

# SHERIFF SALES



*Friday, February 19, 2010*



Please submit immediately to the  
Sheriff's Office, any liens or taxes due on any  
property located in your municipality  
listed in this booklet

**BOB MERSKI, Sheriff**



**SHERIFF SALES**

Notice is hereby given that by virtue of sundry Writs of Execution, issued out of the Courts of Common Pleas of Erie County, Pennsylvania, and to me directed, the following described property will be sold at the Erie County Court House, Erie, Pennsylvania on

**Friday, February 19, 2010  
at 10:00 A.M.**

All parties in interest and claimants are further notified that a schedule of distribution will be on file in the Sheriff's Office no later than 30 days after the date of sale of any property sold hereunder, and distribution of the proceeds made 10 days after said filing, unless exceptions are filed with Sheriff's Office prior thereto.

All bidders are notified prior to bidding that they **MUST** possess a cashier's or certified check in the amount of their highest bid or have a letter from their lending institution guaranteeing that funds in the amount of the bid are immediately available. If the money is not paid immediately after the property is struck off, it will be put up again and sold, and the purchaser held responsible for any loss, and in no case will a deed be delivered until money is paid.

BOB MERSKI, Sheriff  
Erie County, Pennsylvania

— 1 —

No. 14316 of 2009

Beneficial Consumer Discount Company d/b/a  
Beneficial Mortgage Co. of Pennsylvania,  
Plaintiff

vs.

James F. Hammerman and Lisa L.  
Hammerman, Defendants

**DESCRIPTION**

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie, and State of Pennsylvania, being Lot No. 5, Block "C" of the Willow Way Heights Subdivision No. 3 in Tract No. 251 of the City of Erie and State of Pennsylvania, as the same is more particularly described in Erie County Map Book 9 at page 35, having erected thereon a one story frame dwelling house commonly

known as 4227 Bird Drive, Erie, Pennsylvania, City of Erie Index No. (18) 5260-502.

BEING known as: 4227 Bird Drive, Erie, PA 16511.

PROPERTY ID No.: 18-5260-502.

TITLE to said premises is vested in James F. Hammerman and Lisa L. Hammerman, husband and wife, as tenants by the entireties by deed from Lucille J. Grutkowski, an unremarried widow, and Charles T. Grutowski, single, dated 3/28/02 and recorded 4/1/02 in Deed Book 866, page 2314.

Mark J. Udren, Esquire  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

— 2 —

No. 14636 of 2009

Bank of America, N.A., Plaintiff  
vs.

Alexander S. Jackna, Jr. and Sandra L.  
Jackna, Defendants

**DESCRIPTION**

All that certain piece or parcel of land situate in the Sixth Ward of the City of Erie, County of Erie, and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the south line of Thirty-first Street, three hundred eleven and eighty-four hundredths (311.84) feet east of the point of intersection of the south line of Thirty-first Street with the east line of Elmwood Avenue; thence southwardly parallel with Elmwood Avenue, one hundred thirty-five (135) feet to a point; thence eastwardly, parallel with Thirty-first Street, thirty-five (35) feet to a point; thence northwardly, parallel with Elmwood Avenue, one hundred thirty-five (135) feet to a point in the south line of Thirty-first Street; thence westwardly along the south line of Thirty-first Street, thirty-five (35) feet to the place of beginning, being Lot No. 79 on the Rossi Addition to the City of Erie, recorded in Map Book No. 2, pages 82 and 83.

HAVING erected thereon a dwelling commonly known as 1165 West 31st Street, Erie, Pennsylvania, and being further identified as Erie County Tax Parcel Index No. (19) 6219-119.

SHERIFF SALES — FEBRUARY, 2010

BEING known as: 1165 West 31st Street, Erie, PA 16508.

PROPERTY ID No.: 19-6219-119.

TITLE to said premises is vested in Alexander S. Jackna, Jr. and Sandra L. Jackna, husband and wife, as tenants by the entirety by deed from Albina A. Palmisano, single, dated 8/30/06 and recorded 8/30/06 in Deed Book 1356, page 2226.

Mark J. Udren, Esquire  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

— 3 —

No. 14410 of 2009

Household Finance Consumer Discount Company, Plaintiff

vs.

Michael R. Lockwood and Morgan M. Lockwood (Real Owner), Defendants

DESCRIPTION

ALL that certain tract, parcel or piece of land situate in the Township of Fairview, County of Erie, and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron survey pin set in the south margin of U.S. Route 20, said pin is located North 57° 11' 00" East, a distance of 418.77 feet from an iron survey pin set at the intersection of the East line of Polly Drive with the South line of U.S. Route 20; Thence, South 25° 58' 00" East, 342.20 feet to a concrete monument; Thence, South 64° 50' West, a distance of 136.25 feet to an iron survey pin; Thence, North, 31° 39' 08" West, a distance of 80.67 feet to an iron survey pin; Thence, continuing North, 23° 10' 51" West, a distance of 245.86 feet to an iron survey pin set in the south margin of U.S. Route 20; Thence, along the South line of U.S. Route 20, North 57° 51' 00" East, a distance of 134.00 feet to the point and place of beginning.

CONTAINING 1.070 total acres and having erected thereon a house and garage and being the same property shown as Lot No. 2 on a survey for Michael R. Lockwood

recorded as Erie County Drawing No. 2000-110.

BEING the same premises conveyed to part of the first part by deed dated April 28, 2000 and recorded on May 2, 2000 in Erie County Record Book 701, Page 634.

BEING known as: 6711 West Ridge Road, P.O. Box 17, Fairview, PA 16415.

PROPERTY ID No.: 21-53-93-48.1.

TITLE to said premises is vested in Michael R. Lockwood and Morgan M. Lockwood, his daughter, as joint tenants with the right of survivorship by deed from Michael R. Lockwood, sole owner dated 12/5/06 and recorded 12/6/06 in Deed Book 1381, page 314.

Mark J. Udren, Esquire  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

— 4 —

No. 14706 of 2009

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Co. of Pennsylvania, Plaintiff

vs.

Brian M. Quimby and Miki Bito-Quimby, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Fairview, County of Erie, and Commonwealth of Pennsylvania, being all of Lot No. 576 and part of Lot No. 577 of Lake Shore Club District Subdivision, part of Tracts Nos. 283 and 284 (incorrectly stated as "part of Tract No. 284" in prior deeds) as recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 3, pages 176 and 177, and more particularly bounded and described as follows:

BEGINNING at the northeast corner of the land herein described, the corner common to Lots No. 575 (incorrectly stated as No. 574 in prior deeds) and 576 of Lake Shore Club District Subdivision in the westerly line of Hardscrabble Boulevard around a curve to the right, one hundred eight and thirty-four hundredths (108.34) feet to a point in

said boulevard line situated twenty-one and sixty-six hundredths (21.66) feet northerly from southeast corner of Lot No. 577; thence South 60° 46' West, passing through Lot No. 577, one hundred seventy and three hundredths (170.03) feet to a point in the line common to Lots Nos. 577 and 563 situated sixteen and sixty-six hundredths (16.66) feet northerly from the southwest corner of Lot No. 577; thence North 26° 37½' West, eighty-nine and thirty-four hundredths (89.34) feet to the northwest corner of Lot No. 576; thence North 54° 13' East along (formerly referred to as "with" in prior deeds) the northerly line of Lot No. 576, one hundred sixty-five and nine hundredths (165.09) feet to the place of beginning. The beginning point in the westerly line of Hardscrabble Boulevard is four hundred twenty-five (425) feet southwardly from the southerly line of Bogey Way.

THE above-described property is commonly known as 1312 Hardscrabble Boulevard, Erie, PA. Being further identified by Index No. (21) 39-47-4.

BEING known as: 1312 Hardscrabble Boulevard, Erie, PA 16505.

PROPERTY ID No.: 21-39-47-4.

TITLE to said premises is vested in Brian M. Quimby and Miki Bito-Quimby, husband and wife, as tenants by the entireties with the right of survivorship by deed from Jane A. McMaster McGinty, married, dated 6/11/98 and recorded 6/17/98 in Deed Book 568 page 213.

Mark J. Udren, Esquire  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003-3620  
856-669-5400

— 5 —

No. 11059 of 2009

Cadles of Grassy Meadows II, L.L.C.,  
Assignee of National City Bank, successor in  
interest to National City Bank of Pennsylvania,  
Plaintiff

vs.

Mark L. Moore and Katherine H. Moore,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land  
situate in the Township of Greene, County

of Erie and State of Pennsylvania, bounded  
and described as follows, to-wit:

BEGINNING at a point in the centerline  
of Wattsburg Road, said point being South  
39° 26' East, a distance of two hundred  
eighty-four and twenty hundredths (284.20)  
feet from the intersection of the centerline of  
Wattsburg Road and the Millcreek Township  
line; thence North 65° 11' East, passing over  
an iron pin in the East line of Wattsburg Road,  
for a distance of one thousand two hundred  
eight and eighty-one hundredths (1,208.81)  
feet to an iron pin set in the tract line of Tract  
363-362 in the Township of Greene; thence  
South 26° 00' East along said tract line for  
a distance of three hundred eight and four  
tenths (308.4) feet to an iron pin; thence  
South 64° 6' West approximately seven  
hundred forty-five (745) feet to a point, said  
point being the Southeast corner of land  
formerly owned by Anton Frederick Andersen;  
thence North 39° 26' West eighty (80) feet  
to a point; thence South 62° 27' 50" West  
three hundred forty and sixty-six hundredths  
(340.66) feet to a point in the centerline of  
Wattsburg Road; thence North 39° 26' West  
along the said centerline two hundred sixty-  
seven and four tenths (267.4) feet to the point  
of beginning.

BEING designated as Erie County Tax  
Index Number 25-2-6-42.

HAVING erected thereon a building known  
as 8141-8149 Wattsburg Road, Erie, Penn-  
sylvania 16509.

BEING the same premises conveyed to  
Mark L. Moore and Katherine H. Moore,  
husband and wife, by Gregory D. Braine  
and Wendy A. Braine, husband and wife, by  
deed dated January 9, 2003 and recorded  
on January 10, 2003 in the Erie County Re-  
corder of Deeds Office in Deed Book Volume  
965, Page 1201.

TOGETHER with all rights and privileges  
and under and subject to the covenants,  
easements, restrictions, reservations and  
conditions of record and/or those that are  
visible to a physical inspection.

Christine A. Saunders  
11 Stanwix Street, 18th Floor  
Pittsburgh, PA 15222  
412-918-1100

SHERIFF SALES — FEBRUARY, 2010

— 6 —

No. 14767 of 2006

Landmark Capital Investments, Inc.,  
Plaintiff

vs.

Phyllis M. McCallum, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the west line of Parade Street, 31 feet north of the north line of 24th Street; thence westwardly parallel with 24th Street, 70 feet; thence northwardly parallel with Parade Street, 31½ feet; thence eastwardly parallel with 24th Street, 70 feet to the west line of Parade Street; thence southwardly along the west line of Parade Street, 31½ feet to the place of beginning.

HAVING erected thereon a two-story frame dwelling and garage and being commonly known as 2326 Parade Street, Erie, Pennsylvania.

BEING designated as Tax Index No. (18) 5014-101.

ALSO, all the right, title and interest of Mary M. Norton, et vir, their heirs and assigns, in a certain driveway agreement contained in a deed from G. Daniel Baldwin, et ux, to one George M. Stevens recorded in Recorder's Office of Erie County, Pennsylvania, "That a strip of land 3½ feet in width taken from the north side of the lot herein described and extending from the street westwardly 52 feet shall be used in conjunction with a strip of similar width and length taken from the south side of the lot adjoining the lot herein described on the north, making in all 7 feet in width for a driveway for ingress and egress from the rear of said lots for automobiles and other similar vehicles, such use to be continuous without interference or obstruction, but not in any way interfere with buildings erected on said premises."

SUBJECT to all easements, restrictions and rights-of-way of record and/or those that are visible to a physical inspection.

BEING the same property which Mary M. Norton, et vir, by deed dated January 4, 2000 and recorded April 7, 2000 in the Recorder's

Office of Erie County, Pennsylvania, in Deed Book Volume 696, page 1893, granted and conveyed unto Phyllis M. McCallum, the Mortgagor/Defendant herein.

Karen J. Myers  
205 Ross St.  
The Colonial Building  
Pittsburgh, PA 15219  
412-281-8220

— 7 —

No. 14146 of 2009

Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for the registered holders of Renaissance Home Equity Loan Asset-Backed Certificates, Series 2004-1, by its attorney in fact, Ocwen Loan Servicing, LLC, Plaintiff

vs.

