

CURRICULUM VITAE
Greg B. Emmons, Esq.
208 Park Ave.
Quakertown, PA 18951

Personal Information

Contact Information – Cell Phone 267-454-0987
Office – Email gbe@gemmonslaw.com

Attorney, Author, Educator and Entrepreneur

Higher Education

- J.D. Union University, Albany School of Law, Albany, NY (1978)
Editor, Misc3rd, student newspaper (1976-1978)
- B.S. University of Minnesota, Minneapolis, MN (1975)
Division I Football “M-Club” letter awards (1972-74)
Editor, Undergraduate Political Science Association News (1973-75)

Admissions, Licenses and Certifications

- PA Pennsylvania Supreme Court Admission (1978)
- US Eastern District Court of Pennsylvania (1981)
Supreme Court of the United States (1984)
Third District Circuit Court (2007)
- PA Real Estate Salesperson License, RS-117175-A (1979)
- PA Certified Real Estate Instructor, R-1000125-A (1980)
- DE Certified Real Estate Instructor, 060304 (2006)
- PA Certified Dispute Resolution Mediator, National Academy of Conciliators (1992)
- PA Approved instructor of attorney, title and appraiser professional continuing education courses as listed below. (1980)
- US Certified Coleman SBA 7(a) Loan Closer (2016)
- US Certified NADCO 504 Loan Closing (2016)

Legal Experience

- Owner, GBE Law, LLC 117 South Sixth Street, Perkasie, PA 18944 (9-1-2022 current)
- Senior Counsel, The Goldstein Law Partners, 11 Church Road, Hatfield, PA. 18944,
gemmons@goldsteinlp.com 267-454-0987 (3-1-2020 to 9-1-2022).
- Principal Friedman & Schuman, PC attorneys at law, 101 Greenwood Avenue, Fifth Floor, Jenkintown, PA 19046-2636 (2016 to February 2020)

- Owner/Attorney Greg B. Emmons & Associates, P.C. Doylestown, PA (2004-2016)
Boutique Real Estate Brokerage Services and General Real Estate, Environmental, Mortgage and Title Insurance Practice.
- Partner/Attorney Fox Rothschild Attorneys at Law, Philadelphia, PA (2000-2004)
Real Estate Department, Brokerage Law and General Real Estate, Mortgage, Environmental and Title Insurance Services
- Of Counsel Eckert Seamans Attorneys at Law, Philadelphia, PA (1998-2000)
Real Estate Brokerage Practice
- Owner/Attorney Greg B. Emmons & Associates, P.C. Doylestown, PA (1989-2000)
General Practice with emphasis on Business and Real Estate, Title Insurance, Mortgage, Environmental Law and Litigation.
- Partner/Attorney Stuckert & Yates Attorneys at Law, Newtown, PA (1980-1989)
Real Estate, Title Insurance, Lender and Business Law transactional and litigation.

Real Estate Publications

- Here Comes the Feds! Quinro Publishers, Federal Brokerage Regulation, (2007)
- Pennsylvania Real Estate Brokerage Law & Practice, George T. Bisel, (1998)
Two Volume Treatise with Supplements and Student Editions
- Basic Principles of Real Estate, Quinro Publishers, (1995 & as updated)
- Legal Aspects of the Appraisal Profession, R-Agents, Inc; BREI publishers, (2001), by
Greg B. Emmons, Attorney at Law and William H. Donahue, Certified Real Estate Appraiser as a student manual for appraisal continuing education purposes.
- Course materials for real estate licensing, title agent and appraiser continuing education courses as listed below.
- Client, Associations, Business Newsletters, regular articles and or columns

Career Achievements

- Association Counsel for the Greater Philadelphia Association of REALTORS®
- Special Counsel for the Tri State Commercial REALTORS® Alliance
- Legal Consultant to real estate brokerage companies in 50 states
- Approved Litigation Counsel for title disputes by several underwriters including the successful defense of hundreds of homeowners in the Joe Frazer litigation
- Admission to United States Supreme Court, Federal Circuit and District Courts
- Federal and State Court appointments as Arbitrator, Receiver, Master and Mediator including Settlement Master in Pennsylvania Mushroom farmer/land use and environmental dispute under federal litigation.
- Qualified by Federal and State Courts as an Expert Witness
- Named a Super Lawyer in the State of Pennsylvania
- Bucks County Bar Association Board of Director (1982 & 2001)
- Chairperson, Bucks County Bar Association Lawyer/Realtor Committee (1983-1988)
- Chairperson, Bucks County Bar Association Computerization of Court House Records
- Chairperson, Bucks County Bar Association Real Estate Section (1989-94)
- Chairperson, Bucks County Bar Association Lawyers in Need (1998-2004)
- Chairperson, Pennsylvania Bar Association, Lawyers Concerned for Lawyers (2002)

- Board Member, COMANS, housing for special need adults (1980-85)
- Board Member, Bucks for Kids, financial assistance to foster parents (2019-current)

