



**PROPERTY REPORT**  
247.COM

Website: [www.Propertyreport247.com](http://www.Propertyreport247.com)

Toll Free: 1-844-50TITLE

Email-ID: [info@propertyreport247.com](mailto:info@propertyreport247.com)

## Property Report

### Property and Ownership Information

<b>File No:</b>	8119 mansfield	<b>Effective Date:</b>	08/23/2016
<b>Property Address:</b>	8119 MANSFIELD AVENUE, PHILADELPHIA, PA 19150	<b>Completed Date:</b>	09/12/2016
<b>APN # Parcel #:</b>	502022500	<b>County:</b>	PHILADELPHIA
<b>Current Owner Name:</b>	FRANCO DIJOLS AND LAURA DIJOLS	<b>Report Type:</b>	CURRENT OWNER SEARCH

### Property Assessment and Taxes

<b>Type of Tax:</b>	N/A
<b>Tax Year:</b>	
<b>Tax Periods:</b>	
<b>Tax Amount:</b>	
<b>Status:</b>	

### Vesting Information

<b>Type of Deed:</b>	Deed	<b>Execution Date:</b>	03/11/2005
<b>Instrument No:</b>	51150888	<b>Recording Date:</b>	04/08/2005
<b>Book/Page:</b>	N/A		
<b>Grantor:</b>	Franco Dijols and Laura Dijols		
<b>Grantee:</b>	Franco Dijols and Laura Dijols, as tenants by the entirety		
<b>Additional Info</b>			

**Number of Mortgages: 2**

### 1<sup>st</sup> Mortgage

<b>Type of Mortgage:</b>	Home Equity Line of Credit Open-End Mortgage	<b>Execution Date:</b>	09/29/2008
<b>Loan Amount:</b>	\$40,000.00	<b>Recording Date:</b>	10/16/2008
<b>Instrument No:</b>	51980483	<b>Maturity Date:</b>	10/03/2033
<b>Book/Page:</b>	N/A		
<b>Grantor:</b>	Franco Dijols and Laura Dijols		
<b>Beneficiary:</b>	Citizens Bank of Pennsylvania, a Pennsylvania banking association		
<b>Trustee:</b>	N/A		
<b>Additional Information:</b>			



**PROPERTY REPORT**  
247.COM

Website: [www.Propertyreport247.com](http://www.Propertyreport247.com)

Toll Free: 1-844-50TITLE

Email-ID: [info@propertyreport247.com](mailto:info@propertyreport247.com)

## Property Report

### 2<sup>nd</sup> Mortgage

<b>Type of Mortgage:</b>	Closed-End Mortgage	<b>Execution Date:</b>	09/29/2008
<b>Loan Amount:</b>	\$100,000.00	<b>Recording Date:</b>	10/20/2008
<b>Instrument No:</b>	51981083	<b>Maturity Date:</b>	10/03/2038
<b>Book/Page:</b>	N/A		
<b>Grantor:</b>	Franco Dijols and Laura Dijols		
<b>Beneficiary:</b>	Citizens Bank of Pennsylvania, a Pennsylvania banking association		
<b>Trustee:</b>	N/A		
<b>Additional Information:</b>			

### Judgments and Liens

<b>Type of Document:</b>	Judgment	<b>Execution Date:</b>	N/A
<b>Case Number:</b>	1603R15077954	<b>Filed Date:</b>	03/08/2016
<b>Amount:</b>	\$2,458.61	<b>Instrument No:</b>	N/A
		<b>Book/Page:</b>	N/A
<b>Plaintiff</b>	City of Philadelphia Department of Revenue		
<b>Defendant</b>	Franco Dijols and Laura Dijolis		
<b>Additional Information:</b>	Names Run: Franco Dijols and Laura Dijols		

### Judgments and Liens

<b>Type of Document:</b>	Judgment	<b>Execution Date:</b>	N/A
<b>Case Number:</b>	160403083	<b>Filed Date:</b>	04/27/2016
<b>Amount:</b>	\$96,412.09	<b>Instrument No:</b>	N/A
		<b>Book/Page:</b>	N/A
<b>Plaintiff</b>	Citizens Bank of Pennsylvania		
<b>Defendant</b>	Franco Dijols and Laura Dijolis		
<b>Additional Information:</b>	Names Run: Franco Dijols and Laura Dijols		

### Judgments and Liens

<b>Type of Document:</b>	Judgment	<b>Execution Date:</b>	N/A
<b>Case Number:</b>	160403085	<b>Filed Date:</b>	04/27/2016
<b>Amount:</b>	\$40,385.34	<b>Instrument No:</b>	N/A
		<b>Book/Page:</b>	N/A
<b>Plaintiff</b>	City of Philadelphia Department of Revenue		
<b>Defendant</b>	Franco Dijols		
<b>Additional Information:</b>	Names Run: Franco Dijols and Laura Dijols		



**PROPERTY REPORT**  
247.COM

Website: [www.Propertyreport247.com](http://www.Propertyreport247.com)

Toll Free: 1-844-50TITLE

Email-ID: [info@propertyreport247.com](mailto:info@propertyreport247.com)

## Property Report

### Additional Information

None Found

### Legal Description

PARCEL ID# 502022500

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the 50<sup>th</sup> Ward of the City of Philadelphia and described according to a plan made for Saul Dishler by Joseph F. Delaney, Surveyor and Regulator of the 5th Survey District dated 12/29/1954, as follows to wit:

BEGINNING at a point on the Northeasterly side of Mansfield Avenue (70' wide) at the distance of 38' 1" measured in a Northwestwardly direction along the said side of Mansfield Avenue from the intersection of the Northeasterly side of Mansfield Avenue with the Northwesterly side of Ellett St(50' wide). THENCE extending North 62 degrees, 47 minutes, 18 seconds West along the Northeasterly side of Mansfield Avenue 37' 1-3/8" to a point; THENCE extending North 36 degrees, 36 minutes, 42 seconds East 125' 3-1/8" to a point; THENCE extending South 51 degrees 23 minutes, 18 seconds East 36' 4-5/8" to a point; THENCE extending South 38 degrees, 36 minutes, 42 seconds West partly through the center of a party wall 117' 11-1/8" to a point on the Northeasterly side of Mansfield Avenue to the first mentioned point and place of beginning.



Website: [www.Propertyreport247.com](http://www.Propertyreport247.com)

Toll Free: 1-844-50TITLE

Email-ID: [info@propertyreport247.com](mailto:info@propertyreport247.com)

## Property Report

### Notice

NOTICE: This report is prepared pursuant to an order authorized by and prepared according to the terms and conditions of a certain letter of agreement between Client 1 ("PR247") and its client. This report contains only information obtained from one or more of the following sources: (1) public land records, tax assessors' records, property tax records and various other government offices; (2) to the extent any unrecorded document is noted in this report, any collateral file(s) supplied by client; and (3) occasionally, a "Comment" offered to direct the user's attention to certain parts of that information. This report is not to be construed as an opinion of title, title commitment, guarantee or title insurance policy, nor as a substitute for any of these. It does not express or rely on any legal opinion or advice, and should not be construed to do so. PR247 represents only that the information contained herein has been accurately reported from the public land records or other governmental source of that information and, to the extent relevant, the client's collateral file(s). Nothing in this report constitutes a representation regarding the validity or reliability of any information obtained from any governmental source. Any comments are included only to direct attention, and must not be relied upon as representations of fact. Such comments do not represent the opinion of PR247 or any of its employees or agents, and must not be relied upon as such.

ABS DOES NOT WARRANT AGAINST, AND WILL NOT BE RESPONSIBLE FOR, ANY ERRORS IN THE FACTS CONTAINED IN THE REPORT DUE TO INCORRECTLY INDEXED OR RECORDED INFORMATION AT A STATE, COUNTY OR CITY LEVEL, ANY INFORMATION IN THE CLIENT'S COLLATERAL FILE(S), OR ANY ERRONEOUS INFORMATION PROVIDED BY ANY STATE, COUNTY OR CITY. ABS HEREBY EXPRESSLY DISCLAIMS ANY WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, NOT EXPRESSLY SET FORTH IN THE LETTER OF AGREEMENT WITH ITS CLIENT, INCLUDING SPECIFICALLY AND WITHOUT LIMITATION ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING OUT OF USAGE, A COURSE OF DEALING OR TRADEPRACTICE.

