



# Bucks County Law Reporter

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Vol. 94

Doylestown, Pa., July 15, 2021

No. 28

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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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**BAR ASSOCIATION NEWS****Semanoff Ormsby Greenberg & Torchia, LLC is Pleased to Welcome Nicole J. O'Hara to Our Practice!**

*Semanoff Ormsby Greenberg & Torchia, LLC* is excited to welcome *Nicole J. O'Hara* to our Intellectual Property group. Nicole concentrates her practice in intellectual property, business transactions, and portfolio management, working with companies to develop, protect, and monetize their innovation and creativity, and counseling clients on issues involving the internet, privacy, and cybersecurity.

Representing clients of all sizes across most major industry sectors, Nicole assists clients in negotiating multi-party technology and intellectual property (IP) transactions, including acquisitions and collaborations, service and subscription agreements, software and platform-as-a-service agreements, domain name registration, and monitoring and hosting agreements, and has prepared and negotiated agreements to memorialize deal terms among rights-holders. Additionally, she has prosecuted patent, service and trademark applications with the U.S. Patent and Trademark Office, routinely advising on and resolving trademark, copyright and patent-related issues, including questions of patentability, commercial viability, and freedom to operate.

Nicole graduated from Rutgers University—New Brunswick, with a B.S. in Biochemistry, and continued her education at Rutgers School of Law—Camden, receiving her Juris Doctor in 2010. Nicole is admitted to practice in Pennsylvania, New Jersey and before the United States Patent and Trademark Office.

Nicole is an active member of the IP Section and Women Lawyers' Division of the Bucks County Bar Association, and currently serves as the Vice Chair of the Trademarks & Internet Committee of the American Bar Association, IP Section; Membership Director of the IP Section of the Pennsylvania Bar Association; and Co-Chair of the Communications Committee of the PBA Women-in-the-Profession Section. Outside of the legal community, Nicole volunteers with various local civic organizations and sits on the Board of Directors for LifePath, Inc., a non-profit organization in Bethlehem serving individuals with disabilities and their families.

July 15

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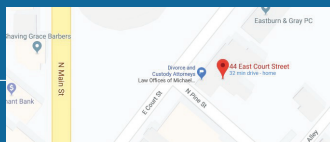
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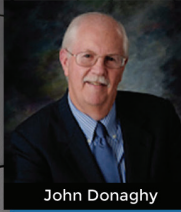
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## Bucks County Restrictive Probation (Part 2)

Criminal Law Section CLE #2146

**Date:** Thursday, July 15<sup>th</sup>, 2021

**Time:** 12:30-1:30

**Location:** BCBA or Zoom (Zoom connection info. sent out upon registration)

**CLE Credit:** 1 Substantive Credit

**Presenter:** David B. Miller, Deputy Chief

**Description:** The presentation will review the recently adopted Restrictive Probation program and focus on providing clarification about the application process and implementation of supervision.

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

**Questions:** Contact Emily Norman at [Emily.Norman@bucksbar.org](mailto:Emily.Norman@bucksbar.org) or Samantha Gruber at [Samantha.Gruber@bucksbar.org](mailto:Samantha.Gruber@bucksbar.org)

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June 10—July 15



## Pardons in Pennsylvania: Deconstructing Barriers to Second Chances

Pro Bono Committee CLE #2149

**Date:** Wednesday, August 11<sup>th</sup>, 2021

**Time:** 12:00 PM – 1:00 PM

**Location:** Hybrid- BCBA Building or Zoom. Zoom connection info. sent out upon registration

**CLE Credit:** 1 Substantive Credit

**Presenters:** Erica Briant and Megan Reinprecht, Legal Aid of Southeastern PA

**Description:** Presenters will discuss the importance of record-clearing legal work, the different ways to do this in PA, and the pardon application process. Presenters will go into detail about how to fill out the application, the other steps of the process, what the process is like, and the value to the applicant in having an advocate to assist them.

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

\*Contact Megan at [mreinprecht@lasp.org](mailto:mreinprecht@lasp.org) to volunteer for a pro bono pardon case with LASP and receive the course for FREE!

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July 8— Aug. 5



# Imposter Syndrome: How to Improve Your Confidence and Career

Lawyer Wellness Program CLE #2150

**Date:** Wednesday, August 18<sup>th</sup>, 2021

**Time:** 8:30 AM-9:30 AM

**Location:** BCBA or Zoom

**CLE Credit:** 1 Substantive Credit

**Presenter:** Dr. Adam Assoian

**Description:** Imposter Syndrome impacts nearly every professional that is in a position of power and/or in a helping line of work. Despite how common it is, it's seldom discussed or acknowledged as a true detriment to one's confidence and overall career. In this course, we will identify what Imposter Syndrome is, how to identify if you have it, and what you can do to help yourself overcome it. We will also talk about the impact Imposter Syndrome has on your mental health and overall career. At the end of the course, there will be an opportunity for Q&A.

**Fee:** Free for BCBA Members, \$60 Non-Members



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June 17— Aug. 12



## How to Protect Your Firm From Cyber Attacks

CLE # 2151

**Date:** Wednesday, August 18<sup>th</sup>, 2021

**Time:** 10:00 AM-11:00 AM

**Location:** Zoom or BCBA

**CLE Credit:** 1 Substantive Credit

**Presenter:** Tom Kirkham, IronTech Security

**Description:** This webinar will outline the orchestration of security layers necessary to secure your law firm and how to properly manage your information technology. We will cover three things in particular that law firms need in order to fight hackers—and WIN! Following the presentation, participants will be able to properly secure their law firm with security layers following the NIST Cybersecurity Framework. In addition, participants will be able to identify current threats, risks, and vulnerabilities held by their law firm.

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

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June 17— Aug. 12

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**Timothy Yanka and Polly Nessa, h/w v. Leithbridge Co. d/b/a Kurfiss-Sotheby's International Realty and Delaware River Closing Services, Inc.**

Plaintiffs appeal to the Pennsylvania Superior Court from the Court's Orders denying Plaintiffs' Motion for Summary Judgment and granting Defendants' Motions for Summary Judgment. The Court held that Plaintiffs failed to provide sufficient evidence to establish a prima facie negligence claim against the Defendants.

*Civil law – Motion for summary judgment – Negligent failure to safeguard personal and confidential information – Held, the Court's decisions should be affirmed on appeal.*

1. When analyzing a motion for summary judgment, the court must view the record in the light most favorable to the nonmoving party, and all doubts as to the existence of a genuine issue of material fact must be resolved against the moving party.

2. In responding to a motion for summary judgment, the nonmoving party must identify the genuine issue of material fact from the evidence in the record. Unsupported assertions or conclusory accusations cannot create genuine issues of material fact.

3. In *Dittman v. UPMC*, 196 A.3d 1036 (Pa. 2018), the Pennsylvania Supreme Court held that an employer may be liable for negligence when the employer actively requests sensitive personal information from its employees and fails to collect and store that personal data with reasonable care.

4. An email address alone does not contain the same amount of private data as does the totality or private sensitive information compromised in *Dittman*, which included: social security numbers; tax information; birthdates; full names; home addresses; and personal bank information.

5. A personal email address is quasi-public information to the extent it is used by the owner of the address communicating with various persons and entities on the internet.

