

# SHERIFF SALES



*Friday, April 16, 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, April 16, 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

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No. 15270 of 2009

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

v.

Cynthia D. Bush, 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:

BEGINNING on the south line of Fourth Street at the intersection of the west line of In Lot No. 2522; thence eastwardly along said south line of Fourth Street, 41 feet 3 inches; thence southwardly through the center of said In Lot, parallel with Chestnut Street, 165 feet; thence westwardly along the south

line of said In Lot, 41 feet 3 inches; thence northwardly along the west line of said In Lot, 165 feet to the place of beginning, and having erected thereon a two-story frame dwelling being commonly known as 431 West 4th Street, Erie, Pennsylvania and being further described as bearing Erie County Index No. 17 4014-214.

BEING known as 431 West 4th Street, Apt. 1, Erie, PA 16507.

PROPERTY ID No.: 17-4014-214.

TITLE to said premises is vested in Cynthia D. Bush, a single woman, by deed from Cynthia D. Bush, administratrix of the estate of Helena R. Procter, a/k/a Helen Procter, late dated 12/18/03, recorded 12/29/03 in Deed Book 1097, page 1453.

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

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No. 15332 of 2009

Wells Fargo Bank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates, Series 2003-OPT1, Plaintiff

v.

Joseph Knight and Rayfes Roberts,  
Administrator of the Estate of Anne Roberts-  
Knight a/k/a Anne A. Knight, Defendants

**DESCRIPTION**

ALL that certain piece, parcel or lot of land situate in the City of Erie, formerly Millcreek Township, County of Erie and Commonwealth of Pennsylvania, being Lot No. 25 of Maplewood Subdivision of part of Reserve Tract No. 54, as per plot recorded in the Recorder's Office of Erie County in Map Book No. 2, pages 74 and 75. Said lot being situate on the west side of Kilpatrick Avenue and having a frontage of 40 feet and a depth of 155 feet.

SUBJECT to those conditions and restrictions as set forth in Erie County Record Book 644, at page 2247, et seq.

ALSO, ALL that certain piece, parcel or lot of land situate in the City of Erie, formerly Millcreek Township, County of Erie and Commonwealth of Pennsylvania, being Lot No. 26

of Maplewood Subdivision of part of Reserve Tract No. 54, as per plot recorded in the Recorder's Office of Erie County, Pennsylvania in Map Book No. 2, pages 74 and 75. Said lot being situate on the west side of Kilpatrick Avenue; having a frontage of 40 feet and a depth of about 155 feet.

SAID premises being commonly known as 2320 Kilpatrick Avenue, Erie, Pennsylvania, and being further identified by Erie County Tax Index No. (18) 5112-315.

BEING the same premises conveyed to Joseph Knight, one of the Parties of the First Part herein, by deed dated June 15, 1999 and recorded June 23, 1999 in Erie County Record Book 644 at page 2247, et seq.

SUBJECT to all valid and subsisting conditions, covenants, restrictions, reservations, exceptions, setbacks, rights-of-way and easements of record and/or those that are visible to a physical inspection, and all laws, regulations and restrictions, including building and zoning ordinances, of municipal and other governmental authorities applicable to and enforceable against the above-described property.

BEING known as 2320 Kilpatrick Avenue, Erie, PA 16503.

PROPERTY ID No.: 18-5112-315.

TITLE to said premises is vested in Joseph Knight and Anne Roberts-Knight, husband and wife, by deed from Joseph Knight and Anne Roberts-Knight, husband and wife, as tenants by the entireties with the right of survivorship in the survivor thereof; dated 6/20/03, recorded 6/25/03 in Deed Book 1027, page 1953.

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

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No. 15577 of 2009

Deutsche Bank National Trust Company, as Trustee in trust for the benefit of the Certificate Holders for Argent Securities Trust 2006-M1, Asset-backed Pass-through Certificates, Series 2006-M1, Plaintiff

v.

Thomas J. May, 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. Six Hundred One (601) of Southlands Subdivision, Second Section, a map or plot of the same having been recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 3, pages 82 and 83; having a frontage on the north side of West Thirty-eighth Street of sixty (60) feet and a depth northwardly from Thirty-eighth Street along the east line, of one hundred thirty-eight (138) feet, and having a depth northwardly from Thirty-eighth Street along the west line, of one hundred thirty-eight and two tenths (138.2) feet.

Having erected thereon a frame one and one-half story dwelling known as 1712 West 38th Street, Erie, Pennsylvania.

Parcel ID #: 19-6149-225.

Being known as: 1712 West 38th Street, Erie, PA 16508.

Property ID No.: 19-6149-225.

Title to said premises is vested in Thomas J. May by deed from Thomas J. May and Karen M. May, husband and wife, dated 4/26/06, recorded 5/5/06 in Deed Book 1325, page 1058.

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

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No. 13938 of 2008

Deutsche Bank National Trust Company, as Trustee for the registered holders of GSRPM Trust 2006-2, Mortgage Pass-through Certificates, Series 2006-2, Plaintiff

v.

Julio Rosario and Maxine Rosario, Defendants

DESCRIPTION

All that certain lot or piece of ground situate, lying and being in the Sixth Ward, in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being lots numbered 360, 361, and 362 on a map or plan of Erie

Terrace Subdivision, dated June 19, 1909, made by A. L. Elliot, Civil Engineer, and filed in the Recorder's Office of Erie County, Pennsylvania, in Map Book 1, page 378.

Having erected thereon a dwelling house known and designated in the City of Erie as 3218 Post Avenue, Erie, Pennsylvania.

Parcel No: (19) 6159-206.

BEING the same premises which Gilbert Schuller, single, by deed dated 1/4/88, recorded 1/21/88 in the County of Erie in Deed Book 40, page 57, granted and conveyed unto Julio Rosario and Maxine Rosario, his wife, in fee.