8119 MANSFIELD AVE

Philadelphia, PA 19150-3528

OWNER

DIJOLIS FRANCO

DIJOLIS LAURA

MAILING ADDRESS

8119 MANSFIELD AVE  
Philadelphia, PA  
19150-3528

VALUATION HISTORY

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2017	\$154,300	\$23,145	\$101,155	\$0	\$30,000
2016	\$154,300	\$81,892	\$42,408	\$0	\$30,000
2015	\$154,300	\$81,892	\$72,408	\$0	\$0
2014	\$154,300	\$81,892	\$72,408	\$0	\$0
2013	\$68,500	\$4,568	\$17,352	\$0	\$0
2012	\$68,500	\$4,568	\$17,352	\$0	\$0
2011	\$68,500	\$4,568	\$17,352	\$0	\$0

SALES DETAILS

SALES PRICE: \$1	SALES DATE: 3/11/2005
------------------	-----------------------

PROPERTY DETAILS

OPA ACCOUNT: 502022500 HOMESTEAD EXEMPTION: Yes DESCRIPTION: S/D W/B GAR 1 STY MASONRY CONDITION: Average BEGINNING POINT: 38'1" N ELLETT ST LAND AREA (SQFT): 5,055 IMPROVEMENT AREA (SQFT): 1,041 ZONING: RSA3: Residential/Residential Mixed-Use
--

CORRECTIONS OR QUESTIONS ABOUT THIS INFORMATION?:
---

TRASH & RECYCLING

TRASH & RECYCLING DAY: Monday	LEAF COLLECTION: 2015 Mechanical Service on 12/18 & Saturday Bag Dropoff
-------------------------------	--

SERVICE AREA

School Catchment  ELEMENTARY SCHOOL: Edmonds, FS MIDDLE SCHOOL: Leeds HIGH SCHOOL: King HS	Political  2016 COUNCILMANIC DISTRICT: 9 WARD: 50 WARD DIVISIONS: 5005
--	--

Public Safety  POLICE DISTRICT: 14 POLICE SECTOR: 14R	POLICE PUBLIC SERVICE AREA: 144 POLICE DIVISION: NWPD
---	---

Streets  HIGHWAY DISTRICT: 4 HIGHWAY SECTION: 4 B HIGHWAY SUBSECTION: 4B13 STREET LIGHT ROUTES: 28 TRAFFIC DISTRICT: 2 TRAFFIC PM DISTRICT: 2234	TRASH & RECYCLING DAY: Monday LEAF COLLECTION DAY: 2015 Mechanical Service on 12/18 & Saturday Bag Dropoff RECYCLING DIVERSION RATE: 6.1 SANITATION AREA: 4 SANITATION DISTRICT: 4G
--	---

Districts  PLANNING: Upper North LICENSES AND INSPECTIONS (L+I): North RECREATION: 4	Water  PWD MAINTENANCE DISTRICTS: 4E PWD PRESSURE DISTRICTS: RHS/WOL WATER TREATMENT PLANT: QUEEN LANE WATER PLATE INDEX: 80
--	--

**This Indenture** made this 31<sup>st</sup> day of July

**Between** LEONARD J. WASHINGTON and BEVERLY M. WASHINGTON, his wife

(hereinafter called the Grantors ),

— AND —

FRANCO DIJOLS and LAURA C. DIJOLS, his wife

(hereinafter called the Grantees ),

**Witnesseth** That the said Grantors for and in consideration of the sum of  
FIFTY-THREE THOUSAND NINE HUNDRED (\$53,900.00) DOLLARS

lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as Tenants by the Entireties.

BLOCK 151 N 21 LOT 105

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the 50th Ward of the City of Philadelphia and Described according to a Plan made for Saul Dishler by Joseph F. Delaney surveyor and Regulator of the 5th Survey District dated December 29, 1954 as follows, to wit:

BEGINNING at a point on the Northeasterly side of Mansfield Avenue (70 feet wide) at the distance of 38 feet 1 inch measured in a Northwestwardly direction along the said side of Mansfield Avenue, from the intersection of the Northeasterly side of Mansfield Avenue with the Northwesterly side of Ellet Street (50 feet wide) THENCE extending North 62 degrees 47 minutes 18 seconds West along the Northeasterly side of Mansfield Avenue 37 feet 1 3/8 inches to a point; THENCE extending North 36 degrees, 36 minutes 42 seconds East 125 feet 3 1/8 inches to a point THENCE extending South 51 degrees 23 minutes 18 seconds East 36 feet 4 5/8 inches to a point THENCE extending South 38 degrees 36 minutes 42 seconds West partly through the center of a party wall 117 feet 11 1/8 inches to a point on the Northeasterly side of Mansfield Ave the first mentioned point and place of beginning  
BEING known as 8119 Mansfield Ave.

BEING the same premises which Robert J. Stanley and Dolores F. Stanley, his wife by Deed dated 7/23/1975 and recorded in Philadelphia County in Deed Book DCC 916 page 247 conveyed unto Leonard J. Washington and Beverly M. Washington, his wife, in fee, as tenants by entireties.

UNDER AND SUBJECT to certain Building Restrictions as now appear of record.


53220


00218065


**Together** with all and singular the **buildings** improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot or piece of ground above described with the **buildings and improvements thereon erected,** hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, **their heirs** and assigns, to and for the only proper use and behoof of the said Grantees, **their heirs** and assigns forever. **as Tenants by the Entireties**

UNDER AND SUBJECT AS AFORESAID

0 5 8 8 3 7  
CITY OF PHILADELPHIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER  
TAX  
AUG-5'85  
P.B. 11395  
  
900.00

0 5 8 8 3 8  
CITY OF PHILADELPHIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER  
TAX  
AUG-5'85  
P.B. 11395  
  
447.50

0 1 1 1 0 2  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER  
TAX  
AUG-5'85  
P.B. 11151  
  
539.00

**And** the said Grantors, for themselves, their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, **their heirs** and assigns, that they the said Grantors, **their heirs** all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, **their heirs** and assigns, against them, the said Grantors, **their heirs** and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them shall and will subject as aforesaid **WARRANT** and forever **DEFEND**.

**In Witness Whereof,** The said Grantors has caused these presents to be duly executed the day and year first herein above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

*Samuel L. Liberty*

*Leonard J. Washington* (SEAL)  
LEONARD J. WASHINGTON  
*Beverly M. Washington* (SEAL)  
BEVERLY M. WASHINGTON

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF *Philadelphia*

On this, the 30219055 day of July 1985.

before me, the undersigned officer, personally appeared

LEONARD J. WASHINGTON and BEVERLY E. WASHINGTON, his wife  
known to me (or satisfactorily proven) to be the persons, whose names are subscribed to  
the within instrument, and acknowledged that they executed the same for the purposes therein  
contained.

(IND.)



**(CORP.)**

who acknowledged himself to be the \_\_\_\_\_ of \_\_\_\_\_, a corporation, and that he as such being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as \_\_\_\_\_

In Witness Whereof, I hereunto set my hand and official seal.

my hand and official seal.