C.P. Bucks County, Civil Division, No. 2018-03406-40. Motion for Summary Judgment: Timothy Yanka and Polly Nessa, h/w v. Leithbridge Co. d/b/a Kurfiss-Sotheby's International Realty, and Delaware River Closing Services, Inc.

Joel D. Rosen, Esquire, Attorney for Plaintiffs.

Jessica VanderKam, Esquire, Stuckert and Yates, Attorney for Defendant; Leithbridge Co. d/b/a Kurfiss-Sotheby's International Realty.

David J. Shannon, Esquire, Attorney for Defendant, Delaware River Closing Services, Inc.

TRAUGER, J., June 17, 2021.

**OPINION**

Plaintiffs, Timothy Yanka and Polly Nessa, appeal to the Superior Court of Pennsylvania from three separate Orders dated March 19, 2021.<sup>1</sup> Pursuant to Pennsylvania Rule of Appellate Procedure 1925(a), the Court files this Opinion in support of its Orders.

<sup>1</sup>These Orders were each docketed on March 23, 2021. [Docket Entries 59, 60 and 61].



## I. PROCEDURAL HISTORY

On September 5, 2018, Plaintiffs, Timothy Yanka and Polly Nessa (“Plaintiffs”), filed an Amended Complaint.<sup>2</sup> On March 7, 2019, Defendant, Leithbridge Co. d/b/a Kurfiss-Sotheby’s International Realty (“Kurfiss-Sotheby’s”), filed an Answer to Plaintiffs’ Amended Complaint and a Crossclaim against Co-Defendant, Delaware River Closing Services, Inc. (“Delaware River Closing Services”). On March 8, 2019, Delaware River Closing Services filed an Answer and New Matter to Plaintiffs’ Amended Complaint and a Crossclaim against Kurfiss-Sotheby’s. On September 23, 2019, Plaintiffs filed an Answer to Delaware River Closing Services’ New Matter. On January 22, 2019, the Court sustained Defendants’ Preliminary Objections and dismissed Counts II through IV from Plaintiffs’ Amended Complaint.<sup>3</sup> Thus, Plaintiffs’ only surviving claim against Defendants was Count I—Negligent Failure to Safeguard Personal and Confidential Information.

On December 23, 2020, Kurfiss-Sotheby’s filed a Motion for Summary Judgment. On December 31, 2020, Delaware River Closing Services also filed a Motion for Summary Judgment. On February 2, 2021, Plaintiffs filed a Response and their own Motion for Summary Judgment.<sup>4</sup>

## II. FACTUAL BACKGROUND

In 2017, Plaintiffs contracted Kurfiss-Sotheby’s to help find and purchase a residential property. Am. Compl. at 4. Nancy Bousum (“Bousum”), an employee of Kurfiss-Sotheby’s, served as Plaintiffs’ real estate agent. *Id.* Plaintiffs eventually found a residential property they wanted to purchase and scheduled a closing date. Kurfiss-Sotheby’s instructed Plaintiffs that Delaware River Closing Services would provide intermediary services to properly close on the property. *Id.* 4-5.

The closing date was set for November 15, 2017 at Delaware River Closing Services’ office. *Id.* at 4. On November 8, 2017, Plaintiffs received an email from a Dorle Friedman asking Plaintiffs to electronically transfer \$390,343.61 to an alleged Delaware River Closing Services trust account prior to the closing date. Am. Compl., Ex. A. Plaintiffs, believing the email was sent by Delaware River Closing Services at the direction of Kurfiss-Sotheby’s, transferred the funds into the account. *Id.* at 5. At the closing, Plaintiffs discovered the email was not sent by either Delaware River Closing Services or Kurfiss-Sotheby’s. *Id.* Plaintiffs would later discover the email soliciting the transfer of funds was sent by an unknown criminal actor purporting to be Delaware River Closing Services. Am. Compl. at 5. The unknown criminal actor successfully induced Plaintiffs to transfer \$390,343.61 into the criminal actor’s bank

<sup>2</sup>Plaintiffs Timothy Yanka and Polly Nessa are a married couple. Am. Compl. at 1.

<sup>3</sup>The January 22, 2019 Order was docketed on January 23, 2019. [Docket Entry 21].

<sup>4</sup>Plaintiffs’ motion is entitled “Plaintiffs’ Answer to Motions for Summary Judgment of Defendants; and Cross-Motions of Plaintiffs for Summary Judgment as to Each Defendant[.]” [Docket Entry 42]. For brevity, this Opinion will refer to this motion as Plaintiffs’ Motion for Summary Judgment.

account. Plaintiffs were able to recover close to \$73,000.00 of the lost funds with the help of the Federal Bureau of Investigation (“FBI”). Def. Delaware River Closing Services’ Mot. for Summ. J., Ex. C at 89-91.

Plaintiffs brought this negligence action against Kurfiss-Sotheby’s and Delaware River Closing Services (“Defendants”) alleging they failed to properly secure Plaintiffs’ “confidential personal and transactional information[.]” Am. Compl. at 4. The sole confidential personal information allegedly compromised was Plaintiffs’ email address. Am. Compl. at 3. Plaintiffs claimed Defendants’ lack of cybersecurity caused Plaintiffs to transfer the funds to the unknown criminal actor. As a result, Plaintiffs sought damages totaling \$317,362.50 based on their allegations of negligence. Pls.’ Mot. for Summ. J. at 11.

### III. STATEMENT OF ERRORS COMPLAINED OF ON APPEAL

Plaintiffs failed to properly file a Concise Statement of Errors Complained of on Appeal as required by the May 4, 2021 Order and Pennsylvania Rule of Appellate Procedure 1925(b)(1)-(2).<sup>5</sup> Pursuant to Pennsylvania Rule of Appellate Procedure 1925(b)(4)(vii), Plaintiffs’ failure to file a Concise Statement of Errors Complained of on Appeal results in all issues being waived on appeal. Although Plaintiffs failed to specify the errors complained of on appeal, this Opinion will generally address the Court’s decisions for the three Motions for Summary Judgment.

### IV. DISCUSSION

The Court was simultaneously presented with three separate Motions for Summary Judgment in this matter. One filed by Plaintiffs, and the other two respectively filed by Defendants. Upon careful consideration of the evidence in the record and the legal arguments raised by the parties in their pleadings and responses thereto, the Court ultimately denied Plaintiffs’ Motion for Summary Judgment and granted Defendants’ respective Motions for Summary Judgment. The Court found that based on the evidence in the record on the Motions for Summary Judgment, or more importantly the lack thereof, clearly showed Defendants were entitled to judgment in their favor. An analysis of the three Motions for Summary Judgment follows.