BEING known as 3218 Post Avenue, Erie, PA 16508.

Property ID No.: 19-061-059.0-206.00.

TITLE to said premises is vested in Julio Rosario and Maxine Rosario, his wife, as tenants by the entireties with right of survivorship, by deed from Gilbert Schuller, single, dated 1/4/88, recorded 1/21/88 in Deed Book 0040 page 0057.

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

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No.10992 of 2009

Northwest Savings Bank, Plaintiff

vs.

Word of Life Christian Center International, a Pennsylvania Corporation, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and Commonwealth of Pennsylvania, being Lots Nos. 67, 68 and the northern 10 feet of Lot No. 69 in Block No. 14 of the Hess Addition to the City of Erie as recorded in the office of the Recorder of Deeds for Erie County, Pennsylvania, in Map Book 1, page 81 and being more fully described as follows, to-wit:

BEGINNING at the point of intersection of the south line of Lynn Street (formerly Elliott Street) with the west line of Hess Avenue; thence westwardly and along the south of Lynn Street, one hundred twenty (120) feet to a point; thence southwardly and parallel with

the west line of Hess Avenue, eighty (80) feet to a point; thence eastwardly and parallel with the south line of Lynn Street, one hundred twenty (120) feet to a point in the west line of Hess Avenue; thence northwardly and along the west line of Hess Avenue, eighty (80) feet to the place of beginning.

AND 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 a point in the west line of Hess Avenue, eighty (80) feet northwardly from the point of intersection of the north line of Seventh Street with the west line of Hess Avenue; thence westwardly, parallel with the north line of Seventh Street, one hundred twenty (120) feet to a point; thence northwardly parallel with the west line of Hess Avenue, sixty (60) feet to a point; thence eastwardly parallel with the north line of Seventh Street, one hundred twenty (120) feet to the west line of Hess Avenue, sixty (60) feet to a point; thence southwardly along the west line of Hess Avenue, sixty (60) feet to the place of beginning. Being commonly known as 660 Hess Avenue, Erie, Pennsylvania and bearing Erie County Index No. (14) 1042-203.

BEING the same premises conveyed to Word of Life Christian Center International by deed dated September 1, 2006 and recorded on September 1, 2006 in the office of the Recorder of Deeds in and for Erie County, Pennsylvania at Deed Book 1357, page 2389.

Mark G. Claypool, Esquire  
120 West Tenth Street  
Erie, Pennsylvania 16501-1461  
(814) 459-2800

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No. 14889 of 2009

Northwest Consumer Discount Company, d/b/a Erie Consumer Discount Company, Plaintiff  
vs.

Elsie Dimperio and Michael J. Dimperio, Deceased, Defendant

DESCRIPTION

All that certain piece or parcel of land situate in the First Ward of the Borough of North

East, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point and iron pin in the west line of South Pearl Street, said point being South 1° 55' West, one hundred fifty-one (151) feet from the intersection of the west line of South Pearl Street with the south line of Eagle Street; thence continuing along the west line of South Pearl Street, South 1° 55' West, sixty-four and six tenths (64.6) feet to a point and iron pin; thence North 88° 40' West on a line which is eight (8) feet south of, and parallel with, the south wall of a dwelling situated on the herein described premises, one hundred eighty-five and one tenth (185.1) feet to a point and iron pin; thence North 2° 8' East, sixty-one and seven tenths (61.7) feet to a point and iron pin; thence South 89° 33' East, one hundred eighty-five (185) feet to a point and iron pin on the west line of South Pearl Street, the place of beginning, being the same more or less, and having erected thereon a two-story frame dwelling and being commonly known as 45 South Pearl Street, North East, PA and being further identified by Erie County Tax Index No. (35) 6-47-7

Stephen H. Hutzelman, Esquire  
305 West Sixth Street  
Erie, PA 16507  
(814) 452-6800

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No. 13132 of 2008

The Professional Building Condominium Association, Inc., Plaintiff

v.

Ronald I. Runstedler and Susan A. Runstedler, Defendants

#### DESCRIPTION

ALL that certain unit located in The Professional Building Condominium, said property and the building erected thereon being located in the City of Erie, County of Erie and Commonwealth of Pennsylvania, and being the same unit property submitted under and pursuant to the provisions of the Uniform Condominium Act, 1980, July 2, P.L. 286, No. 82 of the Commonwealth of Pennsylvania, by Declaration recorded on August 18, 1983 in Erie County Deed Book 1506, page 1, said Units being Units designated on the Decla-

ration Plan recorded on August 18, 1983 in Erie County Map Book 25, page 118, 118a and 118b, and as amended by Amendment recorded September 9, 1983, in Erie County Deed Book 1508, page 516, as follows:

Unit designated 295 of The Professional Building Condominium.

Said Unit is conveyed with an undivided .57% (.0057) percent interest in the Common Elements of the unit property as described in said Declaration.

Said Unit, the percentage of undivided interest in the Common Elements, is conveyed hereby subject to the following terms, conditions, restrictions and easements:

1. All provisions of the Uniform Condominium Act of the Commonwealth of Pennsylvania.

2. All terms, restrictions, rights, easements and conditions of the Declaration.

3. All terms and conditions of the by-laws and Regulations of The Professional Building Condominium.

4. The Grantee herein, for and on behalf of the Grantee herein and the Grantee's heirs, personal representatives, successors and assigns, by the acceptance of this deed, covenants and agrees to pay such charges for the maintenance to, repairs to, replacement of and expenses in connection with the Common Elements as may be assessed from time to time by the Association in accordance with the Uniform Condominium Act of Pennsylvania, and further covenants and agrees that the Unit conveyed in this deed shall be subject to a charge for all amounts so assessed and that, except insofar as said Uniform Condominium Act may relieve a subsequent unit owner of liability for prior unpaid assessments, this covenant shall run with and bind the land or unit hereby conveyed and all subsequent owners thereof.