Provider of Education

ASSOCIATION OF TITLE EXAMINERS

- Instructor & Course Material Preparer, Mechanics Liens (May 1988)
 - Instructor & Course Material Preparer, Conservation Easements (Oct. 1989)
- (all courses accredited by the Pennsylvania Title Examiners)

BISEL CLE INSTITUTE

- Instructor & Course Materials, Representing the Real Estate License (April 1999)
 - Instructor & Course Materials, Representing the Real Estate License (Aug. 2000)
 - Instructor & Course Materials, Representing the Real Estate Licensing and Registration Act with Ethics, (November 2010)
- (all courses accredited by the Pennsylvania Real Estate Commission and PA Bar)

BOMA

- Instructor, Legal Liabilities in Property Management, (2006)

BUCKS COUNTY ASSOCIATION OF REALTORS

- Participant, Legal Firing Line, Annual Dinner, (2007)
- Participant, Agency Law Panel, an accredited course by the Pennsylvania Real Estate Commission. (2004)
- Instructor & Course Materials, E-Commerce, an accredited course by the Pennsylvania Real Estate Commission (2001)

BUCKS COUNTY BAR ASSOCIATION

- Presenter & Course Materials, New Attorney, Bucks Co. Practice and Procedures (1990-1992)
 - Instructor & Course Materials, Listing and Sale of the Marital Residence (1993)
 - Instructor & Course Materials, Stress & the Practice of Law (1998)
 - Instructor & Course Materials, The Sale of Marital Property, Listing through Distribution (April 1999)
 - Instructor & Course Materials, Real Estate Brokerage Law Update (August 2001)
 - Instructor & Course Materials, Listing and Sale of the Marital Residence (1993)
- (all courses instructed accredited by the Pennsylvania BAR)

BUCKS COUNTY COMMUNITY COLLEGE

- Instructor, Pennsylvania Real Estate Fundamentals, an accredited by the Pennsylvania Real Estate Commission. (1978-1980)

BUCKS COUNTY LISTING EXCHANGE

- Presenter & Course Materials, Non Clients Have Rights Too. (1986)

CENTRAL BUCKS CHAMBER OF COMMERCE

- Presenter & Course Materials, Avoiding Environmental Liability (1991)

CONESTOGA COLLEGE

- Presenter & Course Materials, Primer on Easements (2017) Continuing Education

DELAWARE VALLEY UNIVERSITY (College at time of courses)

- Adjunct Professor, Pennsylvania Real Estate Fundamentals, an accredited course by the Pennsylvania Real Estate Commission. (1979-1983)
- Presenter Home Buyers Education Seminar short course "Home Sweet Home", spring, summer and fall. (1984)
- Adjunct Professor, Business Law (1987-1988)
- Adjunct Professor, Pennsylvania Real Estate Law and Practice, an accredited course by the Pennsylvania Real Estate Commission. (1989-1992)
- Adjunct Professor, Land Use Planning and Environmental Issues under the Law, a course prepared and presented for student credit. (1990-1996)
- Presenter & Materials, Honors Symposium, Environmental Law (1992-1994)
- Participant, Pennsylvania Energy Development Authority, Urban/Rural Interface. (1992)

DIVERSIFIED INVESTMENT GROUP

- Presenter & Course Materials, Real Estate Agency Laws and Regulations (1992)

FOX ROTHSCHILD

- Presenter & Course Materials, Municipal Obligations, Fair Housing Act (2002)
- Presenter & Course Materials, Detecting Regulatory & Environmental. Land Mines (2003)

GREATER PENNSYLVANIA REAL ESTATE ASSOCIATION

- Presenter & Course Materials, New Member Orientation (2003-2012)
- Presenter & Course Materials, Advertising Rules & Regulations (2005)
- Presenter & Course Materials, Web Rules for Advertising (2006)
- Presenter & Course Materials, Agent Liability (2007)
- Presenter & Course Materials, Selected Legal Topics-A to Z (2008-2012)

LORMAN EDUCATION SERVICES

- Instructor & Course Materials, Commercial Real Estate Brokerage Lien Act, an accredited course by the Pennsylvania Real Estate Commission and PA BAR (2001)
- Instructor & Course Materials, Commercial Real Estate Financing in Pennsylvania, an accredited course by the Pennsylvania R.E. Comm. & PA Bar (2002)

MONTGOMERY COUNTY ASSOCIATION OF REALTORS

- Instructor & Course Materials, Buyer Brokerage, an accredited course the Pennsylvania Real Estate Commission (1992)
- Presenter & Course Materials, Pennsylvania Agency Law, an accredited course by the Pennsylvania Real Estate Commission (1999)

MONTGOMERY BUSINESS ALLIANCE

- Keynote Speaker, the opening of English Village Shopping Center, (1998)

NATIONAL BUSINESS INSTITUTE

- Instructor & Course Material Preparer, Pennsylvania Real Estate Title Law (2003)

PENNSYLVANIA ASSOCIATION OF REALTORS

- Instructor & Course Materials, Collecting your Commissions, Commercial/Industrial & Investment Committee, January 2006.

