


**From:** Maria Testa, Esquire maria@tpfamilylaw.com   
**Subject:** FW: Bemer/Boerner follow-up regarding mortgage  
**Date:** April 15, 2025 at 3:20 PM  
**To:** Steve Boerner stephen.boerner@gmail.com

---



Hi,

Please see below. I am on vacation this week, but this seemed urgent. Can you confirm this is being paid, please?

**Testa & Pagnanelli, LLC**



325 Swede Street | Suite 201 | Norristown, PA 19401  
t 610.239.1000 | f 215.814.8998  
[maria@tpfamilylaw.com](mailto:maria@tpfamilylaw.com)  
<https://www.tpfamilylaw.com/>  
[Facebook](#) | [LinkedIn](#)

***Send Mail to Norristown Office Only***

With Satellite Offices in:

Philadelphia  
1515 Market Street  
Suite 1200  
Philadelphia, PA 19102

Radnor  
150 N. Radnor Chester Road  
Suite F-200  
Radnor, Pennsylvania 19087

---

**From:** Carolyn R. Mirabile <cmirabile@wglaw.com>  
**Date:** Tuesday, April 15, 2025 at 2:58 PM  
**To:** Maria Testa, Esquire <maria@tpfamilylaw.com>  
**Subject:** Bemer/Boerner follow-up regarding mortgage

Maria: My client informs me that she deposited one-half of the mortgage payment into the shared account from which PNC pulls the mortgage payment. The payment is due and your client has not paid his half. Please advise this will be completed today. My client is concerned about your client's lack of response to the bills being due considering he was so aggressive when he wanted to change realtors. The parties have a three-month listing with the realtor your client chose. While the parties wait for the house to be sold, the mortgage must be paid.


Please confirm. Carolyn

**Carolyn R. Mirabile, Partner**

**Weber Gallagher**  
700 American Ave, Suite 206  
King of Prussia, PA 19406  
T: 610.278.1524 M: 484.645.4602 F: 267.284.4337  
[cmirabile@wglaw.com](mailto:cmirabile@wglaw.com), [www.wglaw.com](http://www.wglaw.com)

Confidentiality Note: The information contained in this electronic message may contain attorney-client privileged and confidential information intended only for the use of the owner of the email address listed as the recipient of this message. If you are not the intended recipient of this email message you are hereby notified that any disclosure, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this transmission in error, please notify the sender by return email; and by telephone at 610.278.1524.

Weber Gallagher Simpson Stapleton Fires & Newby LLP

**From:** Steve Boerner [stephen.boerner@gmail.com](mailto:stephen.boerner@gmail.com)   
**Subject:** Re: FW: Bemer/Boerner follow-up regarding mortgage  
**Date:** April 16, 2025 at 8:43 AM  
**To:** Maria Testa, Esquire [maria@tpfamilylaw.com](mailto:maria@tpfamilylaw.com)



I will issue response today to you. Or should I send to Randi you assistant? Or respond direct to Melissa's lawyer?

On Tue, Apr 15, 2025 at 3:20 PM Maria Testa, Esquire <[maria@tpfamilylaw.com](mailto:maria@tpfamilylaw.com)> wrote:

Hi,

Please see below. I am on vacation this week, but this seemed urgent. Can you confirm this is being paid, please?

### Testa & Pagnanelli, LLC



[325 Swede Street | Suite 201 | Norristown, PA 19401](#)

t 610.239.1000 | f 215.814.8998

[maria@tpfamilylaw.com](mailto:maria@tpfamilylaw.com)

<https://www.tpfamilylaw.com/>

[Facebook](#) | [LinkedIn](#)

**Send Mail to Norristown Office Only**

With Satellite Offices in:

Philadelphia

[1515 Market Street](#)

[Suite 1200](#)

[Philadelphia, PA 19102](#)

Radnor

[150 N. Radnor Chester Road](#)

[Suite F-200](#)

Radnor, Pennsylvania 19087

---

**From:** Carolyn R. Mirabile <[cmirabile@wglaw.com](mailto:cmirabile@wglaw.com)>  
**Date:** Tuesday, April 15, 2025 at 2:58 PM  
**To:** Maria Testa, Esquire <[maria@tpfamilylaw.com](mailto:maria@tpfamilylaw.com)>  
**Subject:** Bemer/Boerner follow-up regarding mortgage

Maria: My client informs me that she deposited one-half of the mortgage payment into the shared account from which PNC pulls the mortgage payment. The payment is due and your client has not paid his half. Please advise this will be completed today. My client is concerned about your client's lack of response to the bills being due considering he was so aggressive when he wanted to change realtors. The parties have a three-month listing with the realtor your client chose. While the parties wait for the house to be sold, the mortgage must be paid.