#### A. Legal Standard

##### *General Standard for a Motion for Summary Judgment*

Under Pennsylvania Rule of Civil Procedure 1035.2, a motion for summary judgment may only be granted when there are no genuine issues of material fact and

<sup>5</sup>Plaintiffs mailed a broad Concise Statement to Chambers but failed to file it with the Prothonotary as required by the May 4, 2021 Order, Pennsylvania Rules of Appellate Procedure and Bucks County Rules of Civil Procedure. See Pa.R.A.P. 1925(b)(1) and B.C.R.C.P. No. 205.2(a).

the moving party is entitled to judgment as a matter of law. Strine v. Commonwealth Med. Care Availability & Reduction of Error Fund, 894 A.2d 733, 737 (Pa. 2006). Specifically, the rule states a party may file a motion for summary judgment “whenever there is no genuine issue of any material fact as to a necessary element of the cause of action or defense which could be established by additional discovery or expert report[.]” Pa.R.C.P. No. 1035.2. When analyzing a motion for summary judgment, the Court must view the record “in the light most favorable to the nonmoving party, and all doubts as to the existence of a genuine issue of material fact must be resolved against the moving party.” Marks v. Tasman, 589 A.2d 205, 206 (Pa. 1991). However, “[b]old unsupported assertions of conclusory accusations cannot create genuine issue[s] of material fact.” McCain v. Pennbank, 549 A.2d 1311, 1313-14 (Pa. Super. 1988). In addition, “the adverse party may not rest upon the mere allegations or denials of the pleadings” in response. Pa.R.C.P. No. 1035.3(a). Instead, the nonmoving party must identify the genuine issue of material fact which arises from the evidence in the record. Pa.R.C.P. No. 1035.3(a)(1).

### *Negligent Collection and/or Storage of Personal Information*

Pennsylvania common law requires a plaintiff to prove the following elements to succeed in a negligence claim: “(1) the defendant owed a duty to the plaintiff; (2) the defendant breached that duty; (3) a causal relationship between the breach and the resulting injury suffered by the plaintiff; and (4) actual loss suffered by the plaintiff.” Schemberg v. Smicherko, 85 A.3d 1071, 1073-74 (Pa. Super. 2014). Furthermore, this case proceeds under a theory the Supreme Court recently recognized in Dittman v. UPMC, 196 A.3d 1036, 1036 (Pa. 2018), for negligent collection and storage of personal information.

In Dittman, the plaintiffs were employees of the defendant/employer University of Pittsburgh Medical Center (“UPMC”). Id. at 1038. UPMC required its employees to provide it with sensitive personal information as part of their employment. This sensitive personal information included: social security numbers; tax information; birthdates; full names; home addresses; and personal bank account information. Id. UPMC’s computer network was subsequently hacked and most of the employees’ sensitive personal information was compromised. Id. The employees alleged their stolen personal information was used to file fraudulent tax returns. Ultimately, the Supreme Court of Pennsylvania held that an employer may be liable for negligence when the employer actively requests sensitive personal information from its employees and fails to collect and store that personal data with reasonable care. Id. at 1048.

## **B. Analysis**

### **1. The March 19, 2021 Order Denying Plaintiffs’ Motion for Summary Judgment.**

In viewing the record in the light most favorable to Defendants as the nonmoving parties, Plaintiffs failed to provide sufficient evidence to show they

were entitled to summary judgment in their favor. Plaintiffs' only surviving count was their negligence claim against Defendants. Plaintiffs argued Defendants were liable for the fraudulent transaction pursuant to the negligence theory recently recognized by the Supreme Court in Dittman. Pls.' Br. in Supp. of Pls.' Mot. for Summ. J. at 6. However, upon considering the evidence in the record and applying the Supreme Court's reasoning to this case, it is clear that Plaintiffs' claim must fail. In Dittman, the Supreme Court held an employer has a duty to use reasonable care in collecting and storing its employees' sensitive personal information including social security numbers and bank account numbers when an employer actively requests the information from its employees. Dittman, 196 A.3d at 1048. Significantly, the Supreme Court limited its decision to cases involving employers and employees. Id.

In this case, Plaintiffs provided no evidence to show either Defendant actively requested any sensitive private financial information from Plaintiffs. Nothing in the record showed Defendants requested Plaintiffs' tax information, social security numbers or other sensitive personal information. Critically, neither Plaintiffs nor Defendants alleged the existence of an employer/employee relationship. Nothing in the record supported even an inference of the existence of an employer/employee relationship. Although the Court could foresee other relationships—in addition to an employer/employee relationship—where the precedent established in Dittman may apply, there is no Pennsylvania statutory or precedential law supporting Plaintiffs' claim of negligence against Defendants. Following careful deliberation and consideration of the record, the Court found Plaintiffs' claim for negligent collection and storage of personal information consisting of an email address failed as a matter of law.

Even assuming, *arguendo*, that Plaintiffs' claim against Defendants was properly raised under Dittman, Plaintiffs failed to provide sufficient evidence to show they were entitled to summary judgment. First, Plaintiffs provided no evidence to show Defendants owed them a duty of care to safeguard their email address from all potential threats. Plaintiffs argued their allegedly compromised email address was sensitive personal information similar to the information at issue in Dittman. Am. Compl. at 2-3. This Court disagrees. As previously stated, the "sensitive personal information" at issue in Dittman compromised a totality of sensitive personal information which included: social security numbers; tax information; birthdates; full names; home addresses; and personal bank account information. Dittman, 196 A.3d at 1038. Conversely, Plaintiffs' private information allegedly compromised in this case only included Plaintiffs' email address. The Court finds this a significant distinction because an email address alone does not contain the same amount of private data as does the totality of private sensitive information compromised in Dittman. Additionally, Plaintiffs failed to provide any controlling law holding a personal email address constitutes sensitive personal information. Rather, a personal email address is quasi-public information to the extent it is used by the owner of the address communicating with various other persons and entities on the internet. Thus, the Court finds the evidence in the record placed this matter well outside the scope of Dittman.

Plaintiffs also failed to provide any evidence showing Defendants breached a duty of care or that Defendants caused the fraudulent transaction. Although there was evidence showing a criminal actor emailed Plaintiffs purporting to be an agent of Delaware River Closing Services, Plaintiffs failed to identify any evidence in the record which showed Defendants were in any way responsible for the criminal actor ultimately obtaining Plaintiffs' email address. Pls.' Mot. for Summ. J., Ex. A at 5. Plaintiffs heavily relied on an FBI letter as evidence of Defendants' negligence. Pls.' Mot. for Summ. J., Ex. N. In the letter, the FBI stated Plaintiffs fell victim to a fraudulent transaction with an unknown criminal actor. *Id.* In addition, the FBI stated the fraudulent transaction was likely caused by a compromised business email account. *Id.*

Based largely on this letter, Plaintiffs made a version of a *res ipsa loquitur* argument in which they alleged the fraudulent transaction itself was prima facie evidence of Defendants' negligence. However, the FBI did not name either Defendant as a culpable party for the fraudulent transaction or compromised email account. In fact, the FBI did not even state whose email address was compromised. Plaintiffs unquestionably provided evidence to show they were victims of a fraudulent scheme and transaction yet failed to provide any evidence to show either Defendant was in any way the cause of the fraudulent transaction or owed a legal duty under Pennsylvania law with respect to their email addresses.

Ultimately, Plaintiffs' Motion for Summary Judgment was largely based on bald assertions, accusations and implications. Upon careful consideration of the record, it is abundantly clear that Plaintiffs failed to provide sufficient evidence to move forward with their claim. Accordingly, the Court denied Plaintiffs' Motion for Summary Judgment.