*Edward L. Lubicky*

NOTARY PUBLIC

EDWARD L. LUBICKY, NOTARY PUBLIC  
PHILADELPHIA, PHILADELPHIA COUNTY  
MY COMMISSION EXPIRES FEB. 21, 1930  
Member, Pennsylvania Association of Notaries

**COMMONWEALTH LAND  
TITLE INSURANCE COMPANY**

C-791-178-CH

風 雨 雪 霜

LEONARD J. WASHINGTON and  
BEVERLY M. WASHINGTON,  
his wife

40

FRANCO DIJOIS and LAURA C.  
DIJOIS, his wife

**आपका समय:**

8119 Haverfield Avenue  
Philadelphia, Pa.

00285

N.R.  
DEER  
RS  
2638

**RG TAX**

**62638 TOTAL**

82638 R000003 1111

**CASH**

19 U.S. JAMES W. MEADE, INC.  
0. U.S. 378 UPSAL STREET  
0. U.S. PHILADELPHIA, PENNA

25.00

25.00

719-071562

The address of the above-named Grantee  
is 119 Mansfield Avenue  
Philadelphia, Pa.  
Edward A. Gundry  
On behalf of the Grantee

## On behalf of the Grantees



146219-108 ✓  
Fee Simple/Trustee's Deed

This Indenture Made this 20<sup>th</sup> day of April 1999

Between

FRANCO DIJOLS & LAURA C. DIJOLS, HUSBAND & WIFE

(hereinafter called the Grantors ),

FRANCO DIJOLS

(hereinafter called the Grantee ),

**Witnesseth** That the said Grantors for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns, .

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the 50th Ward of the City of Philadelphia and described according to a Plan made for Saul Dishler by Joseph F. Delaney, Surveyor and Regulator of the 5th Survey District dated 12/29/1954, as follows, to wit:

BEGINNING at a point on the Northeasterly side of Mansfield (70' wide) at the distance of 38' 1" measured in a Northwestwardly direction along the said side of Mansfield Avenue from the intersection of the Northeasterly side of Mansfield Avenue with the Northwestery side of Ellet Street (50' wide) THENCE extending North 62 degrees, 47 minutes, 18 seconds West along the Northeasterly side of Mansfield Avenue 37' 1-3/8" to a point; THENCE extending North 36 degrees, 36 minutes, 42 seconds East 125' 3-1/8" to a point; THENCE extending South 51 degrees 23 minutes, 18 seconds East 36' 4-5/8" to a point; THENCE extending South 38 degrees, 36 minutes, 42 seconds West partly through the center of a party wall 117' 11-1/8" to a point on the Northeasterly side of Mansfield Avenue the first mentioned point and place of beginning.

BEING known as 8119 Mansfield Avenue.

BEING the same premises, which Leonard J. Washington and Beverly M. Washington, his wife by deed dated 7/31/85 and recorded 8/6/85 in the County of Philadelphia in Deed Book FHS 219 page 66 granted and conveyed unto Franco Dijols and Laura C. Dijols, his wife, in fee.

WARD: 50th

THIS IS A CONVEYANCE FROM HUSBAND & WIFE TO HUSBAND ALONE; THEREFORE, NO TRANSFER TAX IS DUE!

BEST AVAILABLE COPY

# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

1009 148 - A

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is/is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

## A. CORRESPONDENT - All inquiries may be directed to the following person:

NAME: Franco Dijols  
STREET ADDRESS: 8119 Mansfield Ave  
CITY: Phila, P. 19150  
TELEPHONE NUMBER:  
AREA CODE ( )  
STATE: PA.  
ZIP CODE: 19150

## B. TRANSFER DATA

GRANTOR(S)/LESSOR(S): FRANCO DIJOLS & LAURA C. DIJOLS, H/W  
DATE OF ACCEPTANCE OF DOCUMENT: 4/20/99  
GRANTEE(S)/LESSEE(S): FRANCO DIJOLS  
STREET ADDRESS: 8119 Mansfield Ave  
CITY: Phila, P. 19150  
STREET ADDRESS: 8119 MANSFIELD AVENUE  
CITY: PHILADELPHIA, STATE: PA., ZIP CODE: 19150

## C. PROPERTY LOCATION

STREET ADDRESS: 8119 MANSFIELD AVENUE  
CITY, TOWNSHIP, BOROUGH: PHILADELPHIA, PA. 19150  
COUNTY: PHILADELPHIA  
SCHOOL DISTRICT: PHILADELPHIA  
TAX PARCEL NUMBER: #50-2-022500

## D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION: 1.00  
2. OTHER CONSIDERATION: +  
3. TOTAL CONSIDERATION: = 1.00  
4. COUNTY ASSESSED VALUE: \$17,280.00  
5. COMMON LEVEL RATIO FACTOR: X 3.46  
6. FAIR MARKET VALUE: = \$59,788.80

## E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION: 100 %  
1B. PERCENTAGE OF INTEREST CONVEYED: 100 %

## 2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession (NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$
- ☐ Transfers to the Commonwealth, the United States, and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number Page Number  
Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Other (Please explain exemption claimed, if other than listed above.) THIS IS A CONVEYANCE FROM HUSBAND AND WIFE TO HUSBAND ALONE: THEREFORE, NO TRANSFER TAX IS DUE!

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

Francisco Dijols

DATE

4/20/99

BEST AVAILABLE COPY

1009 146

**Together** with all and singular the building and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor & as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot or piece of ground above described with the building and improvements thereon erected hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

**And** the said Grantors, for themselves, their heirs and assigns do by these presents, covenant, grant and agree, to and with the said Grantee, his heirs and Assigns, that they the said Grantors all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee, his heirs and Assigns, against them the said Grantors and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under them or any of them, shall and will, **WARRANT** and forever **DEFEND**.

OR

the said do covenant, promise and agree, to and with the said and assigns, by these presents, that the said has not done, committed or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantor s ~~XX~~ have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

Franco Dijols (SEAL)  
FRANCO DIJOLS  
Laura C. Dijols (SEAL)  
LAURA C. DIJOLS

(SPECIAL WARRANTY)

(TRUSTEES' WARRANTY)

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF PHILADELPHIA )SS.

On this, the 20<sup>th</sup> day of April, A.D. 19 99, before me, a Notary Public  
the undersigned officer, personally appeared FRANCO DIJOIS & LAURA C. DIJOIS, HUSBAND & WIFE  
known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within  
instrument, and acknowledged that they executed the same for the purposes therein contained.  
In witness whereof, I hereunto set my hand and official seal.



Notary Public  
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF )SS.

On this, the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_, before me,  
the undersigned officer, personally appeared \_\_\_\_\_ who acknowledged  
himself (herself) to be the \_\_\_\_\_ of \_\_\_\_\_  
a corporation and that he as such  
being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the  
corporation by himself (herself) as  
In witness whereof, I hereunto set my hand and official seal.

Notary Public  
My Commission Expires:

THIS DOCUMENT RECORDED

99 APR 23 PM 4:03

(Accommodation only - No Insurance)

Y-23701

ASSURANCE ABSTRACT CORP.  
7929 BUSTLETON AVE. • P.O. BOX 52735  
PHILADELPHIA, PENNSYLVANIA 19152  
(215) 331-4200 • FAX (215) 331-4020

**DEED**

FRANCO DIJOIS & LAURA C.  
DIJOIS, HUSBAND & WIFE

TO

FRANCO DIJOIS

PREMISES:  
8119 Mansfield Avenue  
Philadelphia, Pa.

The address of the above-named Grantee

is 8119 Mansfield Ave

Phila Pa 19150

On behalf of the Grantee



*John T. Decker*  
COMMISSIONER OF RECORDS

000475

BEST AVAILABLE COPY

Savings Abstract Co.  
501 Washington Lane  
Suite 201  
Jenkintown PA 19046

File No. *Accom. #2715*

Parcel ID No. 50-2-0225-00

**This Indenture**, made the 11 day of MARCH, 2005,

**Between**

**FRANCO DIJOLS AND LAURA DIJOLS**

(hereinafter called the Grantors), of the one part, and

**FRANCO DIJOLS AND LAURA DIJOLS**

(hereinafter called the Grantees), of the other part,

**Witnesseth**, that the said Grantors for and in consideration of the sum of **One And 00/100 Dollars (\$1.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as tenants by the entirety

Street Address: **8119 Mansfield Avenue, Philadelphia, PA 19150**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the 50<sup>th</sup> Ward of the City of Philadelphia and described according to a plan made for Saul Dishler by Joseph F. Delaney, Surveyor and Regulator of the 5<sup>th</sup> Survey District dated 12/29/1954, as follows to wit:

BEGINNING at a point on the Northeasterly side of Mansfield Avenue (70' wide) at the distance of 38' 1" measured in a Northwestwardly direction along the said side of Mansfield Avenue from the intersection of the Northeasterly side of Mansfield Avenue with the Northwesterly side of Ellett St(50' wide). THENCE extending North 62 degrees, 47 minutes, 18 seconds West along the Northeasterly side of Mansfield Avenue 37' 1-3/8" to a point; THENCE extending North 36 degrees, 36 minutes, 42 seconds East 125' 3-1/8" to a point; THENCE extending South 51 degrees 23 minutes, 18 seconds East 36' 4-5/8" to a point; THENCE extending South 38 degrees, 36 minutes, 42 seconds West partly through the center of a party wall 117' 11-1/8" to a point on the Northeasterly side of Mansfield Avenue to the first mentioned point and place of beginning.

