

IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY, PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
By Attorney General JOSH SHAPIRO,

Plaintiff,

vs.

CIVIL DIVISION
G.D. 19-014368

HON. CHRISTINE WARD

VISION PROPERTY MANAGEMENT, LLC,
VPM HOLDINGS, LLC,
ALEX SZKARADEK,
ANTONI SZKARADEK, ACM Vision V, LLC,
ACP 1, LLC, ACP 3, LLC,
Alan Investments III, LLC, ALCA, LLC,
Archway Community Properties I, LLC,
Archway Community Properties, II, LLC
Archway Community Properties, III, LLC,
Archway Community Properties, IV, LLC,
Avalanche Holdings Company, LLC,
AXIS, LLC, BAT Holdings Eight, LLC,
BAT Holdings One, LLC, BAT Holdings, LLC,
BAT Holdings Two, LLC,
BAT Holdings Six, LLC,
BAT Holdings Nine, LLC,
BAT Holdings, Eight, LLC,
Boom SC, LLC, DS NEW, LLC,
DSV SPV 1, DSV SPV 2, DSV SPV 3,
Jolek, LLC, Kaja Holdings2, LLC
Kaja Holdings, LLC, M16S, LP, M17S, LP,
Mon Haven 14, LP,
National Housing Partners, LLC,
Newbridge Capital Funding, LLC,
One Pine VIII, LLC, PF I, LLC,
PA SEVEN, LLC, Panda, LLC,
Pansy, LLC, PENNA, LLC, REO, Rancho, LP,
RV Holdings Seven, LLC,
RV Holdings Four, LLC,
RV Holdings, Three, LLC,
RV Holdings Eleven LLC, RVFM I, LLC,
RVFM II Series, LLC, RVFM 12, LLC,

DEPT OF COURT RECORDS
CIVIL/FAMILY DIVISION
ALLEGHENY COUNTY PA 15

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FILED

RVFM 13 Series, LLC, RVFM 2, LLC, :
RVFM 3, LLC, RVFM 4 Series, LLC, :
RVFM 5, LLC, RVFM 6, LLC, :
RVFM 8, LLC, SP 1, LLC, :
VPM Realty, LLC :

Defendants :

Amended
ORDER

AND NOW, this 8th day of November, 2021, upon consideration of the Commonwealth's Motion for Sanctions against all Defendants except Archway Community Properties I, LLC, Archway Community Properties II, LLC, Archway Community Properties III, LLC, ACM Vision V, LLC and Archway Community Properties IV, LLC, ACP 1, LLC and ACP 2, LLC (collectively, "Defendants"), it is hereby **ORDERED AND DECREED** that

(i) all claims in the above captioned action against Defendants are deemed to be established for the purposes of this action in accordance with the Commonwealth's Complaint;

(ii) Defendants are precluded from opposing, and/or introducing any defense to, the claims in Commonwealth's Complaint;

(iii) any and all pleadings filed by the Defendants in this matter are stricken and dismissed;

(iv) Judgment by default is hereby entered against Defendants with respect to all Counts of the Complaint;

(v) all of the homes listed on Exhibit A hereto, all of which are located in Pennsylvania and titled in the name of a Defendant, shall be immediately conveyed by general warranty deed to the consumers who have signed a "lease with option to purchase," "agreement for deed" land installment contracts, or mortgage with respect to such home (collectively, "Consumer

Contracts") and are currently occupying, or are the most recent occupant of, such homes, for no further consideration, and all Consumer Contracts associated with such homes will be terminated, deemed satisfied and paid in full, and the consumers who are parties thereto shall have no further obligations thereunder;

(vi) the Commonwealth shall undertake the conveyance contemplated by part (v) above, and shall cause such transfers to be consummated as expeditiously as possible, and Defendants shall cooperate with all such efforts, including, without limitation, execution of all deeds and documents necessary for such conveyance, and all mortgage or other satisfaction documents necessary to reflect such satisfaction. The Commonwealth may at its discretion utilize funds out of the Escrow (as such term is defined in the January 7, 2020 Order of this Court) to pay the transfer taxes, recording fees, and deed and transfer tax form preparation fees, associated with the conveyances and satisfactions contemplated by part (v) above, and the Commonwealth is also hereby empowered and authorized to sign any and all such deeds, transfer tax forms and other documents contemplated by part (v) above on behalf of and as proxy for the record owners thereof, as necessary to cause the deeds to be properly recorded, if Defendants fail to sign any such deeds or documents within 24 hours of being asked by Plaintiff to do so;

(vii) with respect to any homes on Exhibit A that are no longer occupied, the Commonwealth shall make all reasonable efforts to locate the most recent occupants of the homes listed on Exhibit A hereto who were parties to Consumer Contracts with Defendants, and convey title to such homes to the most recent occupants who communicate to the Commonwealth that they wish to own the home in question, and any such conveyances shall be consummated in the same manner as set forth in parts (v) and (vi) above;

~~(viii) a hearing shall be held on _____ [date] to consider additional general, equitable or~~

further relief that may be requested by the Commonwealth; and

(ix) all Injunctive Orders (defined to include the following Orders of this Court: January 7, 2020, January 15, 2020, February 18, 2020, October 28, 2020, and February 11, 2021) and the Court's Order of December 1, 2020, shall continue in full force and effect until otherwise ordered by the Court.