## **2. The March 19, 2021 Orders Granting Defendants' Motions for Summary Judgment.**

As previously discussed, the Court found Plaintiffs erroneously relied on Dittman in bringing this claim for negligent failure to safeguard personal and confidential information against Defendants. Therefore, for many of the reasons previously discussed, the Court found judgment as a matter of law was warranted in Defendants' favor.

When viewing the record in the light most favorable to Plaintiffs as the nonmoving parties, the evidence—or lack thereof—clearly showed Defendants were entitled to summary judgment. In their Motions for Summary Judgment, Defendants argued Plaintiffs failed to provide any evidence to show they breached any duty allegedly owed to Plaintiffs. *See* Def. Kurfiss-Sotheby's Memo. in Supp. of Mot. for Summ. J. at 7 and Def. Delaware River Closing Services' Br. in Supp. of Mot. for Summ. J. at 10. Plaintiffs countered by arguing the fraudulent transaction was a result of Defendants' failure to properly secure Plaintiffs' email address. Pl.'s Mot. for

Summ. J. at 12. Plaintiffs broadly argued Defendants' lack of adequate cybersecurity caused Plaintiffs to transfer the funds to the unknown criminal actor.

The parties did not dispute that Plaintiffs contracted Kurfiss-Sotheby's realty services for the purpose of purchasing a residential property. Am. Compl. at 2. Additionally, the evidence showed the criminal actor contacted Plaintiffs via email and that the email contained a mention to Delaware River Closing Services. Pls.' Mot. for Summ. J., Ex. B. In their Amended Complaint, Plaintiffs broadly asserted Kurfiss-Sotheby's negligently maintained and secured Plaintiffs' email address. Am. Compl. at 4. However, Plaintiffs failed to identify any evidence in the record which substantiated these conclusory claims. Nothing was presented to show the criminal actor obtained Plaintiffs' email address from Kurfiss-Sotheby's. Pennsylvania law clearly states that when defending against a motion for summary judgment the nonmoving party cannot succeed by simply making "bold unsupported assertions of conclusory accusations." *McCain*, 549 A.2d at 1313-14. Here, Plaintiffs failed to provide any evidence to show Kurfiss-Sotheby's computer network was, in fact, breached by the criminal actor or that the email address was obtained therein as opposed to from some other source, such as Plaintiffs' host site i.e., Google, Yahoo or such other business entity. The lack of evidence in the record as well as the controlling Pennsylvania law cited herein compelled the Court to grant Kurfiss-Sotheby's Motion for Summary Judgment and enter judgment in its favor.

Plaintiffs presented even less evidence to show that Delaware River Closing Services' settlement closing agent was in any way involved with the fraudulent transaction or responsible as a party with a duty of care to protect Plaintiffs regarding their email address under the facts of the case. Plaintiffs' negligence claim against Delaware River Closing Services was based entirely on speculation and unsupported conclusory accusations. Plaintiffs failed to identify any evidence in the record which showed Delaware River Closing Services was in possession of their email address or that Delaware River Closing Services' computer system was infiltrated by the unknown criminal actor. Plaintiffs presumed Delaware River Closing Services' involvement in, or responsibility for the alleged fraudulent transaction without providing any evidence for support. Additionally, Plaintiffs presented no evidence showing Delaware River Closing Services required Plaintiffs to provide it with their personal sensitive information, that Delaware River Closing Services was in possession of Plaintiffs' sensitive personal information, nor that Delaware River Closing Services was in any way responsible for the unknown criminal actor gaining access and thereby acquiring knowledge of Plaintiffs' email address. Accordingly, the Court found Plaintiffs failed to provide evidence to establish a prima facie negligence claim against Delaware River Closing Services.

Ultimately, Plaintiffs failed to provide sufficient evidence as well as legal authority to overcome Defendants' Motions for Summary Judgment. As a result, the Court entered judgment in favor of Defendants and against Plaintiffs.

**V. CONCLUSION**

For the foregoing reasons, it is respectfully submitted that the Court did not err in its March 19, 2021 Orders. Accordingly, the Court's decisions denying Plaintiffs' Motion for Summary Judgment and granting Defendants' Motions for Summary Judgment should be affirmed.

**BY THE COURT:**

/s/Jeffrey G. Trauger

**JEFFREY G. TRAUGER, JUDGE**

## Change of Name

NOTICE IS HEREBY GIVEN THAT a Petition has been filed in the Court of Common Pleas of Bucks County, Pennsylvania, seeking to change the name of **MADISON AnnMarie DUVOLI** to **MADISON AnnMarie BRANDAU**.

A hearing on the Petition will be held on July 26, 2021 at 9:30 o'clock a.m. in Courtroom No. 450 at the Bucks County Justice Center, 100 North Main Street, Doylestown, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

July 15

IN THE COURT OF COMMON  
PLEAS OF BUCKS COUNTY,  
PENNSYLVANIA

ORPHANS' COURT DIVISION  
NO. 2021-A9050

NOTICE IS HEREBY GIVEN THAT the Petition for Adoption of Adult and Name Change has been filed in the above named Court, praying for a Decree to change the name of **VIRGINIA MARIE PLEXICO** to **JAMIE HARLEY HOWIE**.

The Court has fixed the 12<sup>th</sup> day of August, 2021 at 10:00 A.M. in Courtroom No. 260, Bucks County Justice Center at 100 N. Main Street, Doylestown, Pennsylvania, as the time and place for the hearing of Petitioner **DANA MAY HOWIE, NEE BOERNER**, 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.

**Judith A. Algeo**, Solicitor

High Swartz, LLP  
116 East Court Street  
Doylestown, PA 18901

July 15

IN THE COURT OF COMMON  
PLEAS OF CHESTER COUNTY  
CIVIL ACTION – LAW

NO. 2121-01711-NC

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 **KELLEIN T. REGAN** to **KELLI THUM REGAN**.

The Court has fixed the 16th day of August, 2021 at 2:00 p.m. in Courtroom No.

3, Chester County Justice Center at 201 West Market Street, West Chester, 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.

July 15

## Charter Amendment

NOTICE IS HEREBY GIVEN THAT on July 1, 2021 Viriva Community Credit Union, with its principal place of business located at 157 York Road, Warminster, PA 18974, in Bucks County, PA, filed Articles of Amendment with the Pennsylvania Department of Banking and Securities pursuant to the provisions of Chapter 9 of the Credit Union Code.

The purpose of the amendment is to change from a community charter serving those persons who live, work, worship, perform volunteer service, attend school, and businesses and other legal entities in the Pennsylvania counties of Philadelphia, Bucks, Delaware, and Montgomery to a similar community charter, but solely serving those in Philadelphia County, Pennsylvania.

All interested persons may file comments regarding this amendment, in writing, with the Pennsylvania Department of Banking and Securities, Bureau of Credit Unions and Trust Supervision, 17 North Second Street, Suite 1300, Harrisburg, PA 17101-2290.

In order to be considered, comments regarding this amendment must be received by the Department of Banking and Securities no later than thirty (30) days after the date that notice of the filing of this amendment is published in the Pennsylvania Bulletin. Publication in the Pennsylvania Bulletin may or may not appear contemporaneously with this notice. Please check the Pennsylvania Bulletin Web site at [www.pabulletin.com](http://www.pabulletin.com) to determine the due date for filing comments.

