to portions of Mead’s deposition, Appellants allege “Mead did not even know the purpose of the Application or what relief [Appellants] were seeking. Ex. C, 103:13-103:19.” 2d. Amend. Compl. ¶55. Despite Appellants’ assertions to the contrary, upon review of Mead’s deposition, this Court notes that Mead did in fact testify that she believed the purpose of the variance request was to disturb floodplains and that she was opposed to such a disturbance. 2d. Amend. Compl. Ex. C, 103:13-104:7; 105:3-106:5; 107:11-108:18.

Appellants claim that “Mead’s sole purpose of intervention was to further her goal of frustrating the purpose of the AOS so that [Appellees] could themselves acquire Stone Meadows Farm.” 2d. Amend. Compl. ¶56. “Rather than actually opposing the requested variance from the Zoning Ordinance, [Appellees] simply used the opportunity to place a speed bump in [Appellants’] path to obtaining the development approvals necessary for the AOS to be carried to fruition.” 2d. Amend. Compl. ¶57.

“To that end, [Appellees’] counsel’s primary opposition to the Application was that the variance would not be necessary if Stone Meadows Farm was used as [Appellees] intended to use it if they were to acquire it, instead of being developed as Sellers (the legal owners of Stone Meadows Farm) and [Appellants] (the equitable owners of Stone Meadows Farm) desired, and as is permitted by law.”

2d. Amend. Compl. ¶58.

“To provide some color of legitimate opposition to the Application, [Appellees] also took the position that the studies approved by both Middletown Township’s engineers and [Appellants’] engineers showing that [Appellants’] plans would reduce the risk of flooding were flawed and that [Appellants’] application should be denied.” 2d. Amend. Compl. ¶59. “In reality, however, [Appellees] had no reason to believe the studies were flawed or to oppose [Appellants’] requested relief.” 2d. Amend. Compl. ¶60. Citing to portions of Mead’s deposition, Appellants argue that “Mead did not even know the effect on flooding from [Appellants’] plans despite the studies being available and showing that [Appellants’] plans would reduce flooding.” 2d. Amend. Compl. ¶61.

“[Appellees] feigned objection to the requested relief because denial of [Appellants’] application by the Zoning Hearing Board would further delay the development project and would increase the chances of the AOS falling apart, thereby opening the “opportunity” for [Appellees] to purchase Stone Meadows Farm.” 2d. Amend. Compl. ¶62.

“[Appellees] also encouraged other exclusionists who followed their lead to attend a Zoning Hearing Board hearing on June 26, 2019 and voice objections to [Appellants’] Application, again without [Appellees’] or the other exclusionists’ even knowing what [Appellants’] Application sought or the positive effect the requested relief would have on the community.”

2d. Amend. Compl. ¶63.

“Counsel for the Zoning Hearing Board repeatedly had to cut off the exclusionists and tell them that their comments, questions, and concerns were immaterial to the limited issue before the Zoning Hearing Board.” 2d. Amend. Compl. ¶64. “[Appellees] knew that the issues being raised by the exclusionists they encouraged to attend the Zoning Board hearing were improper but encouraged the comments anyway as a means of stalling the development, and thereby frustrating the purpose of the AOS, by any means possible.” 2d. Amend. Compl. ¶65.

Ultimately, [Appellees’] tactics were successful, and the Zoning Hearing Board denied [Appellants’] application in a two-to-two tied vote after one of the Zoning Hearing Board members that [Appellees] were able to improperly influence took a poll of the audience members, which consisted almost exclusively of the exclusionists, and then voted in line with the popularity vote of those in attendance.

2d. Amend. Compl. ¶66.

In other words, two of the Zoning Hearing Board members voted against [Appellants’] Application not because of any legitimate issues with the Application or requested relief, but merely because [Appellees] drummed up enough people to show up in support of causing the AOS to terminate so that [Appellees] could acquire Stone Meadows Farm.

2d. Amend. Compl. ¶67.

“On August 22, 2019, [Appellants] filed an appeal from the Zoning Hearing Board’s decision.” 2d. Amend. Compl. ¶68. “On September 23, 2019, Mead and Miller, again through counsel funded by SSMF, filed a petition to intervene in the appeal.” 2d. Amend. Compl. ¶69.

[L]ike their intervention before the Zoning Hearing Board, [Appellees] do not have any legitimate opposition or grounds to intervene in [Appellants’] Application at issue in the appeal and instead seek to place another speed bump in the path of the AOS being carried to fruition, thereby creating an opportunity for [Appellees] to acquire Stone Meadows Farm instead of [Appellants].

2d. Amend. Compl. ¶70

Appellants again argue that:

Mead does not even have an understanding of what her position on the appeal is. Ex. C, 17:8-17:13 (“I don’t have an understanding. I need to find out what the position is that is going to be taken by the zoning hearing board or the courts as it relates to this appeal”).

2d. Amend. Compl. ¶71.

“In another instance, “[Appellees] encouraged SSMF’s exclusionist members and backers to attend a Township Board of Supervisors meeting where [Appellants’] application for preliminary plan approval would be discussed.” 2d. Amend. Compl. ¶79. In an email sent to Appellees’ supporters, Appellees indicated they anticipated Appellants would assert “that they “will comply” with items contained in the Township’s engineers’ review letters ... ” 2d. Amend. Compl. ¶80; Ex. F. In the email, Appellees argue that: “‘Will Comply’ IS NOT COMPLIANCE! It is a maneuver to persuade the Supervisors to to [sic] give preliminary approval. Here’s the problem—once preliminary approval is given it is very difficult to hold them accountable to comply.” 2d. Amend. Compl. Ex. F.

Appellants argue that “[e]ssentially, [Appellees] were encouraging the Board of Supervisors to violate the Constitution’s Equal Protection Clause by treating [Appellants] differently than all others in a similar situation, solely so that [Appellees] could frustrate the purpose of the AOS and acquire Stone Meadows Farm themselves.” 2d. Amend. Compl. ¶82. “Here again, [Appellees] were not concerned with whether [Appellants] actually complied with the items contained in the review letters. 2d. Amend. Compl. ¶83. “Rather, [Appellees] merely used the opportunity to lay out yet another speed bump in [Appellants’] path to fulfilling the AOS in the hopes that the AOS will fall apart and [Appellees] can buy Stone Meadows Farm themselves.” 2d. Amend. Compl. ¶84.

“Each of [Appellees’] fake protests and baseless interventions have served to delay and impede the AOS, increase [Appellants’] costs of obtaining development approvals, delay Sellers’ being able to liquidate their property, and sour Sellers on the AOS.” 2d. Amend. Compl. ¶85.

“[Appellees’] actions were also taken as part of an effort to make good on the not-so-subtle threats [Appellees] made to Gundlach in September 2017 that the easiest path was for [Appellants] to give [Appellees] what they wanted and sell their interest in Stone Meadows Farm to [Appellees].” 2d. Amend. Compl. ¶86

Intertwined with [Appellees’] campaign to interfere with and stall [Appellants’] attempts to obtain by-right development approvals, [Appellees] have attempted to use public comments and statements (e.g., social media, website, newspaper) as a means of communicating with Sellers in a further effort to convince Sellers to abandon the AOS and instead sell Stone Meadows Farm to [Appellees].

2d. Amend. Compl. ¶87.

“[Appellees] have chosen the path of public comments as a means of communicating with Sellers because they know attempting to negotiate with Sellers would constitute tortious interference with the AOS.” 2d. Amend. Compl. ¶88.

“On September 6, 2017, Miller organized a public GoFundMe page seeking donations that would “be directly applied to the purchase” of Stone Meadows Farm ...” 2d. Amend. Compl. ¶89; Ex. G. “The purpose of the GoFundMe page was not only to raise money to purchase Stone Meadows Farm, but to tell Sellers that [Appellees] are a viable alternative to [Appellants] for the sale of Stone Meadows Farm.” 2d. Amend. Compl. ¶90.

“Also on September 6, 2017, Mead disseminated a memo with talking points for [Appellees’] position in which she stated: “There are numerous examples where a preservation purchase has net equal or greater value for the [Stone] family,” “We have already raised over half a million dollars” but would be able to raise more if a deal was worked out with Sellers, and referenced a \$380 million fund for the preservation of lands like Stone Meadows Farm ... .”

2d. Amend. Compl. ¶91; Ex. H.

Appellants argue that “[t]he September 6, 2017 memo was designed to entice Sellers and make them believe that they would make more money by selling Stone Meadows Farm to [Appellees], instead of [Appellants].” 2d. Amend. Compl. ¶92. “[Appellees] influenced Sellers to believe that Sellers would benefit more than just monetary gain by selling the property to them instead of [Appellants]. 2d. Amend. Compl. ¶93. “The September 6, 2017 memo also stated under a section “Vision for the Community and the Stone Family: Picture This” that Sellers’ selling Stone Meadows Farm to SSMF rather than to [Appellants] would mean the “Stone Family legacy lives on with special recognition.”” 2d. Amend. Compl. ¶94; Ex. H. “Identical language appears in the Strategic Planning guide ... .” 2d. Amend. Compl. ¶95; Ex. D. Appellants posit that “[t]he statement about the “Stone Family legacy lives on with special recognition” was made with the intention that Sellers see it and with the intention that Sellers recognize the “special recognition” as an additional form of consideration not being offered as part of the AOS.” 2d. Amend. Compl. ¶96.

“Mead was quoted in a September 18, 2017 newspaper article as saying that SSMF had raised \$500,000 to purchase Stone Meadows Farm and that, “If we were able to reach an agreement for a deadline and time, certainly we can raise enough money to make this work. ...”” 2d. Amend. Compl. ¶97; Ex. I.

“On at least one occasion, [Appellees] have explicitly stated their goal to indirectly communicate with Sellers publicly.” 2d. Amend. Compl. ¶98. “To that end, Miller and Mead, representing themselves and SSMF while wearing SSMF shirts, gave public comments at a February 5, 2018 meeting which was recorded by audio and video and posted online for public viewing.” 2d. Amend. Compl. ¶99. According to Appellants:

Mead made clear her goal of causing the AOS to terminate and for SSMF to acquire Stone Meadows Farm rather than [Appellants], stating

early in her presentation: ‘My goal here is to tell you how we can take being underdogs ... when it comes to Stone Farm and turn it into being top dogs by preserving it in our community. I want to tell you it can be done.’ Middletown Township, Items 8 & 10-8. Other Business. Stone Meadows Farm, (Feb. 5, 2018), <http://middletowntwppa.swagit.com/play/02052018-1944>, beginning at 12:19 (last accessed Jan. 6, 2020).

2d. Amend. Compl. ¶100

Touting her thirty-five (35) years’ experience in land preservation, Mead told a story of a successful acquisition and preservation of a farm similar to Stone Meadows Farm that was slated for development into 135 homes at a sale price of approximately \$20 million which she was involved in ...

2d. Amend. Compl. ¶101 (quoting the recording of the February 5, 2018 meeting at 12:30.).

Describing that transaction, Mead stated: “we were able to buy this property for somewhere in the mid-teens. And [were] able to show that the difference between the developer’s offer, the roll back tax that would have been paid, the capital gains taxes that would have been paid, the time value of money, and the charitable deduction that was an opportunity for the landowner because they had a real offer from a developer, actually in the end, the preservation dollars equaled more money in the landowner’s pocket than the development offer would have left them with ... .

2d. Amend. Compl. ¶102 (quoting the recording of the February 5, 2018 meeting at 13:06.).

Making clear that her statements were targeted towards Sellers and intended to show that [Appellees] would be able to make Sellers an even better offer than the AOS, Mead continued: “We would love to see this property preserved and we recognize that it really comes down to the landowner making the difference. It is their choice as to what they do. And our hope is that they hear about this alternative plan because we know we cannot approach them directly so long as they are under contract. I hope they hear about this plan and will come to us and say, ‘We’d like to know exactly how that alternative could work.’ ... .

2d. Amend. Compl. ¶103 (quoting the recording of the February 5, 2018 meeting at 15:40.).

Further attempting to convince Sellers that [Appellees] have the financial wherewithal to purchase Stone Meadows Farm, Mead continued: “At the last meeting, I was unable to be here, but one of

our members, Jenny, stood up and said that I had funding in the bank that I was ready to make an offer directly to Metropolitan to be able to have an option agreement to buy out their contract and buy the land for preservation. I did follow up and called Metropolitan, spoke to their attorney who basically said: ‘Go away. We are not for sale. We are not going to work with you.’ So, I was very disappointed to hear that they were not going to work with us in an amicable way. So, we are here today to just say ‘we are still standing here wanting to see this particular farm preserved.’ ... .

2d. Amend. Compl. ¶104 (quoting the recording of the February 5, 2018 meeting at 16:05.).

“Mead’s last statement was directed to [Appellants] and Sellers to reiterate Mead’s threat made months earlier to Gundlach that [Appellants’] best course of action was to sell their interest in Stone Meadows Farm to [Appellees].” 2d. Amend. Compl. ¶105.

“In a December 9, 2018 article, SSMF is quoted as saying that SSMF’s ‘offer could be competitive with the ‘upward of \$10 million’ figure [Appellants are] rumored to have agreed to pay.’ ... .” 2d. Amend. Compl. ¶106; Ex. J. This Court notes that, according to the article, SSMF “declined to give an exact figure.” 2d. Amend. Compl. Ex. J. According to Appellants, the inference to be drawn from this quote was that: “Appellees saw themselves as competitors with [Appellants] for the acquisition of Stone Meadows Farm despite [Appellants] already having Stone Meadows Farm under contract.” 2d. Amend. Compl. ¶107.