BEING known as 8119 Mansfield Avenue.



51150888  
Page: 1 of 5  
04/08/2005 05:24PM

This Document Recorded  
04/08/2005 State RTT: 0.00  
05:24PM Local RTT: 0.00  
Doc Code: D Commissioner of Records, City of Philadelphia

Doc Id: 51150888  
Receipt #: 399284  
Rec Fee: 84.50

BEING the same premises which Franco Dijols and Laura C. Dijols, husband and wife by Deed dated April 20, 1999 and recorded April 23, 1999 in the County of Philadelphia in Deed Book 1009 page 145 granted and conveyed unto Franco Dijols, in fee.

Ward 50<sup>th</sup>

This is a conveyance from husband and wife to themselves and is therefore tax exempt.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

**And** the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

**Warrant and Foreber Defend.**

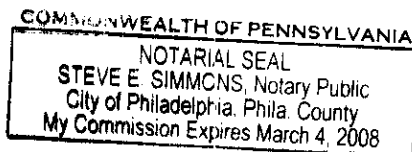
**In Witness Whereof**, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US:

Steve E. Simon

Franco Dijols {SEAL}  
Franco Dijols

Laura Dijols {SEAL}  
Laura Dijols

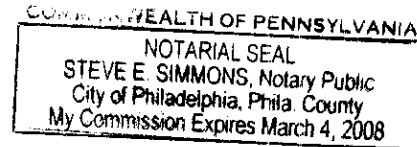


Commonwealth of Pennsylvania } ss  
County of PHILA

On this the 11 day of MARCH, 2005, before me, the undersigned Notary Public, personally appeared **Franco Dijols and Laura Dijols**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Steve E. Simmons  
Notary Public  
My commission expires MAR 4, 2008



The address of the above-named Grantees is:

8119 Mansfield Ave  
Phila Pa 19150

On behalf of the Grantees ad Antea

File No.

Record and return to:

**Savings Abstract Company**  
**501 Washington Lane Suite 201**  
**Jenkintown, PA 19046**



# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO.

PAGE NO.

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT — All inquiries may be directed to the following person:**

NAME <b>Franco Dijols</b>	TELEPHONE NUMBER:  AREA CODE (215) <b>242 3765</b>
STREET ADDRESS <b>8119 Mansfield Avenue</b>	CITY <b>Philadelphia</b>
STATE <b>PA</b>	ZIP CODE <b>19150</b>

<b>B. TRANSFER DATA</b>		DATE OF ACCEPTANCE OF DOCUMENT:	
GRANTOR(S)/LESSOR(S) <b>Franco Dijols and Laura Dijols</b>		GRANTEE(S)/LESSEE(S) <b>Franco Dijols and Laura Dijols</b>	
STREET ADDRESS <i>8119 Mansfield Ave</i>		STREET ADDRESS <b>8119 Mansfield Avenue</b>	
CITY <i>Phila</i>	STATE <i>Pa</i>	CITY <b>Philadelphia</b>	STATE <b>PA</b>
ZIP CODE <i>19150</i>		ZIP CODE <b>19150</b>	

<b>C. PROPERTY LOCATION</b>		
STREET ADDRESS <b>8119 Mansfield Avenue</b>		CITY, TOWNSHIP, BOROUGH
COUNTY <b>Philadelphia</b>	SCHOOL DISTRICT <i>Phila</i>	TAX PARCEL NUMBER <b>50-2-0225-00</b>

<b>D. VALUATION DATA</b>		
1. ACTUAL CASH CONSIDERATION <b>1.00</b>	2. OTHER CONSIDERATION +	3. TOTAL CONSIDERATION = <b>1.00</b>
4. COUNTY ASSESSED VALUE <b>20,384.00</b>	5. COMMON LEVEL RATIO FACTOR X <b>3.66</b>	6. FAIR MARKET VALUE = <b>74,605.44</b>

<b>E. EXEMPTION DATA</b>	
1A. AMOUNT OF EXEMPTION <b>100%</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>100%</b>

**2. Check Appropriate Box Below for Exemption Claimed**

- ☐ Will or intestate succession \_\_\_\_\_  
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ \_\_\_\_\_.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_  
Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).
- ☒ Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_  
**This is a conveyance from husband and wife to themselves and is therefore tax exempt.**

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY <b>Franco Dijols</b> <i>Franco Dijols</i>	DATE <b>3-11-05</b>
--	------------------------

**Prepared By:**  
Citizens Bank  
Beth Romano  
Retail Lending Services  
480 Jefferson Boulevard  
Warwick, RI 02886  
1-800-894-4619

**Citizens Bank**  
Consumer Loan Operations - RJW215  
1 Citizens Drive  
Riverside, RI 02915

Parcel ID# 50-2022500

**Collateral Address:**

8119 MANSFIELD AVENUE, PHILADELPHIA, PA 19150

38817603

Master Mortgage Form Recorded By Citizens Bank of Pennsylvania In Volume  
, Page

Instrument # 51750120 , PHILADELPHIA County,  
Pennsylvania Records

**PENNSYLVANIA  
HOME EQUITY LINE OF CREDIT  
OPEN-END MORTGAGE  
(Securing Future Advances)  
INCORPORATING THE OPEN-END MASTER MORTGAGE FORM  
RECORDED BY CITIZENS BANK OF PENNSYLVANIA  
MAXIMUM PRINCIPAL AMOUNT \$ 40,000.00**

**KNOW ALL MEN BY THESE PRESENTS:**

That on 09/29/2008 , the mortgagor,

FRANCO DIJOLS

LAURA DIJOLS

DIJOLS  
38817603

PA

FIRST AMERICAN ELS  
OPEN END MORTGAGE



WHEN RECORDED, RETURN TO:  
EQUITY LOAN SERVICES, INC.  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING - TEAM 5  
Accommodation Recording Per Client Request

PAMMSFOPEN 05/08 F

Page 1

09/27/2008



First American



modeed



00006007993365.1STAM

FX

8

whose address is 8119 MANSFIELD AVENUE, PHILADELPHIA, PA 19150 ("Property Address"); (hereafter "Borrower"), in consideration of a loan in the amount of \$ 40,000.00 made available by CITIZENS BANK OF PENNSYLVANIA, a Pennsylvania banking association, whose address is 1735 Market Street, Philadelphia, PA 19103 (hereafter "Lender"), the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Lender, its successors and assigns forever, the following real property, situated in the County of PHILADELPHIA in the State of Pennsylvania ("Property") and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND BY REFERENCE MADE A PART  
HEREOF**

and all the Estate, Title and Interest of the said Borrower either in law or equity, of, in and to the said premises; together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; to have and to hold the same to the only proper use of the said Lender, its successors and assigns forever.

1. **Definitions:** In addition to the definitions set forth in the Open-End Master Mortgage form referenced in Section 4 hereof, which definitions shall apply to all capitalized terms contained herein which are not otherwise specifically defined, the following term shall have the following meaning:

(a) "**Note**" means the Promissory Note or Agreement signed by Borrower, delivered to Lender and dated 09/29/2008 . The Note states that Borrower owes the Lender \$ 40,000.00 plus interest. Borrower promises to pay this debt in regular Periodic Payments and to pay the debt in full not later than 10/03/2033 .