David C. Weyand and Jadie A. Weyand,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania, being the East end of Lot No. 34 in the Normandale Addition. A plot of said addition being recorded in Map Book 2, page 231, Recorder's Office of Erie County, Pennsylvania, and more fully bounded and described as follows, to-wit:

COMMENCING at a pin in the southwest corner of Maple Avenue and Orchard Street; thence westerly along the south line of Orchard Street forty-five (45) feet to a pin; thence southerly parallel with the west line of maple Avenue ninety nine and three tenths (99.3) feet to the New York Central Railroad fence and right-of-way; thence easterly along said New York Central right-of-way forty-five and five tenths (45.5) feet to an iron pin in the west line of Maple Avenue; thence northerly along the west line of Maple Avenue one hundred and five (105) feet to the place of beginning. Containing the amount of land within said enclosure.

ALSO, all that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania, and more particularly bounded and described as follows, to-wit:

BEING Lots 10 and 11 in the Allen Park Subdivision as plotted by A.J. Cobb, Robert J. O'Brien and recorded in the Recorder's Office of Erie County, Pennsylvania in Map Book 2 at page 31. Said Lot No. 10 having a frontage of fifty-two (52) feet on Orchard Avenue, with a uniform depth of one hundred sixteen and four tenths (116.4) feet; and Lot No. 11 having a frontage of fifty-six and thirty five hundredths (56.35) feet on Orchard Avenue, with a uniform depth of one hundred nine and one-tenth (109.1) feet more or less. Said lots extending from Orchard Avenue to the right-of-way of the L.S. and M.S. Railway. Having erected on the piece described above a one and one-half story frame cottage.

BEING the same premises which Richard C. Cornwell, II and Bonnie M. Cornwell, his wife, by deed dated October 31, 1984, and recorded on November 6, 1984, in Book 1559 at Page 66 of the Erie County, PA Records, granted and conveyed unto David C. Weyand and Jadie A. Weyand, his wife.

PROPERTY Address: 6961 Orchard Street, Harborcreek, PA 16421.

Kevin P. Diskin, Esquire  
261 Old York Road, Suite 410  
Jenkinstown, PA 19046  
(215) 572-8111

— 8 —

No. 13912 of 2009

Northwest Savings Bank, Plaintiff

vs.

Tod Buchanan, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being Lot No. 22 in Block "E" of a replot of part of Grandview Heights Subdivision, as shown on a map of said replot recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania in Map Book 4, pages 430 and 431, to which plot reference is hereby made for a further description of said property.

BEING more commonly known as 1541 West 42nd Street, Erie, Pennsylvania and bearing Erie County Tax Index No. (19) 6169-209.

BEING the same premises conveyed to Tod Buchanan by deed dated June 23, 2003

and recorded June 25, 2003 in Erie County Record Book 1027, Page 1816.

Kurt L. Sundberg  
300 State Street, Suite 300  
Erie, Pennsylvania 16507  
(814) 456-5301

— 9 —

No. 14846 of 2009

HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-4, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-4, Plaintiff

vs.

Tammy L. Lobdell and Steven A. Lobdell, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Elgin, County of Erie and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point in the center line of the public road leading from Union City to Corry, known as U.S. Route 6, at the Northwest corner of lands formerly owned by Walter Krupa and now or formerly owned by one Miller; thence in a Southerly direction along the West line of said land formerly owned by Walter Krupa and now or formerly owned by the said Miller to a post a distance of 150 feet more or less; thence in a Westerly direction at right angles to the West line of said land formerly owned by Walter Krupa and now or formerly owned by one Miller to a post, a distance of 100 feet more or less; thence in a Northerly direction parallel with the first course to a point in the center line of the public road leading from Union City to Corry, a distance of 150 feet; thence in an Easterly direction along the center line of the said public road leading from Union City to Corry, known as U.S. Route No. 6 to the place of beginning, a distance of 100 feet more or less.

ALL that certain piece or parcel of land situate in the Borough of Elgin, County of Erie and Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an iron pipe on the South margin of U.S. Route 6 (SR0006), said pin

SHERIFF SALES — FEBRUARY, 2010

being the Northwest corner of the lands of David L. and Donna Shutzman and a point on the Elgin Borough and Concord Township line; thence South 1 degree 30 minutes 00 seconds East along Stulzman West line and the land of Corry Auto Auction a distance of 125.50 feet to a 5/8 inch rebar, thence South 88 degrees 30 minutes 00 seconds West a distance of 50.00 feet to a 5/8 inch rebar, thence North 1 degree 30 minutes 00 West a distance of 125.50 feet to a 5/8 inch rebar in the South margin of U.S. Route 6 (SR0006); thence North 88 degrees 30 minutes 00 seconds East along said South margin a distance of 50.00 feet to the place of beginning.

PARCEL # 3-2-2-1.

BEING the same premises which David L. Stutzman and Donna L. Stutzman, husband and wife, by Deed dated January 9, 2004 and recorded January 12, 2004, in the Office for the Recorder of Deeds in and for the County of Erie, in Deed Book 1100, page 841, granted and conveyed unto Steven A. Lobdell and Tammy L. Lobdell, husband and wife, in fee.

Leslie J. Rase, Esquire  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

— 10 —

No. 10169 of 2008

HSBC Bank USA National Association, as Indenture Trustee under the Indenture relating to People's Choice Home Loan Securities Trust Series 2005-4, Plaintiff

vs.

Scott M. Bone and Michele R. Bone, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek (tract 77), County of Erie and State of Pennsylvania, being all of Lot No. Sixteen (16) of Brentwood Hills Subdivision No. 1, as appears upon a map of said subdivision recorded in Erie County Map Book 6, page 84, and rerecorded in Erie County Map Book 6, page 117 on February 12, 1963. Said lot having a frontage of eighty-two and two hundredths (82.02) feet on the easterly line of Lansing Way, with a depth of one hundred twenty

(120) feet extending eastwardly therefrom. Having erected thereon a two-story brick and aluminum siding dwelling and an attached aluminum siding two-car garage.

BEING known as 3619 Lansing Way, Erie, PA 16506.

Assessment Map No.: 33-79-325-22.

Mary L. Harbert-Bell, Esquire  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002

— 11 —

No. 14823 of 2009

U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of May 1, 2007 MASTR Asset-Backed Securities Trust 2007-HE1 Mortgage Pass-Through Certificates, Series 2007-HE1, Plaintiff

vs.

Jeffrey M. Leech and Robin L. Leech, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEING Lots No. Ninety-six (96), One Hundred Nineteen (119), One hundred Twenty (120) and the east one-half of Lot No. Ninety-five (95) of the Troop Road Gardens Subdivision, according to plot thereof recorded in Erie County Map Book 3 at pages 206 and 207.

EXCEPTING and reserving therefrom that piece of land from Lot No. 119 conveyed to Dorothy E. Reynolds, widow, by deed recorded in Erie County Deed Book 645 at page 581 on March 25, 1953.

BEING known as 6186 Redwood Drive, Harborcreek, PA 16421.

Assessment Map Number: 27-18-33-14.

Mary L. Harbert-Bell, Esquire  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002

— 12 —

No. 12932 of 2009

Citibank N.A. as Trustee under Pooling and Servicing Agreement dated as of March

SHERIFF SALES — FEBRUARY, 2010

31, 2005 Wachovia Loan Trust 2005-SD1 Asset-Backed Certificates, Series 2005-SD1, Plaintiff

vs.

Gordon J. Pruzenski, Original Mortgagor and Real Owner and Stephanie A. Pruzenski, Original Mortgagor, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Fifth Ward of the City of Erie, County of Erie and State of Pennsylvania, being the whole of Lot No. 30 and the south 19.875 feet of Lot No. 31 in Block "B" of Bayview Subdivision of part of Tract No. 34 as per plot thereof recorded in the Recorder's Office of Erie County, Pennsylvania, in Map Book 1, at pages 272 and 273 and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in the westerly line of Florence Avenue 278.50 feet north of the northerly line of Thirtieth Street; thence westwardly parallel with Thirtieth Street, 129.75 feet to a point; thence northwardly parallel with Florence Avenue 59.625 feet to a point; thence eastwardly and parallel with Thirtieth Street 129.75 feet to a point in the westerly line of Florence Avenue, aforementioned; thence southwardly on and along the westerly line of Florence Avenue 59.629 feet to the place of beginning.

Being known as 2914 Florence Avenue, Erie, PA 16504.

Assessment Map Number: 18-5105-207.

Mary L. Harbert-Bell, Esquire  
220 Lake Drive East, Suite 301  
Cherry Hill, NJ 08002

— 13 —

No. 14136 of 2009

The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-3, Plaintiff

vs.

Martin J. Zapolski and Debbie A. Zapolski, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Wesleyville, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING in the east line of Bird Drive at a point 214 feet southwardly from the south line of Buffalo Road; thence southwardly along the East line of Bird Drive, 47.12 feet to a point; thence eastwardly at an included angle of 90°, 166.79 feet to a point; thence northwardly, along the west line of "Wesleyville Subdivision No. 2" as recorded in the office of the Recorder of Deeds of Erie County, a distance of 47.12 feet to a point; thence westwardly 166.45 feet to a point in the east line of Bird Drive, being the place of beginning.

SUBJECT to all restrictions, easements and rights-of-way of record.

HAVING erected thereon a two story frame residence building also being known as 2023 Bird Drive, Wesleyville, Pennsylvania.

BEING the same premises as conveyed from Martin J. Zapolski and Debbie A. Zapolski, husband and wife, to Martin J. Zapolski and Debbie A. Zapolski, husband and wife, by deed dated 02/18/2004 and recorded 02/27/2004 in Book 1111, page 602.

BEING commonly known as 2023 Bird Drive, Erie, PA 16510.

HAVING Tax/Parcel ID No.: 50-3-25-31.

Martin S. Weisberg, Esquire  
401 Route 70 East, Suite 100  
Cherry Hill, NJ 08034  
(856) 429-5507

— 14 —

No. 14346 of 2009

Corry Federal Credit Union, Plaintiff

vs.

Robert E. Cross, Sr. and Sherri A. Cross, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Fourth Ward of the City of Corry in the County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

COMMENCING at a stake in the southerly line of Brook Street, distant easterly 385 feet from the point of intersection of the said southerly line of Brook Street with the easterly line of Spring Street; thence running southerly at right angles to Brook Street, 100 feet to the northerly line of a fifteen (15) foot

SHERIFF SALES – FEBRUARY, 2010

alley; thence easterly along said alley, 50 feet; thence northerly parallel with the first described line, 100 feet to the southerly line of Brook Street; thence westerly along the southerly line of Brook Street, 50 feet to the place of beginning.

BEING commonly known as 54 Brook Street, Corry, Pennsylvania, and bearing Erie County Tax Index Number (8) 33-157-8.

Michael S. Jan Janin, Esquire  
2222 West Grandview Boulevard  
Erie, PA 16506  
(814) 833-2222

– 15 –

No. 10732 of 2008

PNC Bank, N.A., Plaintiff

vs.

Renee M. Hopkins, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the First Ward of the City of Erie, County of Erie and Commonwealth of Pennsylvania, part of Out Lot No. 579, as originally laid out and numbered in the First Section of the town, now City of Erie, and bounded and described as follows, to wit:

COMMENCING at a point in the South line of Sixth Street, two hundred forty-seven (247) feet and six (6) inches Eastwardly from the East line of Parade Street; thence Eastwardly along the South line of Sixth Street, forty-one (41) feet three (3) inches to a point; thence Southwardly and parallel with Parade Street, one hundred sixty-five (165) feet to a point; thence Westwardly and parallel with Sixth Street, forty-one (41) feet and three (3) inches to a point; thence Northwardly and parallel with Parade Street, one hundred sixty-five (165) feet to the South line of Sixth Street, the place of beginning; having erected thereon a two-story building commonly known as 423 East Sixth Street, Erie, PA; bearing Erie County Index No. (14) 1013-415.

BEING the same premises which Dorothy A. Sekula, single, by Deed dated February 20, 1992, and recorded March 11, 1992, in the Office of the Recorder of Deeds in and for the County of Erie, in Book 199, page 964, granted and conveyed unto Renee M. Hopkins.

Parcel No: (14) 1013-415.