“In a July 18, 2019 article, SSMF again stated that SSMF ‘has said, through fundraising, it could make the family its own offer for the land.’” 2d. Amend. Compl. ¶108; Ex. K. “Mead ‘said she was not at liberty to say how much money the group has raised, but said fund raising has so far seen a ‘tremendous’ response,” that ‘there could be a win-win for the land owner and the community if Stone Meadows Farm was sold to SSMF, and that SSMF was continuing to fundraise ... .’” 2d. Amend. Compl. ¶109; Ex. K.

Appellants allege that:

These statements were made with the specific intention that Sellers see them and believe that SSMF is a viable, and better, alternative to selling Stone Meadows Farm to [Appellants] where the AOS has been delayed due to [Appellees’] improper actions. In other words, after improperly frustrating the purpose of the AOS and delaying its closing, [Appellees] sought to inform Sellers that Sellers could get the same or more money for Stone Meadows Farm by terminating the AOS and selling to [Appellees] instead of [Appellants].

2d. Amend. Compl. ¶110.

According to Appellants: “Sellers are aware of [Appellees] and have heard most or all of [Appellees’] statements about [Appellees’] desires to have the AOS

terminated and for [Appellees] to purchase Stone Meadows Farm.” 2d. Amend. Compl. ¶111. “Sellers are aware that [Appellees’] desire to purchase Stone Meadows Farm and have raised funds for the purpose of doing so.” 2d. Amend. Compl. ¶112. “[Appellees’] conduct and efforts to cause the AOS to terminate have had a negative impact on [Appellants’] relationship with Sellers and on the AOS.” 2d. Amend. Compl. ¶113. “To that end, Sellers have indicated their intent to terminate the AOS and explore other options.” 2d. Amend. Compl. ¶114. “As a result of [Appellees’] conduct, Sellers became less amenable to working with [Appellants] to resolve minor issues with the development plans so as to be able to move forward with the AOS, which has caused delays and threatened the viability of the AOS.” 2d. Amend. Compl. ¶115.

Appellants take the position that:

Sellers’ decreased willingness to work with [Appellants] was caused by [Appellees’] attempts to interfere with the AOS, including, but not limited to, [Appellees’] statements in newspapers, at public events, and online about having or raising funds to match or surpass the purchase price in the AOS, statements about the “Stone Family legacy liv[ing] on with special recognition,” and statements about Sellers being able to receive millions of dollars for Stone Meadows Farm quicker and easier by terminating the AOS and selling to [Appellees].

2d. Amend. Compl. ¶116.

Finally, Appellants argue that the “[s]ellers’ desire to terminate the AOS caused [Appellants] to incur time and money to keep the AOS intact. [Appellants], for instance, were forced to spend what should have been unnecessary legal fees to keep the AOS intact. [Appellants] were also damaged by undue delay caused by [Appellees’] conduct.” 2d. Amend. Compl. ¶117.

Appellants raise two counts against Appellees in their Second Amended Complaint: Tortious Interference with Contractual Relations and Abuse of Process. 2d. Amend. Compl. ¶¶118-141. On April 8, 2021, Appellees filed five Preliminary Objections to Appellants’ Second Amended Complaint:

- I. FAILURE OF PLEADING TO CONFORM TO LAW OR RULE OF COURT PA. R.C.P. NO. 1028(A)(2)
- II. LEGAL INSUFFICIENCY OF A PLEADING (DEMURRER)  
PA. R.C.P. 1028(A)(4)
  - A. Residents’ Actions Are Privileged Under the First Amendment and the Noerr- Pennington Doctrine
  - B. Developers Fail to State a Claim for Tortious Interference

- C. Developers Fail to State a Claim for Abuse of Process
- III. FAILURE TO EXHAUST ADMINISTRATIVE REMEDIES  
PA. R.C.P. 1028(A)(7)
- IV. LACK OF CAPACITY TO SUE  
PA. R.C.P. 1028(A)(5)
- V. DEVELOPERS' INCLUDE SCANDALOUS AND IMPERTINENT  
MATTER IN THEIR COMPLAINT  
PA. R.C.P. 1028(A)(2)

Prelim. Obj. to 2d. Amend. Compl.

On September 22, 2021, this Court issued an order sustaining, in-part, the Preliminary Objections to the Appellants' Second Amended Complaint filed by Appellees. Specifically, Appellees' Second Preliminary Objection, Legal Insufficiency of a Pleading (Demurrer): Pa. R.C.P. 1028(a)(4), was Sustained, as: 1) Appellees' actions are privileged under the First Amendment and the Noerr-Pennington doctrine; 2) Appellants fail to state a claim for tortious interference with contractual relations; and 3) Appellants fail to state a claim for abuse of process. This Court deemed the remainder of Appellees' Preliminary Objections moot. As such, having found Appellants had failed to state causes of action for tortious interference with contractual relations and abuse of process, the sole counts in the Second Amended Complaint, this Court dismissed the Second Amended Complaint with prejudice.

This appeal followed.

## II. STATEMENT OF ERRORS COMPLAINED OF ON APPEAL

Pursuant to Pennsylvania Rule of Appellate Procedure 1925(b), Appellants filed a Concise Statement of Matters Complained of on Appeal setting forth the following issues, herein:

1. The Court erred in sustaining Defendants' demurrer to the Second Amended Complaint where Plaintiffs set forth valid claims for tortious interference with contract and abuse of process.
2. To the extent the Order was based on the Noerr-Pennington Doctrine, the Court erred in entering the Order as the Second Amended Complaint alleges claims arising out of conduct that is unrelated to Defendants' petitioning the government.
3. To the extent the Order was based on the Noerr-Pennington Doctrine, the Court erred in entering the Order as the Defendants' conduct set forth in the Second Amended Complaint, to the extent it could otherwise arguably fall under the Noerr-Pennington Doctrine, falls squarely within the "sham" exception to the doctrine.



### III. DISCUSSION

The issue on appeal is whether this Court erred in sustaining Appellees' demurrer to both counts of Appellants' Second Amended Complaint and dismissing the Second Amended Complaint with prejudice.

A demurrer is an assertion that a complaint does not set forth a cause of action or a claim on which relief can be granted. A demurrer by a defendant admits all relevant facts sufficiently pleaded in the complaint and all inferences fairly deducible therefrom, but not conclusions of law or unjustified inferences. In ruling on a demurrer, the court may consider only such matters as arise out of the complaint itself; it cannot supply a fact missing in the complaint.

Lerner v. Lerner, 954 A.2d 1229, 1234-35 (Pa.Super. 2008) (quoting Binswanger v. Levy, 457 A.2d 103, 104 (Pa.Super. 1983)).

"[The Superior Court's scope of] review of a trial court's sustaining preliminary objections in the nature of a demurrer is plenary." Lerner v. Lerner, 954 A.2d 1229, 1234 (Pa.Super. 2008) (quoting Kramer v. Dunn, 749 A.2d 984, 990 (Pa.Super. 2000)).

When reviewing an order granting preliminary objections in the nature of a demurrer, an appellate court applies the same standard employed by the trial court: all material facts set forth in the complaint as well as all inferences reasonably deducible therefrom are admitted as true for the purposes of review.

Sullivan v. Chartwell Inv. Partners, LP, 873 A.2d 710, 714 (Pa.Super. 2005) (quoting Insurance Adjustment Bureau, Inc. v. Allstate Ins., 860 A.2d 1038, 1041 (Pa.Super. 2004)).

"When analyzing a demurrer, the [Superior Court] 'need not consider the pleader's conclusions of law, unwarranted inferences from facts, opinions, or argumentative allegations.'" Am. Express Bank, FSB v. Martin, 200 A.3d 87, 93 (Pa.Super. 2018) (quoting Wiernik v. PHH U.S. Mortg. Corp., 736 A.2d 616, 619 (Pa.Super. 1999), appeal denied, 751 A.2d 193 (Pa. 2000)). "To determine if the trial court properly sustained preliminary objections, [the Superior Court] examines the averments in the complaint and the documents attached to the complaint to evaluate the adequacy of the facts averred and to assess the legal sufficiency of the complaint." Am. Express Bank, FSB v. Martin, 200 A.3d 87, 93 (Pa.Super. 2018) (citing Clemleddy Constr., Inc. v. Yorston, 810 A.2d 693, 696 (Pa.Super. 2002), appeal denied, 823 A.2d 143 (Pa. 2003)). "[The Superior Court] will reverse a trial court's decision to sustain preliminary objections only if the trial court has committed an error of law or an abuse of discretion." Lerner v. Lerner, 954 A.2d 1229, 1234 (Pa. Super. 2008) (quoting Kramer v. Dunn, 749 A.2d 984, 990. (Pa.Super. 2000)). "Where the complaint fails to set forth a valid cause of action, a preliminary objection in the nature of a demurrer is properly sustained." Lerner v. Lerner, 954 A.2d 1229, 1235 (Pa.Super. 2008) (citing McArdle v. Tronetti, 627 A.2d 1219, 1221 (Pa.Super. 1993), appeal denied, 641 A.2d 587 (Pa. 1994)).

### A. Appellees' Actions are Privileged Under the First Amendment and the Noerr-Pennington Doctrine

[T]he Noerr-Pennington doctrine, which originated with the United States Supreme Court's holding in Eastern Railroad Presidents Conference v. Noerr Motor Freight, Inc., 365 U.S. 127 (1961) ("Noerr"), and United Mine Workers v. Pennington, 381 U.S. 657 (1965) ("Pennington"), [establishes] that an individual is immune from liability for exercising his First Amendment right to petition the government. Further, the Court held that there was immunity regardless of the defendants' motivation in waging their campaigns, as it recognized that the right of individuals to petition the government "cannot properly be made to depend on their intent in doing so." Noerr, 365 U.S. at 139. The Court made these rulings in an antitrust context.

Wawa, Inc. v. Alexander J. Litwornia & Assocs., 817 A.2d 543, 546 (Pa.Super. 2003) (parallel citations omitted).

[The Noerr-Pennington doctrine] rests ultimately upon a recognition that the antitrust laws, "tailored as they are for the business world, are not at all appropriate for application in the political arena." [Eastern Railroad Presidents Conference v. Noerr Motor Freight, Inc., 365 U.S. 127, 141 (1961).] That a private party's political motives are selfish is irrelevant: "Noerr shields from the Sherman Act a concerted effort to influence public officials regardless of intent or purpose." Mine Workers v. Pennington, 381 U.S. 657, 670 (1965).

City of Columbia v. Omni Outdoor Advert., 499 U.S. 365, 380 (1991).

The Superior Court in Wawa observed "[t]he principles of the Noerr-Pennington doctrine have been extended [beyond the antitrust context] to provide defendants immunity from liability for civil conspiracy pursuant to the First Amendment." Id. (citing NAACP v. Claiborne Hardware Co., 458 U.S. 886 (1982) and Brownsville Golden Age Nursing Home, Inc. v. Wells, 839 F.2d 155 (3d Cir. 1988)). A caveat to the Noerr-Pennington doctrine exists in the form of the "sham" exception, where "such immunity [does] not extend to 'illegal and reprehensible practices which may corrupt the ... [administrative and] judicial process ...'" Id. at 547 (quoting E. R. Presidents Conference v. Noerr Motor Freight, Inc., 365 U.S. 127, 144 (1961)) (some alteration in original).

"The 'sham' exception to Noerr encompasses situations in which persons use the governmental process—as opposed to the outcome of that process—as an anticompetitive weapon." City of Columbia v. Omni Outdoor Advert., 499 U.S. 365, 380 (1991).

A "sham" situation involves a defendant whose activities are 'not genuinely aimed at procuring favorable government action' at all, Allied Tube & Conduit Corp. v. Indian Head, Inc., 486 U.S. 496, 500,

n. 4 (1988), not one “who ‘genuinely seeks to achieve his governmental result, but does so through improper means,’” Id., at 508, n. 10 (quoting [Sessions Tank Liners v. Joor Mfg., 827 F.2d 458, 465 n.5 (9th Cir. 1987)]).

City of Columbia v. Omni Outdoor Advert., 499 U.S. 365, 380 (1991).

However, the Superior Court in Wawa, further recognizing the development of the Noerr-Pennington doctrine and the “sham” exception in federal courts, noted the Third Circuit’s warning’ for “land-use cases in which a developer seeks to eliminate community opposition to its plans as this opinion should make it clear that it will do so at its own peril.” Wawa, 817 A.2d at 547 (quoting Barnes Foundation v. Township of Lower Merion, 242 F.3d 151, 162 (3d Cir. 2001)).

This Court finds that Appellees’ actions, as described in the Second Amended Complaint, are privileged under the First Amendment and the Noerr-Pennington doctrine. Appellants have failed to demonstrate that Appellees’ conduct falls within the “sham” exception to the Noerr-Pennington doctrine. To the contrary, the alleged statements made by Appellees; the portions of Mead and Miller’s deposition cited by Appellants; the emails, flyers, newspaper articles, and memos attached to the Second Amended Complaint; as well as the inferences reasonably deducible therefrom, demonstrate that Appellees are residents concerned with the impact this proposed development will have on their community. They are exercising their right to petition the government in order to effectuate change in the form of the denial of zoning variances which they believe will have a negative effect on the floodplains in the area surrounding Stone Meadows Farm. Appellees’ statements made outside the context of formal governmental proceedings (i.e., in articles, emails to supporters, talking points memos, etc.) were clearly made to bolster support from the community, a critical part of the First Amendment right to petition the government. Appellants have failed to allege that any of the statements made by Appellees were fallacious, inaccurate, or even misleading, nor is there any information in the record to support such an inference. As such, this Court found that Appellees’ actions are privileged under the First Amendment and the Noerr-Pennington doctrine.