Said premises being more commonly known as 1611 Peach Street, Unit 295, Erie, Pennsylvania and bearing Erie County Tax Index No. (16) 3001.1-295.

Being the same premises conveyed to Ronald I. Runstedler and Susan A. Runstedler, his wife, by deed dated January 5, 2001 and recorded on January 17, 2001 in Erie County Record Book 748, page 354.

Michael S. Jan Janin, Esq.

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2222 West Grandview Boulevard  
Erie, PA 16506-4508  
(814) 833-2222

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No. 15263 of 2009

Northwest Savings Bank, Plaintiff

v.

Andrew S. Dahlstrand, Defendant

DESCRIPTION

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

BEGINNING at the northwest corner of the whole piece at a point in the south line of U.S. Route 6, said point also being the northeasterly corner of land now or formerly of C. J. Runnels; thence eastwardly along the south line of U. S. Route 6, five hundred (500) feet to a point; thence southwardly on a line parallel with the westerly line of the whole piece, two hundred (200) feet to a point; thence westwardly on a line parallel with the southerly line of said U.S. Route 6, five hundred (500) feet to a point in the west line of the whole piece and in a line of land now or formerly of said C. J. Runnels; thence northwardly along the westerly line of the whole piece, two hundred (200) feet to the place of beginning; containing two and one-fourth ( $2\frac{1}{4}$ ) acres of land, be the same more or less.

BEING commonly known as 3727 Route 6, Waterford, Pennsylvania and being further identified by Erie County Tax Index No. (30) 20-86-5.

BEING the same land conveyed to Andrew S. Dahlstrand by deed dated May 9, 1997, recorded in Erie County Record Book 497 at page 1426, and in deed dated December 6, 2002 recorded in Erie County Deed Book 968 at page 226.

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

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No. 12808 of 2008

PNC Bank, National Association, Plaintiff

vs.

Steven J. McKeel, Defendant

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:

BEGINNING at an iron pin in the south line of a twenty (20) foot lane six hundred five (605) feet, south fifty-eight (58) degrees, forty-four (44) minutes west from the center line of the Videtto Road or Depot Road, at a point in said road six hundred fifty-two (652) feet more or less, south thirty-one (31) degrees, sixteen (16) minutes east from the intersection of the center line of the said Videtto Road with the center line of the Bell Road; thence south thirty-one (31) degrees, sixteen (16) minutes east parallel with the Videtto Road along west line of land of Watcherson and Rizzo, two hundred six (206) feet to a point; thence south fifty-eight (58) degrees, forty-four (44) minutes West, fifty (50) feet to a point; thence north thirty-one (31) degrees, sixteen (16) minutes west, two hundred six (206) feet to a point in the south line of said twenty (20) foot lane; thence north fifty-eight (58) degrees, forty-four (44) minutes east along the said south line, fifty (50) feet to the place of beginning and having erected thereon a frame dwelling.

ALSO

ALL the 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:

BEGINNING at an iron pin in the south line of a twenty (20) foot lane, six hundred fifty-five (655) feet, south fifty-eight (58) degrees, forty-four (44) minutes west from the center line of the Videtto Road or Depot Road, at a point in said road seven hundred nine (709) feet more or less, south thirty-one (31) degrees, sixteen (16) minutes east from the intersection of the center of the said Videtto Road, with the center line of Bell Road or Sidehill Road; thence south thirty-one (31) degrees, sixteen (16) minutes east parallel with the Videtto Road, two hundred six (206) feet to a point; thence south fifty-eight (58) degrees, forty-four (44) minutes west, fifty (50) feet to a point; thence north thirty-one

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(31) degrees, sixteen (16) minutes west two hundred six (206) feet to a point in the south line of said twenty (20) foot lane; thence north fifty-eight (58) degrees, forty-four (44) minutes east along the said line of the twenty (20) foot lane, fifty (50) feet to the place of beginning.

HAVING erected thereon a dwelling known as 6703 Pinar Road, Harborcreek, PA 16421.

BEING the same premises conveyed to Steven J. McKeel, by deed of Jack M. Bish and Barbara Jeanne Bish, his wife, dated May 21, 1993 and recorded May 24, 1993 in Erie County Deed Book 270, page 1144.

TAX Parcel ID. No. (27) 62-135-13.

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

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No. 14820 of 2009

Northwest Savings Bank, Plaintiff

v.

Daniel J. Abata, Defendant

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 Lot No. 63 of the Shady Knoll Subdivision No. 3, per plot of said subdivision as recorded April 28, 1995 in Erie County, as Map No. 1995-112.

Having erected thereon a dwelling known as 4631 Weatherwood Trail, Erie, Pennsylvania 16506 and bearing Erie County Tax Index No. (33) 92-376.2-11.00.

Being the same premises conveyed to the above mortgagors by deed dated September 23, 1996 and recorded September 24, 1996 in Erie County Record Book 462, page 2022.

Subject to restrictions on Shady Knoll Subdivision recorded May 4, 1995 in Erie County Record Book 382, page 665.

TITLE to said premises is vested in Daniel J. Abata and Jean M. Abata, his wife, as tenants by the entireties with the right of survivorship, by deed from Woodberry De-

velopment, Inc., dated 09/23/1996, recorded 09/24/1996 in Book 462, page 2022.

Tax Parcel #: 33-092-376.2-011.00.

Premises being: 4631 Weatherwood Trail, Erie, PA 16506-6153.

Daniel J. Schmiege, Esquire  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

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No. 11397 of 2009

Lehman Brothers Bank, FSB, Plaintiff

v.

