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IN THE COURT OF COMMON PLEAS, PHILADELPHIA COUNTY PENNSYLVANIA

WELLS FARGO BANK NA AS TRUSTEE
 PLAINTIFF

CIVIL ACTION – LAW
 CASE NO: 06-09-3388

VS

MORTGAGE FORECLOSURE

GEORGE L. DUNBAR, JEANETTE
 DUNBAR and/or OCCUPANTS
 DEFENDANTS

**AFFIDAVIT PURSUANT TO RULE 3129
 (Affidavit No. 1)**

WELLS FARGO BANK NA AS TRUSTEE, Plaintiff in the above action, by its attorney, Daniel J. Mancini, Esquire, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 5830-5832 PENTRIDGE STREET, PHILADELPHIA, PA 19143.

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

GEORGE L. DUNBAR
 5830-5832 PENTRIDGE STREET
 PHILADELPHIA, PA 19143

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

GEORGE L. DUNBAR
 5830-5832 PENTRIDGE STREET
 PHILADELPHIA, PA 19143

JEANETTE DUNBAR
 5830-5832 PENTRIDGE STREET
 PHILADELPHIA, PA 19143

OCCUPANTS
 5830-5832 PENTRIDGE STREET
 PHILADELPHIA, PA 19143

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

WELLS FARGO BANK NA AS TRUSTEE
 c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, PA 15061
 06-09-3388 \$71,908.60

City of Philadelphia Revenue Water & Sewer
1515 Arch Street, 15th Floor, Philadelphia, PA 19102
01-09-72-00120 CE \$2,998.19
01-09-72-00121 CE \$2,998.19

Century 21 University Real
3737 Lancaster Avenue, Philadelphia, PA 19104
01-11-08-09430 LT Recorded 11/28/2001 Amount \$6,613.00

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

Valiant Consumer Discount Company
4093 Lancaster Avenue, Philadelphia, PA 19104
MBV – DCC855-169 Recorded 3/24/1976 Amount \$2,376.00
MBV – DCC1067-531 Recorded 1/31/1977 Amount \$936.00

Second Consumer Discount Company
Seven Bala Avenue, Bala Cynwyd, PA 19004
MBV – FHS1330-207 Recorded 1/5/1988 Amount \$3,024.00
MBV – FHS2095-354 Recorded 1/24/1990 Amount \$1,152.00

Mellon Bank (East) PSFS National Association
1414 South Penn Square, Philadelphia, PA 19102
MBV – FHS1907-429 Recorded 8/10/1989 Amount \$12,000.00

Second Consumer Discount Company
301 City Line Avenue, Bala Cynwyd, PA 19004
MBV - VCS1734-18 Recorded 9/27/1995 Amount \$4,284.00

WELLS FARGO BANK NA AS TRUSTEE
c/o Daniel J. Mancini, Esq. 201A Fairview Drive, Monaca, PA 15061
MB vol & Pg – JTD51097486 Recorded -1/12/2005 Amount - \$66,500.00
(Assignment of MTG will be sent at a later date)

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

City of Philadelphia c/o Law Department
1515 Arch Street, Philadelphia, PA 19102
Lien Number – 050531618 Recorded 6/27/2005 Amount \$1,347.53

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:

Philadelphia Department of Revenue
1401 JFK Blvd., Municipal Service Building, Philadelphia, PA 19102

Public Services Concourse
1401 JFK Blvd., Municipal Service Building, Philadelphia, PA 19102

City of Philadelphia Law Department
PGW Enforcement Division
ATTN: Steven Sankey
1 Parkway
1515 Arch Street, 15th Floor
Philadelphia, PA 19107

PGW Collection Department
ATTN: John McCann


800 W. Montgomery Avenue, 3rd Floor
Philadelphia, PA 19122

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

UNKNOWN

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

Dated this 4th day of April, 2007



Daniel J. Mancini, Esq.
Attorney Bar No.: 39353