BY THE COURT:

Christine Ward
J.

EXHIBIT A

Parcel ID	Property Address	Property City	Property State	Property Zip	Property County	Decided Company
29001-0031-000	29 Aspers North Road	Aspers	PA	17304	Adams	Alan Investments III, LLC
41K16-0017-000	1532 Sells Station Road	Littlestown	PA	17340	Adams	Alan Investments III, LLC
34005-0129-000	14 Hanover Street	New Oxford	PA	17350	Adams	DSV SPV 3, LLC
1224-a-00097	817 Cleveland Avenue	Brackenridge	PA	15014	Allegheny	DSV SPV 2, LLC
0764-c-00286	223 North 2nd Street	Clairton	PA	15025	Allegheny	Kaja Holdings 2, LLC
0879-d-00280	418-420 Park Avenue	Clairton	PA	15025	Allegheny	DSV SPV 1, LLC
0878-e-00283	559 3rd Street	Clairton	PA	15025	Allegheny	RVFM 13 Series, LLC
0309-g-00036	3 McCelland Street	Dravosburg	PA	15034	Allegheny	RVFM 11 Series, LLC
1272-g-00307	7010 Grant Street	Elizabeth	PA	15037	Allegheny	RVFM 11 Series, LLC
0651-e-00124	827 Zimmer Ln	Greentown	PA	15047	Allegheny	RVFM 13 Series, LLC
2469-b-00306	4321 Rostovsky Ridge Road	Monongahela	PA	15063	Allegheny	DSV SPV 1, LLC
1368-l-00221	65 Walnut Street	Natrona Heights	PA	15085	Allegheny	DSV SPV 1, LLC
0302-g-00129	1322 Kirkpatrick Avenue	Braddock	PA	15104	Allegheny	DSV SPV 1, LLC
0301-f-00182	430 Stokes Avenue	Braddock	PA	15104	Allegheny	DSV SPV 1, LLC
0306-c-00144	617 Mifflin Street	Duquesne	PA	15110	Allegheny	DSV SPV 3, LLC
0131-B-00006	126 West 10th Street	Homestead	PA	15120	Allegheny	DSV SPV 2, LLC
0180-l-00092	207 Magnolia Street	Homestead	PA	15120	Allegheny	Kaja Holdings 2, LLC
0305-n-00382	1905 Homestead Duquesne Road	West Mifflin	PA	15122	Allegheny	Kaja Holdings 2, LLC
0381-k-00228	1821 Duquesne Avenue	Mckeesport	PA	15132	Allegheny	DSV SPV 1, LLC
0462-N-00120	2407 Banker Street	Mckeesport	PA	15132	Allegheny	Kaja Holdings 2, LLC
0381-g-00184	3217 Garbert Street	Mckeesport	PA	15132	Allegheny	DSV SPV 3, LLC
0376-m-00121	2303 Girard Avenue	North Versailles	PA	15137	Allegheny	DSV SPV 1, LLC
0548-b-00209	405 Rustic Road	North Versailles	PA	15137	Allegheny	DSV SPV 3, LLC
0376-m-00067	443 Porter Street	North Versailles	PA	15137	Allegheny	DSV SPV 3, LLC
0642-f-00154	330 Steele Street	Monroeville	PA	15146	Allegheny	Alan Investments III, LLC
0367-f-00248	4806 Verona Road	Verona	PA	15147	Allegheny	DSV SPV 2, LLC
0042-G-00195	3206 Motor Street	Pittsburgh	PA	15204	Allegheny	DSV SPV 2, LLC
0033-G-00096	310 Giffin Avenue	Pittsburgh	PA	15210	Allegheny	DSV SPV 2, LLC
0014-K-00196	328 Jucunda Street	Pittsburgh	PA	15210	Allegheny	DSV SPV 1, LLC
0015-M-00186	328 Sylvania Avenue	Pittsburgh	PA	15210	Allegheny	DSV SPV 1, LLC
0078-R-00086	2418 Spring Garden Avenue	Pittsburgh	PA	15212	Allegheny	DSV SPV 3, LLC
0046-A-00022	2618 Leland Street	Pittsburgh	PA	15214	Allegheny	DSV SPV 1, LLC
0169-j-00150	2302 Noble Street	Pittsburgh	PA	15215	Allegheny	DSV SPV 1, LLC
0235-j-00194	2325 Woodstock Avenue	Pittsburgh	PA	15218	Allegheny	DSV SPV 1, LLC
0231-j-00103	1024 Lawndale Street	Pittsburgh	PA	15221	Allegheny	PENNA, LLC
0232-L-000374	1212 Bessica Street	Pittsburgh	PA	15221	Allegheny	DSV SPV 3, LLC
0232-R-00270	1565 Wesley Street	Pittsburgh	PA	15221	Allegheny	Alan Investments III, LLC
0296-g-00123	2605 Laketon Road	Pittsburgh	PA	15235	Allegheny	DSV SPV 2, LLC
0539-C-00220	404 Idlewood Road	Pittsburgh	PA	15235	Allegheny	DSV SPV 2, LLC
260017228	315 First Street	Leachburg	PA	15656	Armstrong	DSV SPV 1, LLC
08-033-0718-000	1037 Main Street	Alliquippa	PA	15001	Beaver	RVFM 13 Series, LLC
08-038-0208-000	1214 Irwin Street**	Alliquippa	PA	15001	Beaver	DSV SPV 3, LLC
08-034-0105-000	131 Carroll Street	Alliquippa	PA	15001	Beaver	DSV SPV 1, LLC