2. **THIS IS A FUTURE ADVANCE MORTGAGE.** The repayment of which debt is evidenced by a Credit Line Agreement (the "Agreement") made in favor of the Lender by the Borrower and dated the same date as this Security Instrument, under which the Borrower and the Lender reasonably contemplate that there will be a series of advances, payments and readvances but which limits the aggregate principal indebtedness at any time outstanding to a **maximum principal amount, excluding protective advances, of \$ 40,000.00** including, but not limited to, any future advances, with interest thereon.

3. **Payment of Principal, Interest and Other Charges.** Borrower will pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note.

4. **Incorporation of Terms and Conditions of Master Mortgage Form Recorded by Lender.** Borrower covenants and agrees that it shall be bound by the terms, conditions and provisions set forth in that certain Open-End Master Mortgage Form recorded in Official Record in Volume

, Page , Instrument

#51750120 , of the PHILADELPHIA County ("Master Mortgage").

Upon the occurrence of a default under the terms of such Master Mortgage, Lender shall be entitled to pursue all remedies specified in such Master Mortgage against the Borrower and the Property.

Borrower has been provided with a copy of the Master Mortgage from Lender and acknowledges receiving it along with this Home Equity Line of Credit Open End Mortgage.

5. Defeasance. This Security Instrument is given to secure the advances made by Lender to Borrower under the Note, which Note has a maturity date of 10/03/2033 . Upon the repayment in full of the amounts advanced under the Note, all accrued interest under the Note and all incidental amounts as set forth in the Master Mortgage, this Security Instrument shall be void.

6. REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over the Security Instrument to give Notice to Lender's address set forth on page one of the Security Instrument, of any default under the superior encumbrance and of any sale or other foreclosure action.

**REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK**

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in the Security Instrument and in any Rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered:

x Franco Dijols  
FRANCO DIJOLS  
LAURA DIJOLS

GENERAL PROVISIONS INCORPORATED BY REFERENCE AND NOT TO BE  
RECORDED

SEE MASTER MORTGAGE FORM REFERRED TO HEREIN

**CERTIFICATE OF RESIDENCE OF MORTGAGEE**

I do hereby certify that the precise address and principal place of business of the within named mortgagee is: 1735 Market Street, Philadelphia, PA 19103.

Citizens Bank of Pennsylvania

By: Betty Jacob

Name: Betty Jacob

Title: Banker

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OR COMMONWEALTH OF PA }  
COUNTY OF Montgomery } SS:

On the 29 day of September, 2008,  
before me appeared

**FRANCO DIJOLS**

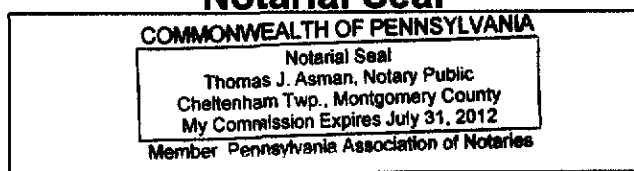
to me personally known to be the person(s) whose name(s) is/are  
subscribed to this instrument, and such person(s) acknowledged that  
he/she/they (i) executed the same for the purposes therein contained,  
and (ii) executed this instrument as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(Official Seal)

Thomas J. Asman  
**Notary Public**

**Notarial Seal**



Attention Registry of Deeds/Town or City Clerk:

Mail to: Citizens Bank  
Consumer Finance Operations - RJW215  
1 Citizens Drive  
Riverside, RI 02915

ACKPA 4/05

## INDIVIDUAL ACKNOWLEDGMENT

STATE OR COMMONWEALTH OF PA }  
COUNTY OF Montgomery } SS:

On the 29 day of September, 2008,  
before me appeared

**LAURA DIJOLS**

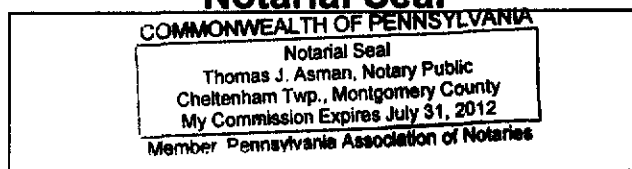
to me personally known to be the person(s) whose name(s) is/are  
subscribed to this instrument, and such person(s) acknowledged that  
he/she/they (i) executed the same for the purposes therein contained,  
and (ii) executed this instrument as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(Official Seal)

Thomas J. Asman  
**Notary Public**

**Notarial Seal**



Attention Registry of Deeds/Town or City Clerk:

Mail to: Citizens Bank  
Consumer Finance Operations - RJW215  
1 Citizens Drive  
Riverside, RI 02915

ACKPA 4/05



EXHIBIT A

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED. SITUATE IN THE 50TH WARD OF THE CITY OF PHILADELPHIA AND DESCRIBED ACCORDING TO A PLAN MADE FOR SAUL DISHLER BY JOSEPH F, DELANEY, SURVEYOR AND REGULATOR OF THE 5TH SURVEY DISTRICT DATED 12/29/1954, AS FOLLOWS TO WIT: BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF MANSFIELD AVENUE (70 FEET WIDE) AT THE DISTANCE OF 38 FEET 1 INCHES MEASURED IN A NORTHWESTWARDLY DIRECTION ALONG THE SAID SIDE OF MANSFIELD AVENUE FROM THE INTERSECTION OF THE NORTHEASTERLY SIDE OF MANSFIELD AVENUE WITH THE NORTHWESTERLY SIDE OF ELLETT ST (50 FEET WIDE). THENCE EXTENDING NORTH 62 DEGREES, 47 MINUTES, 18 SECONDS WEST ALONG THE NORTHEASTERLY SIDE OF MANSFIELD AVENUE 37 FEET 1-3/8 INCHES TO A POINT; THENCE EXTENDING NORTH 36 DEGREES, 36 MINUTES, 42 SECONDS EAST 125 FEET 3-1/8 INCHES TO A POINT; THENCE EXTENDING SOUTH 51 DEGREES 23 MINUTES, 18 SECONDS EAST 36 FEET 4-5/8 INCHES TO A POINT; THENCE EXTENDING SOUTH 38 DEGREES, 36 MINUTES, 42 SECONDS WEST PARTLY THROUGH THE CENTER OF A PARTY WALL 117 FEET 11-1/8 INCHES TO A POINT ON THE NORTHEASTERLY SIDE OF MANSFIELD AVENUE TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BEING THE SAME PREMISES WHICH FRANCO DIJOLS AND LAURA C. NOIS, HUSBAND AND WIFE BY DEED DATED APRIL 20, 1999 AND RECORDED APRIL 23, 1999 IN THE COUNTY OF PHILADELPHIA IN DEED BOOK 1009 PAGE 145 GRANTED AND CONVEYED UNTO FRANCO DIJOLS. IN FEE.