Todd M. Alcorn, Defendant

DESCRIPTION

All that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, and being known as Lot No. 18 of Block 'B' of the Baird Property Subdivision, a plan of said subdivision being recorded in the Recorder of Deeds Office for Erie County in Map Book 4, pages 222 and 223, to which plan reference is made for a further description of the said lot. Having erected thereon a one and one-half story frame dwelling house and two-car garage.

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 Todd M. Alcorn, by deed from Joan E. Wargo, widow, dated 04/30/2001, recorded 05/03/2001 in Book 771, page 974.

Tax Parcel #: 18-051-036.0-101.00.

Premises being: 2118 Harrison Street, Erie, PA 16510-1406.

Daniel J. Schmiege, Esquire  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

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No. 15531 of 2009

Chase Home Finance, LLC, Plaintiff

v.

Matthew D. Allyn, Defendant

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DESCRIPTION

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

BEGINNING at the northwest corner of lands of George H. Randolph on the south side of Fairview Street; Thence west along the south line of Fairview Street four (4) rods to the northeast corner of land formerly owned and occupied by N. Stone; Thence south along the east line of N. Stone's land eight (8) rods; Thence east four (4) rods to the land of George J. Randolph; Thence north along said Randolph's west line, eight (8) rods to the south line of Fairview Street and the place of beginning, containing thirty-two (32) rods of land, be the same more or less.

TITLE to said premises is vested in Matthew D. Allayn, by Deed from Carolyn Barnes and Charles E. Barnes, h/w, and Judy K. Hood and Kenneth Hood, h/w, dated 08/31/2005, recorded 09/14/2005 in Book 1269, page 759.

Tax Parcel #: 08-37-145.0-003.00.

Premises being: 216 Fairview Street, Corry, PA 16407-1839.

Daniel J. Schmieg, Esquire  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

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No. 11341 of 2009

Northwest Savings Bank, Plaintiff

v.

Scott A. Anthony a/k/a Scott Anthony and Jacquelyn A. Anthony a/k/a Jacquelyn Anthony, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate, lying and being in Tract 39, Waterford Township, Erie County, Pennsylvania, bounded and described as follows, to-wit:

Being Lot No. One (1) of the Subdivision recorded on September 21, 1988, a plan of which is found in Erie County Map Book 34, page 25; containing 5.059 acres of land, more or less.

Having erected thereon a dwelling known as 10777 Greenlee Road, Waterford, Pennsylvania 16441 and bearing Erie County Tax Index No. (47) 11-27-2.01.

Subject to any restrictions, easements and/or adverbs that pertain to this property.

TITLE to said premises is vested in Scott A. Anthony and Jacquelyn A. Anthony, h/w, as tenants by the entireties with the right of survivorship, by deed from Scott A. Anthony, a married individual, dated 05/10/2005, recorded 05/18/2005 in Book 1234, page 1724.

Tax Parcel #: 47-011-027.0-002.1.

Premises being: 10777 Greenlee Road, Waterford, PA 16441-9373.

Daniel J. Schmieg, Esquire  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

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No. 14318 of 2009

Wells Fargo Bank, N.A., Plaintiff

v.

Jose L. Boggio, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Millcreek, Erie County, Pennsylvania, to-wit:

Being all of Lot #25 and part of Lot #21 per a map of the Glen Cove Subdivision as indicated by a map dated June 21, 1978, and recorded in the Erie County Recorder of Deeds at Map Book 17, page 37 and being a replot of Lots 20, 21 and 25 in the Glen Cove Subdivision per a map dated October 27, 1986, in the Erie County Recorder of Deeds at Map Book 30, page 154..

TITLE to said premises is vested in Jose L. Boggio, by deed from Steven F. Charboneau and Kimberly Charboneau, h/w, dated 06/20/2007, recorded 07/03/2007 in Book 1428, page 2208.

Tax Parcel #: 33-020-001.0-040.00.

Premises being: 903 Long Point Drive, Erie, PA 16505-5417.

Daniel J. Schmieg, Esquire  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza

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Philadelphia, PA 19103  
215-563-7000

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No. 14923 of 2009

US Bank National Association, as Trustee  
for Structured Asset Securities Corporation  
Trust 2005-WF2, Plaintiff

v.

Charity E. Bowser, 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 a point in the east line  
of Pennsylvania Avenue, ninety-two (92)  
feet south of the south line of Twenty-fourth  
(24th) Street; thence south along the line  
of Pennsylvania Avenue, forty-three (43)  
feet to a point in the rear line of Lot Number  
Fifteen (15) Block 'I'; thence east and along  
the rear line of Lots Numbers Fifteen (15)  
and Sixteen (16), eighty (80) feet to a point;  
thence north and parallel with Pennsylvania  
Avenue, forty-three (43) feet to a point;  
thence west and parallel with Twenty-fourth  
(24th) Street, eighty (80) feet to a point in the  
east line of Pennsylvania Avenue, the place  
of beginning.

BEING part of Lots Numbers Thirteen (13)  
and Fourteen (14) in Block 'I' of the Jacob  
Warfel Subdivision, as per plot recorded in  
the Recorder's Office of Erie County, in Map  
Book No. 1, page 41. Said property having  
erected thereon a single frame dwelling  
house and a garage and being more commonly  
known as 2411 Pennsylvania Avenue,  
Erie, Pennsylvania.

This conveyance is made subject to valid  
and subsisting restrictions, 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 Char-  
ity E. Bowser, by deed from Russell F. Chi-  
mera and Charleen M. Chimera, h/w, dated  
02/24/2005, recorded 02/28/2005 in Book  
1213, page 1937.

Tax Parcel #: 18050043022200.