08-043-0602.000	1705 Davidson Street	Alliquippa	PA	15001	Beaver	DSV SPV 2, LLC
12-002-0515.000	315 Wagner Avenue	Ambidge	PA	15003	Beaver	Boom SC, LLC
09-003-1000.000	800 Fifth Street	Ambidge	PA	15003	Beaver	DSV SPV 3, LLC
78-003-0901.000	2202 Steffen Hill Road	Beaver Falls	PA	15010	Beaver	Kaja Holdings 2, LLC
39-006-0812.000	1460 5th Avenue	New Brighton	PA	15066	Beaver	DSV SPV 3, LLC
40-003-0909.000	909 10th Street	New Brighton	PA	15066	Beaver	DSV SPV 1, LLC
7352519607007	2745 Golf Course Road	Robeson Township	PA	19508	Berks	DSV SPV 1, LLC
464485209062.70	48 North 2nd Street	Hamburg	PA	19526	Berks	DSV SPV 2, LLC
145307438603.53	521 Robeson Street	Reading	PA	19601	Berks	DSV SPV 3, LLC
1553075644.62.47	714 Ritter Street	Reading	PA	19601	Berks	DSV SPV 2, LLC
175317312798.40	1414 Pike Street	Reading	PA	19604	Berks	DSV SPV 3, LLC
115317610392.04	523 Mulberry Street	Reading	PA	19604	Berks	DSV SPV 1, LLC
645316127773.95	2250 Woodvale Avenue	Reading	PA	19606	Berks	DSV SPV 3, LLC
165316404678.10	645 South 17 1/2 Street	Reading	PA	19606	Berks	DSV SPV 2, LLC
01-06-09.079.00	1808 7th Avenue	Altoona	PA	16602	Blair	Kaja Holdings 2, LLC
01-02-07.020.00	712 4th Avenue	Altoona	PA	16602	Blair	Kaja Holdings 2, LLC
22-04-05.019.00-000	1312 Blair Avenue	Tyrone	PA	16685	Blair	DSV SPV 2, LLC
561318440000	100 Sundale Street	Butler	PA	16001	Butler	Kaja Holdings 2, LLC
05-39931	1000 Moss Creek Road	Marsteller	PA	15760	Cambria	DSV SPV 2, LLC
87-10801	1024 Ash Street	Johnstown	PA	15902	Cambria	Kaja Holdings 2, LLC
19-15206	212 David Street	Johnstown	PA	15902	Cambria	DSV SPV 3, LLC
50-67433	1141 Krissay Street	Johnstown	PA	15904	Cambria	DSV SPV 2, LLC
50-67437	753 Fulmer Road	Johnstown	PA	15904	Cambria	Alan Investments III, LLC
59-73382	211 Cedar Street PO Box 34	Beaverdale	PA	15921	Cambria	Alan Investments III, LLC
59-73327	906 Cameron Avenue	Beaverdale	PA	15921	Cambria	DSV SPV 1, LLC
8-42720	227 Twenty Row Road	Colver	PA	15927	Cambria	Alan Investments III, LLC
23-54734	193 West Point Road	Winebar Point	PA	15942	Cambria	Kaja Holdings 2, LLC
46-26675	1413 Caldwell Avenue	Portage	PA	15946	Cambria	DSV SPV 1, LLC
Mar-62	169 West Main Street	Ashtville	PA	16613	Cambria	DSV SPV 1, LLC
30-22647	124 Forest Street	Gallitzin	PA	16641	Cambria	Kaja Holdings 2, LLC
33-20607	269 Coleman Street	Hastings	PA	16646	Cambria	DSV SPV 1, LLC
45-25340	650 Donnelly Avenue	Patton	PA	16668	Cambria	Kaja Holdings 2, LLC
7560020000000	924 Rich Valley Road	Emporium	PA	15834	Cameron	Kaja Holdings 2, LLC
21-21-414	5 Clover Lane	Albiontsville	PA	18210	Carbon	DSV SPV 2, LLC
190-023900/2A-51-L11014	54 Sassafras Road	Albiontsville	PA	18210	Carbon	Kaja Holdings 2, LLC
125B-3-53	1720 Berwick Street	Beaver Meadows	PA	18216	Carbon	RVFM 1, LLC
66A-51-A9	75 Bear Creek Drive	Jim Thorpe	PA	18229	Carbon	DSV SPV 1, LLC
122A-25-P59	337 West Ridge Street	Lansford	PA	18232	Carbon	DSV SPV 2, LLC
70E-11-109.01	112 Circle Drive	Leighton	PA	18235	Carbon	DSV SPV 3, LLC
70A9-28-H34	217 South 2nd Street	Leighton	PA	18235	Carbon	DSV SPV 2, LLC
102A1-58-J6A	317 1st Street	Weatherly	PA	18255	Carbon	DSV SPV 3, LLC
08007A021000D	355 Bombay Road	Howard	PA	16841	Centre	RVFM 1, LLC
22-010-125-000-00	986 Bartley Road	Parker	PA	16049	Clarton	DSV SPV 1, LLC
31-010-185-000-00	213 Emlepton Street	Saint Petersburg	PA	16054	Clarton	Kaja Holdings 2, LLC
06-043-068-000-00	239 South Third Street	Clarton	PA	16714	Clarton	DSV SPV 2, LLC