July 15

## 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.

**ATTA MAINTENANCE INC** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 15

**HAMMER NOISE CONSTRUCTION, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 15

**LUIS JR LANDSCAPING, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

July 15

### Charter Application Limited Liability Company

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization has been filed with the Department of State of the Commonwealth of Pennsylvania, pursuant to the provisions of the Pennsylvania Limited Liability Act of 1994 for the following limited liability company:

**H&A SALES LLC** has filed a Certificate of Organization under the provisions of the Pennsylvania Limited Liability Company Law of 1994.

July 15

### 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

#### **BANCROFT, JUDITH A.,** dec'd.

Late of Middletown Township, Bucks County, PA.

Executors: **KRISTEN BANCROFT** and **WILLIAM MICHAEL BANCROFT** c/o Donna J. Wengiel, Esq., Two N. State St., Newtown, PA 18940.

Attorney: **DONNA J. WENGIEL**, Stuckert and Yates, Two N. State St., Newtown, PA 18940.

#### **BERNAZZOLI, DONNA JEAN,** dec'd.

Late of Warrington Township, Bucks County, PA.

Executrix: **MARSHA LEDDER**, 502 Daltry Ct., Chalfont, PA 18914.

#### **BOYD, ANNE D. a/k/a ANNE DOROTHY BOYD** and **ANNE BOYD,** dec'd.

Late of Northampton Township, Bucks County, PA.

Executors: **ROBERT BOYD** and **STEPHEN BOYD** c/o Joseph J. Witiw, Esq., 1140-B York Rd., Warminster, PA 18974-2072.

Attorney: **JOSEPH J. WITIW**, 1140-B York Rd., Warminster, PA 18974-2072.

#### **BOYD, AUGUSTUS R. a/k/a AUGUSTUS ROBERT BOYD** and **AUGUSTUS BOYD,** dec'd.

Late of Northampton Township, Bucks County, PA.

Executors: **STEPHEN BOYD** and **ROBERT BOYD** c/o Joseph J. Witiw, Esq., 1140-B York Rd., Warminster, PA 18974-2072.

Attorney: **JOSEPH J. WITIW**, 1140-B York Rd., Warminster, PA 18974-2072.

#### **BURWASSER, INA,** dec'd.

Late of Langhorne, Bucks County, PA.

Executrix: **FAITH BURWASSER**, 3060 Bristol Rd., Apt. 192, Bensalem, PA 19020.

Attorney: **SCOTT D. BLOOM**, 1033A Mill Creek Dr., Feasterville, PA 19053.

#### **CURRIE, DAVID GEORGE,** dec'd.

Late of Newtown, Bucks County, PA.

Executor: **TOM P. CURRIE**, 730 Southbluff Dr., Westerville, OH 43082.

#### **FRY, JANET M.,** dec'd.

Late of Northampton Township, Bucks County, PA.

Executor: **RANDOLPH A. FRY** c/o Henry E. Van Blunk, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

Attorney: **HENRY E. VAN BLUNK**, Eastburn & Gray, P.C., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.

**GONDOS, HELEN L.**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **LINDA M. KELLY** c/o D. Keith Brown, Esq., Two N. State St., Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert and Yates, Two N. State St., Newtown, PA 18940.

**KIESEL, EDWARD DANIEL**, dec'd.

Late of Richland Township, Bucks County, PA.

Administrator: **WILLIAM A. KIESEL** c/o Robert G. Moffett, Esquire, 125 California Road, Quakertown, PA 18951.

Attorney: **ROBERT G. MOFFETT**, 125 California Road, Quakertown, PA 18951.

**KLEIN, RAYMOND LEIGH**, dec'd.

Late of Warminster, Bucks County, PA.

Executrix: **DEBORAH GILLMAN**, 206 Deb Lane, Warminster, PA 18974.

Attorney: **GREGORY L. STURN**, Harris and Harris, 1760 Bristol Road, P.O. Box 160, Warrington, PA 18976.

**KLOTZ, VIRGINIA T.**, dec'd.

Late of West Rockhill Township, Bucks County, PA.

Executor: **CHRISTOPHER M. KLOTZ** c/o Carla Trongone, Esq., 333 N. Broad St., Lansdale, PA 19446.

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**KOSTELNIK, ELIZABETH V.** a/k/a **ELIZABETH V. STEINBACH, MD**, dec'd.

Late of Springfield Township, Bucks County, PA.

Executor: **KEVIN J. KOSTELNIK**, 2244 Springtown Hill Road, Hellertown, PA 18055.

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**LEO, CHARLES JACOB, JR.**, dec'd.

Late of Warminster Twp., Bucks County, PA.

Administratrix: **DONNA STEVENS** c/o Bart Benoff, Esq., Benoff Law Firm, 5 Neshaminy Interplex, Suite 205, Trevoese, PA 19053.

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Executor: **ERIN M. HESPELL**, 589 Geigel Hill Road, Ottsville, PA 18942.

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**PIZZICA, DOROTHY I.**, dec'd.

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Executor: **ALAN G. HOLETON, JR.** a/k/a **ALAN GEROD HOLETON, JR.** c/o Wilbur D. Dahlgren, Esq., 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.

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**RICCIO, JOHN**, dec'd.

Late of New Hope Borough, Bucks County, PA.

Executrix: **ELIZABETH A. DANESE** c/o Richard Danese, Jr., Esq., Two N. State St., Newtown, PA 18940.

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**RICHARDSON, VALARIA**, dec'd.

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Administratrix: **IDELLA WADE**, 1590 Neshaminy Valley Drive, Bensalem, PA 19020.

**ROSSELL, GRACE**, dec'd.

Late of Middletown Township, Bucks County, PA.

Executrix: **PAMELA L. FRIEDMAN**, 117 Dogwood Dr., Levittown, PA 19055.

Attorney: **YVETTE E. TAYLOR**, Law Offices of Taylor Hachoose, 301 Oxford Valley Rd., Ste. 102A, Yardley, PA 19067.

**RUFF, DELBERT E.,** dec'd.

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**RUTH, PHILIP MICHAEL,** dec'd.

Late of Northampton Township, Bucks County, PA.

Administrator: **STEPHEN H. PRICE,** 520 Walnut Street, Reading, PA 19601.

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**TOSCANO, GERALD F., II** a/k/a **GERALD FRANCIS TOSCANO, II,** dec'd.

Late of Lower Southampton Township, Bucks County, PA.

Executor: **GERALD F. TOSCANO, III** c/o William J. Benz, Esq., 307 Lakeside Dr., Southampton, PA 18966.

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**WARNER, HELEN S.,** dec'd.

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*Second Publication***BAUDER, ELIZABETH A.,** dec'd.

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**BLANK, MARJORIE A.,** dec'd.

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**BOSSMAN, WINIFRED M. a/k/a WINNIE BOSSMAN,** dec'd.

Late of Morrisville, Falls Township, Bucks County, PA.

Executor: **JOHN W. BOSSMAN,** 261 Austin Drive, Fairless Hills, PA 19030.

**BOYLE, JEAN M.,** dec'd.

Late of Morrisville, Falls Township, Bucks County, PA.

