

EMC MORTGAGE CORPORATION,
 ATTORNEY-IN-FACT FOR JP MORGAN
 CHASE BANK, AS TRUSTEE UNDER
 THE POOLING AND SERVICING
 AGREEMENT DATED AS OF MARCH
 1, 2003, ABFS MORTGAGE LOAN
 TRUST 2003-1

COURT OF COMMON PLEAS
 PHILADELPHIA COUNTY
 SEPTEMBER TERM, 2006
 No.: 1145

Plaintiff

Vs.

BYUNG YEON CHOI, A/K/A BYUNG Y.
 CHOI

KWAN YUL CHOI

SEUNG JA CHOI

Defendant(s)

AFFIDAVIT PURSUANT TO RULE 3129.1

EMC MORTGAGE CORPORATION, ATTORNEY-IN-FACT FOR JP MORGAN CHASE BANK, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2003, ABFS MORTGAGE LOAN TRUST 2003-1, plaintiff in the above action, sets forth as of the date the praecipe for the writ of execution was filed the following information concerning the real estate property located at 2001 SOUTH 7TH STREET, PHILADELPHIA, PA 19148.

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
BYUNG YEON CHOI, A/K/A BYUNG Y. CHOI	2001 SOUTH 7TH STREET PHILADELPHIA, PA 19148
KWAN YUL CHOI	2001 SOUTH 7TH STREET PHILADELPHIA, PA 19148
SEUNG JA CHOI	2001 SOUTH 7TH STREET PHILADELPHIA, PA 19148

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

BYUNG YEON CHOI, A/K/A BYUNG Y.
CHOI 2001 SOUTH 7TH STREET
PHILADELPHIA, PA 19148

KWAN YUL CHOI 2001 SOUTH 7TH STREET
PHILADELPHIA, PA 19148

SEUNG JA CHOI 2001 SOUTH 7TH STREET
PHILADELPHIA, PA 19148

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

Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
7400 ROOSEVELT INVESTORS	7400 ROOSEVELT BLVD PHILADELPHIA, PA 19152
AUDOBON ESTATES PARTNERS LTD AKA/DBA C/O GALMAN GROUP	261 OLD YORK ROAD, SUITE 110 JENKINTOWN, PA 19046
COMMONWEALTH OF PA CITY OF PHILADELPHIA	BUSINESS NONFILER PHILADELPHIA, PA 19102
HOWARD MINNIGH	1349 FRIENDSHIP STREET PHILADELPHIA, PA 19111
REBECCA MINNIGH	1349 FRIENDSHIP STREET PHILADELPHIA, PA 19111
DENISE WHITMORE	2215 LONGSHORE AVENUE PHILADELPHIA, PA 19149
WILLIAM WHITMORE	2215 LONGSHORE AVENUE PHILADELPHIA, PA 19149
AMERICAN BUSINESS CREDIT INC.	111 PRESIDENTIAL BLVD, SUITE 215 BALA, PA 19004
SCHOOL DISTRICT OF PHILADELPHIA BOARD OF EDUCATION	414 N. BROAD STREET, 3 RD FLOOR PHILADELPHIA, PA 19103
STANLEY TITELBAUM	1224 MAGEE AVENUE PHILADELPHIA, PA 19111
CITY OF PHILADELPHIA L&I, H&F AND REVN SNF	1515 ARCH STREET 15 TH FLOOR PHILADELPHIA, PA 19102
LIBERTY MUTUAL INSURANCE COMPANY	100 LINCOLN WAY WEST ONE LIBERTY SQUARE MISHAWAKA, IN 46546
ELLIE LOUIS- BENJAMIN	528 WOODVIEW ROAD PHILADELPHIA, PA 19082
BERNADETTE DESAMOT	528 WOODVIEW ROAD PHILADELPHIA, PA 19082

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

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

Plaintiff

DUK SANG LEE

2109 A N. JOHN RUSSELL CIRCLE
ELKINS PARK, PA 19127

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

Name Last Known Address (if address cannot be reasonably ascertained, please 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.