Patrick Thomas Woodman, Esquire  
1400 Koppers Building  
436 Seventh Avenue  
Pittsburgh, Pennsylvania 15219

– 16 –

No. 14064 of 2009

PNC Bank, N.A., Plaintiff

vs.

Timothy A. Horton, Sr. and Donna J. Horton,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being part of Out Lot Number One hundred thirty-one (131), bounded and described as follows, to wit:

BEGINNING at a point in the North line of East Twenty-fourth Street three hundred ninety-five (395) feet West of the intersection of the North line of East Twenty-fourth Street with the West line of East Avenue; thence Northwardly parallel with the West line of East Avenue one hundred thirty-five (135) feet; thence Westwardly parallel with East Twenty-fourth Street fifty (50) feet; thence Southwardly parallel with East Avenue one hundred thirty-five (135) feet to the North line of East Twenty-fourth Street; thence Eastwardly along the North line of East Twenty-fourth Street fifty (50) feet to the place of beginning.

HAVING erected thereon a two-story frame dwelling house and being commonly known as 922 East 24 th Street, Erie, Pennsylvania.

SUBJECT to all restrictions, easements, rights-of-way, building lines, leases and oil and gas leases of record and to all easements and rights-of-way visible and discoverable upon an inspection of the premises.

BEING the same premises which Timothy A. Horton, Sr. and Donna J. Horton, his wife, by Deed dated November 20, 1996, and recorded November 20, 1996, in the Office of the Recorder of Deeds in and for the County of Erie in Deed Book 472, Page 304, granted and conveyed unto Timothy A. Horton, Sr. and Donna J. Horton, his wife, as Tenants by the Entireties with the Right of Survivorship in either of them to the entirety thereof, in fee.

SHERIFF SALES — FEBRUARY, 2010

---

---

Parcel No.: 18-5038-125.

Patrick Thomas Woodman, Esquire  
1400 Koppers Building  
436 Seventh Avenue  
Pittsburgh, Pennsylvania 15219

— 17 —

No. 15027 of 2008

U.S. Bank National Association, as trustee,  
on behalf of the holders of the Home  
Equity Asset Trust 2006-5 Home Equity  
Pass-Through Certificates, Series 2006-5,  
Plaintiff

vs.

Rodney L. Schuler, Defendant

DESCRIPTION

All that certain piece or parcel of land  
situate in North East Township, Erie County,  
Pennsylvania, bounded and described as  
follows, to wit:

BEGINNING at a point 4 rods below the  
mill formerly occupied by E. Green and sons  
as a sash and blind factory, on the east side  
of the road; running thence north, 47 degrees  
east, 8¾ perches to a post; thence north 44  
degrees, 10 minutes west, 33.45 perches to  
the corner of Short and E. Scoueller; thence  
north 49 degrees, 15 minutes east, 32.90  
perches to a butternut tree and land now  
or formerly of Robinson; thence south 1  
degree, 30 minutes west, 5.95 perches to a  
post; thence south 63 degrees, 15 minutes  
west, 21.55 perches to a post; thence south  
49 degrees, 45 minutes east, 8 perches to  
a post; thence south 20 degrees east, 7½  
perches, along land now or formerly owned  
by Robinson, to a hemlock tree; thence south  
57 degrees, 30 minutes east, 12½ perches  
to a hemlock tree; thence north 82 degrees,  
30 minutes east, 8.65 perches to a post on  
bank of mill pond; thence along the east side  
of the pond, 60 perches, more or less, to a  
post; the line or boundary to be whatever the  
pond will flow, raised from a dam 22 feet high,  
to be ascertained from high water mark, as  
per deed from Asa Spencer and wife to Jacob  
Knapp and Reuben Barker, dated March  
1, 1842; thence north 64 degrees east, 4  
perches to a post; thence south 12 perches  
to a post; thence north 86 degrees west, 7.65  
perches to a post; thence north 33 degrees,  
30 minutes west, 19.25 perches to a post;

thence north 44 degrees, 30 minutes west,  
11.15 perches to a post; thence south 42 de-  
grees west, 4 perches to a post; thence north  
49 degrees, 45 minutes west, 36 perches or  
over, to the place of beginning, containing  
10 acres of land, more or less, and having  
erected thereon a summer cottage.

BEING the same premises which Millicent  
M. Stephens, single, by Deed dated Septem-  
ber 10, 2003 and recorded September 11,  
2003 in and for Erie County, Pennsylvania, in  
Deed Book Volume 1063, page 949, granted  
and conveyed unto Rodney L. Schuler.

HAVING erected thereon a dwelling known  
as 2271 North Mill Road, North East, PA  
16428.

Tax Parcel I.D.: (37) 3-53-28.

Scott A. Dietterick, Esquire  
200 Sheffield Street, Suite 301  
Mountainside, NJ 07092  
(908) 233-8500

— 18 —

No. 14292 of 2009

First National Bank of Pennsylvania,  
Plaintiff

vs.

Matthew M. Laniewicz, Jr. and Kelli A.  
Laniewicz, Defendants

DESCRIPTION

ALL that certain piece or parcel of land  
situate in the Borough of Wesleyville, County  
of Erie and Commonwealth of Pennsylvania,  
being part of Lot Number Fourteen (14) in  
what is known as the Industrial Home Site  
Company Subdivision of part of Tract No.  
249 as shown upon a plot of said subdivi-  
sion recorded in the Office of the Recorder  
of Deeds of Erie County, Pennsylvania in  
Map Book 2, pages 330 and 331, and being  
more particularly bounded and described as  
follows, to-wit:

BEGINNING at a point in the west line  
of Eastern Avenue, 116 feet northwardly  
from the intersection of Woodlawn Avenue;  
thence northwardly along the west line of  
Eastern Avenue 33.24 feet to a point in the  
northern line of said Lot Number 14 and the  
northern line of the said subdivision; thence  
westwardly, along the northern line of said  
Lot Number 14 and the northern line of said  
subdivision, 120.23 feet to a monument;

SHERIFF SALES — FEBRUARY, 2010

thence southwardly, along the west line of said Lot Number 14 and parallel with the west line of Eastern Avenue, 40.0 feet to a point; thence eastwardly, in a straight line, along the northerly line of the remaining property of Joseph H. Wright and William F. Wright, 120 feet to the place of beginning.

HAVING erected thereon a one and one-half story brick dwelling and one-car frame garage. Said premises are further identified by Erie County Assessment Index No. (50) 4-27-25, and are commonly known as 2424 Eastern Avenue, Wesleyville, Pennsylvania.

Susan Fuhrer Reiter  
100 State Street, Suite 700  
Erie, Pennsylvania 16507-1459  
(814) 870-7760

— 19 —

No. 13436 of 2009

PNC Bank, National Association, Plaintiff  
vs.

Daniel L. Glass, Jr., Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Union, County of Erie and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point where the center line of Valley Road, formerly known as Vincent Road, is intersected by a culvert or bridge through which a creek crosses land conveyed to Paul Greenwood, et ux, by deed recorded in Erie County Deed Book 970, page 489; thence northwesterly along the center line of Vincent Road, 350 feet, more or less, to a point located at the southeastern corner of land of Charles E. Sherred, et ux, described in Erie County Deed Book 1076, page 547; thence southwestly along the said land of Sherred, 350 feet to other land of Charles E. Sherred, et ux, described in Erie County Deed Book 1093, page 390; thence southeasterly along the said land of Sherred, parallel with the center line of Vincent Road, 68 feet to a point; thence northeasterly along the said land of Sherred, parallel with the second course, 50 feet to a point; thence southeasterly along the said land of Sherred, parallel with the center line of Vincent Road, 175 feet, more or less, to the center line of the

creek referred to heretofore; thence easterly on a meandering course along the center line of said creek, 325 feet, more or less, to the place of beginning, containing 1.9 acres, more or less.

HAVING erected thereon a dwelling known as 16444 Old Valley Road, Union City, PA 16438.

BEING the same premises conveyed to Daniel L. Glass, Jr., by Deed of Christine Sanders n/b/m Christine Glass and Daniel L. Glass, Jr., dated September 30, 2004 and recorded in Erie County Deed Book 1179, page 1302.

Tax Parcel I.D. No. (43) 20-33-7.

Brett A. Solomon, Esquire  
1500 One PPG Place  
Pittsburgh, PA 15222  
(412) 594-5506

— 20 —

No. 14155 of 2009

Citimortgage, Inc., Plaintiff  
vs.

Nancy R. Adams and Roy R. Adams,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land in the Township of Millcreek, County of Erie, and State of Pennsylvania, bounded and described as follows, to-wit:

BEING Lot No. 82 of Valleywood Estates Subdivision, Section No. 7, as described in a plan of said Subdivision recorded in Erie County Map Book 36 at Page 144 on July 13, 1990, and to which further reference is herein made for a more detailed description thereof.

BEING more commonly known as 2220 Gatesmill Drive, Erie, Pennsylvania, and bearing Erie County Tax ID No. (33) 108-480.8-17.

THIS conveyance is made subject to all valid and subsisting restrictions, rights-of-way, building lines, and leases of record and to all easements and rights-of-way visible and discoverable upon an inspection of the premises.

TAX Parcel #: 33108480801700.

PREMISES being: 2220 Gatesmill Drive, Erie, PA 16510-6410.

SHERIFF SALES — FEBRUARY, 2010

Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 21 —

No. 13759 of 2009

The Huntington National Bank s/b/m Sky  
Bank, Plaintiff

vs.

Sara M. Ahl a/k/a Sara Ahl and John Jeffrey  
Ahl, Jr., Defendants

DESCRIPTION

All that certain piece or parcel of land  
situate in the Township of Girard, County of  
Erie and Commonwealth of Pennsylvania,  
being Lot No. 4 of the Survey for Ahlweid  
Estates as prepared by Ralph Allan Heidler,  
Land Surveyor, dated February 20, 1996  
and recorded in the Office of the Recorder of  
Deeds for Erie County, Pennsylvania as Map  
No. 1997-270, to which reference is made for  
a more detailed description.

CONTAINING 1.194 acres, more or less.

TITLE to said premises is vested in John  
Jeffrey Ahl, Jr. and Sara Ahl, h/w, as tenants  
by the entirety with right of survivorship,  
by Deed from John Jeffrey Ahl and Krystal  
L. Ahl, h/w, dated 04/13/2007, recorded  
04/16/2007 in Book 1408, Page 2034.

TAX Parcel #: 24013036007104.

PREMISES being: 7155 Geneva Marie  
Lane a/k/a, 7210 Geneva Marie Lane, Girard,  
PA 16417-7853

Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 22 —

No. 13702 of 2005

US Bank, Plaintiff

vs.

Scott A. Bjork and Linda E. Bjork,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land  
situate in the Township of Millcreek, County

of Erie and Commonwealth of Pennsylvania,  
bounded and described as follows:

BEING Lot No. 71 of White Pine Terrace  
Subdivision No. 5 as recorded in Erie County  
Map Book 37 at page 140, dated February  
13, 1991; having erected thereon a dwelling  
house commonly known as 4526 Cedarwood  
Court, Erie, Pennsylvania and bearing Erie  
County Tax Index No. (33) 62-235-56.14.

TITLE to said premises is vested in Scott  
A. Bjork and Linda E. Bjork, husband and  
wife, by Deed from Matthew H. Sutliffe and  
Christine L. Sutliffe, his wife, dated 5-30-03,  
recorded 9-18-03 in Deed Book 1066, page  
494.

Tax Parcel #: 33-062-235-0-056-14.

Premises being: 4526 Cedarwood Court,  
Erie, PA 16506.

Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 23 —

No. 13922 of 2009

Wells Fargo Bank, N.A., Plaintiff

vs.

Roger S. Cheney, Defendant

DESCRIPTION

ALL that certain piece or parcel of land  
situate in the City of Erie, County of Erie and  
Commonwealth of Pennsylvania, bounded  
and described as follows, to-wit:

BEING the east one-half of Erie In-Lot  
Number 1336, having a frontage of forty-one  
and one quarter (41¼) feet on the north side  
of East Ninth Street and a depth northwardly  
of one hundred sixty-five (165) feet. Said  
premises have erected thereon a dwelling  
commonly known as 330 East Ninth Street,  
Erie, Pennsylvania.

TITLE to said premises is vested in Rod-  
ger S. Cheney, by Deed from Rodger S.  
Cheney and Suzanne M. Cheney, h/w, dated  
08/17/2007, recorded 08/22/2007 in Book  
1441, Page 579.

Tax Parcel #: 15020016023800.

Premises being: 330 East 9th Street, Erie,  
PA 16503-1108.

