

IN THE COURT OF COMMON PLEAS OF
ALLEGHENY COUNTY, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA,
By ATTORNEY GENERAL
DAVID W. SUNDAY JR.,

Plaintiff,

v.

SEAN WALTERS, CHARLES SPENCER,
CSW FINANCIAL LLC, W GROUP
HOLDINGS LLC., RS CAPITAL, LLC, ALPHA
REALTY INVESTMENT LLC, MARLIN
HOLDINGS, LLC and NSX PROPERTIES, LLC

Defendants.

CIVIL DIVISION --
EQUITY

GD-26-010131

MOTION FOR EX PARTE
PRELIMINARY INJUNCTION

ORDER

AND NOW, this 13 day of October, 2026, upon

consideration of the Motion for Ex Parte Preliminary Injunction filed by the Commonwealth of Pennsylvania, and upon determining that immediate and irreparable injury will be sustained if the Petition is not granted, it is hereby **ORDERED AND DECREED** that such Petition is hereby granted. It is further ordered that:

(a) Defendants shall immediately and henceforth make all payments as required by and in accordance with the terms of any and all outstanding mortgages on any and all homes that are subject to Defendants' agreements with Homeowner Consumers or Buying Consumers (as such terms are defined in the Motion) including but not limited to the addresses listed on

Exhibit 1 hereto (collectively, the "Properties" and individually, a "Property"), in accordance with the terms of their agreements with consumers and the holders of the mortgages;

(b) Defendants shall immediately and henceforth make all payments (on or before the date due) billed by Homeowner Associations associated with any and all Properties, in accordance with the terms of their agreements with consumers, until further order of this Court;

(c) Defendants shall provide evidence of the payments required under (a) and (b) above to the Commonwealth, immediately when such payments are made;

(d) evictions or removals of any kind, judicial or otherwise, of any persons from any Properties, or written or verbal threats of such evictions or removals, are hereby prohibited without prior authorization of this Court;

(e) the placement or attachment of any mortgages, liens or encumbrances of any nature whatsoever on any Properties is hereby prohibited, without prior authorization of this Court;

(f) Defendants shall not enter into any amendments, modifications, or novations of existing agreements relating to the Properties, or enter into other contracts or agreements of any kind relating to the Properties, without prior authorization of this Court; and

(g) the filing of any mortgage foreclosure actions (or other actions relating to possession or disposition of any Properties) is hereby prohibited without prior authorization of this Court, and any such existing action is hereby stayed.

In accordance with Pa. R.C.P. 1531(d), a hearing on the continuance of the injunction set forth herein shall occur on October 16, 2026 at 10:30 a.m. at 816 City-County Building

IT IS SO ORDERED.

Ther Depley, J.

Properties

1. 1219 Gneiss Drive, McDonald, PA
2. 431 Wylie Avenue, Clairton PA
3. 1248 Crest Drive, Oakdale, PA
4. 1202 Stockton Ridge, Cranberry Twp., PA
5. 20 Ross Hollow Road, Plum, PA
6. 12001 North Street, Irwin, PA
7. 175 Floral Hill Drive, Washington, PA
8. 2287 Lambeth Drive, Pittsburgh, PA
9. 4207 Ivanhoe Drive, Monroeville PA
10. 208 Lochinver Drive, Coraopolis, PA