

HOMEcomings FINANCIAL, LLC
Plaintiff

vs.

FRANK A. RYDER SR.
A/K/A FRANK A. RYDER
A/K/A FRANK RYDER
NICOLE TATE
A/K/A NICOLE S. TATE
A/K/A NICOLE SHEREE TATE

Defendant(s)

: PHILADELPHIA COUNTY
: COURT OF COMMON PLEAS
:
: CIVIL DIVISION
:
: JULY TERM 2007
:
: NO. 001897
:
: ATTY. I.D. #62205

AFFIDAVIT PURSUANT TO RULE 3129

HOMEcomings FINANCIAL, LLC, 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 **1928 MONTROSE STREET, PHILADELPHIA, PA 19146.**

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

_____ NAME _____

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

FRANK A. RYDER SR.
A/K/A FRANK A. RYDER
A/K/A FRANK RYDER

1928 MONTROSE STREET
PHILADELPHIA, PA 19146

NICOLE TATE
A/K/A NICOLE S. TATE
A/K/A NICOLE SHEREE TATE

1928 MONTROSE STREET
PHILADELPHIA, PA 19146

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

_____ NAME _____

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

FRANK A. RYDER SR.
A/K/A FRANK A. RYDER
A/K/A FRANK RYDER

1928 MONTROSE STREET
PHILADELPHIA, PA 19146

NICOLE TATE
A/K/A NICOLE S. TATE
A/K/A NICOLE SHEREE TATE

1928 MONTROSE STREET
PHILADELPHIA, PA 19146

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.P Court 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

Municipal Court
Attn: Court Administrator
Room 540 - 34 South 11th Street
Philadelphia, PA 19107

Internal Revenue Service
Federated Investors Tower
Thirteenth Floor Suite 1300
1001 Liberty Avenue
Pittsburgh, PA 15222

U.S. Department of Justice
Eastern District
Attention: Lisa Murray
615 Chestnut Street - Suite 1300
Pittsburgh, PA 19016-4476

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)

**Police and Fire Federal Credit Union
Roosevelt Business Center II
2837 Southampton Road
Philadelphia, PA 19154**

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
1928 MONTROSE STREET
Philadelphia, PA 19146**

**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: April 16, 2008

DATE: April 16, 2008

HOMECOMINGS FINANCIAL, LLC

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A/K/A NICOLE SHEREE TATE

TO: ALL PARTIES IN INTEREST AND CLAIMANTS

NOTICE OF SHERIFF'S SALE
OF REAL PROPERTY

OWNER(S): FRANK A. RYDER SR.
A/K/A FRANK A. RYDER
A/K/A FRANK RYDER
NICOLE TATE
A/K/A NICOLE S. TATE
A/K/A NICOLE SHEREE TATE

PROPERTY: 1928 MONTROSE STREET
Philadelphia, PA 19146

Improvements: Residential dwelling

JULY TERM 2007

NO. 001897

The above-captioned property is scheduled to be sold at the Philadelphia Sheriff's Sale on Tuesday, **AUGUST 5, 2008**, 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: \$266,696.78

LH/MTG