

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
c/o Law Department, Real Estate Tax Unit
1515 Arch Street, 15th Floor
Philadelphia, PA 19102**

**City of Philadelphia
Department of Licenses and Inspection
1401 JFK Blvd, 11th Floor
Enforcement Unit
Philadelphia, PA 19102**

**City of Philadelphia Water Revenue Bureau
Municipal Services Building
1401 JFK Blvd, Concourse
Philadelphia, PA 19102**

**City of Philadelphia
Bureau of Administrative & Adjudication
913 Filbert Street
Philadelphia, PA 19107**

**Philadelphia Gas Works
800 West Montgomery Avenue
Attn: Collections Department, 3rd Floor
Philadelphia, PA 19122**

**Philadelphia Clerk of Quarter Sessions
c/o Philadelphia Traffic Court
800 Spring Garden Street
P.O. Box 56301
Philadelphia, PA 19130-6301**

**Philadelphia Clerk of Quarter Sessions
Philadelphia Adult Probation Department
1401 Arch Street, #1343
Philadelphia, PA 19102-1525**

**Philadelphia Clerk of Quarter Sessions
Criminal Justice Center, Suite 310
1301 Filbert Street
Philadelphia, PA 19107**

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)

**CHAMPION MORTGAGE COMPANY, INC.
20 WATERVIEW BOULEVARD
PARSIPPANY, NJ 07054**

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
5131 WEST DIAMOND STREET
Philadelphia, PA 19131**

**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: March 28, 2007

DATE: March 27, 2007

WELLS FARGO BANK, N.A., S/B/M TO WELLS FARGO HOME MORTGAGE, INC., F/K/A NORWEST MORTGAGE, INC.

vs.

RENEE MCLANE

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

OWNER(S): RENE MCLANE

PROPERTY: 5131 WEST DIAMOND STREET
Philadelphia, PA 19131

Improvements: Residential dwelling

JULY TERM 2004

NO. 002386

The above-captioned property is scheduled to be sold at the Philadelphia Sheriff's Sale on Tuesday, **JULY 10, 2007**, 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: \$70,109.27

LH/MTG