## **B. Appellants Fail to State a Claim for Tortious Interference with Contractual Relations**

In Adler Barish, [the Pennsylvania Supreme] Court acknowledged a well-established cause of action for intentional, improper interference with existing contractual relations. [Adler, Barish, Daniels, Levin & Creskoff v. Epstein, 393 A.2d 1175, 1181-82 (Pa. 1978)] (citing RESTATEMENT (FIRST) OF TORTS § 766 and Birl v. Philadelphia Elec. Co., 167 A.2d 472 (Pa. 1960)).

Walnut St. Assocs. v. Brokerage Concepts, Inc., 20 A.3d 468, 475 (Pa. 2011) (signals and parallel citations omitted).

“Since Birl, [the Pennsylvania Supreme Court has] repeatedly looked to the Restatement as authority for the elements of a cause of action for intentional interference with existing contract relations.” Adler, Barish, Daniels, Levin & Creskoff v. Epstein, 393 A.2d 1175, 1182 n.13 (Pa. 1978).

The Court [in Adler Barish] further recognized that it “constantly seeks to harmonize common law rules, principles, and doctrines with modern perceptions of societal needs and responsibilities,” and since the American Law Institute, which publishes the Restatements, makes a “continuing effort to provide the judicial system orderly and accurate restatements of the common law,” it is “appropriate to analyze this case in light of the approach fashioned by Restatement (Second).”

Walnut St. Assocs. v. Brokerage Concepts, Inc., 20 A.3d 468, 475 (Pa. 2011) (quoting Adler, Barish, Daniels, Levin & Creskoff v. Epstein, 393 A.2d 1175, 1183 (Pa. 1978)).

“The tort of intentional interference with existing contractual relationships is governed by section 766 of the Restatement (Second) of Torts, which our Supreme Court adopted in Adler, Barish, Daniels, Levin & Creskoff v. Epstein, 393 A.2d 1175 (Pa. 1978), appeal dismissed and cert. denied, 442 U.S. 907 (1979).” Walnut St. Assocs. v. Brokerage Concepts, Inc., 982 A.2d 94, 97 (Pa.Super. 2009).

The necessary elements of the cause of action are (1) the existence of a contractual relationship between the complainant and a third party; (2) an intent on the part of the defendant to harm the plaintiff by interfering with that contractual relationship; **(3) the absence of privilege or justification on the part of the defendant**; and (4) the occasioning of actual damage as a result of defendant’s conduct.

Walnut St. Assocs. v. Brokerage Concepts, Inc., 982 A.2d 94, 98 (Pa.Super. 2009) (citations omitted) (emphasis added).

The Pennsylvania Supreme Court in Walnut St. acknowledged that “[o]urs is a free society where citizens may freely interact and exchange information. Tortious interference, as a basis for civil liability, does not operate to burden such interactions, but rather, to attach a reasonable consequence when the defendant’s intentional interference was ‘improper.’” Walnut St. Assocs. v. Brokerage Concepts, Inc., 20 A.3d 468, 475 (Pa. 2011).

“Section 767 [of the Restatement (Second) of Torts] specifies and analyzes the factors to be taken into consideration in determining whether the interference is improper, and must therefore be read and applied to each of the earlier sections.” Walnut St. Assocs. v. Brokerage Concepts, Inc., 20 A.3d 468, 475 n.9 (Pa. 2011) (quoting RESTATEMENT (SECOND) OF TORTS Div. 9, Ch. 37 Introductory Note (1979)).

In determining whether an actor's conduct in intentionally interfering with a contract or a prospective contractual relation of another is improper or not, consideration is given to the following factors:

- (a) the nature of the actor's conduct,
- (b) the actor's motive,
- (c) the interests of the other with which the actor's conduct interferes,
- (d) the interests sought to be advanced by the actor,
- (e) the social interests in protecting the freedom of action of the actor and the contractual interests of the other,**
- (f) the proximity or remoteness of the actor's conduct to the interference and
- (g) the relations between the parties.

RESTATEMENT (SECOND) OF TORTS, § 767 (emphasis added).

The Superior Court in Phillips v. Selig, found comment b to section 767 of the Restatement (Second) of Torts to be instructive in the Court's application of the factors. 959 A.2d 420, 430 (Pa.Super. 2008):

The issue in each case is whether the interference is improper or not under the circumstances; whether, upon a consideration of the relative significance of the factors involved, the conduct should be permitted without liability, despite its effect of harm to another. The decision therefore depends upon a judgment and choice of values in each situation.

**This Section states the important factors to be weighed against each other and balanced in arriving at a judgment; but it does not exhaust the list of possible factors.**

RESTATEMENT (SECOND) OF TORTS § 767 cmt. b (1979) (emphasis added) (see also Walnut St. Assocs. v. Brokerage Concepts, Inc., 982 A.2d 94, 98 (Pa.Super. 2009) (citing same)).

In making this 'choice of values' in individual cases, our Supreme Court has advised that when the purpose of the defendant's conduct is, in whole or in part, to protect a legitimate right or interest that conflicts with the interests of the plaintiff, "a line must be drawn and the interests evaluated." [Glenn v. Point Park Coll., 272 A.2d 895, 899 (Pa. 1971)]. Although this evaluation of interests is not always susceptible of "precise definition," **it is clear that the central inquiry is whether the defendant's conduct is "sanctioned by the 'rules of the game' which society has adopted."** Id.

Phillips v. Selig, 959 A.2d 420, 430 (Pa.Super. 2008) (emphasis added).

Further, “[w]hile some jurisdictions consider a justification for a defendant’s interference to be an affirmative defense, Pennsylvania courts require the plaintiff, as part of his prima facie case, to show that the defendant’s conduct was not justified.” Triffin v. Janssen, 626 A.2d 571, 574 n.3 (Pa.Super. 1993) (citing Thompson Coal Co. v. Pike Coal Co., 412 A.2d 466, 471 n. 7 (Pa. 1979) and Yaindl v. Ingersoll-Rand Co. Standard Pump-Aldrich Div., 422 A.2d 611, 625 n. 15 (Pa.Super. 1980) (see also Foster v. UPMC S. Side Hosp., 2 A.3d 655, 666 (Pa.Super. 2010) (“The third element [of the cause of action for intentional interference with existing contractual relationships] contains the requirement that the plaintiff allege the absence of privilege or justification. This requirement mandates that the plaintiff provide proof that the defendant’s actions were improper.”)).

This Court finds that Appellants have failed to state a claim for tortious interference with contractual relations. Specifically, Appellants have failed to establish the absence of privilege or justification on the part of Appellees, i.e., that Appellees’ conduct was “improper.” At the outset, this Court notes that Appellants do not allege that Appellees made any actual offers to purchase Stone Meadows Farm following the September 15, 2017 letter from Appellants’ land use counsel, Robert W. Gundlach, Esq., to Mead and Miller. The reasonable inference to be made from Appellees’ various subsequent public statements is that they are designed to bolster support from the community. Appellees’ ultimate goal is the denial of the zoning variances which they believe could potentially have a severe and negative effect on the area surrounding Stone Meadows Farm. In weighing the factors outlined in Section 767 of the Second Restatement of Torts, this Court recognizes the weight and significance of “(e) the social interests in protecting the freedom of action of the actor and the contractual interests of the other.” To allow actors such as the Appellants to utilize this civil cause of action to stifle the voices of Appellees who are concerned with the environmental impact a large housing development project would have on their community would be to erode a fundamental First Amendment right. As such, this Court found that Appellants have failed to state a claim for tortious interference with contractual relations.

### **C. Appellants Fail to State a Claim for Abuse of Process**

“The tort of ‘abuse of process’ is defined as the use of legal process against another ‘primarily to accomplish a purpose for which it is not designed.’” Rosen v. American Bank of Rolla, 627 A.2d 190, 192 (Pa.Super. 1993) (quoting Restatement (Second) of Torts, § 682).

“To establish a claim for abuse of process, it must be shown that the defendant (1) used a legal process against the plaintiff, (2) primarily to accomplish a purpose for which the process was not designed; and (3) harm has been caused to the plaintiff.” P.J.A. v. H.C.N., 156 A.3d 284, 288 (Pa.Super. 2017) (quoting Werner v. Plater-Zyberk, 799 A.2d 776, 785 (Pa.Super. 2002)).

Abuse of process is, in essence, the use of legal process as a tactical weapon to coerce a desired result that is not the legitimate object of the

process. Thus, the gravamen of this tort is the perversion of legal process to benefit someone in achieving a purpose which is not an authorized goal of the procedure in question.

Id.

It is not enough that the defendant had bad or malicious intentions or that the defendant acted from spite or with an ulterior motive. Rather, there must be an act or threat not authorized by the process, or the process must be used for an illegitimate aim such as extortion, blackmail, or to coerce or compel the plaintiff to take some collateral action. ‘There is no liability where the defendant has done nothing more than carry out the process to its authorized conclusion, even though with bad intentions.’”

Al Hamilton Contracting Co. v. Cowder, 644 A.2d 188, 192 (Pa.Super. 1994) (citations omitted) (quoting Shaffer v. Stewart, 473 A.2d 1017, 1019 (Pa.Super. 1984)).

This Court finds that Appellants have failed to state a claim for abuse of process. In their Second Amended Complaint, Appellants allege that Appellees’ September 23, 2019 petition to intervene in Appellants’ appeal of the Zoning Hearing Board’s denial of Appellants application was for “an improper purpose for which the process is not designed.” 2d. Amend. Compl. ¶136. Appellants’ entire argument rests on the proposition that “[Appellees] do not have legitimate grounds to object to [Appellants’] Application.” 2d. Amend. Compl. ¶137. Upon a review of the entire record, this Court finds that Appellees do indeed have legitimate grounds to object to Appellants’ Application, specifically, their opposition to the zoning variances because of the disturbance to floodplains and the potential negative resultant effects. 2d. Amend. Compl. Ex. C, 103:13-104:7; 105:3-106:5; 107:11-108:18. Appellants fail to allege that Appellees are “attempting to accomplish a purpose for which the process was not designed”, to the contrary, Appellees are utilizing their intervention in the Zoning Hearing Board process for the exact purpose it was designed: to raise their concerns as members of the community who would be directly affected by such a proposed variance. As such, this Court found that Appellants have failed to state a claim for abuse of process.

#### IV. CONCLUSION

For all the reasons noted above, this Court sustained Appellees’ demurrer to both counts of Appellants’ Second Amended Complaint and dismissing the Second Amended Complaint with prejudice.

BY THE COURT:

/s/Diane E. Gibbons  
DIANE E. GIBBONS, J.

**Sheriff's Sale***Third and Final Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, February 11, 2022 at 12 o'clock P.M., Eastern Prevailing Time, virtually at an online auction conducted by Bid4Assets at <https://www.bid4assets.com/buckscountysheriffsales> the following real estate to wit:

**BENSALEM TOWNSHIP**

DOCKET #2018-06011

All that certain piece or parcel or Tract of land situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania, and being known as 2472 Brandon Court, Bensalem, Pennsylvania 19020.

TAX PARCEL #02049114.

PROPERTY ADDRESS: 2472 Brandon Court, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **TIMOTHY P. BECKEL, JEANETTE BECKEL a/k/a JEANETTE P. BECKEL.**

**TERRENCE McCABE**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2019-05773

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **TOWNSHIP OF BENSALEM**, BUCKS COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 419 Rutgers Ct., Bensalem, PA 19020.

TAX PARCEL #02-094-419.

PROPERTY ADDRESS: 419 Rutgers Ct., Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MAURA SANTIAGO.**

**ROBERT CRAWLEY**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2021-04321

ALL THAT CERTAIN lot of land located in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #02-052-251.

PROPERTY ADDRESS: 5980 Mark Drive, Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JEANNE BRADY, JOHN J. BRADY.**

**MICHAEL T. McKEEVER**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

**BRISTOL BOROUGH**

DOCKET #2018-07491

All that certain lot messuage and lot of land situate in the Second Ward of the **BOROUGH OF BRISTOL**, County of Bucks and State of Pennsylvania bounded and described according to a Survey made thereof by John P. Taylor on June 25, 1929 as follows, to wit: TAX PARCEL #04-023-025.

PROPERTY ADDRESS: 438 Washington Street, Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SUSAN J. EARNEST.**

**CHRISTOPHER DeNARDO**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2021-03738

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I v. HENRY E. VAN BLUNK, ESQ., IN HIS CAPACITY AS ADMINISTRATOR PENDENTE LITE OF THE ESTATE OF ANDREW K. BELL a/k/a ANDREW KENNETH BELL a/k/a ANDREW BELL; ELYSS SUPER, IN HER CAPACITY AS HEIR OF THE ESTATE OF ANDREW K. BELL a/k/a ANDREW KENNETH BELL a/k/a ANDREW BELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREW K. BELL a/k/a ANDREW KENNETH BELL a/k/a ANDREW BELL, DECEASED owner(s) of property situate in the **BOROUGH OF BRISTOL**, BUCKS County, Pennsylvania, being 635 Corson Street, Bristol, PA 19007. TAX PARCEL #04-009-144.

PROPERTY ADDRESS: 635 Corson Street, Bristol, PA 19007.



IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **HENRY E. VAN BLUNK, ESQ., IN HIS CAPACITY AS ADMINISTRATOR PENDENTE LITE OF THE ESTATE OF ANDREW K. BELL a/k/a ANDREW KENNETH BELL a/k/a ANDREW BELL;** ELYSS SUPER, IN HER CAPACITY AS HEIR OF THE ESTATE OF ANDREW K. BELL a/k/a ANDREW KENNETH BELL a/k/a ANDREW BELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREW K. BELL a/k/a ANDREW KENNETH BELL a/k/a ANDREW BELL, DECEASED.