26-010-050-000-00	3186 Route 58	Emlenton	PA	16373	Clanton	DSV SPV 3, LLC
1280-Q-104-651-00032-83197	1099 South Brady Street	DuBois	PA	15801	Clearfield	DSV SPV 2, LLC
1050-L09-000-0123-52089	8997 Krebs Highway	Clearfield	PA	16830	Clearfield	DSV SPV 3, LLC
1250-F11-000-00017-84982	32 East Hepburna Road	Graham	PA	16838	Clearfield	DSV SPV 3, LLC
031-16131	233 10th Street	Renovo	PA	17764	Clinton	DSV SPV 3, LLC
0702-A08302	1227 Rear 7th Avenue	Berwick	PA	18603	Columbia	DSV SPV 1, LLC
04A0605500	209 East Front Street	Berwick	PA	18603	Columbia	Kaja Holdings 2, LLC
65-O-053058	12719 Dunham Road	Meadville	PA	16335	Crawford	DSV SPV 3, LLC
65-O-052948	12747 Vernon Street	Meadville	PA	16335	Crawford	RVFM 11 Series, LLC
68-O-055555	20269 Main State Highway 86	Saegertown	PA	16433	Crawford	DSV SPV 3, LLC
45-O-032613	323 Euclid Avenue	Saegertown	PA	16433	Crawford	DSV SPV 2, LLC
37-001-039-000-0000	656 North Street	Likens	PA	17048	Dauphin	Kaja Holdings 2, LLC
69-006-082-000-0000	304 Postville Street	Wilcosco	PA	17097	Dauphin	DSV SPV 3, LLC
07-079-025-000-0000	1202 North 15th Street	Harrisburg	PA	17103	Dauphin	Kaja Holdings 2, LLC
02-036-069-000-0000	1412 Berryhill Street	Harrisburg	PA	17104	Dauphin	DSV SPV 2, LLC
02-023-037-000-0000	340 South 1.7th Street	Harrisburg	PA	17104	Dauphin	Alan Investments II, LLC
62-033-120-000-0000	3124 Walnut Street	Harrisburg	PA	17109	Dauphin	DSV SPV 1, LLC
10-046-030-000-0000	348 Woodbine Street	Harrisburg	PA	17110	Dauphin	RVFM 13 Series, LLC
10-017-013-000-0000	636 Curtin Street	Harrisburg	PA	17110	Dauphin	RVFM 13 Series, LLC
59-011-047-000-0000	22 South Harrisburg Street	Steelton	PA	17113	Dauphin	DSV SPV 2, LLC
58-004-033-000-0000	357 Pine Street	Steelton	PA	17113	Dauphin	DSV SPV 1, LLC
57-008-001-000-0000	431 Catherine Street	Harrisburg	PA	17113	Dauphin	DSV SPV 3, LLC
49020176100	504 South 2nd Street	Steelton	PA	17113	Dauphin	RVFM 13 Series, LLC
49050121800	1009 Terrill Street	Chester	PA	19013	Delaware	Kaja Holdings 2, LLC
49010033100	1013 Remington Street	Chester	PA	19013	Delaware	Kaja Holdings 2, LLC
49080095600	306 East 20th Street	Chester	PA	19013	Delaware	DSV SPV 2, LLC
49110201500	315 Lloyd Street	Chester	PA	19013	Delaware	DSV SPV 1, LLC
4910519000	3401 Townshipline Road	Chester	PA	19013	Delaware	Kaja Holdings 2, LLC
140000143000	425 East 11th Street	Chester	PA	19013	Delaware	DSV SPV 2, LLC
46000047600	127 Verleden Avenue	Darby	PA	19023	Delaware	DSV SPV 3, LLC
12-12-247-7356	7 Greenway Avenue	Darby	PA	19023	Delaware	DSV SPV 1, LLC
12-12-248-4435	450 Ridge Road	Marcus Hook	PA	19061	Delaware	DSV SPV 3, LLC
41014062000700	18 Lincoln Street	Ridgway	PA	15853	Elk	DSV SPV 3, LLC
18-050-078-D-113.00	316 Charles Street	Ridgway	PA	15853	Elk	DSV SPV 2, LLC
18051027020900	30 Brown Street	Union City	PA	16438	Erie	DSV SPV 1, LLC
38-03-0276	327 East 27th Street	Erie	PA	16504	Erie	Kaja Holdings, LLC
	1945 Prospect Avenue	Erie	PA	16510	Erie	DSV SPV 3, LLC
	43 Prospect Street	Uniontown	PA	15401	Fayette	RVFM 13 Series, LLC
	84 Maurice Street	Uniontown	PA	15401	Fayette	DSV SPV 1, LLC
02-06-0025	124 Prospect Street	Brownsville	PA	15417	Fayette	DSV SPV 2, LLC
02-11-0061	308 National Pike East	Brownsville	PA	15417	Fayette	DSV SPV 3, LLC
39-14-0056	153 Distillery Lane	Connellsville	PA	15425	Fayette	RVFM 11 Series, LLC
30-04-0108	100 Morgan Road	Grindstone	PA	15442	Fayette	DSV SPV 1, LLC
21-07-0197	9 North Washington Street	Masontown	PA	15461	Fayette	DSV SPV 3, LLC
10-03-0097	304 Maple Street	Everson	PA	15631	Fayette	DSV SPV 3, LLC