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**ELSNER, ROBERT LEWIS,** dec'd.

Late of Doylestown, New Britain Township, Bucks County, PA.

Co-Executors: **KEEFE BRIAN ELSNER,** 1749 Palomino Drive, Warrington, PA 18976 and **ROBIN ANN CONBOY,** Ed.D., 40 Maple Ave., Line Lexington, PA 18932.

**FEELEY, MONICA B.,** dec'd.

Late of Bensalem, Bucks County, PA.

Executor: **EDWARD FEELEY,** 18 Wedgewood Ct., Berlin, NJ 08009.

**FURGUELE, PETER M. a/k/a PETER FURGUELE,** dec'd.

Late of Lower Makefield Township, Bucks County, PA.

Administratrix: **CARA S. FURGUIELE**  
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**GIOIA, GAIL**, dec'd.

Late of Upper Black Eddy, Bucks County,  
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Executors: **DAMIAN GIOIA**, 18 Cotton  
Road, Levittown, PA 19057 and **KIM**  
**WEYHMULLER**, 404 Blair Mill Road,  
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**HADDEN, DAVID A.**, dec'd.

Late of Upper Makefield Township,  
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**HECHT, KURT H.** a/k/a **KURT HENRY**  
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Late of Buckingham Township, Bucks  
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**HELMAN, MARK W.** a/k/a **MARK**  
**HELMAN**, dec'd.

Late of Perkasio Borough, Bucks County,  
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Administratrix: **ELIZABETH**  
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**HERB, SAMUEL M.**, dec'd.

Late of New Britain Borough, Bucks  
County, PA.

Executor: **SAMUEL STEVEN HERB**  
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**HIGH, THOMAS ELTON**, dec'd.

Late of Tinicum Township, Bucks  
County, PA.

Administratrix: **JOSEPHINE CAROLE**  
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**KELLER, MARK STEPHEN** a/k/a **MARK**  
**KELLER**, dec'd.

Late of the Borough of New Hope, Bucks  
County, PA.

Administratrix: **KAREN E. DeCREE**  
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Attorney: **KEVIN F. DANYI**, 133 E.  
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**LEDDINGTON, ALBERT**, dec'd.

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

Executrix: **CAROLINE WATKINS**, 187  
Tice Lane, Lebanon, PA 17042.

**LOMAS, PAUL A.**, dec'd.

Late of Falls Township, Bucks County,  
PA.

Administratrix: **JANE E. BREINING**, 2  
Northpark Drive, Levittown, PA 19054.

Attorney: **HENRY A. CARPENTER**,  
**II**.

**LY, BA TANG**, dec'd.

Late of Bensalem, Bucks County, PA.

Administrator: **DANNY LY**, 4200  
Woodhaven Road, Apt. T8, Philadelphia,  
PA 19154.

**MATUSZEWSKI, RICHARD J.**, dec'd.

Late of Upper Makefield Township,  
Bucks County, PA.

Executrix: **LANA GRAY** c/o Joseph P.  
Caracappa, Esquire, Newtown Pavilion,  
6 Penns Trail, Suite 202, Newtown, PA  
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Attorney: **JOSEPH P. CARACAPPA**,  
Jackson, Cook, Caracappa & Scott P.C.,  
Newtown Pavilion, 6 Penns Trail, Suite  
202, Newtown, PA 18940.

**McARDLE, EDWARD P., JR.**, dec'd.

Late of Buckingham Township, Bucks  
County, PA.

Executors: **BRIAN J. McARDLE** and  
**SEAN P. McARDLE** a/k/a **SEAN**  
**PATRICK McARDLE** c/o Brian R.  
Price, Esq., 140 E. Butler Ave., Chalfont,  
PA 18914.

- Attorney: **BRIAN R. PRICE**, Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914.
- McGLYNN, PATRICIA G.**, dec'd.  
Late of Warminster Township, Bucks County, PA.  
Executors: **MAUREEN P. KOERWER a/k/a MAUREEN PATRICIA KOERWER** and **E. KEVIN McGLYNN a/k/a EDWIN KEVIN McGLYNN** c/o Wilbur D. Dahlgren, Esq., 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.  
Attorney: **WILBUR D. DAHLGREN**, Semanoff Ormsby Greenberg & Torchia, LLC, 2617 Huntingdon Pike, Huntingdon Valley, PA 19006.
- McHENRY, ROBERT GEORGE**, dec'd.  
Late of Falls Township, Bucks County, PA.  
Co-Administrators: **ROBERT McHENRY** and **BRYAN McHENRY** c/o Robert Sink, Esq., 1417 Crosby Dr., Ft. Washington, PA 19034.  
Attorney: **ROBERT SINK**, 1417 Crosby Dr., Fort Washington, PA 19034.
- McMULLEN, DAVID BENJAMIN a/k/a DAVID B. McMULLEN**, dec'd.  
Late of Springfield Township, Bucks County, PA.  
Administratrix: **SUSAN L. HOLLER**, 980 Rocky Valley Road, Quakertown, PA 18951.  
Attorney: **ROBERT E. FRAVEL**, 123 N. Main Street, Suite 101B, Dublin, PA 18917.
- NANNI, ALFRED V.**, dec'd.  
Late of Lower Southampton Township, Bucks County, PA.  
Administratrix: **BEVERLY A. NANNI** c/o Karen S. Dayno, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.  
Attorney: **KAREN S. DAYNO**, Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.
- NELSON, PAUL J.**, dec'd.  
Late of Warminster, Bucks County, PA.  
Executrix: **NANCY A. BURKE**, 10 Coventry Cove, Elverson, PA 19520.
- PAYNTON, DOREEN H. a/k/a DOREEN PAYNTON**, dec'd.  
Late of Buckingham Township, Bucks County, PA.
- Executors: **RICHARD D. PAYNTON, JR., CAROL P. CASSIDY a/k/a CAROL ANNE CASSIDY** and **PATRICIA P. MEIER a/k/a PATRICIA PAYNTON MEIER** c/o D. Rodman Eastburn, Esq., 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.  
Attorney: **D. RODMAN EASTBURN**, Eastburn and Gray, PC, 60 E. Court St., P.O. Box 1389, Doylestown, PA 18901-0137.
- PURDY, ELIZABETH ANNE a/k/a ELIZABETH A. PURDY**, dec'd.  
Late of Doylestown Borough, Bucks County, PA.  
Executors: **ERIN E. FLETCHER**, 3709 Oxford Ln., Ocean City, NJ 08226 and **CHRISTIAN W. FLETCHER**, 5463 Downs Run, Pipersville, PA 18947.  
Attorney: **BRIDGET M. WEIDENBURNER**, McVan & Weidenburner, 162 S. Easton Rd., Glenside, PA 19038.
- SMITH, ROBERT H. a/k/a ROBERT SMITH**, dec'd.  
Late of Tincicum Township, Bucks County, PA.  
Administrator: **WILLIAM J. SMITH**, 26727 Neff Court, Canyon Country, CA 91351.  
Attorney: **CHRISTOPHER MAZULLO**, 2003 Lower State Road, Suite 120, Doylestown, PA 18901.
- SUPPLEE, ARLENE M.**, dec'd.  
Late of Bedminster Township, Bucks County, PA.  
Executrix: **LORETTA F. SKLAROW** c/o Steven A. Cotlar, Esquire, 23 West Court Street, Doylestown, PA 18901.  
Attorney: **STEVEN A. COTLAR**, 23 West Court Street, Doylestown, PA 18901.
- TUVIDA, VIRGILIO G.**, dec'd.  
Late of Lower Makefield Township, Bucks County, PA.  
Executrix: **LORELEI C. DAVIS**, 11 Milton Dr., Yardley, PA 19067.  
Attorney: **MARK D. FREEMAN**, P.O. Box 457, Media, PA 19063.
- Van REYMERSDAL, LEONIE H. a/k/a LEONIE Van REYMERSDAL**, dec'd.  
Late of Falls Township, Bucks County, PA.

