

CHASE HOME FINANCE LLC, S/B/M TO CHASE : PHILADELPHIA COUNTY  
 MANHATTAN MORTGAGE CORPORATION, : COURT OF COMMON PLEAS  
 S/B/M TO CHASE MORTGAGE COMPANY, F/K/A :  
 CHEMICAL MORTGAGE COMPANY : CIVIL DIVISION  
 Plaintiff :  
 vs. : APRIL TERM, 2005  
 :  
 DONALD B. TEMLER A/K/A DONALD B PEMLAR : NO. 1964  
 KAREN TEMLER A/K/A KAREN B TEMLER :  
 Defendant(s) : ATTY. I.D. #62205

## AFFIDAVIT PURSUANT TO RULE 3129

CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION, S/B/M TO CHASE MORTGAGE COMPANY, F/K/A CHEMICAL MORTGAGE COMPANY, Plaintiff in the above action, by its attorney, DANIEL G. SCHMIEG, 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 731 LONGSHORE AVENUE, PHILADELPHIA, PA 19111.

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

\_\_\_\_\_  
 NAME \_\_\_\_\_ LAST KNOWN ADDRESS (If address cannot be  
 reasonably ascertained, please so indicate.)

DONALD B. TEMLER A/K/A DONALD B PEMLAR 731 LONGSHORE AVENUE  
 PHILADELPHIA, PA 19111

KAREN TEMLER A/K/A KAREN B TEMLER 731 LONGSHORE AVENUE  
 PHILADELPHIA, PA 19111

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

\_\_\_\_\_  
 NAME \_\_\_\_\_ LAST KNOWN ADDRESS (If address cannot be  
 reasonably ascertained, please so indicate.)

DONALD B. TEMLER A/K/A DONALD B PEMLAR 731 LONGSHORE AVENUE  
 PHILADELPHIA, PA 19111

KAREN TEMLER A/K/A KAREN B TEMLER 731 LONGSHORE AVENUE  
 PHILADELPHIA, PA 19111

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

Name and Last Known Address (if address cannot be reasonably ascertained, please so indicate)

City of Philadelphia  
Attention: James Zwolack, Esq.  
One Parkway  
1515 Arch Street – 15<sup>th</sup> Floor  
Philadelphia, PA 19102

City of Philadelphia  
Reven BNF  
1515 Arch Street – 15<sup>th</sup> Floor  
Philadelphia, PA 19102

City of Philadelphia  
Reven W&S  
1515 Arch Street – 15<sup>th</sup> Floor  
Philadelphia, PA 19102

City of Philadelphia Bur. Ad. Adj.  
1515 Arch Street – 15<sup>th</sup> Floor  
Philadelphia, PA 19102

City of Philadelphia  
L&I H&F  
1515 Arch Street – 15<sup>th</sup> Floor  
Philadelphia, PA 19102

City of Philadelphia – PGW  
Attention: James Zwolack, Esq.  
One Parkway  
1515 Arch Street – 15<sup>th</sup> Floor  
Philadelphia, PA 19102

Philadelphia Gas Works  
800 West Montgomery Avenue  
Attn: Collections Department, 3<sup>rd</sup> Floor  
Philadelphia, PA 19122

City of Philadelphia  
By and Through its Capital Program Office  
C/o Law Department  
1515 Arch Street One Parkway  
Philadelphia, PA 19102-1595

Mary T. Temler  
536 Benner Street  
Philadelphia, PA 19111

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

Name and Last Known Address (if address cannot be reasonably ascertained, please so indicate)

**PNC Bank National Association  
Consumer Loan Center  
2730 Liberty Avenue  
Pittsburgh, PA**

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

Name and Last Known Address (if address cannot be reasonably ascertained, please so indicate)

**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 and Last Known Address (if address cannot be reasonably ascertained, please so indicate)

**NONE**

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

Name and Last Known Address (if address cannot be reasonably ascertained, please so indicate)

**Tenants/Occupants  
731 LONGSHORE AVENUE  
Philadelphia, PA 19111**

**Commonwealth of Pennsylvania  
Bureau of Child Support Enforcement  
Attention: Gail Keller  
1400 Spring Garden Street – Rm. 912  
Philadelphia, PA 19130**

**Family Court Division  
Support Order Judgment  
1801 Vine Street – Rm. 315  
Philadelphia, PA 19103**

**Commonwealth of Pennsylvania  
Department of Welfare  
P.O. Box 2675  
Harrisburg, PA 17105**

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. Section 4904 relating to unsworn falsification to authorities.

  
DANIEL G. SCHMIEG, ESQ.  
Attorney for Plaintiff

Date: June 1, 2005

DATE: June 1, 2005

**CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION, S/B/M TO CHASE MORTGAGE COMPANY, F/K/A CHEMICAL MORTGAGE COMPANY**

**vs.**

**DONALD B. TEMLER A/K/A DONALD B PEMLAR  
KAREN TEMLER A/K/A KAREN B TEMLER**

**TO: ALL PARTIES IN INTEREST AND CLAIMANTS**

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

**OWNER(S): DONALD B. TEMLER A/K/A DONALD B PEMLAR  
KAREN TEMLER A/K/A KAREN B TEMLER**

**PROPERTY: 731 LONGSHORE AVENUE  
Philadelphia, PA 19111**

**Improvements: Residential dwelling**

**APRIL TERM, 2005**

**NO. 1964**

The above-captioned property is scheduled to be sold at the Philadelphia Sheriff's Sale on Tuesday, **SEPTEMBER 13, 2005**, at 10:00 A.M. at the First District Plaza, 3801 Market Street, Philadelphia, Pennsylvania 19104. Our records indicate that you may hold a mortgage or judgment on the property, which may be extinguished by the sale. You may wish to attend the sale to protect your interests.

A schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than 30 days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule.

If you have any questions regarding the type of lien or the effect of the Sheriff's Sale upon your lien, we urge you to **CONTACT YOUR OWN ATTORNEY**, as we are not permitted to give you legal advice.

***JUDGMENT AMOUNT: \$48,250.58***

LH/MTG