PENNSYLVANIA BAR INSTITUTE

- Instructor & Course Materials, Third Annual Real Estate Institute, Real Estate Licensing and Registration Act, an accredited course by the Pennsylvania Bar (1999)
- Instructor & Course Materials, Fourth Annual Real Estate Institute, Real Estate Licensing and Registration Act, an accredited course by the Pennsylvania Bar (2000)
- Instructor & Course Materials, Down at the Shore, Real Estate Licensing and Registration Act, an accredited course by the Pennsylvania Bar (2000)
- Instructor & Course Materials, New Developments and Ethics for Real Estate Practitioners, an accredited course by the Pennsylvania Bar (2002)
- Instructor & Course Materials, Sixth Annual Real Estate Institute, Easement Update, an accredited course by the Pennsylvania Bar (2002)
- Instructor & Course Materials, Involuntary Servitudes, an accredited course by the Pennsylvania Bar (2002)
- Instructor & Course Materials, Seventh Annual Real Estate Institute, Easement Essentials, an accredited course by the Pennsylvania Bar (2003)
- Instructor & Course Materials, Tenth Annual Real Estate Institute, The E-Broker and Limited Service Brokerage, an accredited course by the Pennsylvania Bar (2006)

PENNSYLVANIA LAND TITLE INSTITUTE

- Instructor & Course Materials, Commercial Transactions, an accredited course by the Pennsylvania Title Examiners, (1994)

SCHLICHER KRATZ REAL ESTATE INSTITUTE

- Instructor, Pennsylvania Real Estate Fundamentals (1979-85)
- Instructor, Pennsylvania Real Estate Practice (1979-85)
- Instructor, Pennsylvania Salesperson Exam Preparation (1982-89)
- Instructor, Pennsylvania Brokers License Exam (1982-89)
- Instructor, Pennsylvania Real Estate Law and Practice (1982-86)
- Instructor & Course Materials, Buyer Brokerage (1992-94)
- Instructor & Course Materials, Contemporary Legal Issues (2000)
- Instructor & Course Materials, Legal Aspects of the Appraisal Profession (2001)
- Instructor & Course Materials, Buyer Representation (2002)
- Instructor & Course Materials, Brokerage Management (2002)
- Instructor & Course Materials, Broker Liabilities (2002)
- Instructor & Course Materials, Risk Management (2009)
- (all courses accredited by the Pennsylvania Real Estate Commission)
- Instructor & Course Materials, Collecting Your Commissions (2009-2018)

TEMPLE UNIVERSITY

- Instructor & Course Materials, The Mortgage Foreclosure Sale (1986)
- Instructor & Course Materials, To Disclose or Not to Disclose, That is the Question, (2003)
- (all courses accredited by the Pennsylvania Real Estate Commission)

TRI-STATE REALTORS COMMERCIAL ALLIANCE

- Instructor & Course Materials, Brokers Liability for Non Residential (1999)
- Instructor, New Member Ethics (2001)
- Instructor & Course Materials, When Your Professional Ethics/Standards are challenged (2001-2002)
- Instructor, Quadrennial Ethics Training Course (2004-2006)
- Instructor & Course Materials, Legal Issues Facing Today's Real Estate Professional (2004)
- (all courses accredited by the Pennsylvania Real Estate Commission)

UPPER BUCKS LISTING EXCHANGE

- Presenter & Course Materials, Disclosure Requirements for Licensees (1985)

ENTREPRENEURSHIP

- Board of Directors and Compliance Officer, Del Val Business Finance Corp. SBA CDC
- Managed as Federal Court Receiver five strip centers and mediated ownership disputes
- Reorganized two Chapter 11 hotel/restaurants through bankruptcy to implemented plans
- Originated over 100 chapter C corporations, limited partnerships, partnerships, limited liability companies and foreign entities.
- Originated non-profit and not for profit organizations and associations
- Created by-laws, office policies and procedures, employee handbooks and manuals
- Opened and successfully operated three successful family businesses; a title agency, a landscaping company and a consignment store.

COMMUNITY VOLUNTEER

- Bucks County Conservancy (Heritage Conservancy), chairperson for Earth Day Events and Golf Outings (1998-2002)
- Bucks County Counsel, chairperson for annual Golf Outing (2001)
- Doylestown Township, member Central Park Planning, Bike and Hike Trail Committee, Kids Castle Committee and Octoberfest (1996-2000)
- Bucks County Children and Youth approved Foster Parent with assigned children and continued contribution of created charity drive, "PJ's for Kids" collecting 1000's of new PJ's for children entering foster care. (2001 to current)
- Bucks For Kids board member focusing on fund raising activities to provide for the special needs of Foster Children such as tutoring, camps, lessons, activities and personal needs.

MEMBERSHIPS

- Bucks County Bar Association, Real Estate/Business Committee and Law Reporter
- Bucks County Association of Realtors, Affiliate Member providing educational courses and speaking engagements for Members