Executrix: **CATHERINE C. FITCH**, 1 Red Cedar Drive, Levittown, PA 19055.

**VEGH, NANCY JEANETTE a/k/a NANCY J. VEGH**, dec'd.

Late of Upper Black Eddy, Bucks County, PA.

Executor: **RICK P. VEGH**, 581 North Edgemere Dr., West Allenhurst, NJ 07711.

**WALSH, JOSEPH PATRICK, III**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **CATHERINE MARY LORENZON** c/o Stephanie M. Shortall, Esq., P.O. Box 50, Doylestown, PA 18901.  
Attorney: **STEPHANIE M. SHORTALL**, Antheil Maslow & MacMinn, LLP, P.O. Box 50, Doylestown, PA 18901.

*Third and Final Publication*

**ALTLAND, LINDA A.** a/k/a **LINDA ANNE ALTLAND**, dec'd.

Late of Bucks County, PA.

Executrix: **MARGARET L. NEVELING** 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.

**BEAGLE, HARRY R., JR.**, dec'd.

Late of Yardley, Bucks County, PA.

Administratrix: **KATHLEEN M. BEAGLE** c/o The Law Offices of William P. Harrington, Jr., Esq., 945 Hillcrest Dr., Kinzers, PA 17535.

Attorney: **WILLIAM P. HARRINGTON, JR.**, The Law Offices of William P. Harrington, Jr., Esq., 945 Hillcrest Dr., Kinzers, PA 17535.

**BROWN, EUGENE CHARLES, JR.**, dec'd.

Late of Pennel Borough, Bucks County, PA.

Executrix: **ELYSE STEVENS**, 346 Walker Avenue, Pennel, PA 19047.

**COHEN, ROSALIE S.** a/k/a **ROSALIE STAROFF COHEN** and **ROSALIE COHEN**, dec'd.

Late of Warminster, Bucks County, PA.

Executor: **ROBERT A. COHEN**, 28 Stacey Drive, Doylestown, PA 18901.

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

**CRAMER, JEREMIAH JOSEPH, SR.**, dec'd.

Late of Falls Township, Bucks County, PA.

Administratrix: **MRS. LEESA J. CRAMER**, 17 Nettletree Lane, Levittown, PA 19054.

**DEMPSEY, RICHARD G., SR.**, dec'd.

Late of Levittown Township, Bucks County, PA.

Administratrix: **HEATHER ANN DEMPSEY** c/o William E. Scott, Esquire, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

Attorney: **WILLIAM E. SCOTT**, Jackson, Cook, Caracappa & Scott, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

**DeSUMMA, RHODA**, dec'd.

Late of Doylestown Township, Bucks County, PA.

Administratrix: **LINDA K. OSMAN**, 167 Progress Drive, Doylestown, PA 18901.

Attorney: **JILLIAN E. BARTON**, 300 Welsh Road, Bldg. One, Ste. 100, Horsham, PA 19044.

**DONAHUE, JOHN J.**, dec'd.

Late of Warrington Township, Bucks County, PA.

Executor: **JOSEPH P. McGOWAN**, 701 Lakeside Park, Southampton, PA 18966.

Attorney: **JOSEPH P. McGOWAN**, Joseph P. McGowan, P.C., 701 Lakeside Park, Southampton, PA 18966.

**DONAHUE, JON L.**, dec'd.

Late of Haycock Township, Bucks County, PA.

Executrix: **SARA N. DONAHUE** 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.

**DRAPER, VIRGINIA C.**, dec'd.

Late of Yardley, Bucks County, PA.

Executor: **FRANK DRAPER**, 1100 Glen Oak Drive, Yardley, PA 19067.

Attorney: **ALEXANDER M. WATSON**, 600 Alexander Road, Suite 1-1, Princeton, NJ 08540.

**FERLAUTO, BELLE R.** a/k/a **BELLE FERLAUTO**, dec'd.

Late of Dublin, Bucks County, PA.

Administrator: **DAVID FERLAUTO**,

1107 N. 3rd Street, San Jose, CA 95112.

Attorney: **ANDREW W. YOUNG**,  
England & Young, 70 W. Oakland Avenue,  
Suite 314, Doylestown, PA 18901.

**GALLAGHER, PATRICK FRANCIS** a/k/a **PATRICK GALLAGHER**, dec'd.

Late of Quakertown Borough, Bucks County, PA.

Executrix: **ALLISON EASTERDAY**, 208  
Franklin Street, Quakertown, PA 18951.

Attorney: **MICHAEL R. SHELTON**,  
80 N. Main Street, Suite 2A, Doylestown,  
PA 18901.

**GRANGE, WESLEY J.**, dec'd.

Late of Bristol Township, Bucks County,  
PA.

Executor: **FLETCHER BOYD**, 23  
Wildrose Ln., Levittown, PA 19054.

Attorney: **JAN EDELMAN**, Rothberg  
& Federman PC, 3103 Hulmeville Rd.,  
#200, Bensalem, PA 19020.

**GROSS, LINDA**, dec'd.

Late of Newtown Township, Bucks County, PA.

Executrix: **TAMARA G. BEATTY** c/o  
Donna J. Wengiel, Esq., Two N. State St.,  
Newtown, PA 18940.

Attorney: **DONNA J. WENGIEL**,  
Stuckert and Yates, Two N. State St.,  
Newtown, PA 18940.

**HAMMOND, RICHARD N.** a/k/a **RICHARD NELSON HAMMOND**, dec'd.

Late of Ivyland Borough, Bucks County,  
PA.

Executor: **RICHARD A. HAMMOND**,  
21 Chase Ave., Ivyland, PA 18974.

**HANNIS, KATHERINE T.**, dec'd.

Late of Hilltown Township, Bucks County, PA.

Executrix: **HEATHER C. DOLAN-SWEET**, 3 Wallace Way, Quakertown,  
PA 18951.

Attorney: **WENDY J. ASHBY**, 314 West  
Broad Street, Suite 118, Quakertown, PA  
18951.

**KLIMASZEWSKI, STANLEY V.**, dec'd.

Late of Bristol Township, Bucks County,  
PA.

Executor: **STANLEY G. KLIMASZEWSKI** c/o Maureen  
L. Anderson, Esq., 605 Farm Ln.,  
Doylestown, PA 18901.

Attorney: **MAUREEN L. ANDERSON**,  
Anderson Elder Law, 605 Farm Ln.,  
Doylestown, PA 18901.