Premises being: 2411 Pennsylvania Av-  
enue, Erie, PA 16503-2325.

Daniel J. Schmiege, Esquire  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

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No. 13459 of 2009

U.S. Bank National Association, as Trustee  
for Asset-Backed Pass-Through Certificates,  
Series 2006-NC2, Plaintiff

v.

Sandra J. Britton, Defendant

DESCRIPTION

All that certain piece or parcel of land  
situate in the City of Erie, County of Erie and  
State of Pennsylvania, being Lot Number  
One Hundred Eight (108) in what is known  
as the 'Brindle Farm' subdivision of part of  
Reserve Tract No. 53 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 128 and 129 and  
having erected thereon a dwelling and ga-  
rage known as 2401 Camphausen Avenue,  
Erie, PA and bearing Erie County Index No.  
(18) 5115-211.

Being the same premises conveyed to the  
mortgagors herein by deed recorded April  
7, 2003 in Erie County Record Book 995,  
page 1265.

TITLE to said premises is vested in  
Thomas W. Britton and Sandra J. Britton,  
h/w, as tenants by the entirety with the  
right of survivorship, by deed from Anthony  
H. Bille, Jr. and Mary E. Bille, h/w, dated  
04/04/2003, recorded 04/07/2003 in Book  
995, page 1265.

Tax Parcel #: 18-051-015-0-211.00.

Premises being: 2401 Camphausen Av-  
enue, Erie, PA 16510-1013.

Daniel J. Schmiege, Esquire  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
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No. 10367 of 2009

PHH Mortgage Corporation, f/k/a Cendant

Mortgage Corporation, Plaintiff  
v.  
Ronald J. Burick and Janine M. Burick,  
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 No. 17 of the A. C. Hadberg Subdivision per a replot of said Subdivision as recorded January 3, 1959 in Erie County Map Book 6, page 3. Said lot bearing Erie County Index Number (27) 035-134-013. Being known as 2172 Timber Lane, Erie, PA.

SUBJECT to restrictions on Hadberg Subdivision as recorded on May 9, 1987, in Erie County Record Book 9, page 0881, and Record Book 0035, page 2045, recorded December 7, 1987, and as amended.

TITLE to said premises is vested in Ronald J. Burick and Janine M. Burick, h/w, as tenants by the entireties with the right of survivorship in the survivor thereof, by deed from Todd P. Swanson and Deborah L. Swanson, h/w, dated 12/20/2004, recorded 12/28/2004 in Book 1200, page 108.

Tax Parcel #: 27-035-134.0-013.00.

Premises being: 2172 Timber Lane, Harborcreek, PA 16421-1635.

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No. 13596 of 2009

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2004-NC7, Mortgage Pass-Through Certificates, Series 2004-NC7, Plaintiff

v.

Amanda L. Cichocki, 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:

Being Lot 16 in Peck and Taylor Subdivision according to a plot thereof recorded in Erie County Map Book 2, pages 48 and 49

having a frontage of 43.61 feet on the easterly side of Downing Avenue and a depth along the northerly line of Linwood Avenue of 132 feet; having a frame dwelling erected thereon.

Being the same premises conveyed to the mortgagor herein by deed recorded this date.

TITLE to said premises is vested in Amanda L. Cichocki, single, by deed from Christopher A. Chilcott and Donna Lee Chilcott, his wife, dated 04/19/2004, recorded 04/26/2004 in Book 1128, page 1034. Tax Parcel #: 18-051-024.0-120.00.

Premises being: 1804 Linwood Avenue, Erie, PA 16510-6228.

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No. 14129 of 2007

Wells Fargo Bank, N.A., Plaintiff

v.

Samantha Dickson, Defendant

DESCRIPTION

All that certain piece or parcel of land situate in the Township of Greene, County of Erie and State of Pennsylvania and being part of Tract 229, being more particularly bounded and described as follows, to-wit:

Beginning at a point in the center line of Haft Road and the center line of Hartman Road; thence along the center line of Hartman Road, south sixty-nine degrees, twenty-one minutes west (S 69° 21' W) two hundred sixty-nine and ninety-two hundredths (269.92) feet to a point, said point being the northeast corner of the within-conveyed property and the starting point of said piece; thence south sixty-nine degrees, twenty-one minutes west (S 69° 21' W) along the center line of said Hartman Road, one hundred fifty (150) feet to a point; thence, south zero degrees, twenty-three minutes east (S 0° 23' E) two hundred eighty-one and ninety-eight hundredths (281.98) feet to an iron pin; thence north sixty-nine degrees, twenty-one minutes east (N 69° 21' E) one hundred fifty (150) feet to an iron pin; said point also

being the subdivision line for Hartman Hills Subdivision; thence north zero degrees, twenty-three minutes west (N 0° 23' W) along said subdivision line, two hundred eighty-one and ninety-eight hundredths (281.98) feet, passing through a concrete monument on the south line of Hartman Road, to the place of beginning; containing 0.911 acres, more or less.

Said description was prepared from a survey plat as prepared by Henry T. Welka, a registered surveyor, on November 10, 1970.

Having a single-family dwelling erected thereon.

Bearing Erie County Tax Index Number (25) 8-28-3.01 and being more commonly known as 3743 Hartman Road, Erie, Pennsylvania 16510.

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 inspection of the premises.

Title to said premises is vested in Samantha Dickson, single, by deed from Arlene J. Berchtold, dated 11/28/2006, recorded 12/04/2006 in Deed Book 1380, page 1218.

Tax parcel #: 25-008-028.0-003.01.

Premises being: 3743 Hartman Road, Erie, PA 16510.

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No. 15169 of 2009

Chase Home Finance LLC, Plaintiff

v.