**BROCK & SCOTT, PLLC**

FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

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**BRISTOL TOWNSHIP**

DOCKET #2018-01959

All those three certain lots or pieces of ground with the buildings and improvements thereon erected. Situate in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, known and designated as Lots #199, #200, and #201 on Plan of Lots of Bath Addition, No. 2 drawn for Frank C. King, and recorded in the Office for the Recording of Deeds in Plan Book 1 Page 82, and described as follows, to wit:

TAX PARCEL #05-059-272.

PROPERTY ADDRESS: 803 Bayard Street, Bristol, PA 19007.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **GAIL WALKER.**

**CHRISTOPHER DeNARDO**, Esquire

FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2018-07177

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN THE 4TH WARD OF **BRISTOL TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA.

TAX PARCEL #05-022-451.005.

PROPERTY ADDRESS: 1501 Mott Street, Bristol, Pennsylvania 19007.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VINCENT CAPUTO.**

**ROBERT P. DADAY**, Esquire

FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2020-01269

ALL THAT CERTAIN lot of land located in the **BRISTOL TWP.**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-043-566.

PROPERTY ADDRESS: 23 Graystone Lane, Levittown, PA 19055.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DONNA L. MANGOLD, CHRISTOPHER T. MANGOLD.**

**MICHAEL T. McKEEVER**, Esquire

FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

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DOCKET #2021-02834

ALL THAT CERTAIN lot of land located in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-018-009.

PROPERTY ADDRESS: 1825 Ritter Avenue, Bristol, PA 19007.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JASON R. BALL.**

**MICHAEL McKEEVER**, Esquire

FREDERICK A. HARRAN, Sheriff  
Sheriff's Office, Doylestown, PA

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**EAST ROCKHILL TOWNSHIP**

DOCKET #2017-04105

ALL THAT CERTAIN tract of land situate in the **TOWNSHIP OF EAST ROCKHILL**, and partly in the Township of Richland, County of Bucks and Commonwealth of Pennsylvania, bounded and described in accordance with a Survey dated July 21, 1964, prepared by G. Marvin Hendricks, Professional Engineer-Surveyor, M.R. 1 Perkasio, PA, as follows to wit:

TAX PARCEL #12-006-001-001.

PROPERTY ADDRESS: 6004 Axe Handle Road, Quakertown, PA 18951.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **NATHAN WEAVER, AMBER WEAVER.**

**CHRISTOPHER DeNARDO**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

#### FALLS TOWNSHIP

DOCKET #2020-00723

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE **FALLS TOWNSHIP**, BUCKS COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 96 LIBERTY DRIVE, LANGHORNE, PA 19047.

BEING PARCEL NUMBER: 13-004-844.

TAX PARCEL #13-004-844.

PROPERTY ADDRESS: 96 Liberty Drive, Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOHN T. LIVINGSTON a/k/a JOHN LIVINGSTON.**

**ROBERT FLACCO**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

#### LOWER MAKEFIELD TOWNSHIP

DOCKET #2019-04496

ALL THAT CERTAIN Unit in the property known, named and identified as Aspen Woods Condominium, SITUATE in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks, and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Uniform Condominium Act, 68 P.C.S. 3101 et seq., by the recording in the Office of the Recorder of Deeds of Bucks County of a Declaration of Condominium of Aspen Woods, a condominium dated 12/18/1990 and recorded 12/20/1990 in Land Record Book 251 page 717, the First Amendment thereto dated 1/31/1991 and recorded 2/1/1991 in Land Record Book 262 page 1344, Second Amendment thereto dated 3/25/1991 and recorded 3/26/1991 in Land Record Book 279 page 84, Third Amendment thereto dated 5/23/1991 in Land Record Book 302 page 852 being designated as Unit 62, together with the undivided interest in

the Common Elements as set forth in and subject to adjustments in accordance with the Declaration.

TAX PARCEL #20-015-148-062.

PROPERTY ADDRESS: 554 Aspen Woods Drive, Yardley, PA 19067.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTIANNE KEMERY.**

**CHRISTOPHER DeNARDO**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-06127

ALL THAT CERTAIN lot of land located in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #20-015-148-062.

PROPERTY ADDRESS: 554 Aspen Woods Drive, Yardley, PA 19067.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CHRISTIANNE KEMERY.**

**MICHAEL McKEEVER**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

#### MILFORD TOWNSHIP

DOCKET #2014-03471

ALL THAT CERTAIN lot of land located in the **TOWNSHIP OF MILFORD**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #23-027-157.

PROPERTY ADDRESS: 2598 Daniels Lane, Quakertown, PA 18951.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARIA RAMOS a/k/a MARIA D. RAMOS, JUAN RUGLIANCICH a/k/a JUAN CARLOS RUGLIANCICH.**

**MICHAEL McKEEVER**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-07732

ALL THAT CERTAIN PROPERTY SITUATED IN THE **TOWNSHIP OF MILFORD**, IN THE COUNTY OF BUCKS, AND THE COMMONWEALTH OF PENNSYLVANIA.

TAX PARCEL #23-27-128.  
 PROPERTY ADDRESS: 2501 Emerald Lane,  
 Quakertown, PA 18951.  
 IMPROVEMENTS: SINGLE FAMILY  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **PATTI A.  
 MOSKAUSKI.**  
**LOIS M. VITTI**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

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**PLUMSTEAD TOWNSHIP**

DOCKET #2019-05879  
 ALL THAT CERTAIN TRACT OF  
 LAND, HEREDITAMENTS AND  
 APPURTENANCES, SITUATE IN THE  
**TOWNSHIP OF PLUMSTEAD**, COUNTY  
 OF BUCKS, COMMONWEALTH OF  
 PENNSYLVANIA, ACCORDING TO A  
 SURVEY AND PLAN THEREOF MADE  
 JUNE 23, 1967 BY EDWARD B. BLUMRICK,  
 REGISTERED LAND SURVEYOR, BEING  
 MORE FULLY DESCRIBED IN A DEED  
 DATED APRIL 10, 2002 AND RECORDED  
 ON MAY 6, 2002 IN BOOK 2698 PAGE 926.  
 TAX PARCEL #34-018-123-002.  
 PROPERTY ADDRESS: 7010 Point Pleasant  
 Pike, New Hope, PA 18938.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **PAUL  
 THOMPSON a/k/a PAUL A. THOMPSON.**  
**ALICIA M. SANDOVAL**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

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**SELLERSVILLE BOROUGH**

DOCKET #2020-00862  
 ALL THAT CERTAIN lot of land located in  
 the **SELLERSVILLE BOROUGH**, County  
 of Bucks and Commonwealth of Pennsylvania.  
 TAX PARCEL #39-7-14.  
 PROPERTY ADDRESS: 45 W. Clymer  
 Avenue a/k/a 45 Clymer Ave., Sellersville, PA  
 18960.  
 IMPROVEMENTS: A RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **STEPHEN  
 J. GEIGER, SHANNON M. LUTZ.**  
**MICHAEL T. McKEEVER**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

**SPRINGFIELD TOWNSHIP**

DOCKET #2019-07953  
 ALL THOSE CERTAIN LOTS OR PIECES  
 OF GROUND SITUATE IN **SPRINGFIELD  
 TOWNSHIP** BUCKS COUNTY,  
 PENNSYLVANIA:  
 BEING KNOWN AS: 2084 GALLOWS HILL  
 ROAD, KINTNERSVILLE, PA 18930.  
 BEING PARCEL NUMBER: 42-022-101-  
 004.  
 TAX PARCEL #42-022-101-004.  
 PROPERTY ADDRESS: 2084 Gallows Hill  
 Road, Kintnersville, PA 18930.  
 IMPROVEMENTS: A RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **JASON S.  
 PELLAK, TACEY FOSTER-PELLAK.**  
**ROBERT FLACCO**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

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**TELFORD BOROUGH**

DOCKET #2019-00422  
 ALL THAT CERTAIN message and lot  
 of land situated in the **BOROUGH OF  
 TELFORD**, Bucks County, Pennsylvania.  
 TAX PARCEL #43-003-009.  
 PROPERTY ADDRESS: 9 E. Central Avenue,  
 Telford, Pennsylvania 18969.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **HOWARD  
 B. WENGER, PAMELA V. WENGER.**  
**ROBERT DADAY**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

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**TINICUM TOWNSHIP**

DOCKET #2017-03455  
 ALL THAT CERTAIN lot or piece of land,  
 Situate in **TINICUM TOWNSHIP**, Bucks  
 County, Pennsylvania.  
 TAX PARCEL #44-014-106.  
 PROPERTY ADDRESS: 26 Brick Church  
 Road, Pipersville, PA 18947.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **MARIO  
 GIUDICE, ROSEMARIE GIUDICE,**  
**UNITED STATES OF AMERICA.**  
**ROBERT DADAY**, Esquire  
 FREDERICK A. HARRAN, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2019-00311

ALL THAT CERTAIN lot or tract of land situate in the **TOWNSHIP OF TINICUM**, County of Bucks and State of Pennsylvania.

TAX PARCEL #44-011-050-007.

PROPERTY ADDRESS: 77 Frankenfield Road, Ottsville, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRENDAN E. RINEHOLD EXECUTOR OF THE ESTATE OF EARL B. RINEHOLD.****ROBERT P. DADAY**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2019-07292

All that certain tract of land on the Northerly side of Stagecoach Road (T-423), **TINICUM TOWNSHIP**, Bucks County, Penna.

TAX PARCEL #44-026-003-002.

PROPERTY ADDRESS: Stagecoach Road, Tinicum Township, Pennsylvania.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MEGAN C. ROLISON.****ROBERT DADAY**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

**UPPER MAKEFIELD TOWNSHIP**

DOCKET #2020-06684

MidAtlantic Farm Credit, ACA vs. Holly Pond Partners, LLC.

TAX PARCEL #47-002-002-002.

PROPERTY ADDRESS: 43 Vansant Road, New Hope. Message and tract in the **TOWNSHIP OF UPPER MAKEFIELD.**

IMPROVEMENTS: EQUESTRIAN FARM CONSISTING OF A TWO-STORY RESIDENTIAL DWELLING, A MULTI-FAMILY DWELLING, A LONG BARN, A BANK BARN AND A RUN-IN SHED.

SOLD AS THE PROPERTY OF: **HOLLY POND PARTNERS LLC.****STEVEN J. ADAMS**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

**WARMINSTER TOWNSHIP**

DOCKET #2017-01281

ALL THAT CERTAIN TRACT or piece of land, Situate in the **TOWNSHIP OF**

**WARMINSTER**, County of Bucks, and Commonwealth of Pennsylvania, being the Western one half of Lot No. 10 Block No. 34, upon a certain Plan of Lots of the Philadelphia Motor Speedway Association recorded in the Office for the Recording of Deeds in and for the County of Bucks in Plan Book No. 1 at page 119 and more particularly bounded and described as follows, to wit:

TAX PARCEL #49-019-177.

PROPERTY ADDRESS: 386 Lemon Street, Warminster, PA 18974.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **STEVEN ZOLK.****CHRISTOPHER DeNARDO**, Esquire

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

**WARRINGTON TOWNSHIP**

DOCKET #2019-03928

FREEDOM MORTGAGE CORPORATION v. BRUCE M. BELT a/k/a BRUCE BELT; CAROLINEBELT owner(s) of property situate in the **TOWNSHIP OF WARRINGTON**, BUCKS County, Pennsylvania, being 2158 GREEN RIDGE DR., WARRINGTON, PA 18976.

TAX PARCEL #50-030-123.

PROPERTY ADDRESS: 2158 Green Ridge Dr., Warrington, PA 18976.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **BRUCE M. BELT a/k/a BRUCE BELT, CAROLINE BELT.****BROCK & SCOTT, PLLC**

FREDERICK A. HARRAN, Sheriff

Sheriff's Office, Doylestown, PA

**WARWICK TOWNSHIP**

DOCKET #2019-07657

ALL THAT CERTAIN lot of land located in the **TOWNSHIP OF WARWICK**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #51-014-064.

PROPERTY ADDRESS: 975 Gates Place, Warminster, PA 18974.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ERIC J. SCHAEFER.**

**MICHAEL McKEEVER**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff’s Office, Doylestown, PA

DOCKET #2019-08486

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE **TOWNSHIP OF WARWICK**, COUNTY OF BUCKS, AND COMMONWEALTH OF PENNSYLVANIA. TAX PARCEL #51-014-249.

PROPERTY ADDRESS: 990 Bancroft Place, Warminster, PA 18974.  
IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **JILL GRABER a/k/a JILL M. GRABER.**

**KENYA BATES**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff’s Office, Doylestown, PA

**YARDLEY BOROUGH**

DOCKET #2021-00554

ALL THAT CERTAIN lot of land located in the **BOROUGH OF YARDLEY**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #54-010-0011402.

PROPERTY ADDRESS: 1402 Yardley Commons, Yardley, PA 19067.  
IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THE UNKNOWN HEIRS OF PATRICIA F. DELATE, DECEASED.**

**MICHAEL McKEEVER**, Esquire  
FREDERICK A. HARRAN, Sheriff  
Sheriff’s Office, Doylestown, PA

TO ALL PARTIES IN INTEREST AND CLAIMANTS: A schedule of distribution will be filed by the Sheriff within thirty days of date of sale and the distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days thereafter.