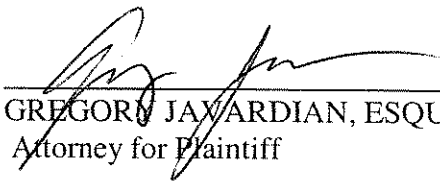
Name	Last Known Address (if address cannot be reasonably ascertained, please indicate)
Domestic Relations c/o Enforcement Unit Sheriff Sale Section	Room 314 34 S. 11 th Street Philadelphia, PA 19107
City of Philadelphia c/o Law Department	1515 Arch Street Philadelphia, PA 19102
Philadelphia Dept. of Revenue Unpaid Real Estate Taxes	1515 Arch Street, 15 th Floor Phila., PA 19102-1508
Philadelphia Dept. of Revenue Unpaid Water/Sewer Rents	1515 Arch Street, 15 th Floor Phila., PA 19102-1508
Philadelphia Adult Probation c/o Philadelphia Traffic Court	800 Spring Garden Street Philadelphia, PA 19123
Philadelphia Clerk of Quarter Sessions	City Hall Philadelphia, PA 19107
Philadelphia Adult Probation and Parole	1401 Arch Street #1343 Philadelphia, PA 19102-1525
Philadelphia Clerk of Quarter Sessions c/o Philadelphia Adult Probation and Parole	1401 Arch Street #1343 Philadelphia, PA 19102-1525
Philadelphia Clerk of Quarter Sessions	1301 Filbert Street Philadelphia, PA 19107
CITY OF PHILADELPHIA BUREAU OF ADMINISTRATIVE ADJUDICATION	P.O. BOX 13850 PHILADELPHIA, PA 19101
PA DEPARTMENT OF PUBLIC WELFARE BUREAU OF CHILD SUPPORT ENFORCEMENT	HEALTH AND WELFARE BUILDING – ROOM 432 P.O. BOX 2675 HARRISBURG, PA 17105-2675
PHILADELPHIA TRAFFIC COURT	800 SPRING GARDEN STREET P.O. BOX 56301 PHILADELPHIA, PA 19130-6301
PA Department of Revenue Bureau of Compliance	PO Box 281230 Harrisburg, PA 17128-1230
Philadelphia Clerk of Quarter Sessions Adult Probation and Parole Dept.	121 N. Broad Street Philadelphia, PA 19107

City of Philadelphia Bureau of Administrative Adjudication	913 Filbert Street Philadelphia, PA 19107
City of Philadelphia Department of Licenses and Inspections	1401 JFK Blvd. 11 th Floor Code Enforcement Unit Philadelphia, PA 19102
City of Philadelphia –PGW	800 W. Montgomery Avenue Philadelphia, PA 19122
PECO ENERGY CO.	2301 MARKET STREET PHILADELPHIA, PA 19103

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	Last Known Address (if address cannot be reasonably ascertained, please indicate)
Tenants/Occupants	2001 SOUTH 7TH STREET PHILADELPHIA, PA 19148

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



GREGORY JAXARDIAN, ESQUIRE
Attorney for Plaintiff

EMC MORTGAGE CORPORATION,
ATTORNEY-IN-FACT FOR JP MORGAN
CHASE BANK, AS TRUSTEE UNDER
THE POOLING AND SERVICING
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1, 2003, ABFS MORTGAGE LOAN
TRUST 2003-1

COURT OF COMMON PLEAS
PHILADELPHIA COUNTY
SEPTEMBER TERM, 2006
No.: 1145

RECEIVED
JAN 16 2007
CIVIL ADMINISTRATION

120889

vs.

BYUNG YEON CHOI A/K/A BYUNG Y.
CHOI
KWAN YUL CHOI
SEUNG JA CHOI

ORDER GRANTING ALTERNATIVE SERVICE PURSUANT
TO PENNSYLVANIA R.C.P. 430

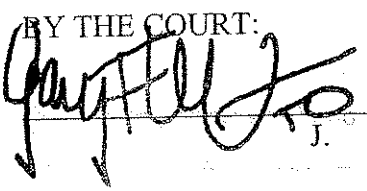
This matter being opened to the court by Plaintiff, upon Motion for Order
Granting Alternative Service, pursuant to Pennsylvania R.C.P. 430, and the Court having
reviewed and considered the pleadings submitted in connection with this matter, and for
good cause shown:

IT IS on this 11 day of Jan, 2006, ORDERED that the
Motion for Alternative Service by service of the Complaint in Mortgage Foreclosure by
posting the premises, 2001 SOUTH 7TH STREET, PHILADELPHIA, PA 19148 and by
regular and certified mail to the Defendant's, BYUNG YEON CHOI A/K/A BYUNG Y.
CHOI and KWAN YUL CHOI AND SEUNG JA CHOI, last known address, is hereby
GRANTED.

DOCKETED

JAN 18 2007

B. KOCH
CIVIL ADMINISTRATIVE

BY THE COURT:


COPIES SENT
PURSUANT TO Pa.R.C.P. 230(b)

JAN 18 2007

FIRST JUDICIAL DISTRICT OF PA
USE I.D. 