Elizabeth N. Discher a/k/a Elizabeth N. Conners and Daniel E. Discher.  
Defendants

#### DESCRIPTION

All that certain piece or parcel of land situate in the Township of Harborcreek, Erie County, Pennsylvania, being a portion of Erie County Assessment Index No. (27) 034-109.0-009.00, bounded and described as follows, to-wit:

BEGINNING at an iron pin in the south line of the Buffalo Road and the Northeast corner of G. M. Wood's lot; thence South thirty-six (36) degrees, thirty (30) minutes East, one hundred eight (108) feet by East line of said G. M. Wood's lot to an iron pin in the North line of the right-of-way of the Lake Shore & Michigan Southern Railroad (now March 5, 1927, known as the New York Central Lines) and the Southeast corner of lot of G. M. Wood's; thence Eastwardly by said railroad, fifty (50) feet to an iron pin; thence North thirty-six (36) degrees, forty (40) minutes West, one hundred two (102) feet to the South line of the Buffalo Road to an iron pin; thence Westwardly by said Buffalo Road, fifty (50) feet to the place of beginning; containing five thousand two hundred fifty (5,250) square feet of land, more or less.

ALSO, all that certain piece or parcel of land lying on the South side of Buffalo Road and between the said Buffalo Road and the New York Central Railroad and situate in the Township, County, and Commonwealth aforesaid, bounded and described as follows, to-wit:

BEGINNING at an iron pin in the south line of the Buffalo Road and the Northeast corner of Clarence H. Wheat's lot; thence South thirty-six (36) degrees, forty (40) minutes East, one hundred four (104) feet by the East line of said Clarence H. Wheat's lot to an iron pin in the North of the right-of-way of the New York Central Railroad and the Southeast corner of Clarence H. Wheat's lot; thence Eastwardly by said railroad, fifty (50) feet to an iron pin; thence North thirty-six (36) degrees, forty (40) minutes West, ninety-eight (98) feet to the South line of Buffalo Road to an iron pin; thence Westwardly by said Buffalo Road line, fifty (50) feet to the place of beginning.

Subject to all restrictions, easements, rights-of-way, building lines, leases, 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 Elizabeth N. Discher and Daniel E. Discher, her husband, by deed from Elizabeth N. Conners, a/k/a Elizabeth N. Discher, and Daniel E. Discher, her husband, dated 12/20/2006, recorded 12/21/2006 in Book 1384, page 1901.

SHERIFF SALES — APRIL, 2010

Tax Parcel #: 27034109000900.

Premises being: 6525 Iroquois Avenue,  
Harborcreek, PA 16421-1001.

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No. 15012 of 2009

Nationstar Mortgage LLC, Plaintiff

v.

Janet Lynn Fogle and Bruce Robert Fogle,  
Defendants

DESCRIPTION

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

BEGINNING at a point of intersection of the center line of Route 6N with the north line of land of the first parties; thence in a southerly direction along the center line of Route 6N, one hundred fifty (150) feet to a point; thence in an easterly direction along the north line of lands now or formerly of Roger Cullum and his wife and parallel with the south line of land of Edward H. Brown and Josie H. Brown, his wife, to a point in the west line of land of Huntley, formerly Palo; thence northerly along said west line of land of Huntley land to a point in the south line of land of Edward H. Brown and Josie Brown; thence westerly along the south line of land of Edward Brown and Josie Brown to the place of beginning. Being more commonly known as 8505 Rt. 6N (formerly RD #1, Box 71), Albion, PA 16401

TITLE to said premises is vested in Janet Fogle and Bruce Fogle, her husband, by deed from Janet Fogle and Bruce Fogle, her husband, dated 12/19/2001, recorded 12/21/2001 in Book 837, page 541.

Tax Parcel #: 04-003-004.0-016.00.

Premises being: 8505 Route 6N, a/k/a RD #1, Box 71, Albion, PA 16401-8203.

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No. 10492 of 2009

Flagstar Bank, FSB, Plaintiff

v.

Daniel Kevin Grucza and Matthew B. Grucza,  
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 a point in the south line of Eighth Street, three hundred thirty (330) feet east of the east line of Weschler Avenue; thence southwardly, parallel with Weschler Avenue, one hundred sixty-five (165) feet; thence eastwardly, parallel with Eighth Street, forty-one and one-fourth (41<sup>1</sup>/<sub>4</sub>) feet; thence northwardly, parallel with Weschler Avenue one hundred sixty-five (165) feet to the south line of Eighth Street; and thence westwardly, along the south line of Eighth Street, forty-one and one-fourth (41<sup>1</sup>/<sub>4</sub>) feet to the place of beginning. Being Lot No. 9 in the Boulevard Park Subdivision as recorded in Erie County Courthouse at Map Book 1, page 349.

HAVING erected thereon a two-story dwelling house.

TITLE to said premises is vested in Daniel Kevin Grucza, single and Matthew B. Grucza, single, brothers, as tenants by the entireties with the right of survivorship in the survivor thereof, by deed from Deborah C. Grucza, single, dated 12/01/2006, recorded 12/08/2006 in Book 1381, page 1173.

Tax Parcel #: 16-030-061.0-211.00.

Premises being: 1329 West Eighth Street, Erie, PA 16502.

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No. 14819 of 2009

Wells Fargo Financial Pennsylvania, Inc.,  
Plaintiff

v.

Joseph Haight and Brenda K. Haight,  
Defendants

SHERIFF SALES — APRIL, 2010

DESCRIPTION

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

BOUNDED on the north by Second Street; bounded on the east by In Lot No. 133; bounded on the south by Second Alley; and bounded on the west by In Lot No. 130, having a frontage on Second Street of one hundred sixty-five (165) feet with a depth of one hundred fifty-five (155) feet to Second Alley, and being In Lots Nos. 131 and 132 in said Borough.