Judgment was recovered in the Court of Common Pleas of Bucks County Civil Action – as numbered above. No further notice of the filing of the Schedule of Distribution will be given.

The above properties are to be sold by FREDERICK A. HARRAN, Sheriff, Doylestown, Pennsylvania.

Jan. 20, 27; Feb. 3

**Change of Name**

IN THE COURT OF COMMON PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 21-6664

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above-named Court, praying for a Decree to change the name(s) of **HUMAM HASSAN ABD, ALI HUMAM ABD** and **ZAYN HUMAM AL-SHDIDY** to **HUMAM HASSAN SHDIDY, ALI HUMAM SHDIDY** and **ZAYN HUMAM SHDIDY.**

The Court has fixed the 17 day of March, 2022 at 9:30 a.m. in Courtroom No. 350, Bucks County Justice Center at 100 North Main Street, Doylestown, PA, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Feb. 3

IN THE COURT OF COMMON PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2021-05368

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **MIA ISOLDE ARNOLD** to **SEBASTIAN TYLER ARNOLD.**

The Court has fixed the 22<sup>nd</sup> day of February, 2022 at 9:30 A.M. in Courtroom No. 440, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Feb. 3

IN THE COURT OF COMMON PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2021-06147

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **ARIELLE**

**JULIETTE MAIURO to ARIELLE JULIETTE GALAMBOS.**

The Court has fixed the 18<sup>th</sup> day of February, 2022 at 9:30 a.m. in Courtroom No. 360, Bucks County Justice Center at 100 N. Main St., Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Feb. 3

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IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2021-06508

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **STYNEE MARY MATHEW to STEPHANIE MARY FANECK.**

The Court has fixed the 15th day of March, 2022 at 9:30 A.M. in Courtroom No. 350, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Feb. 3

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IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2021-06662

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name(s) of **KIANNA ELIZABETH PIERCE and KAYDEN JOEL PIERCE to KIANNA ELIZABETH JESTER and KAYDEN JOEL JESTER.**

The Court has fixed the 15th day of March, 2022 at 9:30 in Courtroom No. 350, Bucks County Justice Center at 100 North Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any

they have, why the prayer of said Petition should not be granted.

Feb. 3

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IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY  
CIVIL ACTION – LAW  
NO. 2021-06350

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed on December 29, 2021 in the above named Court, praying for a Decree to change the name of **ANNA RINGS to BENJAMIN RINGS.**

The Court has fixed the 15th day of March, 2022 at 9:30 a.m. in Courtroom No. 440, Bucks County Justice Center, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Feb. 3

**Charter Application**

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**ALLOY 3M CONSTRUCTION CO, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Feb. 3

**Ciocca Collision Philadelphia Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**McNees Wallace & Nurick LLC**, Solicitors  
Attorneys at Law  
100 Pine Street  
Harrisburg, PA 17101

Feb. 3

**PMN Logistics, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Joseph P. Zawrotny, P.C.**, Solicitors  
100 South Broad Street  
Suite 1523  
Philadelphia, PA 19110

Feb. 3

### Charter Application Nonprofit

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is **Bristol Borough Fire Association**.

The Articles of Incorporation (filing date) October 8, 2021.

**Benjamin A. Ried**, Solicitor  
Mette, Evans & Woodside  
3401 North Front Street  
P.O. Box 5950  
Harrisburg, PA 17110-0950

Feb. 3

The name of the corporation is **Palisades Regional Fire Rescue**.

The Articles of Incorporation (filing date) November 22, 2021.

**Benjamin A. Ried**, Solicitor  
Mette, Evans & Woodside  
3401 North Front Street  
P.O. Box 5950  
Harrisburg, PA 17110-0950

Feb. 3

The name of the corporation is **Y'S MEN'S CLUB OF GREATER PHILADELPHIA, Inc.**

Feb. 3

### Classified Ad

#### Rent Office in Warwick Township

Commonwydds Condo. Unit contains two (2) offices, bathroom and areas for waiting and clerical support. Unit has eleven hundred (1100) square feet located on the first floor with free parking steps away from the front door. Sign for office on Route 263. Call Katie (215) 343-1320.

Dec. 16—June 9

### Transactional Attorney

Grim, Biehn & Thatcher is seeking highly motivated partnership track attorney to work full-time in our Business Transactions Practice Area. The ideal candidate must have at least 3 years' experience handling general corporate, real estate, and transactional matters. Additional experience including any of the following is desired: entity operating/partnership/shareholder agreements, asset-purchase agreements, employment agreements, succession planning, tax, financing transactions, real estate acquisitions and leasing, and/or general contract drafting and negotiation. Excellent academic credentials as well as strong organizational, research, writing, communication and analytical skills required.

A portable book is preferred, but not required. PA bar admission required. We offer a competitive compensation package and a collegial and entrepreneurial work environment. Please forward resume and salary requirements to Kathy Caro, kcaro@grimlaw.com.

Learn more about our Business Transactions practice by visiting our website at [www.grimlaw.com](http://www.grimlaw.com). Grim, Biehn & Thatcher is an equal opportunity employer. All inquiries will be held in strict confidence.

Feb. 3, 10

### Confirmation of Account

LINDA BOBRIN, ESQUIRE, CLERK of the Orphans' Court Division of the Court of Common Pleas of Bucks County:

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, theretofore filed with the Clerk of the Orphans' Court Division for Audit and Confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code, at 10:00 A.M. on **Monday, February 7, 2022**, in Courtroom #260 on the second floor of the BUCKS COUNTY JUSTICE CENTER, 100 N. MAIN STREET, DOYLESTOWN, PA.

ANY PERSON who fails to present his/her claim or make objections in person or by attorney at the audit or confirmation of the account will be barred forever from so doing.

Estate of **MARY C. McHUGH, IP** – Noreen C. McHugh, Former Agent

Estate of **WILLIAM HAROLD, JR., IP** – PNC Bank, National Association, Co-Guardian of the Estate

Residuary Trust Under the Will of  
**DIANE C. PAGLIEI** – PNC Bank, National  
Association, Co-Trustee

LINDA BOBRIN, ESQUIRE,  
REGISTER OF WILLS  
AND CLERK OF THE  
ORPHANS' COURT DIVISION  
COURT OF COMMON PLEAS  
OF BUCKS COUNTY

Jan. 27; Feb. 3

### Corporate Dissolution

Pursuant to the requirements of the  
Pennsylvania Business Corporation Law of  
1988, as amended, notice is hereby given that  
**Exec Baby, LLC**, is currently in the process  
of voluntarily dissolving.

**Kevin J. Conrad**, Solicitor  
Lamb McErlane, PC  
24 E. Market Street  
West Chester, PA 19381

Feb. 3

### Estate Notice

Notice is hereby given that in the estates  
of the decedents set forth below the Register  
of Wills has granted letters testamentary or  
of administration to the person named. All  
persons having claims or demands against  
said estates are requested to make known the  
same, and all person indebted to said estates  
are requested to make payment without delay,  
to the executors or administrators or their  
attorneys named below.

#### *First Publication*

#### **ABALOV, DENNIS**, dec'd.

Late of Warminster Township, Bucks  
County, PA.

Administratrix: **ANNA KOLDAKOVA**  
c/o Donald E. Petrille, Jr., Esq., 116 E.  
Court St., Doylestown, PA 18901.

Attorney: **DONALD E. PETRILLE,  
JR.**, High Swartz, LLP, 116 E. Court St.,  
Doylestown, PA 18901.

#### **ABELL, DONALD EUGENE** a/k/a **DONALD E. ABELL**, dec'd.

Late of Newtown, Middletown, Bucks  
County, PA.

Executor: **LYNN M. ABELL**, 197 8th  
Street, #301, Charlestown, MA 02129.

#### **ADAIR, DAVID W.**, dec'd.

Late of Perkasio Borough, Bucks County,  
PA.

Executrix: **RUTH M. ADAIR**, 941  
Callowhill Road, Perkasio, PA 18944.

Attorney: **ROBERT E. FRAVEL**, 123  
N. Main Street, Suite 101B, Dublin, PA  
18917.

#### **ALTMAR, BARBARA A.** a/k/a **BARBARA ALTMAR**, dec'd.

Late of Warwick Township, Bucks  
County, PA.

Executor: **JOEL F. BIGATEL**, Esquire,  
211 Haverford Avenue, Suite 2F,  
Narberth, PA 19072.

Attorney: **JOEL F. BIGATEL**, 211  
Haverford Avenue, Suite 2F, Narberth, PA  
19072.

#### **AMBROSE, FRANK W.**, dec'd.

Late of Upper Southampton Township,  
Bucks County, PA.

Executrix: **LORRAINE AMBROSE**,  
118 Forrest Avenue, Southampton, PA  
18966.

Attorney: **CHRISTOPHER MAZULLO**,  
Mazullo & Murphy, P.C., 2003 Lower  
State Road, Suite 120, Doylestown, PA  
18901.

#### **BARBETTA, PHILOMENA** a/k/a **FILOMENA BARBETTA** and **MAE T. BARBETTA**, dec'd.

Late of the Township of Middletown,  
Bucks County, PA.

Co-Executrices: **BARBARA T. MORRIS**  
and **MARIE A. BIRCH**.

Attorney: **THOMAS J. PROFY, IV**,  
Begley, Carlin & Mandio, LLP, 680  
Middletown Boulevard, Langhorne, PA  
19047.

#### **BENNICOFF, KENNETH J.**, dec'd.

Late of Bensalem, Bucks County, PA.

Executrix: **DIANE J. HEYDT**, 2021  
Hansell Drive, Bensalem, PA 19020.

Attorney: **NICOLE B. LaBLETTA**,  
200 Barr Harbor Drive, Ste. 400,  
Conshohocken, PA 19428.

#### **COLON, EMILIA ROSADO**, dec'd.

Late of Bristol Borough, Bucks County,  
PA.

Administrator: **CARMEN RUIZ** c/o  
William J. Salerno, Esquire, 220 Radcliffe  
Street, Bristol, PA 19007.

Attorney: **WILLIAM J. SALERNO**, 220  
Radcliffe Street, Bristol, PA 19007.



**CONRAD, SCOTT EDWARD** a/k/a **SCOTT E. CONRAD**, dec'd.

Late of Northampton Township, Bucks County, PA.

Administrator: **THEODORE R. CONRAD** c/o Don F. Marshall, Esq., P.O. Box 70, Newtown, PA 18940.

Attorney: **DON F. MARSHALL**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

**CWENAR, CATHERINE A.** a/k/a **KATHRYN A. CWENAR**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executors: **STANLEY R. CWENAR** and **JOSEPH M. CWENAR** c/o Andrew D. Swain, Esq., 2410 Bristol Rd., Bensalem, PA 19020.

Attorney: **ANDREW D. SWAIN**, The Swain Law Firm, P.C., 2410 Bristol Rd., Bensalem, PA 19020.

**DAY, FRANCIS M.** a/k/a **FRANK M. DAY**, dec'd.

Late of Warminster, Bucks County, PA.

Administratrix: **DEBORAH E. DAY**, 1067 Cornell Drive, Warminster, PA 18974.

**EVANGELISTA, EVARISTO U.**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Administrator: **THOMAS ANTHONY MASTROIANNI** a/k/a **THOMAS A. MASTROIANNI**, 415 Johnson St., Ste. 102, Jenkintown, PA 19046.

Attorney: **THOMAS A. MASTROIANNI**, Elder Care Law Center, LLC, 415 Johnson St., Ste. 102, Jenkintown, PA 19046.

**FERRY, JOAN E.** a/k/a **JOAN EVANS FERRY**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Administrator c.t.a.: **DANIEL J. PACI** c/o Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.

Attorney: **DANIEL J. PACI**, Grim, Biehn & Thatcher, 104 S. 6<sup>th</sup> Street, P.O. Box 215, Perkasio, PA 18944-0215.

**FIORAVANTI, WILLIAM**, dec'd.

Late of Bristol Borough, Bucks County, PA.

Executrix: **DEBRA FIORAVANTI** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.

Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.

**GIEDGOWD, LORRAINE** a/k/a **LORRINE M. GIEDGOWD**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executrix: **YVONNE M. GIEDGOWD**, 525 W. Mt. Vernon Street, Lansdale, PA 19446.

**GREISIGER, RUTH**, dec'd.

Late of Newtown Borough, Bucks County, PA.

Executrix: **JUDITH A. LOUGHLIN** a/k/a **JUDITH LOUGHLIN** a/k/a **JUDITH ANNE LOUGHLIN** c/o Donald E. Petrille, Jr., Esq., 116 E. Court St., Doylestown, PA 18901.

Attorney: **DONALD E. PETRILLE, JR.**, High Swartz, LLP, 116 E. Court St., Doylestown, PA 18901.

**HACKETT, SHERMAN ROBERT**, dec'd.

Late of the Borough of Telford, Bucks County, PA.

Executrix: **NANCY P. HACKETT**.

Attorney: **WAYNE M. PECHT**, Johnson, Duffie, Stewart & Weidner, P.C., 301 Market Street, P.O. Box 109, Lemoyne, PA 17043.

**HASIAK, THOMAS J.** a/k/a **THOMAS J. HASIAK, SR.**, dec'd.

Late of Southampton, Bucks County, PA.

Executrix: **SUSAN JACOBSON**, 1064 Hackney Circle, Warrington, PA 18976.

**HOMKO, JOAN J.** a/k/a **JOAN HOMKO**, dec'd.

Late of Morrisville, Bucks County, PA

Executrix: **EILEEN M. COYNE**, 621 N. Pennsylvania Ave., Morrisville, PA 19067.