16-066-104-00	112 Cypress Street	Martenville	PA	16239	Forest	DSV SPV 1, LLC
20-0113R-Q79-000000	7170 Lincoln Way West	Saint Thomas	PA	17252	Franklin	DSV SPV 3, LLC
04-10-33	12567 Big Valley Pike	Mill Creek	PA	17060	Huntingdon	DSV SPV 2, LLC
32-03-143	110 West Maxwell Street	Mount Union	PA	17066	Huntingdon	RVFM 3, LLC
600210100	252 North Walnut Street	Blairsville	PA	15717	Indiana	DSV SPV 3, LLC
3201611600	57 Ball Park Road	Gipsy	PA	15741	Indiana	Kaja Holdings 2, LLC
33-022-306.D0.000	63 1st Avenue	Helixwood	PA	15745	Indiana	Alan Investments III, LLC
4101411302	863 Mulligan Hill Road	New Florence	PA	15944	Indiana	RVFM 13 Series, LLC
382840115A	65 Ramsey Lane	Brookville	PA	15825	Jefferson	Alan Investments III, LLC
07-01-047	210 Foster Street	Mifflin	PA	17058	Juniata	DSV SPV 3, LLC
451302001301	18 Fallbrook Street	Carbondale	PA	18407	Lackawanna	DSV SPV 3, LLC
5509080036	204 Washington Street	Carbondale	PA	18407	Lackawanna	DSV SPV 1, LLC
24103060002	92 Elderberry Drive	Thornhurst	PA	18424	Lackawanna	RVFM 13 Series, LLC
11406080014	130 Lincoln Street	Glyphant	PA	18447	Lackawanna	Kaja Holdings 2, LLC
340-15620-050-023/58371	622 South Irving Avenue	Scranton	PA	18505	Lackawanna	DSV SPV 2, LLC
340-16711-060-011/66221	646 Cherry Street	Scranton	PA	18505	Lackawanna	Alan Investments III, LLC
340-15620-010-046/58102	817 Rear Prospect Avenue	Scranton	PA	18505	Lackawanna	RVFM 13 Series, LLC
340-14605-020-037/45644	106 New York Street	Scranton	PA	18509	Lackawanna	DSV SPV 3, LLC
340-15709-010-016/57488	433-435 Taylor Avenue	Scranton	PA	18510	Lackawanna	INOC, LLC
04-001700	1209 Cunningham Avenue	New Castle	PA	16101	Lawrence	DSV SPV 3, LLC
07-048400	316 West Wabash Avenue	New Castle	PA	16101	Lawrence	Kaja Holdings, LLC
03-104100	504 North Croton Avenue	New Castle	PA	16101	Lawrence	DSV SPV 2, LLC
261799300	5108 State Route 18	New Castle	PA	16102	Lawrence	DSV SPV 1, LLC
28042300	1847 Brent Road	Volant	PA	16156	Lawrence	DSV SPV 1, LLC
09-2343105-371395-0000	338 East Weidman Street	Lebanon	PA	17046	Lebanon	DSV SPV 1, LLC
02-549760792625-0000001	1322 1/2 West Gordon Street	Allentown	PA	18102	Lehigh	DSV SPV 1, LLC
71-T85W43-013-002-000	120 South Lee Court	Heazlet	PA	18201	Luzerne	DSV SPV 3, LLC
22-RGN1-018-004-000	1158 Walnut Street	Freeland	PA	18224	Luzerne	DSV SPV 1, LLC
72E1INES002008000	18-20 George Street	Pittston	PA	18640	Luzerne	RVFM 4 Series, LLC
14-012NW3-005-003-000	442 Foote Avenue	Durvas	PA	18642	Luzerne	DSV SPV 2, LLC
17-811S2-001-016-000	1976 State Route 92 Highway	Harding	PA	18643	Luzerne	DSV SPV 2, LLC
73-19NE2-032-003-000	225 Dana Street	Wilkes Barre	PA	18702	Luzerne	Alan Investments III, LLC
73-19NE4-019-029-000	58-60-52 Bradford Street	Wilkes Barre	PA	18702	Luzerne	DSV SPV 1, LLC
73-19NE2-036-011-000	60 Columbus Avenue	Wilkes Barre	PA	18702	Luzerne	Outside Third Party
73-19SW3-034-005-000	66 Melrose Avenue	Wilkes Barre	PA	18702	Luzerne	DSV SPV 2, LLC
18-6954-008-001-000	344 Hillside Avenue	Edwardsville	PA	18704	Luzerne	DSV SPV 1, LLC
50-610NW2-001-015-000	64 North River Street	Plains Township	PA	18705	Luzerne	Kaja Holdings 2, LLC
25-19NW3-006-019-000	48 Division Street	Hanover Township	PA	18706	Luzerne	DSV SPV 1, LLC
11-002-237	15 Easton Street	Kane	PA	16735	McKeen	DSV SPV 2, LLC
08-002-111	400 Poplar St	Kane	PA	16735	McKeen	RVFM 13 Series, LLC
52428141	1212 Webster Street	Farrall	PA	16121	Mercer	DSV SPV 2, LLC
63565019	1205 Franklin Road	Jackson Center	PA	16133	Mercer	DSV SPV 2, LLC
4K110	440 Baldwin Avenue	Sharon	PA	16146	Mercer	DSV SPV 3, LLC
3E17	445 A Street	Sharon	PA	16146	Mercer	DSV SPV 2, LLC
3022	663 665 South Irvine Avenue	Sharon	PA	16146	Mercer	RVFM 4 Series, LLC