Permanent Parcel Number: 50-2022500  
FRANCO DIJOLS AND LAURA DIJOLS, AS TENANTS BY THE ENTIRETY

8119 MANSFIELD AVENUE, PHILADELPHIA PA 19150  
Loan Reference Number : |11066937/00006007993365.  
First American Order No: 38817603  
Identifier: FIRST AMERICAN LENDERS ADVANTAGE

38817603

**Prepared By:**  
**Citizens Bank**  
**Beth Romano**  
**Retail Lending Services**  
**480 Jefferson Boulevard**  
**Warwick, RI 02886**  
**1-800-894-4619**

WHEN RECORDED, RETURN TO:  
**EQUITY LOAN SERVICES, INC.**  
**1100 SUPERIOR AVENUE, SUITE 200**  
**CLEVELAND, OHIO 44114**  
**NATIONAL RECORDING - TEAM 5**  
*Accommodation Recording Per Client Request*

**Parcel ID# 50-2022500**

**Collateral Address:**

**8119 MANSFIELD AVENUE, PHILADELPHIA, PA 19150**

38858314

38817603

**Master Mortgage Form Recorded By Citizens Bank of Pennsylvania In Volume**  
**, Page**

**Instrument # 51750121**  
**Pennsylvania Records**

**, PHILADELPHIA County,**

**PENNSYLVANIA**  
**CLOSED-END MORTGAGE**  
**INCORPORATING THE CLOSED-END MASTER MORTGAGE FORM**  
**RECORDED BY CITIZENS BANK OF PENNSYLVANIA**  
**KNOW ALL MEN BY THESE PRESENTS:**

That on 09/29/2008 , the mortgagor,

**FRANCO DIJOLS**

**LAURA DIJOLS**

DIJOLS  
38858314

FIRST AMERICAN ELS  
MORTGAGE

PA.



whose address is 8119 MANSFIELD AVENUE, PHILADELPHIA, PA 19150 ("Property Address"); (hereafter "Borrower"), in consideration of a loan in the amount of \$ 100,000.00 made available by CITIZENS BANK OF PENNSYLVANIA, a Pennsylvania banking association, whose address is 1735 Market Street, Philadelphia, PA 19103 (hereafter "Lender"), the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Lender, its successors and assigns forever, the following real property, situated in the County of PHILADELPHIA in the State of Pennsylvania ("Property") and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND BY REFERENCE MADE A PART  
HEREOF**

and all the Estate, Title and Interest of the said Borrower either in law or equity, of, in and to the said premises; together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; to have and to hold the same to the only proper use of the said Lender, its successors and assigns forever.

1. **Definitions:** In addition to the definitions set forth in the Closed-End Master Mortgage form referenced in Section 4 hereof, which definitions shall apply to all capitalized terms contained herein which are not otherwise specifically defined, the following term shall have the following meaning:

(a) **"Note"** means the Promissory Note or Agreement signed by Borrower, delivered to Lender and dated 09/29/2008 . The Note states that Borrower owes the Lender \$ 100,000.00 plus interest. Borrower promises to pay this debt in regular Periodic Payments and to pay the debt in full not later than 10/03/2038 .

2. **Payment of Principal, Interest and Other Charges.** Borrower will pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note.

3. **Incorporation of Terms and Conditions of Master Mortgage Form Recorded by Lender.** Borrower covenants and agrees that it shall be bound by the terms, conditions and provisions set forth in that certain Closed-End Master Mortgage Form recorded in Official Record in Volume \_\_\_\_\_, Page \_\_\_\_\_, Instrument # 51750121, of the PHILADELPHIA County ("Master Mortgage").

Upon the occurrence of a default under the terms of such Master Mortgage, Lender shall be entitled to pursue all remedies specified in such Master Mortgage against the Borrower and the Property. Borrower has been provided with a copy of the Master Mortgage from Lender and acknowledges receiving it along with this Closed End Mortgage.

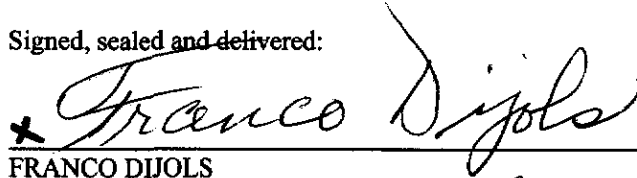
4. **Defeasance.** This Security Instrument is given to secure the advances made by Lender to Borrower under the Note, which Note has a maturity date of 10/03/2038 . Upon the repayment in full of the amounts advanced under the Note, all accrued interest under the Note and all incidental amounts as set forth in the Master Mortgage, this Security Instrument shall be void.

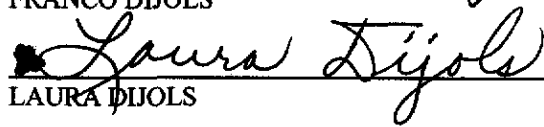
5. **REQUEST FOR NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST** Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over the Security Instrument to give Notice to Lender's address set forth on page one of the Security Instrument, of any default under the superior emcumbrance and of any sale or other foreclosure actions.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in the Security Instrument and in any Rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered:

  
FRANCO DIJOLS

  
LAURA DIJOLS

---

---

---

---

---

---

---

**GENERAL PROVISIONS INCORPORATED BY REFERENCE AND NOT TO BE  
RECORDED  
SEE MASTER MORTGAGE FORM REFERRED TO HEREIN**

**CERTIFICATE OF RESIDENCE OF MORTGAGEE**

I do hereby certify that the precise address and principal place of business of the within named mortgagee is: 1735 Market Street, Philadelphia, PA 19103.

Citizens Bank of Pennsylvania

By: Betty Jacob

Name: Betty Jacob

Title: Banker

# INDIVIDUAL ACKNOWLEDGMENT

STATE OR COMMONWEALTH OF PA }  
COUNTY OF Montgomery } SS:

On the 29<sup>th</sup> day of September, 2008,  
before me appeared

**FRANCO DIJOLS**

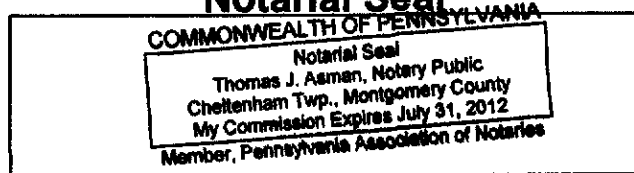
to me personally known to be the person(s) whose name(s) is/are  
subscribed to this instrument, and such person(s) acknowledged that  
he/she/they (i) executed the same for the purposes therein contained,  
and (ii) executed this instrument as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(Official Seal)

Thomas J. Asman  
**Notary Public**

**Notarial Seal**



Attention Registry of Deeds/Town or City Clerk:

Mail to: Citizens Bank  
Consumer Finance Operations - RJW215  
1 Citizens Drive  
Riverside, RI 02915

ACKPA 4/05

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OR COMMONWEALTH OF PA }  
COUNTY OF Montgomery } SS:  
On the 29th day of September, 2008,  
before me appeared

**LAURA DIJOLS**

to me personally known to be the person(s) whose name(s) is/are  
subscribed to this instrument, and such person(s) acknowledged that  
he/she/they (i) executed the same for the purposes therein contained,  
and (ii) executed this instrument as their free act and deed.

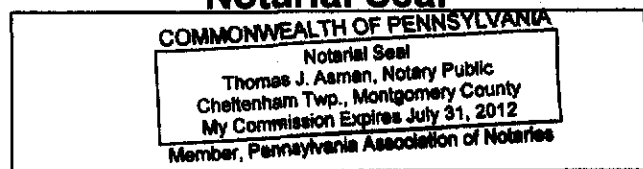
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(Official Seal)

Thomas J. Aaman

**Notary Public**

**Notarial Seal**



Attention Registry of Deeds/Town or City Clerk:

Mail to: Citizens Bank  
Consumer Finance Operations - RJW215  
1 Citizens Drive  
Riverside, RI 02915

ACKPA 4/05

EXHIBIT A

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED. SITUATE IN THE 50TH WARD OF THE CITY OF PHILADELPHIA AND DESCRIBED ACCORDING TO A PLAN MADE FOR SAUL DISHLER BY JOSEPH F, DELANEY, SURVEYOR AND REGULATOR OF THE 5TH SURVEY DISTRICT DATED 12/29/1954, AS FOLLOWS TO WIT: BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF MANSFIELD AVENUE (70 FEET WIDE) AT THE DISTANCE OF 38 FEET 1 INCHES MEASURED IN A NORTHWESTWARDLY DIRECTION ALONG THE SAID SIDE OF MANSFIELD AVENUE FROM THE INTERSECTION OF THE NORTHEASTERLY SIDE OF MANSFIELD AVENUE WITH THE NORTHWESTERLY SIDE OF ELLETT ST(50 FEET WIDE). THENCE EXTENDING NORTH 62 DEGREES, 47 MINUTES, 18 SECONDS WEST ALONG THE NORTHEASTERLY SIDE OF MANSFIELD AVENUE 37 FEET 1-3/8 INCHES TO A POINT; THENCE EXTENDING NORTH 36 DEGREES, 36 MINUTES, 42 SECONDS EAST 125 FEET 3-1/8 INCHES TO A POINT; THENCE EXTENDING SOUTH 51 DEGREES 23 MINUTES, 18 SECONDS EAST 36 FEET 4-5/8 INCHES TO A POINT; THENCE EXTENDING SOUTH 38 DEGREES, 36 MINUTES, 42 SECONDS WEST PARTLY THROUGH THE CENTER OF A PARTY WALL 117 FEET 11-1/8 INCHES TO A POINT ON THE NORTHEASTERLY SIDE OF MANSFIELD AVENUE TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BEING THE SAME PREMISES WHICH FRANCO DIJOLS AND LAURA C. NOIS, HUSBAND AND WIFE BY DEED DATED APRIL 20, 1999 AND RECORDED APRIL 23, 1999 IN THE COUNTY OF PHILADELPHIA IN DEED BOOK 1009 PAGE 145 GRANTED AND CONVEYED UNTO FRANCO DIJOLS. IN FEE.