**JAROSZ, Z. FRANK** a/k/a **FRANK JAROSZ**, dec'd.

Late of Langhorne, Bucks County, PA.

Administrator: **B.F. JAROSZ**, 20 Keller Way, Downingtown, PA 19335.

**JERVIS, CHARLES M.**, dec'd.

Late of Southampton, Bucks County, PA.

Executor: **CHARLES JERVIS**, 632 Street Road, Apt. 1, Southampton, PA 18966.

**JOHNSON, ESTHER L.** a/k/a **ESTHER LANE JOHNSON**, dec'd.

Late of Solebury Township, Bucks County, PA.

Executrix: **ELEANOR M. KELLER**  
a/k/a **ELEANOR MARVIN KELLER**  
c/o Donald E. Petrilie, Jr., Esq., 116 E.  
Court St., Doylestown, PA 18901.  
Attorney: **DONALD E. PETRILLE,**  
**JR.,** High Swartz, LLP, 116 E. Court St.,  
Doylestown, PA 18901.

**KATZ, SOL,** dec'd.

Late of Middletown Township, Bucks  
County, PA.

Executor: **FRANK KATZ** a/k/a **FRANK**  
**L. KATZ** c/o Eric R. Hague, Esquire,  
30 S. 17<sup>th</sup> St., 5<sup>th</sup> Floor, Philadelphia, PA  
19103.

Attorney: **ERIC R. HAGUE,** Duane  
Morris LLP, 30 S. 17<sup>th</sup> St., 5<sup>th</sup> Floor,  
Philadelphia, PA 19103.

**KHABTHANI, MOHAMED ALI,** dec'd.

Late of Doylestown, Bucks County, PA.

Administrator: **BELGHITH BRAHIM,**  
2443 S. American St., Philadelphia, PA  
19148.

Attorney: **EDWIN M. GOLDSMITH,**  
1801 Market St., Suite 1100, Philadelphia,  
PA 19103.

**LARGENT, DOROTHY M.** a/k/a  
**DOROTHY LARGENT,** dec'd.

Late of Bucks County, PA.

Executor: **GLEN W. LARGENT,** 19  
Dairy Lane, Barto, PA 19504.

**LAYCOCK, FRANCES LOUISE,** dec'd.

Late of Langhorne Borough, Bucks  
County, PA.

Administrator: **JAMES CASMIR**  
**LAYCOCK** c/o Adrienne Anderson,  
Esquire, 922 Bustleton Pike, Feasterville,  
PA 19053.

Attorney: **ADRIENNE ANDERSON,**  
Law Offices of Michael Kuldiner, PC, 922  
Bustleton Pike, Feasterville, PA 19053.

**LEONARD, JAMES J.,** dec'd.

Late of Lower Southampton Township,  
Bucks County, PA.

Executor: **THOMAS J. MULVEY, JR.**  
c/o Carol S. Sharp, Esq., 412 E. Street  
Rd., Feasterville-Trevoise, PA 19053.

Attorney: **CAROL S. SHARP,** Carol  
S. Sharp, P.C., 412 E. Street Rd.,  
Feasterville-Trevoise, PA 19053.

**LUX, KATHARINE A.** a/k/a **KATIE LUX,**  
dec'd.

Late of Upper Makefield Township,  
Bucks County, PA.

Administratrix: **THERESA A. LUX** c/o  
Alexandra A. Stulpin, Esq., 2005 Market  
St., Ste. 2300, Philadelphia, PA 19103.

Attorney: **ALEXANDRA A. STULPIN,**  
McLaughlin & Lauricella, P.C., 2005  
Market St., Ste. 2300, Philadelphia, PA  
19103.

**MARTIN, RICHARD A.,** dec'd.

Late of New Britain Borough, Bucks  
County, PA.

Executrix: **TAMMARA J. THOMPSON**  
c/o Mary E. Podlogar, Esq., 608 W. Main  
St., Lansdale, PA 19446-2012.

Attorney: **MARY E. PODLOGAR,**  
Montco Elder Law, LLP, 608 W. Main St.,  
Lansdale, PA 19446-2012.

**MATHEWS, LOUISE A.,** dec'd.

Late of the Township of Bristol, Bucks  
County, PA.

Executor: **TIMOTHY J. MATHEWS,**  
72 Linvale Road, Ringoes, NJ 08551.

Attorney: **LAURA W. CASSAVELL,**  
Butrym & Cassavell, P.C., 134 Franklin  
Corner Road, Suite 107, Lawrenceville,  
NJ 08648.

**MOORE, SCOTT R.,** dec'd.

Late of Quakertown, Richland, Bucks  
County, PA.

Executor: **DARRIN W. MOORE,** 16  
Linda Court, P.O. Box 604, Richlandtown,  
PA 18955.

**OTTINGER, DOLORES R.,** dec'd.

Late of Bensalem, Bucks County, PA.

Co-Executors: **MARK OTTINGER,**  
3036 Buckingham Drive, Bensalem, PA  
19020 and **JOSEPH OTTINGER,** 826  
E. Wayne Avenue, Allentown, PA 18103.

Attorney: **JEREMY A. WECHSLER,**  
2300 Computer Avenue, Suite J54,  
Willow Grove, PA 19090.

**PANICKER, BABURAJ** a/k/a **BABURAJ**  
**GOPALAKRISHNAPANICKER,**  
dec'd.

Late of Warrington Township, Bucks  
County, PA.

Executrix: **YAMUNA BABURAJ,** 2023  
Blackhorse Dr., Warrington, PA 18976.

**RENNINGER, JEAN** a/k/a **JEAN S.**  
**RENNINGER,** dec'd.

Late of Doylestown Township, Bucks  
County, PA.

Executor: **WAYNE N. CORDES** c/o  
Cordes Law LLC, 27 South State Street,  
Newtown, PA 18940.

- Attorney: **ANDREW J. CORDES**, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.
- RUTH, RICHARD ROY, SR.** a/k/a **RICHARD R. RUTH** and **RICHARD R. RUTH, SR.**, dec'd.  
Late of Warminster, Bucks County, PA.  
Administrator: **RICHARD R. RUTH, JR.**, 3585 West Mill Road, Hatboro, PA 19040.  
Attorney: **ROBERT C. GERHARD, III**, Gerhard & Gerhard, PC, 815 Greenwood Ave., Ste. 8, Jenkintown, PA 19046.
- SANTANGELO, PAULINE**, dec'd.  
Late of Bristol Township, Bucks County, PA.  
Executor: **CARMEN M. SANTANGELO** c/o Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047.  
Attorney: **TRACY L. CASSELBROPHY**, 680 Middletown Blvd., Langhorne, PA 19047.
- SIMMONS, MELANIE** a/k/a **MELANIE MILLER SIMMONS**, dec'd.  
Late of Bristol Twp., Bucks County, PA.  
Executrix: **ADRIENNE RIGNEY** c/o William J. Salerno, Esquire, 220 Radcliffe Street, Bristol, PA 19007.  
Attorney: **WILLIAM J. SALERNO**, 220 Radcliffe Street, Bristol, PA 19007.
- SMITH, GILFORD D.**, dec'd.  
Late of Hilltown Township, Bucks County, PA.  
Executor: **HOWARD D. SMITH** a/k/a **HOWARD DANIEL SMITH**, 34 Lacey Avenue, Doylestown, PA 18901.  
Attorney: **JAMES P. BENSTEAD**, 24 East Court Street, Doylestown, PA 18901.
- SPILLER, ALIDA POLLACK** a/k/a **LEE SPILLER**, dec'd.  
Late of Langhorne, Middletown Township, Bucks County, PA.  
Executrix: **VICKI SIMON**, 18 Belmont Drive, Wilmington, DE 19808.
- STEELY, ANNE LOUISE** a/k/a **ANNE STEELY** and **ANNE WEIGOLD**, dec'd.  
Late of Levittown, Bucks County, PA.  
Executor: **WILLIAM STEELY**, P.O. Box 1021, Larchmont, NY 10538.
- STRAKA, BERNADETTE M.** a/k/a **BERNADETTE STRAKA**, dec'd.  
Late of Bristol Township, Bucks County, PA.  
Executrix: **MARCIA STRAKA** a/k/a **MARCIA MARIE STRAKA** c/o Richard C. Osterhout, Esquire, P.O. Box 844, Bensalem, PA 19020.
- Attorney: **RICHARD C. OSTERHOUT**, P.O. Box 844, Bensalem, PA 19020.
- SURMAN, EMILY M.**, dec'd.  
Late of Haycock Township, Bucks County, PA.  
Executor: **CHARLES L. SURMAN** c/o Michael E. Riskin, Esquire, 18 E. Market St., Bethlehem, PA 18018.  
Attorney: **MICHAEL E. RISKIN**, 18 E. Market St., Bethlehem, PA 18018.
- SWEENEY, RUTH CURTIER** a/k/a **RUTH C. SWEENEY** and **RUTH S. CURTIER**, dec'd.  
Late of Upper Makefield Township, Bucks County, PA.  
Executrix: **DIANA WHITE** a/k/a **DIANA CHRISTINE WHITE** c/o D. Keith Brown, Esq., P.O. Box 70, Newtown, PA 18940.  
Attorney: **D. KEITH BROWN**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.
- THOMAS, ELEANOR B.**, dec'd.  
Late of the Township of Springfield, Bucks County, PA.  
Executrix: **ELLEN L. TOROK** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.  
Attorney: **BRADFORD D. WAGNER**, 662 Main Street, Hellertown, PA 18055-1726.
- WIEAND, MARY AMANDA** a/k/a **MARY A. WIEAND**, dec'd.  
Late of the Borough of Richlandtown, Bucks County, PA.  
Executor: **MICHAEL SCOTT WIEAND** a/k/a **MICHAEL S. WIEAND** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.  
Attorney: **BRADFORD D. WAGNER**, 662 Main Street, Hellertown, PA 18055-1726.
- WISE, LORETTA M.** a/k/a **LORETTA CONNOR**, dec'd.  
Late of Southampton, Bucks County, PA.  
Executrix: **LORETTA BEST**, 220 S. 24th St., #A, Philadelphia, PA 19103.
- YOUNG, CHRISTOPHER ROBIN** a/k/a **CHRISTOPHER R. YOUNG**, dec'd.  
Late of Buckingham Township, Bucks County, PA.  
Administrator: **LARRY R. YOUNG**, 751 Marienstein Road, Upper Black Eddy, PA 18972.

Attorney: **ADRIAN L. MEYER**, 62 N. Church Street, Doylestown, PA 18901.

*Second Publication*

**BALLIET, GLENN**, dec'd.

Late of Springfield Township, Bucks County, PA.

Executrix: **LANA HORNE**, 3505 Haupt's Bridge Rd., Riegelsville, PA 18077.

**BALLIET, JAMES L.**, dec'd.

Late of Springfield Township, Bucks County, PA.

Executrix: **LANA HORNE**, 3505 Haupt's Bridge Rd., Riegelsville, PA 18077.

**BOHM, MERLE C.**, dec'd.

Late of New Hope, Buckingham Township, Bucks County, PA.

Executrix: **SHARI L. GOODMAN**, 3835 Lower Mountain Road, New Hope, PA 18938.

**BROWN, NANCY POND** a/k/a **NANCY P. BROWN** and **NANCY BROWN**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Executor: **LLOYD E. BROWN, JR.** c/o D. Rodman Eastburn, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **D. RODMAN EASTBURN**, Eastburn & Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

**BRYAN, RICHARD ARTHUR** a/k/a **RICHARD A. BRYAN**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executor: **THOMAS H. BRYAN, JR.** a/k/a **THOMAS H. BRYAN** c/o Renata T. Pabisz, Esq., 116 E. Court St., Doylestown, PA 18901.

Attorney: **RENATA T. PABISZ**, High Swartz, LLP, 116 E. Court St., Doylestown, PA 18901.

**CANTWELL, JAMES** a/k/a **JAMES P. CANTWELL, SR.**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Executrix: **KAREN M. FOLLIN** a/k/a **KAREN FOLLIN** c/o Steven M. Zelinger, Esq., The Philadelphia Bldg., 1315 Walnut St., #1006, Philadelphia, PA 19107.

Attorney: **STEVEN M. ZELINGER**, Steven M. Zelinger, LLC, The Philadelphia Bldg., 1315 Walnut St., #1006, Philadelphia, PA 19107.

**CHRISTENSEN, JOYCE BATTEY** a/k/a **JOYCE B. CHRISTENSEN**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **GLENN K. CHRISTENSEN**, 15 Colonial Ridge Dr., Yardley, PA 19067.

**CLAYTON, JOHN I.**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executor: **DAVID P. CLAYTON** a/k/a **DAVID PAUL CLAYTON** c/o Kenneth G. Harrison, Esq., 5 Neshaminy Interplex, Ste. 115, Trevoise, PA 19053.

Attorney: **KENNETH G. HARRISON**, Law Office of Kenneth G. Harrison, P.C., 5 Neshaminy Interplex, Ste. 115, Trevoise, PA 19053.

**CONDILIS, ALMA B.**, dec'd.

Late of Trevoise, Lower Southampton Township, Bucks County, PA.

Executrix: **PHYLLIS M. CAPATE**, 4359 Wood Avenue, Oakford, PA 19053.

**COSTELLO, RICHARD B.**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executor: **JOHN FRANCIS COSTELLO**, 114 Wrenfield Lane, Gilbertsville, PA 19525.

**EPSTEIN, NATHAN P.** a/k/a **NATE EPSTEIN**, dec'd.

Late of Bensalem, Bucks County, PA.

Administratrix: **JILL P. POLONSKY**, 3020 Hallowell Ct., Bensalem, PA 19020.