1216050	1370 Hoffman Lane	Hermitage	PA	16148	Mercer	DSV SPV 3, LLC
06 8.1.15-2	1296 Lower Smith Gap Road	Eldred Township	PA	18058	Monroe	DSV SPV 1, LLC
148C.1.32	282 Estate Drive F.K.A 310 Pine Creek Road	East Stroudsburg	PA	18302	Monroe	DSV SPV 2, LLC
20.7A.2.15	289 Kuhneaker Road	Long Pond	PA	18334	Monroe	DSV SPV 2, LLC
19.4A.2.8	2222 Beaver Circle	Pocono Summit	PA	18346	Monroe	Alan Investments III, LLC
03.9F.1.280	1847 Shady Side Drive	Tobyhanna	PA	18466	Monroe	DSV SPV 3, LLC
3.116994	2122 Warwick Circle	Tobyhanna	PA	18466	Monroe	DSV SPV 2, LLC
03.9D.1.33	2897 Faithaven Drive	Tobyhanna	PA	18466	Monroe	DSV SPV 1, LLC
03.4B.2.51	3130 Essex Road	Tobyhanna	PA	18466	Monroe	Kaja Holdings 2, LLC
03.4D.1.118	362 Coach Road	Tobyhanna	PA	18466	Monroe	DSV SPV 1, LLC
03.9A.1.119	5620 Pembroke Drive	Tobyhanna	PA	18466	Monroe	DSV SPV 1, LLC
03.8E.1.521	597 Bumble Bee Way	Tobyhanna	PA	18466	Monroe	DSV SPV 1, LLC
16-00-09816-00-5	4 West 4th Street	Pottstown	PA	19464	Montgomery	Kaja Holdings 2, LLC
19SW2C330310	31 South Raspberry Street	Easton	PA	18042	Northampton	DSV SPV 3, LLC
008-03-070-197	238 West Saylor Street	Mount Carmel	PA	17851	Northumberland	DSV SPV 2, LLC
007-01-004-201	South 141 Beech Street	Mount Carmel	PA	17851	Northumberland	DSV SPV 2, LLC
00F-01-00F-006	1647 East Webster Street	Coal Township	PA	17866	Northumberland	Kaja Holdings, LLC
060.104.01-014.000	1204 North Market Street	Duncannon	PA	17020	Perry	DSV SPV 1, LLC
060.118.01-014.000	306 North Market Street	Duncannon	PA	17020	Perry	DSV SPV 2, LLC
351223200	917 Sanger Street	Philadelphia	PA	19111	Philadelphia	DSV SPV 1, LLC
323310400	1934 Patton Street	Philadelphia	PA	19121	Philadelphia	DSV SPV 2, LLC
232139000	2069 Wilmot Street	Philadelphia	PA	19124	Philadelphia	Kaja Holdings 2, LLC
232501500	4119 Salem Street	Philadelphia	PA	19124	Philadelphia	DSV SPV 1, LLC
48273700	1537 North Frazier Street	Philadelphia	PA	19131	Philadelphia	DSV SPV 3, LLC
281376100	2615 West Lehigh Avenue	Philadelphia	PA	19132	Philadelphia	DSV SPV 2, LLC
281419600	2652 West Setzer Street	Philadelphia	PA	19132	Philadelphia	Kaja Holdings 2, LLC
252158300	1846 East Orleans Street	Philadelphia	PA	19134	Philadelphia	DSV SPV 2, LLC
452054600	1866 E. Wenslevy Street	Philadelphia	PA	19134	Philadelphia	Antoni Szkaradek
252286100	2105 East Lippincott Street	Philadelphia	PA	19134	Philadelphia	Kaja Holdings 2, LLC
331272900	3240 Kalm Street	Philadelphia	PA	19134	Philadelphia	PENNA, LLC
73121000	3445 Ormes Street	Philadelphia	PA	19134	Philadelphia	PENNA, LLC
452325800	3485 Emerald Street	Philadelphia	PA	19134	Philadelphia	DSV SPV 1, LLC
112255700	3430 North 18th Street	Philadelphia	PA	19140	Philadelphia	Kaja Holdings, LLC
491326500	5002 North Hutchinson Street	Philadelphia	PA	19141	Philadelphia	Antoni Szkaradek
403208300	2233 South 70th Street	Philadelphia	PA	19142	Philadelphia	DSV SPV 2, LLC
514198000	1735 South 55th Street	Philadelphia	PA	19143	Philadelphia	DSV SPV 2, LLC
512033800	5225 Upland Street	Philadelphia	PA	19143	Philadelphia	DSV SPV 3, LLC
513221400	5664 Willows Avenue	Philadelphia	PA	19143	Philadelphia	DSV SPV 3, LLC
41606	108 Decker Drive Saw Creek Estates	Bushkill	PA	18324	Pike	DSV SPV 1, LLC
41833	8-120 Pine Ridge Drive West	Bushkill	PA	18324	Pike	Kaja Holdings 2, LLC
9635	113 Kelesh Drive	Greentown	PA	18426	Pike	DSV SPV 2, LLC
260-002-031	146 Ice Mine Road	Coudersport	PA	16915	Potter	DSV SPV 2, LLC
68-40-0238.000	1655 West NDJweigan Street	Pottsville	PA	17901	Schuylkill	DSV SPV 2, LLC
68-27-0153.000	700-702 West Market Street	Pottsville	PA	17901	Schuylkill	DSV SPV 1, LLC
05-17-0036.000	907 Sunbunv Road	Pottsville	PA	17901	Schuylkill	DSV SPV 1, LLC