SHERIFF SALES — FEBRUARY, 2010

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 24 —

No. 12047 of 2009

Taylor, Bean & Whitaker Mortgage Corporation, Plaintiff

vs.

Randy L. Dingle, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the First Ward of the Borough of Union City, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the southern line of Terrace Street, located on the north-western corner of land of Maxine Weed, described in Erie County Deed Book 1579, page 173; Thence westerly along the southern line of Terrace Street, 350 feet, more or less, to the northeastern corner of land of Phelps; Thence southerly along the land of Phelps, 269.5 feet, more or less, to the northeastern corner of land of Seitz; Thence continuing southerly along the lands of Seitz and Palmer, 210 feet, more or less, to the land of Shreve; Thence easterly along the land of Shreve, 193.85 feet, more or less, to a corner point; Thence southerly along the land of Shreve, 55 feet, more or less, to the land of Swartman; Thence easterly along the land of Swartman, 200 feet, more or less, to the southwestern corner of land of Brown, said southwestern corner point of said land of Brown being located 140 feet west of the west line of Warden Street; Thence northerly along the land of Brown and continuing along the land of Higby, 211 feet to a corner point; Thence easterly along the land of Higby, 23.5 feet to the southwestern corner of land of Kowalski; Thence northerly along the land of Kowalski, 290 feet, more or less, to the southern line of land of the aforementioned Maxine Weed; Thence westerly along the land of Maxine Weed, 22 feet to a corner point; Thence northerly along the land of Maxine Weed, 65 feet to the place of beginning.

HAVING a house and improvements thereon commonly known as 52½ Warden Street, Union City, Pennsylvania, and being further identified as Erie County Tax Parcel Index No. (41) 3-4-2.

INCLUDED with this conveyance for benefit of the Parties of the Second Part herein, their heirs and assigns, is a right-of-way 21 feet in width which runs from the western boundary to the eastern boundary of the land described in Erie County Record Book 26, page 1868, with the northern boundary line of said right-of-way located 43 feet 8 inches south of the northern boundary line of said land described in Erie County Record Book 26, page 1868; said right-of-way is for a driveway that provides access between the land described herein and Warden Street.

TITLE to said premises is vested in Randy L. Dingle, by Deed from Catherine E. Anthony, unmarried widow, dated 03/27/2007, recorded 03/27/2007 in Book 1403, Page 2116.

Tax Parcel #: 41-003-004.0-002.00.

Premises being: 52½ Warden Street, a/k/a 52 Warden Street, Union City, PA 16438-1041.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 25 —

No. 14339 of 2009

BAC Home Loans Servicing, LP, Plaintiff

vs.

Pennie A. Dorman a/k/a Pennie A. Stempka, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in Tract 239, Township of Greene, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the center line of Old Waterford Road (a fifty [50] foot right-of-way), north zero degrees, sixteen minutes east (N 0 degrees 16 minutes E), four hundred twenty-one and one-tenth (421.1) feet from the intersection of said center line with the line dividing Tracts 238 and 239, said beginning point being at the northeast corner

of land conveyed to Michael E. and Barbara A. Paris; thence north eighty-nine degrees, thirty minutes west (N 89 degrees 30 minutes W), passing over an iron pipe at the side of the road and along the north side of land of said Paris, one thousand one hundred fifty-four and sixty-six hundredths (1,154.66) feet to an iron pin in the west line of the whole piece; thence north twenty-four degrees west (N 24 degrees W), along the east line of land of David M. Baldwin, et ux, four hundred thirty-nine and fifty-six hundredths (439.56) feet to an iron pipe. Thence south eighty-nine degrees, 30 minutes east (S 89 degrees 30 minutes E), passing over an iron pin at the side of the road one thousand three hundred thirty-five and thirty-two hundredths (1,335.32) feet to the center line of Old Waterford Road; thence south zero degrees, 16 minutes west (S 0 degrees 16 minutes W), along the center line of Old Waterford Road, four hundred (400) feet to the place of beginning. Containing eleven and two-tenths (11.2) acres excluding the road. Being commonly known as 9570 Old Waterford Road, Erie, PA and being further described as Erie County Index No. (25) 22-59-13.02.

THIS deed is taken under and subject to all easements, restrictions and rights-of-way of record and/or those that are visible to a physical inspection of the property.

TITLE to said premises is vested in Pennie A. Stempka by deed from Pennie A. Dorman, now by marriage Pennie A. Stempka and Christian John Stempka, her husband, dated 01/08/2008, recorded 1/24/2008, in Book 1472 page 1822, instrument # 001741.

Tax Parcel #: 25022059001302.

Premises being: 9570 Old Waterford Road, Erie, PA 16509-5662.

Phelan Hallinan & Schmiegel, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 26 —

No. 13998 of 2009

Wells Fargo Bank, N.A., Plaintiff  
vs.

Latory W. Felder a/k/a Latory W. Felder,  
Defendant

DESCRIPTION

All that certain piece or parcel of land situate in In-Lots 1233 and 1236, City of Erie, County of Erie and Commonwealth of Pennsylvania, being the consolidation of two parcels of land into one County Tax Parcel, said parcels being: (1) part of the land conveyed from Virginia Robinson to Robert B. Dreisbach and Eileen S. Dreisbach in a deed dated November 17, 1976 and recorded November 17, 1976 at Erie County Deed Book Volume 1244 and Page 389; said piece of land also being shown as the piece labeled "966.5 square feet to be conveyed to and become an integral part of the land of Robert B. and Eileen S. Dreisbach" on a map entitled "Plot of Survey of Part of the Land of Robert B. and Eileen S. Dreisbach," by Henry T. Welka and Associates, dated June 23, 1992 and recorded July 23, 1992 as Erie County Map Number 1992-170; and (2) the land conveyed from Robert B. Dreisbach and Eileen S. Dreisbach to the Robert B. and Eileen Dreisbach Revocable Living Trust in a deed dated June 22, 1999 and recorded June 23, 1999, in Erie County Record Book 644 and Page 2170; and being more particularly bounded and described as follows, to-wit:

BEGINNING at the Southwesterly corner of the piece herein described, at a point in the Northerly right-of-way of line of West Ninth Street, a 60 foot wide right-of-way, said point being 70 feet (plus a surplus distance of 0.08 feet) for a total of 70.08 feet along the Northerly right-of-way line of West Ninth Street from its intersection with the Easterly right-of-way line of Chestnut Street, a 60 foot wide right-of-way; thence Northerly, and parallel with Chestnut Street, along the Easterly line of lands now or formerly of Terri Jo Leonard (Record Book 357 and Page 904) and also along the Easterly line of other lands of said Dreisbach Trust (Record Book 644 and Page 2172), in all 99 feet (plus a surplus surveyed distance of 0.06 feet) for a total of 99.06 feet to a point in the Southerly line of lands now or formerly of Matthew Lebowitz and Phyllis Mashyna (Record Book 223 and Page 1947); thence Easterly, and parallel with West Ninth Street, along Southerly line of Lebowitz and Mashyna, 18.21 feet (plus a surplus conveyed distance of 0.06 feet) for a total of

18.27 feet to a point at the Southeasterly corner of Lebowitz and Mashyna; thence North-erly, and parallel with Chestnut Street, along the Easterly line of Lebowitz and Mashyna, 33 feet (plus a surplus surveyed distance of 0.02 feet) for a total of 33.02 feet to a point at the Northeastly corner of the Lebowitz and Mashyna, said point also being in the Southerly line of the lands now or formerly of Sandra K. Roy (Deed Book Volume 1646 and Page 542); thence Easterly, and parallel with West Ninth Street, along the Southerly line of said Roy, 29.29 feet (net distance) to a point at the Southeasterly corner of Roy, said point being in the Westerly line of a 10 foot wide alley; thence Southerly, and parallel with Chestnut Street, along the Westerly line of said alley, 132 feet (plus a surplus survey a distance of 0.08 feet) for a total of 132.08 feet to a point in the Northerly right-of-way line of West Ninth Street, aforesaid; thence Westerly along the Northerly right-of-way line of West Ninth Street, 47.5 feet (plus a surplus surveyed distance of 0.06 feet) for a total of 47.56 feet to the point of beginning.

TITLE to said premises is vested in Letory W. Felder, by Deed from the Secretary of Veterans Affairs, an Officer of the United States of America, dated 06/23/2007, recorded 02/04/2008 in Book 1474, Page 966.

Tax Parcel #: 16030020022900

Premises being: 354 West 9th Street, Erie, PA 16502-1427.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 27 —

No. 12279 of 2009

US Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset Backed Certificates, Series 2004-AC7, Plaintiff

vs.

Joseph Fendone, Defendant

DESCRIPTION

All that certain piece or parcel of land situate in the Borough of Edinboro, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

COMMENCING at a post on the west margin of High Street at the northeast corner of land formerly of T. R. Ethridge, now or formerly of James Hagerty; thence westerly along the north line of land formerly of said Ethridge about two hundred sixty (260) feet, more or less, to land formerly of Effie Wade and Gleeten to a post; thence northwardly along the east line of land formerly of said Wade and Gleeten about eighty-one (81) feet, more or less, to the south end of an alley; thence westwardly along the south end of said alley and land formerly of the public school board about two hundred sixty (260) feet, more or less, to the west margin of High Street aforesaid; thence southwardly along the west margin of High Street about eighty-one (81) feet, more or less, to the place of beginning, and containing about twenty-one thousand sixty (21,060) square feet of land, be the same more or less, with a perpetual use of a driveway or outlet of twenty (20) feet across lot now or formerly of T. R. Ethridge and Nancy M. Ethridge on the west end, to what is known as Curtis Alley, and having erected thereon a two-story frame dwelling and being known as 206 High Street, Edinboro, Pennsylvania 16412, and further identified by Erie County Tax Index Number (11) 16-44-4.

THIS Deed is taken under and subject to all easements, restrictions and rights-of-way of record and/or those that are visible to a physical inspection.

TITLE to said premises is vested in Joseph Fendone, by Deed from Winifred K. Perry, single, by her agent, Nancy P. Harned, dated 07/30/2004, recorded 08/03/2004 in Book 1160, Page 1494.

Tax Parcel #: 11010044000400.

Premises being: 206 High Street, Edinboro, PA 16412-2553

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 28 —

No. 14423 of 2007

Flagstar Bank, FSB, Plaintiff

vs.

SHERIFF SALES — FEBRUARY, 2010

Kristoffer S. Filson and Darcie L. Filson,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Lake City, County of Erie and Commonwealth of Pennsylvania, being Lot No. 86, Plot 2 of Lake City Development Company recorded in Erie County Map Book 5, pages 285 and 286.

Having erected thereon a dwelling.

TITLE to said premises is vested in Kristoffer S. Filson and Darcie L. Filson, his wife, as tenants by the entireties with the right of survivorship, by Deed from Michael J. Horvath and Kimberly S. Horvath, husband and wife, dated 08/25/2006, recorded 08/31/2006, in Deed Book 1357, page 395.

Tax Parcel #: 28009009003600.

Premises being: 10386 Hall Avenue, Lake City, PA 16423.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 29 —

No. 13181 of 2009

Citimortgage, Inc. s/b/m to ABN AMRO  
Mortgage Group, Inc., Plaintiff  
vs.

Barbara L. Fratus, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, bounded and described as follows:

BEING Lot Number 51 A of a property Sub-division for Elizabeth Berchtold as the same is recorded on a plot and map in Erie County Map Book 31, page 142, on May 22, 1987, which is a replot and part of Lot 51 of Sunnymeade Subdivision, part of Tract No. 82, as per plot recorded in Erie County Map Book 2, page 237, to which reference is herein made for a complete legal description.

TITLE to said premises is vested in Barbara L. Fratus, by Deed from Esther Richards, single, by Placido Presutti, Jr., her Attorney-in-Fact, dated 08/10/2004, recorded 08/10/2004 in Book 1162, Page 1847.

Tax Parcel #: 33-083-406.0-003.01.

Premises being: 3349 West 40th Street,  
Erie, PA 16506-4213.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 30 —

No. 14441 of 2009

BAC Home Loans Servicing, LP, Plaintiff  
vs.