The above-described property has a brick dwelling house, frame garage and other improvements erected thereon.

EXCEPTING and reserving therefrom nevertheless all that certain piece or parcel of land situate in the Borough of Waterford, County of Erie and State of Pennsylvania, lying of the east side of the above-described property and having a frontage of forty-five (45) feet on East Second Street and a depth of one hundred fifty-five (155) feet and being the same property which was conveyed to Elbert W. Allen and Lois A. Allen, his wife, by deed recorded March 16, 1954 in Erie County Deed Book 670 at page 528.

And being the same property conveyed by Carl Jost and Marion L. Jost, husband and wife, by deed dated August 19, 1964 and which deed was recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania on August 22, 1964 at Deed Book 901 at page 617, and which deed inadvertently and erroneously reserves only forty-two (42) feet along Second Street and along Second Alley when, in fact, forty-five (45) feet frontage on said property had previously been reserved and transferred, as aforesaid, in Erie County Deed Book 670 at page 528.

Parcel ID No: 46-009-047.0-003.00.

Address: 219 E. Second St., Waterford, PA 16441.

Tax Map or Parcel ID No.: 46-9-47-3.

TITLE to said premises is vested in Joseph Haight and Brenda K. Haight, his wife, as tenants by the entireties with the right of survivorship, by deed from Willis N. Botsford and Joann Botsford, his wife, dated

05/28/1980, recorded 05/29/1980 in Book 1387, page 236.

Tax Parcel #: 46009047000300.

Premises being: 219 East 2nd Street, Waterford, PA 16441-7501.

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No. 18014 of 2008

First Horizon Home Loans, a division of First Tennessee Bank National Association, Plaintiff

v.

Jason R. Harned, 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, to-wit:

Being Lots Nos. 144 and 145 of Highland Park Addition of part of Reserve Tract No. 16, made by S. H. Brown & Company, as shown upon a plot of said Subdivision recorded in the Office of Recorder of Deeds for Erie County, Pennsylvania, in Map Book 2, pages 256 and 257. Being commonly known as 2640 West 24th Street, Erie, PA and bearing Erie County Index No. (33) 51-198-16.

TITLE to said premises is vested in Jason R. Harned, single, by deed from Pearl W. Lapham a/k/a Pearle B. Lapham, dated 3/15/2005 and recorded 3/16/2005, in Book 1217, page 2174 in the Recorder's Office for Erie County.

Tax Parcel #: 33051198001600.

Premises being: 2640 West 24th Street, Erie, PA 16506-3004.

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No. 15137 of 2009

Deutsche Bank National Trust Company, as trustee for First Franklin Mortgage Loan Trust 2005-FFH4, Asset-Backed Certificates, Series 2005-FFH4, Plaintiff

v.

Edwina Kirby, 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 West 37th Street, two hundred forty-three and ninety-four one hundredths (243.94) feet west of the west line of Raspberry Street; thence south, parallel with Raspberry Street, one hundred thirty-two and ninety hundredths (132.90) feet to a point; thence west, parallel with West 37th Street, forty-one (41) feet to a point; thence north, parallel with Raspberry Street, one hundred thirty-two and ninety hundredths (132.90) feet to a point in the south line of West 37th Street; thence east along the south line of West 37th Street, forty-one (41) feet to the place of beginning; having erected thereon a frame dwelling commonly known as 1125 West 37th Street, Erie, Pennsylvania and assigned index number (19) 6128-113.

SUBJECT to all restrictions, easements, rights-of-way, building lines, leases and oil and gas leases of record, and to all restrictions, easements and rights-of-way visible and/or discoverable upon an inspection of the premises or the subdivision map or as required by a regulatory agency.

Parties of the first part have no actual knowledge of any hazardous waste as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania, having been or which is presently being disposed on or about the property described in this deed.

TITLE to said premises is vested in Edwina A. Kirby by deed from Carl S. Reisenauer and Lisa A. Reisenauer, his wife, dated 09/19/2005, recorded 10/04/2005 in Book 1275, page 1447.

TAX Parcel #: 19061028011300.

Premises being: 1125 West 37th Street, Erie, PA 16508-2451.

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No. 13719 of 2007

BAC Home Loans Servicing, LP, Plaintiff

v.

Bryon M. Laskowski and Shelly L. Laskowski,  
Defendants

DESCRIPTION

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

BEGINNING at an iron pin in the west line of Cherry Street, said point being South twenty-six degrees twenty minutes East (S 26 degrees 20 minutes E), a distance of one thousand four hundred thirty (1,430) feet from the Millcreek Township line; thence South twenty-six degrees twenty minutes East (S 26 degrees 20 minutes E) along the west line of Cherry Street Extension, ninety (90) feet to an iron pin; thence South sixty-four degrees thirty-eight minutes West (S 64 degrees 38 minutes W), three hundred fifty-four and five tenths (354.5) feet to an iron pin; thence North twenty-six degrees twenty minutes West (N 26 degrees 20 minutes W), ninety (90) feet to an iron pin; thence North sixty-four degrees thirty-eight minutes East (N 64 degrees 38 minutes E), three hundred fifty-four and five tenths (354.5) feet to an iron pin and the place of beginning.