4-19-0032.000	3108 Main Street	Locustdale	PA	17945	Schuylkill	RV Holdings Three, LLC
27-8-64	59 Locust Avenue	Mary D	PA	17952	Schuylkill	DSV SPV 1, LLC
52-2-849	10 North 4th Street	Minersville	PA	17954	Schuylkill	Kaja Holdings 2, LLC
52-05-0477.000	231 South St	Minersville	PA	17954	Schuylkill	RVFM 13 Series, LLC
61-04-0037.000	110 East Main Street	Ringtown	PA	17967	Schuylkill	DSV SPV 2, LLC
63-06-0640.000	210 Saint John Street	Schuylkill Haven	PA	17972	Schuylkill	DSV SPV 2, LLC
40-06-0135.001	153 West Moser Avenue	Coaldale	PA	18218	Schuylkill	DSV SPV 1, LLC
65-13-0025.000	123 Schuylkill Avenue	Tamaqua	PA	18252	Schuylkill	Alan Investments III, LLC
65-08-0104.000	409 East Union Street	Tamaqua	PA	18252	Schuylkill	Kaja Holdings 2, LLC
210013060	130 Middle Street	Jenners	PA	15546	Somerset	DSV SPV 1, LLC
330003710	205 Jefferson Avenue	Windber	PA	15963	Somerset	DSV SPV 3, LLC
115-09-1-010.00	RR2 Box 308 (640 Main Street)	Thompson	PA	18465	Susquehanna	DSV SPV 3, LLC
055-05-1-054.00	177 Main Street	Lansboro	PA	18847	Susquehanna	DSV SPV 2, LLC
054-14-2-019.00	626 West Main Street	Susquehanna	PA	18847	Susquehanna	DSV SPV 3, LLC
16-03-00-111	1254 Morris Run Road	Morris Run	PA	16912	Tioga	DSV SPV 3, LLC
13-05-00-091	204 Coates Ave	Elkland	PA	16920	Tioga	RVFM 13 Series, LLC
41-04D00-003	318 Church Street	Westfield	PA	16950	Tioga	Kaja Holdings 2, LLC
005-108-336.000	125 Laurel Road	Millmont	PA	17845	Union	DSV SPV 2, LLC
16-004-062.-000	213 Imperial Street	Oil City	PA	16301	Venango	RVFM 4 Series, LLC
16-006-116.-000	321 East Third Street	Oil City	PA	16301	Venango	RVFM 13 Series, LLC
08-038-054.-000	150 North Main Street	Seneca	PA	16346	Venango	DSV SPV 1, LLC
WN-584-861300-000	306 Prospect Street	Warren	PA	16365	Warren	DSV SPV 3, LLC
160-005-00-02-0059-00	325 Prospect Street	Warren	PA	16365	Warren	DSV SPV 3, LLC
320-008-01-01-0037-00	308 9th Street	Charlertoi	PA	15022	Washington	RVFM 13 Series, LLC
500-005-00-01-0016-00	51 Petrak Street.	Charlertoi	PA	15022	Washington	DSV SPV 1, LLC
160-009-00-02-0019-00	574 Isabella Avenue	Charlertoi	PA	15022	Washington	RVFM 13 Series, LLC
240-029-00-02-0012-00	823 Lincoln Avenue	Charlertoi	PA	15022	Washington	DSV SPV 1, LLC
240-030-00-02-0010-00	115 Cherry Way	Donora	PA	15033	Washington	DSV SPV 1, LLC
240-008-00-05-0015-00	123 Allen Avenue	Donora	PA	15033	Washington	Kaja Holdings 2, LLC
240-032-00-03-0027-00	1300 Marelda Avenue	Donora	PA	15033	Washington	Kaja Holdings, LLC
480-005-00-00-0004-00	81 Watkins Avenue	Donora	PA	15033	Washington	DSV SPV 1, LLC
480-014-00-02-0006-00	445 Main Street	New Eagle	PA	15067	Washington	DSV SPV 1, LLC
600-006-02-00-0046-00	464 Maderia Street	New Eagle	PA	15067	Washington	Alan Investments III, LLC
260-001-04-02-0013-00	1949 E Maiden Street	Washington	PA	15301	Washington	Boom SC, LLC
01-0-0001-0007	403 Hill Street	Vestaburg	PA	15368	Washington	DSV SPV 3, LLC
06-2-0004-0109	14 East Shore Lane	Beach Lake	PA	18405	Wayne	DSV SPV 1, LLC
26-02-09-0-330	1429 Main Street	Brownbale	PA	18421	Wayne	DSV SPV 1, LLC
56-16-06-0-065	304 Fell Street	Belle Vernon	PA	15012	Westmoreland	Boom SC, LLC
20-02-08-0-101	312 Johnson Avenue	Belle Vernon	PA	15012	Westmoreland	Kaja Holdings 2, LLC
20-02-06-0-557	401 Forest Street	Monessen	PA	15062	Westmoreland	DSV SPV 1, LLC
02-02-04-0-230	933 Summit Avenue	Monessen	PA	15062	Westmoreland	DSV SPV 3, LLC
02-02-07-0-563	1355 Drey Street.	New Kensington	PA	15068	Westmoreland	DSV SPV 3, LLC
02-02-07-0-504	1700 Kenneth Avenue	New Kensington	PA	15068	Westmoreland	DSV SPV 2, LLC
02-02-07-0-137	1732 Constitution Boulevard	Arnold	PA	15068	Westmoreland	DSV SPV 2, LLC
	213 16th Street	New Kensington	PA	15068	Westmoreland	DSV SPV 1, LLC