**LEVINE, LAWRENCE**, dec'd.

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

Executrix: **ANDREA LEVINE**, 2941  
Cambridge St., Philadelphia, PA 19130.

**LUKASIENSKI, STEPHANIE** a/k/a **STEPHANIE RYMALOWICZ** and **STEPHANIE PERCAK**, dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **LOUIS F. RYMALOWICZ, JR.** c/o Harvey Ballard and Bornstein,  
LLC, 800 Lancaster Avenue, Suite T-2,  
Berwyn, PA 19312.

Attorney: **RYAN M. BORNSTEIN**,  
Harvey Ballard and Bornstein, LLC, 800  
Lancaster Avenue, Suite T-2, Berwyn, PA  
19312.

**MARCHMAN, MARY CLAUDIA**, dec'd.

Late of Buckingham Township, Bucks County, PA.

Executrix: **VIRGINIA ANN MARCHMAN** c/o Danielle M. Yacono,  
Esq., 2202 Delancey Place, Philadelphia,  
PA 19103.

Attorney: **DANIELLE M. YACONO**,  
The Law Offices of Peter L. Klenk  
& Associates, 2202 Delancey Place,  
Philadelphia, PA 19103.

**PALEVICH, ANNA**, dec'd.

Late of Warrington, Bucks County, PA.

Executrix: **PAULA CAIN**, 2 Flint Circle,  
Doylestown, PA 18901.

**PAOLELLA, JOSEPH E.**, dec'd.

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

Executrix: **BETH ANN GALLAGHER**  
c/o William J. Salerno, Esquire, 220  
Radcliffe Street, Bristol, PA 19007.

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

**RUSSELL, LAURENCE M., JR.**, dec'd.

Late of Upper Makefield Township,  
Bucks County, PA.

Executor: **STEPHEN RUSSELL** a/k/a  
**STEPHEN BIDDLE RUSSELL** 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.

**STEWART, ROGER L., SR.**, dec'd.

Late of Dublin Borough, Bucks County,  
PA.

Executor: **ROGER STEWART, JR.**, 73  
Ridge Run Rd., Sellersville, PA 18960.

**STRAUB, JESSICA M.**, dec'd.

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

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

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

**TRAN, THINH THI** a/k/a **THINH T. TRAN**  
and **THINH TRAN**, dec'd.

Late of Shillington Borough, Bucks  
County, PA.

Executrix: **MANH CUONG TRAN**, 205  
East Central Avenue, Telford, PA 18969.

Attorney: **GREGORY E. GRIM**, P.O.  
Box 215, Perkasio, PA 18944.

**TRIMBLE, ROBERT ACE** a/k/a **ROBERT**  
**A. TRIMBLE**, dec'd.

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

Co-Executors: **MARTIN G. KODEL**  
and **STARR KIRKPATRICK MARTIN**  
c/o William J. Salerno, Esquire, 220  
Radcliffe Street, Bristol, PA 19007.

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

## 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:

**Loso Brewing Company** with its principal place of business 2603 Skyview Avenue, Feasterville, PA 19053.

The name and address of the entity owning or interested in said business are PB&J III LLC, 2603 Skyview Avenue, Feasterville, PA 19053.

The certificate will be filed on or after  
May 14, 2021.

**Theodore J. Zeller, III**, Solicitor

July 15

## Miscellaneous

COURT OF COMMON PLEAS  
CIVIL DIVISION  
CIVIL ACTION NO.  
CV-2021-004303  
ACTION TO QUIET TITLE

**ISAAC DENHAM**, Plaintiff

v.

**ESTATE OF MELISSA A. BLAIR** a/k/a  
**MELISSA DENHAM**; **JAMES P. BLAIR**;  
and **HAILEY CANTWELL**, Defendants

NOTICE TO: All heirs of the Estate of **Melissa A. Blair** a/k/a **Melissa Denham** ("Melissa"), their assigns, and all persons claiming any right, title, claim or interest to the property located at Tax Parcel Map Number 36-13-143:000, with an address of 267 North Aberdeen Avenue, Wayne Township, Delaware County, Pennsylvania 19087 ("Property")

TAKE NOTICE THAT Isaac Denham has filed an action to quiet title, averring that, under the terms of the property settlement agreement executed between Plaintiff and Melissa pursuant to their divorce, she was to convey title to Property to Plaintiff as sole owner, but she died before she completing the conveyance. Accordingly, Plaintiff now seeks an order declaring him to be the legal and equitable owner of Property and to order the Recorder of Deeds to record an Order awarding fee simple title to Plaintiff. You are hereby notified to file an Answer within twenty (20) days following the date of the fourth appearance of this Notice in this publication. If you fail to do so, final judgment may be entered against you, as prayed for in the complaint.

If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the court. You are warned that, if you fail to do so, the case may proceed without you and a judgment may be entered against you. You should take this notice to



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

LAWYER REFERRAL SERVICE  
The Delaware County Bar Association  
Lawyer Referral Service  
335 West Front Street  
Media, PA 19063-2340  
Phone: (610) 566-6625

**Nathan D. Fox**, Esquire  
Attorney I.D. No. 307744  
**Brooke E. Newborn**, Esquire  
Attorney I.D. No. 209732  
Obermayer Rebmann Maxwell & Hippel LLP  
Attorneys for Plaintiff, Isaac Denham  
10 S. Clinton Street  
Suite 300  
Doylestown, PA 18901  
(215) 606-0760  
Nate.Fox@obermayer.com

July 1, 8, 15, 22

## 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:

### *Second Publication*

THE **PAUL JOSEPH DUMAS AND ALMA LEE MILLIKEN DUMAS** REVOCABLE LIVING TRUST DATED NOVEMBER 2, 1994.

**ALMA LEE MILLIKEN DUMAS**, dec'd.

Late of Bensalem Township, Bucks County, PA.

Trustee: **SHERYL DUMAS CARR** c/o Jackson, Cook, Caracappa & Scott PC, Newtown Pavilion, 6 Penns Trail, Suite 202, Newtown, PA 18940.

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

### *Third and Final Publication*

**JOAN R. GREENBERG** REVOCABLE LIVING TRUST DTD. 8/29/1995 AS AMENDED 5/2/2006, 12/11/2007, 2/18/2010, 1/23/2013 and 3/28/2021.

**JOAN R. GREENBERG**, dec'd.

Late of Warminster Township, Bucks County, PA.

Trustee: **TANGI SUMMERS** c/o E. Marc Miller, Esq., One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428.

Attorney: **E. MARC MILLER**, Flaster Greenberg PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428.

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please contact [KristenN@BucksBar.org](mailto:KristenN@BucksBar.org)

# MEETING

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# ROOMS



**PERIODICAL PUBLICATION**

**\*Dated Material. Do Not Delay. Please Deliver Before Monday, July 19, 2021**



*back row:* William J. Stein | Howard N. Greenberg | Wilbur D. Dahlgren | Phyllis Horn Epstein  
*front row:* Mary Jo Baum | Michael B. Dubin | Brian R. Price | Alissa B. Gorman | Jocelin A. Price

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**Montgomery County Office**

2617 Huntingdon Pike  
Huntingdon Valley, PA 19006

**Bucks County Office**

140 East Butler Avenue  
Chalfont, PA 18914