Robin R. Galbraith, Defendant

DESCRIPTION

All that certain piece or parcel of land lying and being situate in the Township of North East, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pin on the North side of the Law Road, it being the Southwest corner of land now or formerly of Glenn Lick and the Southeast corner of land about to be described; thence westwardly along the said North line of the Law Road, about one hundred (100) feet to an iron pin and the Southeast corner of land now or formerly of Clarence Priester, et ux.; thence northwardly along line of land now or formerly of Clarence Priester, et ux., about one hundred (100) feet to an iron pin and land now or formerly of Clarence Priester, et ux.; thence eastwardly along line now or formerly of Clarence Priester, et ux., about one hundred (100) feet to an iron pin and land now or formerly of said Glenn Lick; thence southwardly along the West line of said Glenn Lick, about one hundred (100) feet to an iron pin and the place of beginning, containing the amount of land within the recited enclosures.

ALSO, all that certain piece or parcel of land situate in the Township of North East, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the Southeast corner of the land about to be described and an iron pin, being land now or formerly of Glenn Lick and Charles McClelland; thence North one hundred (100) feet to an iron pin and land now or formerly of Clarence Priester; thence West

SHERIFF SALES – FEBRUARY, 2010

one hundred (100) feet to an iron pin and land now or formerly of Clarence Priester; thence southwardly one hundred (100) feet to an iron pin and land of Charles McClelland; thence eastwardly one hundred (100) feet to an iron pin and the point of beginning. There is a dwelling located on the above described property known as 11078 West Law Road, North East, Pennsylvania.

TITLE to said premises is vested in Robin R. Galbraith, a single woman, by deed from Jeffrey P. Goodwin, a single man, and Robin R. Galbraith, a single woman, dated 02/12/2008, recorded 6/16/2008 in Book 1501 Page 1334, Instrument # 015214.

Tax Parcel #: 37023092003200.

Premises being: 11078 West Law Road, North East, PA 16428-3873.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

– 31 –

No. 11755 of 2008

PHH Mortgage Corporation, f/k/a Cendant Mortgage Corporation, Plaintiff  
vs.

Derek E. Gates, Defendant

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEING Lot No. 54 of Sink's re-subdivision of Blocks C, D and E in Niemeyer Gardens, part of Reserve Tract No. 28, according to a plot recorded in Erie County Map Book No. 3, Page 11.

Erected upon the above parcel of land is a two-story brick dwelling commonly known as 1338 West 30th Street, Erie, PA 16508, and bearing Erie County Tax Index No. (19) 6223-423.

TITLE to said premises is vested in Derek E. Gates, by Deed from Scott Baird and Doreen Hill, now Doreen Baird, his wife, dated 04/04/2003, recorded 04/07/2003, in Deed Book 995, page 1490.

Tax Parcel #: 19062023042300.

Premises being: 1338 West 30th Street, Erie, PA 16508.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

– 32 –

No. 12685 of 2009

Aurora Loan Services LLC, Plaintiff

vs.

Kathryn Harper and Anthony Harper,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, and being Lot No. Thirty-six (36) in C. E. Bacon's Sub-division of part of Tract No. Twenty-eight (28) as recorded in Erie County Map Book 1, page 63, bounded and described as follows:

BEGINNING at a point in the north line of Twenty-eighth Street, two hundred forty (240) feet west of the west line of Raspberry Street; Thence westwardly along the north line of Twenty-eighth Street, forty (40) feet; Thence northwardly, parallel with Raspberry Street, one hundred thirty-five (135) feet; Thence eastwardly, parallel with Twenty-eighth Street, forty (40) feet; Thence southwardly parallel with Raspberry Street, one hundred thirty-five (135) feet to the north line of Twenty-eighth Street, the place of beginning.

TITLE to said premises is vested in Anthony Harper and Kathryn Harper, his wife, as tenants by the entireties with the right of survivorship, by Deed from Stephen R. Wood and Prudence T. Wood, his wife, dated 11/13/2002, recorded 04/10/2003 in Book 0997, Page 0854.

Tax Parcel #: 19-062-018.0-231.00.

Premises being: 1128 West 28th Street, Erie, PA 16508-1530.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

SHERIFF SALES — FEBRUARY, 2010

— 33 —

No. 13431 of 2009

Citimortgage, Inc., Plaintiff  
vs.

Pearl L. Hill and James Henderson,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being part of Lots Numbers Eight (8) and Nine (9) of Out Lot Number Seven (7) according to the subdivision of Out Lot Number Seven (7) made by Joseph Eichenlaub and recorded in the Records Office of Erie County, Pennsylvania, in Deed Book No. 36, Page No. 355, bounded and described as follows, to-wit:

BEGINNING at a point in the South line of Twenty-fourth Street, two hundred twenty-six and fourteen hundredths (226.14) feet West of the intersection of the South line of Twenty-fourth Street with the West line of Reed Street;

Thence Southwardly and parallel with the West line of Reed Street, one hundred twenty-eight (128) feet to a fourteen (14) foot alley;

Thence Westwardly and parallel with the South line of Twenty-fourth Street, thirty-two and one-half (32½) feet to a point;

Thence Northwardly and parallel with the West line of Reed Street, one hundred twenty-eight (128) feet to the South line of Twenty-fourth Street;

Thence Eastwardly along the said South line of Twenty-fourth Street, thirty-two and one-half (32½) feet to the place of beginning.

SAID piece or parcel of land is commonly known as 635 East 24th Street, Erie, Pennsylvania 16503 and bearing Erie County Tax Index No.: (18) 5027-210.

BEING the same premises described in Erie County Deed Book 1532, at page 10 and being the same premises conveyed to Mortgagors herein by Deed of William G. Kuntz, Trustee and Mildred E. Kuntz, his wife, Trustee, dated the 16th day of August, 2002, to be recorded forthwith.

TITLE to said premises is vested in Pearl L. Hill, single and James Henderson, mar-

ried, as joint tenants with right of survivorship, by Deed from William G. Kuntz, Trustee and Mildred E. Kuntz, his wife, Trustee, dated 08/15/2002, recorded 08/16/2002 in Book 911, Page 758.

Tax Parcel #: 18-050-027.0-210.00.

Premises being: 635 East 24th Street,  
Erie, PA 16503-2111.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 34 —

No. 14341 of 2009

Wells Fargo Bank, N.A., s/b/m to Wells Fargo  
Home Mortgage, Inc., Plaintiff  
vs.

James A. Horne and Elaine S. Horne,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, being Lots Nos. 11 and 12 in Block No. 13 in what is known as Nicholson Heights Addition to the City of Erie as shown upon a map of said subdivision recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book No. 1, pages 416-417.

TITLE to said premises is vested in James A. Horne, by Deed from James A. Horne and Elaine S. Horne, h/w, dated 06/19/2008, recorded 07/23/2008 in Book 1510, Page 1593.

Tax Parcel #: 33099429001500.

Premises being: 4805 Greenwood Street,  
Erie, PA 16509-1915.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 35 —

No. 13999 of 2009

Deutsche Bank National Trust Company,  
as Trustee for Soundview Home Loan Trust  
2006-WF2, Plaintiff

SHERIFF SALES – FEBRUARY, 2010

vs.

Suleman Hucic a/k/a Sulejman Hucic and Raza Manjic, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie, and State of Pennsylvania, bounded and described as follows, to-wit: Being Lots Numbers 12 and 13 in Block "J" of the Andrews Land Company Subdivision of Tract No. 33 of the City of Erie as recorded in the Recorder's Office of Erie County in Map Book No. 1, pages 374 - 375.

SAID premises have erected thereon a dwelling commonly known as 737 East 30th Street, Erie, Pennsylvania, 16504, and being further identified by Erie County Assessment Index Number (18) 5062-208.

THIS Deed is taken under and subject to easements, restrictions and rights-of-way of record and/or those that are visible to a physical inspection.

TITLE to said premises is vested in Sulejman Hucic and Raza Manjic, h/w, as tenants by the entireties with the right of survivorship, by Deed from Angela Thompson, widowed and unmarried, dated 09/15/2006, recorded 09/19/2006 in Book 1362, Page 585.

Tax Parcel #: 18050062020800.

Premises being: 737 East 30th Street, Erie, PA 16504-1214.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 36 —

No. 10404 of 2009

Deutsche Bank National Trust Company, as Trustee for FFMLT Trust 2006-FF6, Mortgage Pass-Through Certificates, Series 2006-FF6, Plaintiff

vs.

James S. Klobusnik, Jr., Defendant

DESCRIPTION

All that certain piece or parcel of land lying and being situate in the Township of Springfield, County of Erie and State of Pennsylvania, being part of Tract No. 591, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of the Ellis Road at the southwest corner of lands now or formerly of H. D. Dumars, said point also being the northwesterly corner of the land herein described; thence South 87 deg. 57 min. East along the south line of land now or formerly of H. D. Dumars, three hundred forty-nine and five-tenths (349.5) feet to an iron pipe; thence South 02 deg. 03 min. West along land of said H. D. Dumars, one hundred sixty (160) feet to a point; thence North 87 deg. 57 min. West by the residue of the piece, three hundred forty-nine and five-tenths (349.5) feet to a point in the centerline of said Ellis Road; thence along the centerline of said road, North 00 deg. 30 min. East, one hundred sixty (160) feet to the place of beginning.

TITLE to said premises is vested in James S. Klobusnik, Jr., by Deed from Sandra J. Davis, nka, Sandra J. Steinheiser and Rodney L. Steinheiser, her husband, dated 02/13/2006, recorded 02/15/2006 in Book 1306, Page 1379.

Tax Parcel #: 39-003-013.0-019.00.

Premises being: 631 Ellis Road, East Springfield, PA 16411-9736.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 37 —

No. 11482 of 2009

Citimortgage, Inc., Plaintiff

vs.

David J. Lanagan and Jacqueline M. Lanagan, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Wattsburg, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

Beginning at a point in the east line of Lowville Street (formerly East Alley) forty-two (42) feet north of the northwest corner of Out Lot No. 2, said northwest corner of Out Lot No. 2 being the point where the east line of Lowville Street intersects with the extended center line of South Street; Thence North 89 degrees East, 200 feet to a point; Thence

South 0 degrees, 53 minutes East, 110 feet to a point; Thence South 89 degrees West, 200 feet along the north line of land, now or formerly of C. W. MacWilliams, et ux, to a point on the east line of Lowville Street; Thence North 0 degrees 53 minutes West, along the east line of Lowville Street, 110 feet to the place of beginning.

TITLE to said premises is vested in David J. Lanagan and Jacqueline M. Lanagan, h/w, by Deed from Raymond F. Tanner and Cindy Tanner, his wife, and Rachel L. Johnson and Donald Johnson, her husband, dated 11/26/2004, recorded 12/01/2004 in Book 1193, Page 2360.

Tax Parcel #: 48-002-012.0-017.03.

Premises being: 14451 Lowville Street, Wattsburg, PA 16442.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 38 —

No. 10852 of 2008

Flagstar Bank, FSB, Plaintiff  
vs.

Dale L. Matha a/k/a Dale L. Matha, Jr. and  
Melissa A. Matha, Defendants

DESCRIPTION

All that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows: Being Lots Nos. Eighty-three (83) and Eighty-four (84) of Kearsarge Community of the Andrews Land Company's Subdivision of Allotments 6 and 7 of C. J. Reed Estate in Reserve Tract No. 346, and recorded in Erie County Map Book No. 2, page 188, and being further bounded and described as follows, to-wit:

BEGINNING at a point on the north side of Biebel Avenue, three hundred fifty (350) feet eastwardly from the intersection of the north line of Biebel Avenue and the east line of Crowell Street; thence Northwardly, parallel with Crowell Street, one hundred sixty-five (165) feet to a point; thence Eastwardly, parallel with Biebel Avenue, one hundred (100) feet to a point; thence Southwardly,

parallel with Crowell Street, one hundred sixty-five (165) feet to a point on Biebel Avenue; thence westwardly, along Biebel Avenue, one hundred (100) feet to the place of beginning.

HAVING erected thereon a frame two-story dwelling house with unattached garage, commonly known as 1642 Biebel Avenue, Erie, Pennsylvania, and being further identified by Erie County Tax Index No. (33) 165-609-11.

TITLE to said premises is vested in Dale L. Matha, Jr. and Melissa A. Matha, h/w, as tenants by the entireties with the right of survivorship, by Deed from Bertha M. Lewis, widow and unremarried, and Thelma A. Lopez, widow and unremarried, and Janet M. Kinney, single, and Sandra J. Ferraro and Samuel Ferraro, h/w, and Western Pennsylvania Foundation Systems, Inc., a Pennsylvania Corporation, dated 06/28/2006, recorded 06/30/2006, in Deed Book 1341, page 859.

Tax Parcel #: 33165609001100.

