

UDREN LAW OFFICES, P.C. 207 380
BY: Mark J. Udren, Esquire
ATTY I.D. NO. 04302
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400

ATTORNEY FOR PLAINTIFF

Mortgage Electronic
Registration Systems, Inc.
1270 Northland Drive
Suite, 200
Mendota Heights, MN 55120

Plaintiff

v.

Eric Rush
a/k/a Eric T. Rush
1128 W. Welsh Road
Ambler, PA 19002

Defendant (s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Philadelphia County

MORTGAGE FORECLOSURE

NO. August Term 2004
003173

AFFIDAVIT PURSUANT TO RULE 3129.1

Mortgage Electronic Registration Systems, Inc., Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 506 Midvale Avenue, Philadelphia, PA 19144

1. Name and address of Owner(s) or reputed Owner(s):
Name Address

Eric Rush 1128 W. Welsh Road
a/k/a Eric T. Rush Ambler, PA 19002

352 Valley Brook Road
#C8, Ambler, PA 19002

506 Midvale Avenue, Phila., PA 19144

2. Name and address of Defendant(s) in the judgment:
Name Address

SAME AS #1 ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address

North Crossings Apartments 3625 Moreland Rd., Willow Grove, PA
19090

4. Name and address of the last recorded holder of every mortgage of record:

Name Address

Plaintiff herein. See Caption above.

5. Name and address of every other person who has any record lien on the property:

Name Address

None

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Name Address

Delinquent Real Estate Tax C/O Law Dept., 1515 Arch St., 15th Floor, Phila., PA 19102

Delinquent Water/Sewer Tax Municipal Service Bldg., 1401 JFK Blvd., Room 240, Phila., PA 19102

Domestic Relations Section Enforcement Unit, Sheriff Sale Section, Room 314, 34 S. 11th Street Philadelphia, PA 19107

Commonwealth of PA, Bureau of Compliance, Dept. 280946
Department of Revenue Harrisburg, PA 17128-0946

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:


Name Address

Tenants/Occupants 506 Midvale Avenue
Philadelphia, PA 19144

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. sec. 4904 relating to unsworn falsification to authorities.

DATED: November 16, 2004

UDREN LAW OFFICES, P.C.


Mark J. Udren, ESQ.
Attorney for Plaintiff

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Eric Rush
a/k/a Eric T. Rush
1128 W. Welsh Road
Ambler, PA 19002

Your house (real estate) at 506 Midvale Avenue, Philadelphia, PA 19144 is scheduled to be sold at the Sheriff's Sale on March 1, 2005, at 10:00am in the 1st District Plaza, 3801 Market Street, Philadelphia, PA, to enforce the court judgment of \$41,125.95, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

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