Permanent Parcel Number: 50-2022500  
FRANCO DIJOLS AND LAURA DIJOLS, AS TENANTS BY THE ENTIRETY

8119 MANSFIELD AVENUE, PHILADELPHIA PA 19150  
Loan Reference Number : |11066937/00006007993365.  
First American Order No: 38817603  
Identifier: FIRST AMERICAN LENDERS ADVANTAGE

38817603



**Case Description**

**Case ID:** 1603R15077954  
**Case Caption:** CITY OF PHILADELPHIA VS. DIJOLS  
**Filing Date:** Tuesday , March 08th, 2016  
**Court:** MUNICIPAL CLAIM/LIEN  
**Location:** City Hall  
**Jury:** NON JURY  
**Case Type:** REAL ESTATE TAX CLAIM/LIEN  
**Status:** ENTRY OF R.E. TAX LIEN

**Related Cases**

*No related cases were found.*

**Case Event Schedule**

*No case events were found.*

**Case motions**

*No case motions were found.*

**Case Parties**

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILA DEPARTMENT OF REVENUE
Address:	MUNICIPAL SERVICES BUILDING CONCOURSE 1401 JOHN F KENNEDY BLVD PHILADELPHIA PA 19102 (215)686-6442	Aliases:	none	
2			DEFENDANT	DIJOLS, FRANCO

<b>Address:</b>	8119 MANSFIELD AVE T/A COMMUNITY LOCKSMITH PHILADELPHIA PA 19150-3528	<b>Aliases:</b>	COMMUNITY LOCKSMITH
3			DEFENDANT DIJOLIS LAURA
<b>Address:</b>	8119 MANSFIELD AVE PHILA PA 19150-3528	<b>Aliases:</b>	<i>none</i>

### Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
08-MAR-2016 10:55 PM	ACTIVE CASE			08-MAR-2016 10:55 PM
Docket Entry:	none.			
08-MAR-2016 10:55 PM	ENTRY OF R.E. TAX LIEN	CITY OF PHILA DEPARTMENT OF REVENUE,		08-MAR-2016 10:55 PM
Docket Entry:	THE CITY OF PHILADELPHIA HEREBY FILES A MUNICIPAL CLAIM/LIEN PURSUANT TO 53 P.S. SEC.7101 ET.SEQ. AGAINST THE ABOVE NAMED DEFENDANT(S) AND 08119 MANSFIELD AVE IN THE AMOUNT OF \$2,458.61 FOR UNPAID REAL ESTATE TAXES FOR YEAR 2015 WHICH INCLUDES THE LIEN FILING FEE OF \$86.70.			

[▶ Case Description](#)

[▶ Related Cases](#)

[▶ Event Schedule](#)

[▶ Case Parties](#)

[▶ Docket Entries](#)

E-Filing System

Search Home

Return to Results

### Case Description

**Case ID:** 160403083  
**Case Caption:** CITIZENS BANK OF PENNSYLVANIA VS DIJOLS ETAL  
**Filing Date:** Wednesday, April 27th, 2016  
**Court:** MORTGAGE FORECLOSURE  
**Location:** City Hall  
**Jury:** NON JURY  
**Case Type:** RESIDENTIAL OWNER OCCUPIED-MR  
**Status:** CONCILIATION CONF SCHEDULED

### Related Cases

*No related cases were found.*

### Case Event Schedule

Event	Date/Time	Room	Location	Judge
CONCILIATION CONFERENCE	22-SEP-2016 01:00 PM	City Hall	Courtroom 676, City Hall	<i>unassigned</i>

### Case motions



*No case motions were found.*









### Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			ATTORNEY FOR PLAINTIFF	KARL, LAUREN B
Address:	2591 WEXFORD-BAYNE ROAD SUITE 201 SEWICKLEY PA 15237 (412)837-1164	Aliases:	none	

2	1		PLAINTIFF	CITIZENS BANK OF PENNSYLVANIA
Address:	10561 TELEGRAPH ROAD GLEN ALLEN VA 23059	Aliases:	none	
3			DEFENDANT	DIJOLS, FRANCO
Address:	8119 MANSFIELD AVENUE PHILADELPHIA PA 19150	Aliases:	none	
4			DEFENDANT	DIJOLS, LAURA
Address:	8119 MANSFIELD AVENUE PHILADELPHIA PA 19150	Aliases:	none	

### Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
27-APR-2016 02:46 PM	ACTIVE CASE			27-APR-2016 02:49 PM
<b>Docket Entry:</b>	E-Filing Number: 1604063829			
27-APR-2016 02:46 PM	COMMENCEMENT OF CIVIL ACTION	KARL, LAUREN B		27-APR-2016 02:49 PM
<b>Documents:</b>	 Click link(s) to preview/purchase the documents <a href="#">Final Cover</a>		 Click HERE to purchase all documents related to this one docket entry	
<b>Docket Entry:</b>	none.			
27-APR-2016 02:46 PM	COMPLAINT FILED NOTICE GIVEN	KARL, LAUREN B	\$96,412.09	27-APR-2016 02:49 PM

<b>Documents:</b>	 Click link(s) to preview/purchase the documents <a href="#">DijolsComplaint.Exhibits042716.pdf</a>				 Click HERE to purchase all documents related to this one docket entry
<b>Docket Entry:</b>	COMPLAINT WITH NOTICE TO DEFEND WITHIN TWENTY (20) DAYS AFTER SERVICE IN ACCORDANCE WITH RULE 1018.1 FILED. NOTICE OF INTENT UNDER ACT 6 HAS BEEN SENT TO THE DEFENDANT.				
27-APR-2016 02:46 PM	SHERIFF'S SURCHARGE 2 DEFTS	KARL, LAUREN B		27-APR-2016 02:49 PM	
<b>Docket Entry:</b>	<i>none.</i>				
27-APR-2016 02:46 PM	CASE MANAGEMENT ORDER ISSUED	KARL, LAUREN B		27-APR-2016 02:49 PM	
<b>Documents:</b>	 Click link(s) to preview/purchase the documents <a href="#">MR CM Order</a>				 Click HERE to purchase all documents related to this one docket entry
<b>Docket Entry:</b>	<i>none.</i>				
27-APR-2016 02:49 PM	CONCILIATION CONF SCHEDULED			27-APR-2016 02:49 PM	
<b>Docket Entry:</b>	SCHEDULED FOR CONCILIATION CONFERENCE ON SEPTEMBER 1, 2016, AT 01:00 PM AT THE CITY HALL, ROOM 676.				
10-MAY-2016 12:04 PM	AFFIDAVIT OF SERVICE FILED	KARL, LAUREN B		10-MAY-2016 12:07 PM	
<b>Documents:</b>	 Click link(s) to preview/purchase the documents <a href="#">Service.Franco.050516.pdf</a>				 Click HERE to purchase all documents related to this one docket entry
<b>Docket Entry:</b>	AFFIDAVIT OF SERVICE OF PLAINTIFF'S COMPLAINT UPON FRANCO DIJOLS BY PERSONAL SERVICE ON 05/05/2016 FILED. (FILED ON BEHALF OF CITIZENS BANK OF PENNSYLVANIA)				
10-MAY-2016 12:05 PM	AFFIDAVIT OF SERVICE FILED	KARL, LAUREN B		10-MAY-2016 12:06 PM	
<b>Documents:</b>	 Click link(s) to preview/purchase the documents <a href="#">Service.Laura.050516.pdf</a>				 Click HERE to purchase all documents related to this one docket entry