**ESPOSITO, ELVIRA ROSINA** a/k/a **ELVIRA R. ESPOSITO**, dec'd.

Late of Warwick, Bucks County, PA.

Executor: **MICHAEL ESPOSITO**, 807 Julian Drive West, Warwick, PA 18974.

**FALATEK, IRENE H.**, dec'd.

Late of the Township of Richland, Bucks County, PA.

Executor: **JAMES J. FALATEK** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.

Attorney: **BRADFORD D. WAGNER**, 662 Main Street, Hellertown, PA 18055-1726.

**FORD, CHARLES PETER, SR.** a/k/a **CHARLES P. FORD**, dec'd.

Late of Bristol Township, Bucks County, PA.

- Executrix: **CHARLENE L. AMEY**  
c/o Andrew D. Swain, Esq., Neshaminy Valley Commons, 2410 Bristol Rd., Bensalem, PA 19020.  
Attorney: **ANDREW D. SWAIN**, The Swain Law Firm, P.C., Neshaminy Valley Commons, 2410 Bristol Rd., Bensalem, PA 19020.
- GRANT, JEAN O'HART a/k/a JEAN O. GRANT and JEAN GRANT**, dec'd.  
Late of Solebury Township, Bucks County, PA.  
Executor: **WILLIAM GRANT** c/o John N. Schaeffer, III, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.  
Attorney: **JOHN N. SCHAEFFER, III**, Eastburn & Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.
- GRIGLOCK, ELIZABETH A. a/k/a ELIZABETH GRIGLOCK**, dec'd.  
Late of Yardley, Bucks County, PA.  
Administratrix: **CHARLENE SPROUL**, 912 Longview Terrace, P.O. Box 245, Waverly, PA 18471.  
Attorney: **JOYCE K. PETRENCHAK**, 1001 Fraser Rd., Glenside, PA 19038.
- HELMSTETTER, SHIRLEY**, dec'd.  
Late of Newtown Township, Bucks County, PA.  
Executor: **DENNIS A. HELMSTETTER**, 18 Zinnia Dr., Newtown, PA 18940.
- KRAVITZ, HOWARD**, dec'd.  
Late of Upper Southampton, Bucks County, PA.  
Executors: **RICHARD E. ROSIN a/k/a RICHARD ROSIN and DAN ROSIN a/k/a DANIEL MORRIS ROSIN**, 822 Pine St., Ste. 2C, Philadelphia, PA 19107.  
Attorney: **DAN ROSIN**, Law Office of Richard E. Rosin & Dan Rosin, 822 Pine St., Ste. 2C, Philadelphia, PA 19107.
- MICHAUD, APRIL RIKKI a/k/a APRIL MICHAUD**, dec'd.  
Late of Bristol Borough, Bucks County, PA.  
Administratrix: **MIRANDA LOVE** c/o S. Stacy Mogul, Esq., 135 S. 19<sup>th</sup> St., Suite 200, Philadelphia, PA 19103-4907.  
Attorney: **S. STACY MOGUL**, Heiligman and Mogul, P.C., 135 S. 19<sup>th</sup> St., Suite 200, Philadelphia, PA 19103-4907.
- PATEL, CHANDRAKANT J.**, dec'd.  
Late of Bensalem Township, Bucks County, PA.  
Executor: **GIRISH S. PATEL**, 248 Trappe Ln., Langhorne, PA 19047.  
Attorney: **DAVID SCHACHTER**, 1528 Walnut St., Ste. 1507, Philadelphia, PA 19102.
- SCHWER, MARY B. a/k/a MARY BIEHN SCHWER and MARY JOYCE SCHWER**, dec'd.  
Late of Quakertown Borough, Bucks County, PA.  
Executrix: **HOLLY K. SCHWER** c/o David W. Midkiff, Esquire, 1202 W. Broad St., Quakertown, PA 18951.  
Attorney: **DAVID W. MIDKIFF**, 1202 W. Broad St., Quakertown, PA 18951.
- SHERMAN, JEROLD DAVID a/k/a JERRY SHERMAN**, dec'd.  
Late of Langhorne, Middletown Township, Bucks County, PA.  
Executrix: **JILL SCHULSON**, 1702 Rodman Street, Philadelphia, PA 19146.
- STARK, BETTE SEYMOUR a/k/a BETTE S. STARK**, dec'd.  
Late of New Hope, Bucks County, PA.  
Executor: **RICHARD C. STARK**, 106 Bridgewater Dr., New Hope, PA 18938.
- WEITZMAN, CAROLE P.**, dec'd.  
Late of Warminster Township, Bucks County, PA.  
Executrix: **LISA R. CHERRY**, 107 Olympic Club Court, Blue Bell, PA 19422.  
Attorney: **DAVID SCHACHTER**, 1528 Walnut St., Ste. 1507, Philadelphia, PA 19102.
- WOODDELL, LAQUITA M.**, dec'd.  
Late of Buckingham Township, Bucks County, PA.  
Executor: **CHARLES RUSSELL WOODDELL**, 400 Vintage Court, Colleyville, TX 76034.  
Attorney: **CAITLIN J. AKINS**, Gadsden Schneider & Woodward LLP, 1275 Drummers Ln., Ste. 210, Wayne, PA 19087.
- YEDMAN, PHILIP, JR. a/k/a PHILIP R. YEDMAN, JR.**, dec'd.  
Late of Bristol, Bucks County, PA.  
Administrator: **PHILIP YEDMAN, III**, 80 Black Walnut Rd., Levittown, PA 19057.

*Third and Final Publication***ASCHER, MARTHA K.**, dec'd.

Late of Sellersville Borough, Bucks County, PA.

Executor: **MARK R. ASCHER** c/o Steven A. Cotlar, Esquire, 23 West Court St., Doylestown, PA 18901.

Attorney: **STEVEN A. COTLAR**, 23 West Court Street, Doylestown, PA 18901.

**BADER, HILDEGARDA A.** a/k/a **HILDEGARDE A. BADER**, dec'd.

Late of Morrisville, Bucks County, PA.

Executor: **EDWARD BADER** c/o Joseph M. Ramagli, Esquire, 626 S. State Street, Newtown, PA 18940.

Attorney: **JOSEPH M. RAMAGLI**, Kardos, Rickles & Hand, P.C., 626 South State Street, Newtown, PA 18940.

**BARRICK, LINDA J.** a/k/a **LINDA JOYCE BARRICK**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executrix: **KRISTEN IRENE CARPENTER** a/k/a **KRISTEN I. CARPENTER** c/o Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

Attorney: **ANDREW J. CORDES**, Cordes Law LLC, 27 South State Street, Newtown, PA 18940.

**BRADY, CHARLES E.**, dec'd.

Late of Bristol Borough, Bucks County, PA.

Executors: **CATHERINE CASMIRRI** and **CHARLES D. BRADY** c/o Karen M. Quinn, Esquire, 2 Canal's End Road, Suite 204A, Bristol, PA 19007.

Attorney: **KAREN M. QUINN**, 2 Canal's End Road, Suite 204A, Bristol, PA 19007.

**BRIGHT, LOUISE M.** a/k/a **LOUISE B. BRIGHT**, dec'd.

Late of Solebury Township, Bucks County, PA.

Administrator: **ROBERT W. BRIGHT**, 150 Silvertail Ln., New Hope, PA 18938.  
Attorney: **NICOLE B. LaBLETТА**, LaBletta & Walters, LLC, 200 Barr Harbor Drive, Suite 400, Conshohocken, PA 19428.

**BROWN, CATHERINE MARY**, dec'd.

Late of Doylestown Borough, Bucks County, PA.

Administratrix: **MELISSA L. CRUZ-GONZALEZ**, 415 S. Van Pelt St., Apt. B2, Philadelphia, PA 19146.

Attorney: **ELIZABETH B. PLACE**, Skarlatos Zonarich, 320 Market St., Ste. 600 West, Harrisburg, PA 17101.

**CHALELA, ANTHONY**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Administratrix: **NANCY CHALELA** c/o Bryan J. Adler, Esq., 7 Neshaminy Interplex Dr., Ste. 403, Trevose, PA 19053-6976.

Attorney: **BRYAN J. ADLER**, Rothkoff Law Group, 7 Neshaminy Interplex Dr., Ste. 403, Trevose, PA 19053-6976.

**DeMAIN, THOMAS JOSEPH**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executor: **ASHLEY DeMAIN**, 953 North 5th Street, Philadelphia, PA 19123.

Attorney: **DAVID SOWERBUTTS**, 4 Terry Drive, Suite 4, Newtown, PA 18940.

**DEMPSEY, MARION EDNA** a/k/a **MARION DEMPSEY**, dec'd.

Late of Bristol, Bucks County, PA.

Executrix: **LINDA PEARН**, 976 Dixon Avenue, Croydon, PA 19021.

Attorney: **PHILLIP A. SIMON**, Simon Law, LLC, 391 Wilmington Pike, Suite 3, #424, Glen Mills, PA 19342.

**DILLIE, JUDITH ELLEN** a/k/a **JUDITH E. DILLIE** and **JUDITH DILLIE**, dec'd.

Late of Levittown, Bucks County, PA.

Administratrix: **JOYCE BURGER**, 15 Velvet Lane, Levittown, PA 19054.

**EDERMA, KAARINA** a/k/a **KAARINA MARGARETA EDERMA**, dec'd.

Late of Solebury Township, Bucks County, PA.

Executor: **JOSEPH J. DUFFY**.

Attorney: **PETER S. THOMPSON**, 114 North Main Street, Doylestown, PA 18901.

**FELLMANN, EMILY S.**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executor: **ROBERT A. GODWIN** c/o J. Michael Ruttle, Esquire, 110 S. State St., P.O. Box 450, Newtown, PA 18940.

Attorney: **J. MICHAEL RUTTLE**, 110 S. State St., P.O. Box 450, Newtown, PA 18940.

**FIGUEROA, GLADYS**, dec'd.

Late of Bensalem Township, Bucks County, PA.

- Administrator: **HERMINIO FIGUEROA** c/o Vito F. Canuso, Jr., Esq., The Bellevue, 200 S. Broad St., Ste. 440, Philadelphia, PA 19102.  
Attorney: **VITO F. CANUSO, JR.**, The Bellevue, 200 S. Broad St., Ste. 440, Philadelphia, PA 19102.
- FREED, BETTEANNE**, dec'd.  
Late of Springfield Township, Bucks County, PA.  
Administrator: **PHILLIP N. FREED**.  
Attorney: **MICHELLE M. FORSELL**, Wolf, Baldwin & Associates, P.C., 570 Main Street, Pennsburg, PA 18073.
- GOLDMAN, DORIS MARIANNE**, dec'd.  
Late of Yardley Borough, Bucks County, PA.  
Executor: **JEFFREY W. GOLDMAN**, 3806 Edmund Blvd., Minneapolis, MN 55406.  
Attorney: **KIMBERLY J. SCOTT**, Nachmias Morris & Alt LLC, 620 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462.
- GOLDMAN, RICHARD H.**, dec'd.  
Late of Yardley Borough, Bucks County, PA.  
Executor: **JEFFREY W. GOLDMAN**, 3806 Edmund Blvd., Minneapolis, MN 55406.  
Attorney: **KIMBERLY J. SCOTT**, Nachmias Morris & Alt LLC, 620 W. Germantown Pike, Ste. 350, Plymouth Meeting, PA 19462.
- HEATON, FRIEDA**, dec'd.  
Late of Warrington Township, Bucks County, PA.  
Executor: **STEVEN H. BRUSH**, Esquire, 606 Lakeside Park, Southampton, PA 18966.
- HENSON, ANN MARIE** a/k/a **ANN M. HENSON**, dec'd.  
Late of the Township of Richland, Bucks County, PA.  
Executrix: **JANET J. FRANKENFIELD** c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726.  
Attorney: **BRADFORD D. WAGNER**, 662 Main Street, Hellertown, PA 18055-1726.
- HEUCHERT, MARILYN A.** a/k/a **MARILYN ANN HEUCHERT**, dec'd.  
Late of Plumstead Township, Bucks County, PA.  
Executrix: **WENDY S. NOWICKI** c/o Danielle M. Yacono, Esq., 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.  
Attorney: **DANIELLE M. YACONO**, Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 375 Morris Rd., P.O. Box 1479, Lansdale, PA 19446-0773.
- KALLOK, SHIRLEY A.**, dec'd.  
Late of Levittown, Bucks County, PA.  
Executrix: **STEPHANIE KALLOK** c/o William F. Thomson, Jr., Esquire, 952 Trenton Rd., Fairless Hills, PA 19030.  
Attorney: **WILLIAM F. THOMSON, JR.**, 952 Trenton Road, Fairless Hills, PA 19030.
- LEVY, MARVIN E.**, dec'd.  
Late of Northampton Township, Bucks County, PA.  
Executrix: **ANNE F. BERLIN**, 418 Fox Hollow Road, Langhorne, PA 19053.  
Attorney: **MITCHELL B. GERSON**, 107 Buck Hill Drive, Holland, PA 18966.
- LOMBARDI, DAVID BENJAMIN** a/k/a **DAVID B. LOMBARDI**, dec'd.  
Late of Pennel Borough, Bucks County, PA.  
Executor: **DARYL A. JOHNSON** c/o Andrew D. Swain, Esq., Neshaminy Valley Commons, 2410 Bristol Rd., Bensalem, PA 19020.  
Attorney: **ANDREW D. SWAIN**, The Swain Law Firm, P.C., Neshaminy Valley Commons, 2410 Bristol Rd., Bensalem, PA 19020.
- LONGMORE, JOSEPH F., SR.** a/k/a **JOSEPH F. LONGMORE**, dec'd.  
Late of Northampton Township, Bucks County, PA.  
Executor: **BRIAN THOMAS LONGMORE** a/k/a **BRIAN T. LONGMORE**, 44 Titus Avenue, Richboro, PA 18954.  
Attorney: **CHRISTOPHER P. COVAL**, Fenningham, Dempster & Coval LLP, Five Neshaminy Interplex, Suite 315, Trevoise, PA 19053.
- MASON, MATTHEW D., III**, dec'd.  
Late of Solebury Township, Bucks County, PA.  
Executor: **MATTHEW TODD MASON** c/o John A. Terrill, II, Esq., 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428.