Premises being: 1642 Biebel Avenue, Erie, PA 16509.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 39 —

No. 10064 of 2009

U.S. Bank National Association, as Trustee  
for The Structured Asset Investment Loan  
Trust, 2006-4, Plaintiff

vs.

James Parent and Michelle Parent,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being Lot No. One hundred four (104) of W. S. Brown's Subdivision of part of Reserve Tract No. 30, as per plot of said subdivision recorded in Erie County Deed Book No. 40, pages 139 and 140.

TITLE to said premises is vested in James Parent and Michelle Parent, h/w, as tenants by the entireties with rights of survivorship,

SHERIFF SALES — FEBRUARY, 2010

by Deed from James Parent, married, dated 06/02/2006, recorded 06/15/2006 in Book 1336, Page 1933.

Tax Parcel #: 19-060-053.0-337.00.

Premises being: 254 Scott Street, Erie, PA 16508-1836.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 40 —

No. 13210 of 2009

National City Bank, Plaintiff

vs.

Alice A. Rice and Keith A. Rice,  
Defendants

DESCRIPTION

All that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of the Davison Road, 603.8 feet, more or less, southwardly from the point of intersection of the centerline of the Buffalo Road, also known as U.S. Route #20, with the centerline of the Davison Road; thence northwardly 38 degrees 10 minutes east, 165.00 feet to a point; thence southwardly 51 degrees 50 minutes east on a line parallel with the centerline of the Davison Road, 218.00 feet to a point; thence southwardly 38 degrees 10 minutes west, 150.00 feet to a point, believed to be an iron post; thence northwardly 51 degrees 50 minutes west along the eastern line of the Davison Road, 218.00 feet to the place of beginning.

TITLE to said premises is vested in Keith A. Rice and Alice A. Rice, h/w, as tenants by the entireties with the right of survivorship, by Deed from William Vincent Whelpley, a/k/a William V. Whelpley, and Julie A. Whelpley, h/w, dated 05/28/2002, recorded 05/31/2002 in Book 885, Page 1519.

Tax Parcel #: 27-021-118.0-006.00.

Premises being: 1429 Davison Road, Harborcreek, PA 16421.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400

One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 41 —

No. 13981 of 2009

Bank of America, N.A., Plaintiff  
vs.

David L. Slider and Melinda S. Slider,  
Defendants

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the point of intersection of the north line of Thirtieth Street with the west line of Holland Street; thence westwardly along the north line of Thirtieth Street, one hundred ten (110) feet; thence northwardly parallel with Holland Street, thirty-five (35) feet; thence eastwardly parallel with Thirtieth Street, one hundred ten (110) feet; thence southwardly along the west line of Holland Street, thirty-five (35) feet to the place of beginning.

TITLE to said premises is vested in David L. Slider and Melinda S. Slider, h/w, by Deed from Joseph C. Lasko, an unremarried widower, by Peggy Ann Jordano, his attorney-in-fact, dated 06/09/2006, recorded 06/12/2006 in Book 1335, Page 2328.

Tax Parcel #: 18050085010000.

Premises being: 2926 Holland Street, Erie, PA 16504-1044.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 42 —

No. 13866 of 2009

Citimortgage, Inc., Plaintiff

vs.

Michael R. Smith and Martina M. Smith,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Summit, County of Erie and Commonwealth of Pennsylvania, being part of Tract 391 in said Township, bounded

SHERIFF SALES — FEBRUARY, 2010

and described as follows: Being Lot Number 6 of the Townhall Village Subdivision Number 4 a plot of which is recorded in Erie County Map Book 1995-177, to which reference is made for a further description thereof.

SAID premises is commonly known as 8600 Honeysuckle Drive, Erie, Pennsylvania and bearing Erie County Tax Index No. (40) 30-84-7.

TITLE to said premises is vested in Michael R. Smith, by Deed from Michael R. Smith and Martina M. Smith, his wife, dated 02/26/2009, recorded 03/02/2009 in Book 1546, Page 1009.

Tax Parcel #: 40030084000700.

Premises being: 8600 Honeysuckle Drive, Erie, PA 16509-5069.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 43 —

No. 11871 of 2009

JP Morgan Chase Bank, N.A. Successor in Interest to Washington Mutual Bank, Plaintiff

vs.

William Tait and Sandra J. Tait, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at the northwest corner of 24th Street and Washington Avenue; thence along the north line of 24th Street, formerly Carolina Street, westwardly 64 feet; thence northwardly, 128.5 feet to a point; thence eastwardly, 64 feet to the west line of Washington Avenue; thence southwardly along same, 128.5 feet to the place of beginning.

TITLE to said premises is vested in William Tait and Sandra J. Tait, h/w, by Deed from Marie J. Stanopiewicz, an unremarried widow, dated 11/17/1999, recorded 11/17/1999 in Book 0674, Page 0364.

Tax Parcel #: 19062003010000.

Premises being: 1308 West 24th Street, Erie, PA 16502-2336.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 44 —

No. 15388 of 2008

Bank of New York as Trustee for the Certificateholders CWABS Asset-Backed Certificates Trust 2005-BC4, Plaintiff

vs.

Sandra J. Witosky, Defendant

DESCRIPTION

All that certain piece or parcel of land in the Sixth Ward of the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:

Being Lot Number Thirteen (13) of Block Number Seventeen (17) of a replot of the John Burton Subdivision as shown upon a plot of said subdivision recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book Number 4, Pages 218 and 219; having erected thereon a one-story frame dwelling.

Vested by Warranty Deed, dated 12/14/1992, given by Frederick W. Marklow, Jr. and Bonnie E. Marklow, his wife, to Sandra J. Witosky, and recorded 12/15/1992 in Book 245, Page 0220, Instrument # 1788.

Tax Parcel #: 19-6113-214

Premises being: 956 West 35th Street, Erie, PA 16508-2514.

Phelan Hallinan & Schmiegl, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 45 —

No. 11391 of 2004

Citifinancial Mortgage Company, Inc., Plaintiff

vs.

David J. Wroblewski and Margaret L. Wroblewski, Defendants

DESCRIPTION

ALL that certain piece or parcel of land located in Tract 48, Venango Township, Erie

County, Pennsylvania, more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the centerline of Route 89, South 1,204.5 feet along the centerline of Route 89 from its intersection with the Venango Township line; thence East 756 feet to an iron pin; thence South 00 degrees 03 minutes 20 seconds East, 300 feet to an iron pin; thence West 756 feet to an iron pin and the centerline of Route 89; thence North 00 degrees 03 minutes 20 seconds West, 300 feet along the centerline of Route 89 to a point and the place of beginning. Containing 5.207 acres as shown on Joseph R. Wroblewski Subdivision Map recorded in Erie County Map Book 35 at page 92.

SUBJECT to all restrictions, easements, rights-of-way, building lines, leases and oil and gas leases of record, and to all easements and rights-of-way visible and discoverable upon an inspection of the premises.

TITLE to said premises is vested in David J. Wroblewski and Margaret L. Wroblewski, his wife, as tenants by the entirety with the right of survivorship, by Deed from Joseph R. Wroblewski and Helen Wroblewski, his wife, dated 04/17/1996, recorded 04/18/1996, in Deed Book 434, page 1626.

Tax Parcel #: 44003008000103  
& 26011031003200.

Premises being: 11595 Route 89, Wattsburg, PA 16442.

Phelan Hallinan & Schmiegel, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

– 46 –

No. 10244 of 2008

The Bank of New York as Successor to JP Morgan Chase Bank, National Association, f/k/a The Chase Manhattan Bank, as Trustee under the Pooling and Servicing Agreement Dated as of August 1, 2001, among Credit-Based Asset Servicing and Securitization LLC, Residential Asset Funding Corporation, Litton Loan Servicing LP and the Chase Manhattan Bank, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2001-CB3, Plaintiff

vs.

Grant E. Zellefrow, Defendant

DESCRIPTION

ALL that certain property in the City of Erie, County of Erie, and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the west line of Cherry Street, said beginning point being one hundred sixty-five (165) feet southerly from the intersection of the west line of Cherry Street with the south line of West 8th Street; thence Westerly along the line common with property to the south and parallel with south line of West 8th Street, one hundred (100) feet to a point; thence Northerly along the line common with the property to the west and parallel with the west line of Cherry Street, thirty-five (35) feet to a point; thence Easterly and parallel with the south line of West 8th Street one hundred (100) feet to the west line of Cherry Street; thence Southerly along the west line of Cherry Street, thirty-five (35) feet to the place of beginning. Having erected thereon a frame dwelling house and a garage and being known as 816 Cherry Street, Erie, Pennsylvania.

INCLUDED in this conveyance are all of Grantors' rights to the use of the existing driveway approximately ten feet wide extending along the northerly line of the property known as 814 Cherry Street, Erie, PA, said driveway to be used for ingress and egress to and from Cherry Street to the garage which is at the rear of the within-described premises at 816 Cherry Street and also has been described as being at the rear of the premises at 814 Cherry Street. It is understood that the owner(s) of the property to the north known as 605 West 8th Street also have the right to use the driveway in common. Said right of ingress and egress to and from Cherry Street to the garage which is at the rear of 816 Cherry Street includes the right to go across the rear of the property known as 814 Cherry Street in connection with the said use of the existing driveway in going to and from said garage at the rear of 816 Cherry Street or any garage which may be constructed to replace the present garage.

TITLE to said premises is vested in Grant E. Zellefrow, by Deed from Patrick J. Fortin and Jacqueline Fortin, his wife, dated 05/24/1978, recorded 05/24/1978, in Deed Book 1306, page 078.

SHERIFF SALES — FEBRUARY, 2010

Tax Parcel #: 16030035020400.  
Premises being: 816 Cherry Street, Erie,  
PA 16502.

Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 47 —

No. 14731 of 2006

Chase Home Finance LLC, Plaintiff

vs.

Anthony P. Zeus, Jr. and Mary Lou Zeus  
(Deceased), Defendants

DESCRIPTION

All that certain piece or parcel of land situate in the Township of Harborcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEING Lot Number 85 of South Shore Estates in Plan Number 1 as recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 7 at page 63, being commonly known as Aaron Road, Harborcreek, Pennsylvania.

TITLE to said premises is vested in Anthony P. Zeus and Mary Lou Zeus, his wife, by Deed from Shirley A. Ramey and Phil Ramey, her husband, dated 04/23/1993, recorded 04/23/1993, in Deed Book 1093, page 664.

Tax Parcel #: 27001003002601.

Premises being: 4331 Aaron Road, Erie,  
PA 16511.

Phelan Hallinan & Schmieg, LLP  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 48 —

No. 12829 of 2009

RBS Citizens, N.A., f/k/a Citizens Bank, N.A.,  
s/b/m CCO Mortgage Corp., Plaintiff

vs.

Donna Damon, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, be-

ing part of In Lot No. 495 of Square No. 75 in the Second Section of the City of Erie, County of Erie, bounded and described as follows, to wit:

COMMENCING at a point in the west line of Plum Street, forty-two and one-half (42½) feet southerly from the point of intersection of the west line of Plum Street with the south line of Tenth Street; thence westerly, parallel with Tenth Street, forty-one and one-fourth (41¼) feet to a point; thence southerly, parallel with Plum Street, forty (40) feet to a point; thence easterly, parallel with Tenth Street, forty-one and one-fourth (41¼) feet to the west line of Plum Street; thence northerly along the west line of Plum Street, forty (40) feet to the place of beginning.

SAID piece or parcel of land has erected thereon a two-story frame dwelling house known as 1006 Plum Street, Erie, PA 16502.

BEING the same premises which Karla J. Allen, now by marriage Karla J. Phillips, and Thomas Phillips, her husband, by Indenture dated December 30, 2006 and recorded January 4, 2007 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1387, Page 481, granted and conveyed unto Donna Damon.

PARCEL No. 16030046020700.

Gregory Javardian, Esquire  
1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

— 49 —

No. 13952 of 2009

Wells Fargo Bank, N.A., as Trustee for Holders of Banc of America Alternative Loan Trust 2006-6 Mortgage Pass-Through Certificates Series 2006-6, Plaintiff

vs.

James L. Grill, a/k/a James Leo Grill,  
Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the south line of Twentieth Street ninety-nine (99) feet east-

erly from the intersection of the south line of Twentieth Street with the east line of Myrtle Street; thence easterly along the south line of Twentieth Street forty-nine and one-half (49½) feet to a post; thence, southwardly parallel with Myrtle Street fifty-two and five one hundredths (52.05) feet to the north line of Crandall Street, so called, thence westerly along the north line of Crandall Street, forty-nine and one-half (49½) feet to a post; and thence northwardly parallel with Myrtle Street fifty-two and five one hundredths (52.05) feet to the place of beginning.