Please confirm. Carolyn

**Carolyn R. Mirabile, Partner**

## Weber Gallagher

[700 American Ave, Suite 206](#)


[King of Prussia, PA 19406](#)

T: 610.278.1524 M: 484.645.4602 F: 267.284.4337

[cmirabile@wglaw.com](mailto:cmirabile@wglaw.com), [www.wglaw.com](http://www.wglaw.com)

Confidentiality Note: The information contained in this electronic message may contain attorney-client privileged and confidential information intended only for the use of the owner of the email address listed as the recipient of this message. If you are not the intended recipient of this email message you are hereby notified that any disclosure, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this transmission in error, please notify the sender by return email; and by telephone at 610.278.1524.

Weber Gallagher Simpson Stapleton Fires & Newby LLP

**From:** Maria Testa, Esquire maria@tpfamilylaw.com   
**Subject:** Re: Bemer/Boerner follow-up regarding mortgage  
**Date:** April 16, 2025 at 8:45 AM  
**To:** Steve Boerner stephen.boerner@gmail.com, Randi Penn randi@tpfamilylaw.com

Hi!

If you could respond to Randi, she will get it to opposing counsel.

**Testa & Pagnanelli, LLC**

[325 Swede Street | Suite 201 | Norristown, PA 19401](#)  
t 610.239.1000 | f 215.814.8998  
maria@tpfamilylaw.com  
<https://www.tpfamilylaw.com/>  
[Facebook](#) [LinkedIn](#)

**Send Mail to Norristown Office Only**

With Satellite Offices in:

Philadelphia  
1515 Market Street  
Suite 1200  
Philadelphia, PA 19102

Radnor  
150 N. Radnor Chester Road  
Suite F-200  
Radnor, Pennsylvania 19087

Sent from my iPhone, please excuse typos and grammatical errors

On Apr 16, 2025, at 8:43 AM, Steve Boerner <stephen.boerner@gmail.com> wrote:

I will issue response today to you. Or should I send to Randi you assistant? Or respond direct to Melissa's lawyer?

On Tue, Apr 15, 2025 at 3:20 PM Maria Testa, Esquire <maria@tpfamilylaw.com> wrote:

Hi,

Please see below. I am on vacation this week, but this seemed urgent. Can you confirm this is being paid, please?

**Testa & Pagnanelli, LLC**



[325 Swede Street | Suite 201 | Norristown, PA 19401](#)  
t 610.239.1000 | f 215.814.8998  
[maria@tpfamilylaw.com](mailto:maria@tpfamilylaw.com)  
<https://www.tpfamilylaw.com/>  
[Facebook](#) [LinkedIn](#)

**Send Mail to Norristown Office Only**

With Satellite Offices in:

Philadelphia  
1515 Market Street  
Suite 1200  
Philadelphia, PA 19102

Radnor  
150 N. Radnor Chester Road  
Suite F-200

---

**From:** Carolyn R. Mirabile <[cmirabile@wglaw.com](mailto:cmirabile@wglaw.com)>  
**Date:** Tuesday, April 15, 2025 at 2:58 PM  
**To:** Maria Testa, Esquire <[maria@tpfamilylaw.com](mailto:maria@tpfamilylaw.com)>  
**Subject:** Bemer/Boerner follow-up regarding mortgage

Maria: My client informs me that she deposited one-half of the mortgage payment into the shared account from which PNC pulls the mortgage payment. The payment is due and your client has not paid his half. Please advise this will be completed today. My client is concerned about your client's lack of response to the bills being due considering he was so aggressive when he wanted to change realtors. The parties have a three-month listing with the realtor your client chose. While the parties wait for the house to be sold, the mortgage must be paid.

Please confirm. Carolyn

**Carolyn R. Mirabile, Partner**

**Weber Gallagher**

[700 American Ave. Suite 206](#)

[King of Prussia, PA 19406](#)

T: 610.278.1524 M: 484.645.4602 F: 267.284.4337

[cmirabile@wglaw.com](mailto:cmirabile@wglaw.com), [www.wglaw.com](http://www.wglaw.com)

Confidentiality Note: The information contained in this electronic message may contain attorney-client privileged and confidential information intended only for the use of the owner of the email address listed as the recipient of this message. If you are not the intended recipient of this email message you are hereby notified that any disclosure, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this transmission in error, please notify the sender by return email; and by telephone at 610.278.1524.

Weber Gallagher Simpson Stapleton Fires & Newby LLP