

IN THE COURT OF COMMON PLEAS OF POTTER COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION

NO: 2023-309

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST vs. JOHN DONNARUMMA, KNOWN HEIR OF EDWARD WILSON, DECEASED, ROBERT HELMAR, KNOWN HEIR OF EDWARD WILSON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD WILSON, DECEASED,

NOTICE

**TO THE DEFENDANTS:**

You are hereby notified US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust, has filed a Amended Complaint in Mortgage Foreclosure with regard to 2446 Genesee Mills Road, Genesee, PA 16941, endorsed with a Notice to Defend, against you at No. 2023-309 in the Civil Division of the Court of Common Pleas of Potter County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Potter County Sheriff.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Potter County Lawyer Referral Service  
Office of the Prothonotary  
Potter County Courthouse  
Coudersport, PA 16915  
(814) 274-9740

PLAINTIFF'S ATTORNEY:  
STEPHEN M. HLADIK, ESQUIRE  
HLADIK, ONORATO & FEDERMAN, LLP  
298 WISSAHICKON AVENUE  
NORTH WALES, PA 19454, (215) 855-9521

1/8/2026