35-01-15-0-099	312 4th Street	Sureville	PA	15083	Westmoreland	RVFM 4 Series, LLC
39-01-14-0-194	123 North Second Street	West Newton	PA	15089	Westmoreland	Alan Investments III, LLC
06-01-09-0-151	256 W OWENS AVE	DERRY	PA	15627	Westmoreland	RVFM 13 Series, LLC
06-01-13-0-107	525 West 2nd Avenue	Derry	PA	15627	Westmoreland	DSV SPV 3, LLC
14-02-09-0-139	207 North 3rd Street	JEANNETTE	PA	15644	Westmoreland	DSV SPV 3, LLC
14-01-12-0-161	921 Gaskill Ave	JEANNETTE	PA	15644	Westmoreland	RVFM 13 Series, LLC
44-13-00-0-008	208 Delancey Lane	Ligonier	PA	15658	Westmoreland	DSV SPV 1, LLC
18-01-06-0-021	405 Hermine Road	Madison	PA	15663	Westmoreland	DSV SPV 1, LLC
30-02-02-0-111	23 N Hickory Street	Scottdale	PA	15683	Westmoreland	Alan Investments III, LLC
37-01-07-0-021	273 Sherman Avenue	Vandergrift	PA	15690	Westmoreland	Kaja Holdings, LLC
59-07-09-0-073	2736 7th Street	Wyano	PA	15695	Westmoreland	DSV SPV 1, LLC
42-000-10-0042.00-00000	649 N Creek Road	East Berlin	PA	17316	York	DSV SPV 3, LLC
67-000-07-0143.00-00000	125 Centennial Avenue	Hanover	PA	17331	York	Alan Investments III, LLC
09-224-06-0065.00-00000	637 West Locust Street	York	PA	17403	York	Kaja Holdings 2, LLC
12-423-14-0023.00-00000	893 East Prospect Street	York	PA	17403	York	DSV SPV 1, LLC
09-212-01-0033.00-00000	831 West Princess Street	York	PA	17404	York	DSV SPV 1, LLC

**The Commonwealth and the owners have filed objections to the upset tax sale of the property at 1214 Irwin Street, Aliquippa, PA 15001 (Parcel #: 08-038-0208.000). The trial court consolidated these cases which can be found at docket number 60021-2020 in Beaver County. An appeal is currently pending in the Commonwealth Court related to this matter. To the extent that the property remains under the ownership of defendant entity, DSV SPV 3, LLC, after a final judgment in these proceedings has been entered, this property shall be transferred in accordance with any Order of the Court entered with respect to the other properties on this Exhibit A.