

KIVITZ & KIVITZ, P.C.  
 BY: JAY E. KIVITZ, ESQUIRE  
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 7901 Ogontz Avenue  
 P.O. Box 27368  
 Philadelphia, PA 19118-0308  
 (215) 549-2525

ATTORNEY FOR PLAINTIFF

JMS Properties, Inc.

v.

Dawn Maw

: COURT OF COMMON PLEAS  
 : PHILADELPHIA COUNTY  
 : April Term, 2004  
 :  
 : No. 007603

**AFFIDAVIT PURSUANT TO RULE 3129.1**

JMS Properties, Inc., plaintiff in the above action, sets forth that as of the date of the praecipe for the writ of execution was filed the following is the information concerning the real property located at 1522 E. Susquehanna Avenue, Philadelphia, PA 19125:

1. Name and address of the owners or reputed owners:

Dawn Maw, 1522 E. Susquehanna Avenue, Philadelphia, PA 19125

2. Name and address of defendants in the judgment:

Dawn Maw, 1522 E. Susquehanna Avenue, Philadelphia, PA 19125

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

JMS Properties, Inc., 1825 Grant Avenue, Philadelphia, 19115

City of Philadelphia Bur Ad Adj., 913 Filbert Street, Philadelphia, PA

City of Philadelphia Revenue Dept., U&O, 1101 Market St., 10<sup>th</sup> fl., Philadelphia, PA

First Union National Bank, 123 S. Broad St., Philadelphia, PA 19109

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

JMS Properties, Inc.  
 1825 Grant Avenue, Philadelphia, PA 19115

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

City of Philadelphia Law Dept., 1515 Arch St., One Parkway, Philadelphia, PA 19102

PGW, 800 Montgomery Avenue, Philadelphia, PA

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

Domestic Relations c/o Family Court  
34 S. 11<sup>th</sup> Street,  
Philadelphia, PA 19106

Commonwealth of PA  
Dept. of Public Welfare  
P.O. Box 2675  
Harrisburg, PA 17105

Water Revenue Bureau  
1101 Market Street  
Philadelphia, PA

City of Philadelphia, RE Dept.  
1401 JFK Blvd., Attn: RE Supervisor  
Philadelphia, PA 19102

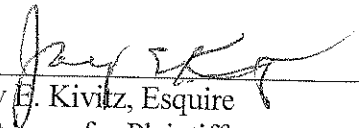
7. Name and address of every other person who the plaintiff has knowledge who have any interest in the property which may be affected by the sale.

None.

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

March 16, 2007

KIVITZ & KIVITZ, P.C.

  
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Jay E. Kivitz, Esquire  
Attorney for Plaintiff

NOTICE PURSUANT TO FAIR DEBT COLLECTION PRACTICES ACT

This is an attempt to collect a debt and any information obtained will be used for that purpose. Unless you dispute the validity of this debt, or any portion thereof, within 30 days after receipt of this notice, the debt will be assumed to be valid by our offices. If you notify our offices, in writing, 30 days of receipt of this notice that the writing, 30 days of receipt of this notice that the debt, or any portion thereof, is disputed, our offices will provide you with verification of the debt or copy of the Judgment against you, by mail. Upon your written request, within 30 days, this office will provide you with the name and address of your original creditor concerning this debt, if different from the current creditor

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

Your property (REAL ESTATE) at 1522 E. Susquehanna Avenue, Philadelphia, PA is scheduled to be sold at Sheriff's Sale on Tuesday, July 10, 2007 at 10:00 A.M., at First District Plaza, 3801 Market Street, Philadelphia, PA to enforce the Court Judgment of \$18,187.47 by the plaintiff against you.

**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 JMS Properties, Inc. the back payments, late charges costs and reasonable attorneys' fees due. To find out how much you must pay phone: (215)549-2525.
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.

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.

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the bid price by calling JAY E. KIVITZ, ESQUIRE, at phone: (215)549-2525.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened you may call JAY E. KIVITZ, ESQUIRE at (215)549-2525.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a full deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on August 10, 2007. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after August 10, 2007.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

*YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.*

**LAWYER REFERENCE SERVICE  
ONE READING CENTER  
PHILADELPHIA, PA 19107  
TELEPHONE: (215) 238-6300**