HAVING erected thereon a frame dwelling house and garage, all known as 253 W. 20th Street, Erie, PA 16502.

BEING the same premises which James L. Grill and Renae M. Grill, husband and wife, and Trevor R. Thompson and Jennifer D. Thompson, husband and wife, as tenants in common, by Indenture dated September 27, 2007 and recorded October 19, 2007 in the Office of the Recorder of Deeds in and for Erie County, in Deed Book 1454, Page 1121, granted and conveyed unto James L. Grill.

PARCEL No. 19060006021500.

Gregory Javardian, Esquire  
1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

— 50 —

No. 14154 of 2009

Wells Fargo Bank, N.A., as Trustee for Holders of Banc of America Alternative Loan Trust 2006-6 Mortgage Pass-Through Certificates Series 2006-6, Plaintiff

vs.

James L. Grill, a/k/a James Leo Grill, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the south line of Sixteenth (16th) Street, eighty-five (85) feet westwardly from the west line of Poplar Street; thence southwardly parallel with Poplar Street, fifty-five (55) feet; thence westwardly parallel with Sixteenth Street,

thirty-five (35) feet; thence northwardly parallel with Poplar Street, fifty-five (55) feet to the South line of Sixteenth Street; and thence eastwardly along the south line of Sixteenth Street, thirty-five (35) feet, to the place of beginning.

HAVING erected thereon a two-story brick dwelling being commonly known as 709 W. 16th Street, Erie, PA 16502.

BEING the same premises which James L. Grill and Renae M. Grill, husband and wife, and Trevor R. Thompson and Jennifer D. Thompson, husband and wife, as tenants in common, by indenture dated September 27, 2007 and recorded October 19, 2007 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1454, Page 1117, granted and conveyed unto James L. Grill.

PARCEL No. 16030036021700.

Gregory Javardian, Esquire  
1310 Industrial Boulevard  
1st Floor, Suite 101  
Southampton, PA 18966  
(215) 942-9690

— 51 —

No. 10814 of 2008

U.S. Bank National Association, Trustee for the Pennsylvania Housing Finance Agency, Plaintiff

vs.

Hajrija Beganovic and Mehmedalija Beganovic, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEING the west forty-eight (48) feet of Lot No. Twelve (12) and the east twenty-four (24) feet of Lot No. Thirteen (13), Block "G" in Evans Estates Subdivision No. Two (2) of part of Reserve Tract No. Seventeen (17), as the same is shown on a map of said Subdivision recorded in the Office of the Recorder of Deeds in and for said County of Erie, Pennsylvania in Map Book 4, pages 320, 322, and 323, to which reference is made for a further description of said property, said premises having a frontage of seventy-two (72) feet along the north line of West 24th

Street in a uniform depth of one hundred forty (140) feet.

HAVING thereon erected a dwelling known as 3104 West 24th Street, Erie, PA 16506.

Tax Parcel: (33) 52-218-26.

BEING the same premises which Pamela Weber, by deed dated 9/19/01 and recorded 9/24/01 in Erie County Deed Book 811, Page 1241, granted and conveyed unto Hajrija Beganovic and Mehmedalija Beganovic.

TO be sold as the property of Hajrija Beganovic and Mehmedalija Beganovic on Judgment No. 10814-08.

Leon P. Haller, Esquire  
1719 North Front Street  
Harrisburg, PA 17101

— 52 —

No. 13106 of 2009

U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor by Merger to LaSalle Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF18, Assignee of Mortgage Electronic Registration Systems, Inc., (MERS) as Nominee for First Franklin, a Division of National City Bank, Plaintiff,

vs.

Aimee L. Farley, Defendant.

DESCRIPTION

ALL that certain piece or parcel of land situate in the borough of Waterford, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEING In-Lot No. 43, situated on the South side of First Street in said Borough of Waterford, and bounded on the North by First Street, on the East by In-Lot No. 44, on the South by First Alley, on the West by In-Lot No. 42, having a frontage of eighty-two and one-half (82½) feet on First Street and a depth of one hundred fifty-five (155) feet and having erected thereon a frame dwelling house.

HAVING erected thereon a dwelling known as 129 East 1st Street, Waterford, PA 16441.

Parcel No. 46-009.059.0.003.00.

BEING the same premises which Joan E. Diemer, an unmarried widow, by Deed dated 10/04/2006 and recorded 10/05/2006

in the Recorder's Office of Erie County, Pennsylvania, Deed Book Volume 1336, Page 2184, granted and conveyed unto Aimee L. Farley.

Louis P. Vitti, Esquire  
916 Fifth Avenue  
Pittsburgh, PA 15219

— 53 —

No. 14427 of 2009

Wells Fargo Bank, N.A. in Trust for the Benefit of the Certificateholders of Asset-Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2005-HE6, Plaintiff

vs.

Tadd B. Burch and Allison R. Burch,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land lying and being situate in the Township of North East, County of Erie and State of Pennsylvania, being a part of Tract No. 146, bounded and described as follows, to-wit:

BEGINNING in the center of a road leading from Moorheadville to Greenfield Townline Road (said road is known as Moorheadville Road) at a distance southerly along the centerline of said road of eight hundred sixty-one and four tenths (861.4) feet from the Sheridan-Burch property line; thence along the centerline of said road in a south-easterly direction to a point which is South 19° 0' East, two hundred forty-six and three tenths (246.3) feet from the North property line of this description; thence South 71° 0' West, three hundred sixty-eight and five tenths (368.5) feet to a point; thence North 19° 0' West, two hundred forty-six and three tenths (246.3) feet to a point; thence North 71° 0' East, three hundred thirty-nine and five tenths (339.5) feet to the place of beginning, containing two (2) acres of land being the same more or less.

SAID premises have erected thereon a dwelling commonly known as 6860 Moorheadville Road, North East, Pennsylvania, 16428 and are further identified by Erie County Assessment Index Number (37) 32-125-3.

PROPERTY address: 6860 Moorheadville Road, North East, PA 16428.

Michael T. McKeever, Esquire  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

— 54 —

No. 14545 of 2009

Wells Fargo Bank, National Association  
as Trustee for Securitized Asset-Backed  
Receivables LLC 2005-OP1 Mortgage  
Pass-Through Certificates, Series 2005-  
OP1, Plaintiff

vs.

Cynthia L. Cole, Defendant

DESCRIPTION

All those parcels situate in the Township  
of Girard, County of Erie and State of Penn-  
sylvania, and more particularly described  
as follows:

PARCEL No. 1: All that certain piece  
or parcel of land situate in the Township,  
County, and State aforesaid, bounded and  
described as follows, to-wit:

BEGINNING at a point in the South line of  
Smith Street, 523.25 feet measured South-  
westerly along said South line of Smith Street  
from the center of the cross road leading  
from the Lake Road at Cranes School House  
to the Village of Girard; thence in a south-  
easterly direction parallel with said cross  
road about three hundred sixteen and five  
tenths (316.5) feet to a point in the Northerly  
property line of F. H. Coates estate; thence  
in a Southwesterly direction and along said  
Northerly property line of C. A. Coates about  
five hundred twenty-three and twenty-five  
hundredths (523.25) feet to a stake which is  
on the Southeast corner of a two acre lot con-  
veyed to E. A. Coates by E. Smith by deed  
dated August 8, 1918; thence Northwesterly  
along the Easterly line of said two acre lot  
about three hundred seventeen and seven  
tenths (317.7) feet to a stake on the South  
line of Smith Street; thence in a Northeasterly  
direction and along the South line of Smith  
Street about five hundred twenty-three and  
twenty-five hundredths (523.25) feet to the  
place of beginning, containing three and  
seven tenths (3.7) acres of land, be the same  
more or less; also,

PARCEL No. 2: All that certain piece  
or parcel of land situate in the Township,  
County, and State aforesaid, bounded and  
described as follows, to-wit:

BEGINNING at a point where the South  
line of Smith Street intersects the centerline  
of the cross road leading from Cranes School  
House on Lake Road to the Village of Girard;  
thence in a Southeasterly direction and  
along the centerline of said crossroad, three  
hundred fourteen and five tenths (314.5) feet  
to the Northeast corner of the premises of  
Coates; thence in a Southwesterly direction  
and along the Northerly line of said Coates  
property about five hundred twenty-three and  
twenty-five hundredths (523.25) feet; thence  
in a Northwesterly direction about three hun-  
dred sixteen and five-tenths (316.5) feet to  
the South line of Smith Street; thence along  
the South line of Smith Street about five hun-  
dred twenty-three and twenty-five hundredths  
(523.25) feet to the place of beginning, con-  
taining three and seven tenths (3.7) acres of  
land, be the same more or less.

EXCEPTING and reserving from this deed,  
one hundred (100) feet of land taken from the  
Southerly part of Parcel No. 2 hereinbefore  
described, said one hundred (100) feet be-  
ing more specifically described in a deed  
from George Hubert Golden and Marian  
Alice Golden, his wife, to Ronald Golden,  
said deed being recorded in the Recorder of  
Deeds Office of Erie County, Pennsylvania,  
in Deed Book 797, at page 257.

PROPERTY address: 2034 Nursery Road,  
Lake City, PA 16423.

Michael T. McKeever, Esquire  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

— 55 —

No. 12772 of 2009

Citifinancial Services, Inc., Plaintiff

vs.

Kimberly A. Kibasinski, Defendant

DESCRIPTION

ALL that certain parcel of land situate in the  
City of Erie, County of Erie and State of Penn-

sylvania, beginning at an iron survey point at the Northeast corner of the intersection of East 32nd Street with Pennsylvania Avenue, thence Northerly along Pennsylvania Avenue forty-five (45) feet to a point; thence Easterly parallel with East 32nd Street for a distance of one hundred thirty-four (134) feet to a point; thence southerly parallel with Pennsylvania Avenue for a distance of forty-five (45) feet to a point; thence Westerly along the Northern line of East 32nd Street for a distance of one hundred thirty-four (134) feet to the starting point, being part of Lots Nos. 109, 112, 113, and 116 in what is known as No. 10 Subdivision by Andrews Land Company, part of a Reserve Tract No. 34 as shown upon a map of said subdivision recorded in the Office of the Recorder of Deeds for Erie County, in Map Book No. 2, pages 104-105. Part of Erie County Index No. 5047-222. Having erected thereon a dwelling house commonly known as 3123 Pennsylvania Avenue, Erie, Pennsylvania, being part of the same premises conveyed to Leonard Kabasinski and Kimberly A. Kabasinski by deed dated August 5, 1977 and recorded in Erie County Deed Book 1274, page 556.

BEING the same premises which Duane Kreger and Susan Kreger, husband and wife, by Deed dated 08/05/77 and recorded 08/05/77 in the Office of the Recorder of Deeds in and for Erie County, in Deed Book 1274 Page 556, granted and conveyed unto Leonard and Kimberly Kabasinski, husband and wife.

Parcel #: 5047-222.

Property Address: 3123 Pennsylvania Avenue, Erie, PA 16504.

Michael T. McKeever, Esquire  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

— 56 —

No. 14257 of 2009

BAC Home Loans Servicing, LP f/k/a  
Countrywide Home Loans Servicing LP,  
Plaintiff

vs.

Christopher J. Kavanagh, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being the eastwardly one-half of In Lot No. 3114 in Square No. 11, bounded and described as follows, to-wit:

BEGINNING at a point in the northerly line of Third Street, distant along the same eighty-two and one-half (82½) feet westwardly from the intersection of said line with the westerly line of Poplar Street; thence Northwardly parallel with Poplar Street, one hundred sixty-five (165) feet; thence Westwardly parallel with Third Street, forty-one and one-fourth (41¼) feet, thence southwardly parallel with Poplar Street one hundred sixty-five (165) feet to the north line of Third Street; thence Eastwardly along the north line of Third Street, forty-one and one-fourth (41¼) feet to the place of beginning; having erected thereon a dwelling commonly known as 712 West 3rd Street, Erie, Pennsylvania and being further identified as Index No. (17) 4024-226.

Tax Parcel No: (17) 4024-226.

Property Address: 712 West 3rd Street, Erie, PA 16507.

Michael T. McKeever, Esquire  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

— 57 —

No. 13915 of 2009

Midfirst Bank, Plaintiff

vs.