Attorney: **JOHN A. TERRILL, II**, Hecksher, Teillon, Terrill & Sager, PC, 1001 Conshohocken State Rd., #1-300, West Conshohocken, PA 19428.

**MEZZATESTA, FRANCIS M.**, dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **MARIA MEADE** a/k/a **MARIA LISA MEADE** c/o Jessica L. VanderKam, Esq., P.O. Box 70, Newtown, PA 18940.

Attorney: **JESSICA L. VanderKAM**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

**MIHAILOVICH, RAY V.**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Administrator: **WILLIAM R. MIHAILOVICH**, 860 Mallard Rd., Feasterville-Treose, PA 19053.

**MONDEAUX, BARBARA A.**, dec'd.

Late of Newtown Borough, Bucks County, PA.

Executors: **LORI M. MONDEAUX** and **STEPHEN E. MONDEAUX** c/o David R. Bane, Esquire, 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

Attorney: **DAVID R. BANE**, 301 Oxford Valley Road, Suite 603B, Yardley, PA 19067.

**OLSEN, ELIZABETH M.**, dec'd.

Late of Bristol Township, Bucks County, PA.

Executor: **WILLIAM A. FAEHL** a/k/a **WILLIAM R. FAEHL** c/o Joseph P. Caracappa, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

Attorney: **JOSEPH P. CARACAPPA**, Jackson, Cook, Caracappa & Scott P.C., Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

**RAUDENBUSH, JOAN M.**, dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executor: **CHARLES RAUDENBUSH, JR.**, 65 Lillian St., Feasterville, PA 19053.

Attorney: **WILLIAM M. COWAN, JR.**, 402 Middletown Blvd., Ste. 202, Langhorne, PA 19047.

**REILLY, JAMES ALLEN, JR.** a/k/a **JAMES A. REILLY, JR.**, dec'd.

Late of Riegelsville Borough, Bucks County, PA.

Administratrix: **KRISTIN ANN REILLY** c/o Jessica L. VanderKam, Esq., P.O. Box 70, Newtown, PA 18940.

Attorney: **JESSICA L. VanderKAM**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

**SCARPIELLO, JACQUELINE F.**, dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Executors: **JOHN F. SCARPIELLO** and **MARY J. PETTY** c/o Richard Danese, Jr., Esq., P.O. Box 70, Newtown, PA 18940.

Attorney: **RICHARD DANESE, JR.**, Stuckert and Yates, P.O. Box 70, Newtown, PA 18940.

**SKUBISH, HELEN M.**, dec'd.

Late of Upper Southampton Township, Bucks County, PA.

Executor: **MICHAEL SKUBISH** c/o E. Garrett Gummer, III, Esq., 1260 Bustleton Pike, Feasterville, PA 19053.

Attorney: **E. GARRETT GUMMER, III**, Gummer Elder Law, 1260 Bustleton Pike, Feasterville, PA 19053.

**STABLER, NORMAN W.**, dec'd.

Late of Warminster Township, Bucks County, PA.

Executrix: **DIANE WALTER** a/k/a **DIANE LYNN WALTER** c/o William J. Benz, Esq., 307 Lakeside Dr., Southampton, PA 18966.

Attorney: **WILLIAM J. BENZ**, Howland, Hess, Guinan, Torpey, Cassidy, O'Connell & Birnbaum, LLP, 307 Lakeside Dr., Southampton, PA 18966.

**TILDEN, ANN R. a/k/a ANN ROSS TILDEN**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Executor: **SCOTT W. TILDEN** c/o Paul R. Cohen, Esq., 1040 Stony Hill Rd., Ste. 150, P.O. Box 217, Yardley, PA 19067.

Attorney: **PAUL R. COHEN**, Curtin & Heefner LLP, 1040 Stony Hill Rd., Ste. 150, P.O. Box 217, Yardley, PA 19067.

**VOORHEES, YVONNE M.**, dec'd.

Late of Falls Township, Bucks County, PA.

Administratrix: **BARBARA ANN TENAGLIA** c/o Adrienne Anderson, Esquire, 922 Bustleton Pike, Feasterville, PA 19053.



Attorney: **ADRIENNE ANDERSON**,  
Law Offices of Michael Kuldiner, P.C.,  
922 Bustleton Pike, Feasterville, PA  
19053.

Jennifer Alford at 71 Letchworth Ave., Apt. 5,  
Yardley, PA 19067.

The certificate will be filed on or after  
November 9, 2021.

Feb. 3

### Fictitious Name

Notice is hereby given, pursuant to the provisions of Act of Assembly No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Secretary of the Commonwealth of Pennsylvania, Department of State, Bureau of Corporations at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Bucks County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**EA Kitchen & Bath** with its principal place of business 12 Inbrook Rd., Levittown, PA 19057.

The name and address of the person owning or interested in said business are Gregory McDevitt at 12 Inbrook Rd., Levittown, PA 19057.

The certificate will be filed on or after November 24, 2021.

Feb. 3

**Evil Animal Designs** with its principal place of business 16 Rita Rd., Morrisville, PA 19067.

The name and address of the person owning or interested in said business are Katrina Taylor at 16 Rita Rd., Morrisville, PA 19067.

The certificate will be filed on or after November 17, 2021.

Feb. 3

**HAH Staffing** with its principal place of business 501 Cambria Ave., #106, Bensalem, PA 19020.

The names and address of the persons owning or interested in said business are Latasha Evans and Latrelle Robinson at 501 Cambria Ave., #106, Bensalem, PA 19020.

The certificate will be filed on or after November 18, 2021.

Feb. 3

**Jenn.jpeg Photography** with its principal place of business 71 Letchworth Ave., Apt. 5, Yardley, PA 19067.

The name and address of the person owning or interested in said business are

**JW Studios** with its principal place of business 617 South Mount Vernon Circle, Bensalem, PA 19020.

The name and address of the person owning or interested in said business are Jason Wisdo at 617 South Mount Vernon Circle, Bensalem, PA 19020.

The certificate will be filed on or after November 22, 2021.

Feb. 3

### Miscellaneous

COURT OF COMMON PLEAS  
BUCKS COUNTY, PENNSYLVANIA  
NO. 2021-00864

**SPORTS VENTURE HOLDINGS, LLC**,  
Plaintiff

vs.

**JENNIFER AND KEITH MOORE**,  
Defendants

NOTICE

**TO: Jennifer and Keith Moore, Defendants, 121 Lincoln Avenue, Rochester, NY 14611 and 1533 Jay Street, Rochester, NY 14611**

You have been sued in court. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court 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 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 THE 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 & Info. Service  
135 E. State St.  
P.O. Box 300  
Doylestown, PA 18901  
(215) 348-9413

**Mark Feinman**, Esquire  
Atty. for Plaintiff  
8171 Castor Ave.  
Philadelphia, PA 19152  
(215) 742-9050

Feb. 3

COURT OF COMMON PLEAS  
BUCKS COUNTY  
NO. 2021-05403  
MAJOR JURY CASE  
JURY TRIAL DEMANDED  
ASSESSMENT OF DAMAGES  
HEARING IS REQUIRED

**JUSTIN CITRON**, 15 Nestingrock Lane,  
Levittown, PA 19054

vs.

**STEPHEN NUTRET**, 1335 Neshaminy  
Valley Drive, Bensalem, PA 19020 and **JOHN  
DOES (1-3)**

CIVIL ACTION  
NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court 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 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 WHERE YOU CAN GET LEGAL  
HELP.

BUCKS COUNTY BAR ASSOCIATION  
135 E. State Street  
P.O. Box 300  
Doylestown, PA 18901  
1-800-479-8585

**Robert S. Miller**, Esquire  
Identification No. 65854  
**Steven T. Brecher**, Esquire  
Identification No. 323111  
Wapner Newman  
Attorneys for Plaintiff  
2000 Market Street  
Suite 2750  
Philadelphia, PA 19103  
(215) 569-0900  
rmiller@wapnernewman.com  
sbrecher@wapnernewman.com

Feb. 3

IN THE COURT OF COMMON PLEAS  
BUCKS COUNTY, PENNSYLVANIA  
CRIMINAL DIVISION

NO. MD 33-22

**IN RE: BRISTOL BOROUGH**

**NOTICE OF HEARING for additional  
tax millage scheduled for February 14,  
2022 at 9:30 a.m. in Courtroom 440, Bucks  
County Justice Center, 100 N. Main Street,  
Doylestown, Pennsylvania**  
ORDER FOR HEARING

AND NOW this 18th day of January 2022  
a Hearing on the within Petition for additional  
millage is set for the 14th day of February,  
2022, at 9:30 a.m. in Courtroom 440, of the  
Bucks County Justice Center, 100 N. Main  
Street, Doylestown, Pennsylvania regarding  
the above referenced Petition.

A copy of the Petition shall be made  
available for public inspection at the office  
of the Borough Secretary forthwith. Notice  
of the filing of the Petition, the Hearing  
thereon, and the availability of the Petition for  
inspection shall be posted in the office of the  
Borough secretary forthwith, and published  
once in a newspaper of general circulation and  
the Bucks County Law Reporter not less than  
10 days prior to the scheduled Hearing.

BY THE COURT:

/s/ Charissa J. Liller

J.

PETITION FOR ADDITIONAL MILLAGE  
IN EXCESS OF 30 MILLS PURSUANT TO  
8 Pa. C.S. §1302(a)

AND NOW COMES, William J. Salerno,  
Esq., Solicitor for Bristol Borough Council,  
and respectfully petitions your Honorable  
Court as follows:

1. The Borough of Bristol is a body  
corporate and politic located at 250 Pond St.,  
Bristol, Bucks County, PA 19007.

2. Pursuant to budget meetings held on  
November 8, 2021 and November 11, 2021,  
and December 13, 2021, when the budget was  
adopted and the tax Ordinance authorized,  
Bristol Borough Council approved petitioning  
the Court for additional millage pursuant to  
the proposed budget. (Attached as Exhibit  
“A” is Ordinance No. 1353) [not published  
herein]; and (Attached as Exhibit “B” are the  
Council Meeting Minutes of November 8,  
2021, November 11, 2021, and December 13,  
2021) [not published herein].

3. The 2022 tax levy for the 2022 General  
Budget will remain the same as the 2021 tax  
levy of 35 mills, because even though some  
of the revenues have increased, the 35 mills  
is necessary to cover the increase in general  
expenses. (The adopted General Fund Budget  
is Attached as Exhibit “C”.) [Not published  
herein.]

4. Current expenses have increased in  
areas of health insurance, utilities, union  
contract wages, police protection and  
Minimum Municipal Obligations for the two  
pension funds. (See Exhibit “C”.)

5. Tax receipts and other non-tax  
receipts have decreased in recent years and  
in particular, there has been a reduction in  
interest earnings, and carry over balances.  
(See Exhibit “C”.)

6. The Borough Council has attempted  
to increase revenue in other ways to the  
extent allowed by law and find it necessary  
to increase the general fund millage rate  
from 30 mills to 35 mills to meet the revenue  
requirements.

7. The residents of Bristol Borough would  
be deprived of public services without the  
authorization of an increased millage.

WHEREFORE, it is requested that your  
Honorable Court grant leave so that the  
Council of the Borough of Bristol can increase  
the tax levy for general fund purposes from 30  
mills to 35 mills.

Respectfully submitted,  
/s/ William J. Salerno

**William J. Salerno**, Esquire  
Solicitor for Bristol Borough Council  
220 Radcliffe St.  
Bristol, PA 19007  
(215) 788-5450

#### VERIFICATION

I, James Dillon, Manager of Bristol  
Borough Council, certify that I have read  
the foregoing Petition for Additional Millage  
in Excess of 30 mills Pursuant to 8 Pa.  
C.S. §1302(a) and that the facts contained  
therein are true and correct to the best of my  
information and belief. I make this affirmation  
subject to the penalties contained in 18 Pa.  
C.S. 4904 relating to unsworn falsification to  
authorities.

Bristol Borough Council  
By: /s/ James Dillon  
James Dillon, Manager

Feb. 3

#### Trust Notice

Notice is hereby given that the settlor  
of the revocable trust set forth below has  
died, and no personal representative has  
been appointed for said decedent’s estate.  
All persons having claims or demand against  
said decedent are requested to make known  
the same and all persons indebted to said  
decedent are requested to make payment  
without delay to the trustee or the trustee’s  
attorney as named below:

#### *First Publication*

#### TRUST OF BETTY B. BINSBERGER.

Late of Silverdale Borough, Bucks  
County, PA.

Trustees: **J. ROY** and **WILLIAM  
BINSBERGER**, 104 E. Main Street, Box  
23, Silverdale, PA 18962.

Attorney: **CHRISTOPHER WOLF**,  
166 Allendale Road, King of Prussia, PA  
19406.



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**PERIODICAL PUBLICATION**

**\*Dated Material. Do Not Delay. Please Deliver Before Monday, February 7, 2022**



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