<b>Docket Entry:</b>	AFFIDAVIT OF SERVICE OF PLAINTIFF'S COMPLAINT UPON LAURA DIJOLS BY PERSONAL SERVICE ON 05/05/2016 FILED. (FILED ON BEHALF OF CITIZENS BANK OF PENNSYLVANIA)			
28-JUL-2016 03:37 PM	CONCILIATION CONF RESCHEDULED			28-JUL-2016 03:37 PM
<b>Docket Entry:</b>	THIS MATTER IS BEING ADMINISTRATIVELY RESCHEDULED TO 9/22/16 AT 1:00 P.M. IN COURTROOM 676 CITY HALL.			
28-JUL-2016 03:42 PM	CONCILIATION CONF SCHEDULED			28-JUL-2016 03:42 PM
<b>Docket Entry:</b>	CONCILIATION CONFERENCE SCHEDULED FOR 9/22/16 AT 1:00 P.M. IN COURTROOM 676 CITY HALL.			
30-JUL-2016 12:30 AM	NOTICE GIVEN			30-JUL-2016 12:30 AM
<b>Docket Entry:</b>	none.			

[▶ Case Description](#)

[▶ Related Cases](#)

[▶ Event Schedule](#)

[▶ Case Parties](#)

[▶ Docket Entries](#)

E-Filing System

Search Home

Return to Results

**Case Description**

**Case ID:** 160403085  
**Case Caption:** CITIZENS BANK OF PENNSYLVANIA VS DIJOLS ETAL  
**Filing Date:** Wednesday, April 27th, 2016  
**Court:** MORTGAGE FORECLOSURE  
**Location:** City Hall  
**Jury:** NON JURY  
**Case Type:** RESIDENTIAL OWNER OCCUPIED-MR  
**Status:** CONCILIATION CONF SCHEDULED

**Related Cases**

*No related cases were found.*

**Case Event Schedule**

Event	Date/Time	Room	Location	Judge
CONCILIATION CONFERENCE	22-SEP-2016 01:00 PM	City Hall	Courtroom 676, City Hall	<i>unassigned</i>

**Case motions**



*No case motions were found.*

**Case Parties**









Seq #	Assoc	Expn Date	Type	Name
1			ATTORNEY FOR PLAINTIFF	KARL, LAUREN B
Address:	2591 WEXFORD-BAYNE ROAD SUITE 201 SEWICKLEY PA 15237 (412)837-1164	Aliases:	none	

2	1		PLAINTIFF	CITIZENS BANK OF PENNSYLVANIA
Address:	10561 TELEGRAPH ROAD GLEN ALLEN VA 23059	Aliases:	none	
3			DEFENDANT	DIJOLS, FRANCO
Address:	8119 MANSFIELD AVENUE PHILADELPHIA PA 19150	Aliases:	none	
4			DEFENDANT	DIJOLS, LAURA
Address:	8119 MANSFIELD AVENUE PHILADELPHIA PA 19150	Aliases:	none	

### Docket Entries

Filing Date/Time	Docket Type	Filing Party	Disposition Amount	Approval/Entry Date
27-APR-2016 02:52 PM	ACTIVE CASE			27-APR-2016 03:03 PM
Docket Entry:	E-Filing Number: 1604063919			
27-APR-2016 02:52 PM	COMMENCEMENT OF CIVIL ACTION	KARL, LAUREN B		27-APR-2016 03:03 PM
Documents:	 Click link(s) to preview/purchase the documents <a href="#">Final Cover</a>		 Click HERE to purchase all documents related to this one docket entry	
Docket Entry:	none.			
27-APR-2016 02:52 PM	COMPLAINT FILED NOTICE GIVEN	KARL, LAUREN B	\$40,385.34	27-APR-2016 03:03 PM



<b>Documents:</b>	 Click link(s) to preview/purchase the documents <a href="#">DijolsComplaintLOC.Exhibits.042716.pdf</a>				 Click HERE to purchase all documents related to this one docket entry
<b>Docket Entry:</b>	COMPLAINT WITH NOTICE TO DEFEND WITHIN TWENTY (20) DAYS AFTER SERVICE IN ACCORDANCE WITH RULE 1018.1 FILED. NOTICE OF INTENT UNDER ACT 6 HAS BEEN SENT TO THE DEFENDANT.				
27-APR-2016 02:52 PM	SHERIFF'S SURCHARGE 2 DEFTS	KARL, LAUREN B		27-APR-2016 03:03 PM	
<b>Docket Entry:</b>	<i>none.</i>				
27-APR-2016 02:52 PM	CASE MANAGEMENT ORDER ISSUED	KARL, LAUREN B		27-APR-2016 03:03 PM	
<b>Documents:</b>	 Click link(s) to preview/purchase the documents <a href="#">MR CM Order</a>				 Click HERE to purchase all documents related to this one docket entry
<b>Docket Entry:</b>	<i>none.</i>				
27-APR-2016 03:03 PM	CONCILIATION CONF SCHEDULED			27-APR-2016 03:03 PM	
<b>Docket Entry:</b>	SCHEDULED FOR CONCILIATION CONFERENCE ON SEPTEMBER 1, 2016, AT 01:00 PM AT THE CITY HALL, ROOM 676.				
10-MAY-2016 12:06 PM	AFFIDAVIT OF SERVICE FILED	KARL, LAUREN B		10-MAY-2016 12:07 PM	
<b>Documents:</b>	 Click link(s) to preview/purchase the documents <a href="#">Service.Franco.050516.pdf</a>				 Click HERE to purchase all documents related to this one docket entry
<b>Docket Entry:</b>	AFFIDAVIT OF SERVICE OF PLAINTIFF'S COMPLAINT UPON FRANCO DIJOLS BY PERSONAL SERVICE ON 05/05/2016 FILED. (FILED ON BEHALF OF CITIZENS BANK OF PENNSYLVANIA)				
10-MAY-2016 12:07 PM	AFFIDAVIT OF SERVICE FILED	KARL, LAUREN B		10-MAY-2016 12:07 PM	
<b>Documents:</b>	 Click link(s) to preview/purchase the documents <a href="#">Service.Laura.050516.pdf</a>				 Click HERE to purchase all documents related to this one docket entry

<b>Docket Entry:</b>	AFFIDAVIT OF SERVICE OF PLAINTIFF'S COMPLAINT UPON LAURA DIJOLS BY PERSONAL SERVICE ON 05/05/2016 FILED. (FILED ON BEHALF OF CITIZENS BANK OF PENNSYLVANIA)			
28-JUL-2016 03:37 PM	CONCILIATION CONF RESCHEDULED			28-JUL-2016 03:38 PM
<b>Docket Entry:</b>	THIS MATTER IS BEING ADMINISTRATIVELY RESCHEDULED TO 9/22/16 AT 1:00 P.M. IN COURTROOM 676 CITY HALL.			
28-JUL-2016 03:42 PM	CONCILIATION CONF SCHEDULED			28-JUL-2016 03:42 PM
<b>Docket Entry:</b>	CONCILIATION CONFERENCE SCHEDULED FOR 9/22/16 AT 1:00 P.M. IN COURTROOM 676 CITY HALL.			
30-JUL-2016 12:30 AM	NOTICE GIVEN			30-JUL-2016 12:30 AM
<b>Docket Entry:</b>	none.			

[▶ Case Description](#)

[▶ Related Cases](#)

[▶ Event Schedule](#)

[▶ Case Parties](#)

[▶ Docket Entries](#)

E-Filing System

Search Home

Return to Results