Elizabeth J. Lunger and Dennis L. Lunger Jr., Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Fourth Ward of the City of Corry, County of Erie, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in the center of West Church Street, such point being the southeast corner of land formerly owned by Hannah P. Brown; Thence northerly along land of Hannah P. Brown 159 feet to land

now or formerly of Raymond C. Ecklund; Thence easterly along land now or formerly of said Ecklund 59½ feet to a point; Thence southerly along land now or formerly of Edward P. Roszbacher and Elsie Roszbacher, 159 feet to the center of West Church Street; Thence westerly along the center of West Church Street 59½ feet to the place of beginning. Commonly known as 555 West Church Street, Corry, Pennsylvania, bearing Erie County Tax Index Number (8) 34-137-17.

UNDER and subject to all easements, restrictions and rights-of-way of record and/or those that are visible to a physical inspection.

TOGETHER with all and singular the rights, liberties, privileges, hereditaments, improvements and appurtenances, whatsoever thereto belonging, and the reversions and remainders, rent, issues and profits thereof; and also, all the estate and interest whatsoever of the said Grantors, in law or equity, of, in, to or out of the same.

Property Address: 555 West Church Street, Corry, PA 16407.

Michael T. McKeever, Esquire  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

— 58 —

No. 10694 of 2009

Countrywide Home Loans Servicing, L.P.,  
Plaintiff

vs.

Jon A. Mason, Defendant

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie, State of Pennsylvania, more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the north line of East Twenty-fourth Street, two hundred ten (210) feet west of the west line of Wayne Street as now laid out and open on the ground as a fifty (50) foot wide street; thence north, parallel with Wayne Street, one hundred thirty-five (135) feet; thence west, parallel with East Twenty-fourth Street, thirty-six (36) feet, eight (8) inches; thence

south, parallel with Wayne Street, one hundred thirty-five (135) feet to the north line of East Twenty-fourth Street; thence east, along the north line of East Twenty-fourth Street, thirty-six (36) feet, eight (8) inches to the place of beginning.

HAVING erected thereon a two-family dwelling commonly known as 740 East 24th Street, Erie, Pennsylvania and being further identified by Erie County Tax Index No. (18) 5030-129.

Tax Parcel No.: (18) 5030-129.

Property Address: 740 East 24th Street,  
Erie, PA 16503.

Michael T. McKeever, Esquire  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

— 59 —

No. 14399 of 2009

JP Morgan Chase Bank, N.A., as Acquirer of Certain Assets and Liabilities of Washington Mutual Bank from the Federal Deposit Insurance Corporation, Acting as Receiver f/k/a Washington Mutual Bank s/b/m PNC Mortgage Corporation of America, Plaintiff  
vs.

Maria L. Reyes, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:

COMMENCING at the intersection of the westerly line of Pennsylvania Avenue with the northerly line of Twenty-fourth Street; thence running Westwardly along the Northerly line of Twenty-fourth Street, fifty (50) feet; thence Northerly parallel with Pennsylvania Avenue, one hundred thirty-five (135) feet; thence Easterly parallel with Twenty-fourth Street fifty (50) feet to the West line of Pennsylvania Avenue; and thence Southerly along the West line of Pennsylvania Avenue, one hundred thirty-five (135) feet to the place of beginning, being Lot Number Thirty (30) in Block C in the plot of the Warfel Subdivision as shown in Map Book 3, Page 41. Having

SHERIFF SALES — FEBRUARY, 2010

erected thereon a one and one-half story frame dwelling known and numbered as No. 1060 East Twenty-fourth Street, Erie, Pennsylvania. Said property bearing Erie County Tax Index No. (18) 50-41-100.

BEING the same premises conveyed to Mortgagor by deed intended to be recorded forthwith.

Tax Parcel No: (18)-50-41-100.

Property Address: 1060 East 24th Street, Erie, PA 16504.

Michael T. McKeever, Esquire  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

— 60 —

No. 11395 of 2009

Citimortgage, Inc. s/b/m Citifinancial Mortgage Company, Inc., Plaintiff

vs.

Eduardo Santiago and Silvia Santiago a/k/a Silvia R. Santiago, Defendants

DESCRIPTION

All that certain piece or parcel of land situate in the Sixth Ward of the City of Erie, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the east line of Poplar (formerly Laurel) Street, 294 feet south of the south line of Twenty-ninth Street; thence Eastwardly and parallel with Twenty-ninth Street, 125.67 feet to an alley; thence southwardly and parallel with Poplar (formerly Laurel) Street, 38 feet; thence westwardly and parallel with Twenty-ninth Street, 125.67 feet to the east line of Poplar (formerly Laurel) Street; thence northwardly 38 feet to the place of beginning, being Subdivision No. 53 of the Froess Subdivision of part of Purpart No. 7 Reserve Tract No. 29, as recorded in the Recorder's Office, Erie County Map Book 2, page 9. Partial plot of Froess Subdivision of part of Purpart No. 7 of Tract No. 29, Erie, Pennsylvania, as recorded October 30, 1912 in Map Book 2, Page 9.

HAVING erected thereon a two story dwelling with detached one car garage being more commonly known as 2931 Poplar Street,

Erie, Pennsylvania.

Property Address: 2931 Poplar Street, Erie PA 16508.

Michael T. McKeever, Esquire  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

— 61 —

No. 14021 of 2009

Citimortgage, Inc., Plaintiff

vs.

Beverly A. Yokoff and Michael K. Yokoff, Defendants

DESCRIPTION

ALL that certain tract, parcel or piece of land situate in the Borough of Wesleyville (formerly Township of Harborcreek), County of Erie and Commonwealth of Pennsylvania, being Lots Numbers 33 and 34 of College Heights Subdivision on the Shannon Road, as appears in Map Book Number 2, at pages 4 and 5.

HAVING erected thereon a 1½ story aluminum sided dwelling commonly known as 2935 East 30th Street, Erie, Pennsylvania 16510 and bearing Erie County Tax Index No.: (50) 5-64-3 for the Borough of Wesleyville.

Tax Parcel: (50) 5-64-3.

Property Address: 2935 East 30th Street, Erie, PA 16510.

Michael T. McKeever, Esquire  
Suite 5000  
Mellon Independence Center  
701 Market Street  
Philadelphia, PA 19106  
(215) 627-1322

— 62 —

No. 14323 of 2007

Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company of Pennsylvania, Plaintiff

vs.

Marcus DeSantis a/k/a Marcus L. DeSantis and Elizetta DeSantis a/k/a Elizetta L. DeSantis, Defendants

DESCRIPTION

THAT certain piece or parcel of land situate in the Township of Millcreek, County of Erie and State of Pennsylvania, bounded and described as follows, to-wit:

BEING the east fifty-six and five-tenths (56.5) feet of Lot Number One hundred sixty-six (166) of Eaglehurst Subdivision, as per plan of same recorded in Erie County Map Book 2 at pages 192-3. The westerly dividing line to parallel with the easterly line of Lot Number One hundred sixty-six (166) and having a depth of one hundred thirty (130) feet and frontage of fifty-six and five-tenths (56.5) feet along the West Lake Road. Having erected thereon a one and one-half story dwelling being commonly known as 3654 West Lake Road, Erie, Pennsylvania.

TITLE to said premises is vested in Marcus DeSantis a/k/a Marcus L. DeSantis and Elizetta DeSantis a/k/a Elizetta L. DeSantis, husband and wife, by deed from Donald J. Cacek and Dorothy G. Cacek, his wife, dated June 1, 1976 and recorded June 1, 1976 in Deed Book 1223, Page 53.

McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

— 63 —

No. 13793 of 2009

Everhome Mortgage Company, Plaintiff  
vs.  
Timothy C. Morgan and Janie E. Morgan,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land, situate in Lawrence Park Realty Company Plot of Portions of Tracts Nos. 246 and 247 in Lawrence Park Township, Erie County, Pennsylvania, as recorded in Erie County Map Book 3, Pages 39, 40, and 41, bounded and described as follows, to-wit:

BEING Part of Lot 7 in Block 168 and beginning at a point called Point "A" on the E line of Priestley Avenue, 274.76 feet North of the North line of Field Street; Thence Northwardly along the E line of Priestley Avenue, 19.55 feet to Point "B"; Thence Eastwardly, parallel with Field Street, 109 feet to Point

"C" on the West line of a 16 foot alley; Thence Southwardly along the West line of said alley and parallel with Priestley Avenue 19.55 feet to Point "D"; Thence Westwardly, parallel with Field Street, 109 feet to Point "A", the place of beginning.

THE lines AD and BC pass through the center of the party walls which divide the building located upon the premises hereby conveyed and the premises located immediately North and South thereof and Grantee, her heirs and assigns upon acceptance of this Deed, hereby agree not to remove or in anyway interfere with the use of said party walls; this stipulation being a covenant running with the land.

SAID premises have erected thereon a dwelling commonly known as 1053 Priestley Avenue, Erie, Pennsylvania, and are further identified by Erie County Assessment Index No. (29) 18-56-42.

TITLE to said premises is vested in Timothy C. Morgan and Janie E. Morgan by deed from Janie E. Trippi n/k/a Janie E. Morgan, dated April 27, 2004 and recorded May 5, 2004 in Deed Book 1132, Page 438.

McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

— 64 —

No. 13917 of 2009

BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP,  
Plaintiff

vs.

Jaimie Schaff and Brian R. Schaff,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of North East, County of Erie and Commonwealth of Pennsylvania, more particularly described as follows, to-wit:

BEGINNING at a stone on the East line of Station Road and at the Northeast corner of land now or formerly of Dailey and at the Southwest corner of the within-described premises, said point being situate on the East line of Station Road, distant one thousand four hundred thirty-five (1,435) feet North

from the intersection of the East line of said Station Road with the North line of Law Road; thence Eastwardly along the North line of land now or formerly of Dailey, ten (10) perches to a post; thence Northwardly and parallel with the East line of Station Road, four (4) perches to a post and the land of C.E. Bissell; thence Westwardly along the North line of land of said Bissell, ten (10) perches to a point on the East line of Station Road; thence Southwardly along the East line of Station Road, four (4) perches to the place of beginning.

ALSO, all that certain piece or parcel of land situate in the Commonwealth of Pennsylvania, County of Erie and Township of North East, bounded and described as follows, to-wit:

BEGINNING at a point, said point being the Northeast corner of the lands of Mark S. Brown, as recorded in Record Book 11 at Page 58, said point being North 83 degrees 55 minutes 00 seconds East, a distance of twenty-eight hundredths (0.28) feet from an iron pin; thence North 83 degrees 55 minutes 00 seconds East, a distance of two hundred thirty-seven and seventy-one hundredths (237.71) feet to an iron pin; thence South 3 degrees 44 minutes 50 seconds West along the lands of Thomas Weinheimer, as recorded in Deed Book 1261 at Page 220, a distance of sixty-six and thirty hundredths (66.30) feet to an iron pin; thence South 83 degrees 57 minutes 31 seconds West, a distance of two hundred thirty-seven and sixty-five hundredths (237.65) feet to a point, said point being North 83 degrees 57 minutes 31 seconds East, a distance of thirty-two hundredths (0.32) feet from an iron pin; thence North 3 degrees 43 minutes 31 seconds East; along the lands of Mark S. Brown, a distance of sixty-six and twelve hundredths (66.12)

feet to a point and place of beginning; said line passes over an iron pin at a distance of thirty-six and eighty-eight hundredths (36.88) feet. The above described parcel of land being Lot "A" as recorded in the Recorder's Office as Map No. 1992-175.

TITLE to said premises is vested in Jaimie Schaff and Brian R. Schaff by deed from Carlos M. Borrero, unmarried, and Brian R. Schaff and Jaimie Schaff, husband and wife, dated March 18, 2006 and recorded March 27, 2006 in Deed Book 1314, Page 2315.

McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

— 65 —

No. 13683 of 2009

HSBC Mortgage Services, Inc., Plaintiff  
vs.

Timothy W. Smith, Defendant

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being Lot Number Fourteen (14) in Block C of the Erie Manor Subdivision, as shown on a plot re-recorded in Erie County Map Book 4, pages 326, 327, 330, 331, 334, 335, and 337, to which plot reference is hereby made for a further description of said property.

TITLE to said premises is vested in Timothy W. Smith by deed from Joshua L. Mazur and Nicole U. Mazur, dated December 19, 2005 and recorded December 20, 2005 in Deed Book 1295, Page 242.

McCabe, Weisberg and Conway,  
P.C.  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109