ALSO, all that certain piece or parcel of land situate in the Township of Summit, County of Erie and Commonwealth of Pennsylvania, and being part of Tract 370, bounded and described as follows, to-wit:

BEGINNING at an iron pin in the west line of Cherry Street Extension, said point being South twenty-six degrees twenty minutes East (S 26 degrees 20 minutes E), a distance of one thousand three hundred forty (1,340) feet from the Millcreek Township line; thence South twenty-six degrees twenty minutes East (S 26 degrees 20 minutes E), along the west line of Cherry Street Extension, a distance of ninety (90) feet to an iron pin, said point being North twenty-six degrees twenty minutes West (N 26 degrees 20 minutes W), a distance of four hundred nineteen and five tenths (419.5) feet from an iron pin in the angle of Cherry Street Extension; thence South sixty-four degrees thirty-eight

minutes West (S 64 degrees 38 minutes W), a distance of three hundred fifty-four and five tenths (354.5) feet to an iron pin; thence South twenty-six degrees twenty minutes East (S 26 degrees 20 minutes E), a distance of forty-seven and five tenths (47.5) feet to a point in the center line of the creek; thence North eighty-one degrees seven minutes West (N 81 degrees 07 minutes W), along the center line of the creek, a distance of eighty-four and three tenths (84.3) feet to a point; thence North fifty-two degrees forty-six minutes West (N 52 degrees 46 minutes W), along the center line of the creek, one hundred one and four tenths (101.4) feet to a point; thence North four hundred sixty-eight and seventy-five hundredths (468.75) feet to an iron pin and place of beginning.

Containing 0.96 acre of land, more or less.

The above two parcels have erected thereon a one and one-half story dwelling commonly known as 6830 Cherry Street Extension, Erie, Pennsylvania 16509 and bear Erie County Index No. (40) 7-19-59.

Party of the first part has no actual knowledge of any hazardous waste, as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania having been or which is presently being disposed on or about the property described in this deed.

TITLE to said premises is vested in Bryon M. Laskowski and Shelly L. Laskowski, husband and wife, as tenants by the entireties with right of survivorship in the survivor thereof, by deed from John A. Ednie and Denise Ednie, dated 05/24/2002, recorded 5/28/2002 in Deed Book 0883, page 2280.

Tax Parcel #: 40007019005900.

Premises being: 6830 Cherry Street Extension, Erie, PA 16509-6511.

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No. 15057 of 2009

US Bank National Association, f/k/a First Union National Bank, as Trustee for Ace Securities Home Equity Loan Trust 2001-HE1, Plaintiff

v.

Reinaldo Rodriguez and Marisol Rodriguez, Defendants

DESCRIPTION

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

Beginning at a point in the north line of East 26th Street, two hundred three and six-tenths (203.6) feet westwardly from the westerly line of Reed Street; thence northwardly parallel with Reed Street, a distance of one hundred forty-three (143) feet to a point in the southerly line of a fourteen (14) foot common alley; thence westwardly on and along the southerly line of said alley and parallel with East 26th Street, a distance of eighty (80) feet to a point; thence southwardly and parallel with Reed Street, one hundred forty-three (143) feet to a point in the northerly line of East 26th Street; thence eastwardly on and along the northerly line of East 26th Street, a distance of eighty (80) feet to the place of beginning, being parts of Lots numbered 31, 32, 33, and 34 of the Eichenlaub subdivision of Out Lot No. 8, as shown upon a plan of said subdivision made by Joseph Eichenlaub, Jr. and recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania, in Deed Book 36, page 355. Having erected on the westerly forty (40) feet a two-story frame dwelling commonly known as 636 East 26th Street, Erie, PA. 16504; and further identified as Erie County Index No. 18-50-27-126. Said premises being the same premises conveyed to Robert A. Sturm and Constance A. Sturm by deed dated November 5, 1970, and recorded on November 5, 1970, in Erie County Deed Book 1033, page 107.

TITLE to said premises is vested in Reinaldo Rodriguez and Marisol Rodriguez, his wife, by deed from Larry Morales and Deanna L. Morales, his wife, dated 06/14/2001, recorded 06/15/2001 in Book 783, page 1869.

Tax Parcel #: 18-050-027.0-126.00.

Premises being: 636 East 26th Street., Erie, PA 16504-2814.

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SHERIFF SALES — APRIL, 2010

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No. 13117 of 2008

The Bank of New York Trust Company N.A.  
successor to JPMorgan Chase Bank N.A. as  
Trustee, Plaintiff

v.

Jason P. Schmidt and Stacy Schmidt,  
Defendants

DESCRIPTION

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

BEGINNING at the Southwest corner of the hereinafter described piece of land at a post on the North line of Gibson Street and the Southeast corner of land formerly owned by J. B. Warner, later by W. O. Selkregg; thence North 50 degrees East along the East line of said Selkregg's land, fifteen (15) rods to a post; thence North 78 degrees East, four (4) rods to a post; thence South 50 degrees West, fifteen (15) rods to a post and North line of Gibson Street aforesaid; and from thence along the North line of said Gibson Street South 28 degrees West, four (4) rods to a post and the place of beginning, containing about sixty (60) perches of land, be the same more or less.

TITLE to said premises is vested in Jason P. Schmidt and Stacy Schmidt, h/w, by deed from Mary J. Green and Teresa Green, h/w and Mary L. Meehl and David D. Meehl, w/h, dated 09/09/2004, recorded 09/10/2004 in Book 1172, page 886.

Tax Parcel #: 35-001-020.0-038.00.

Premises being: 92 Gibson Street, North East, PA 16428-1049.

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No. 13230 of 2006

Wells Fargo Bank, N.A., Plaintiff

v.

Germal A. Smith a/k/a Germal Armon Smith,  
Defendant

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, bounded and described as follows, to-wit:

BEGINNING at a point in the north line of Twenty-sixth Street, sixty-five (65) feet westwardly from the point of intersection of the said north line of Twenty-sixth Street with the west line of German Street; thence northwardly in a line parallel with German Street, ninety (90) feet to a point; thence westwardly in a line parallel with Twenty-sixth Street, thirty two and one-half (32<sup>1</sup>/<sub>2</sub>) feet to a point; thence southwardly in a line parallel with German Street, ninety (90) feet to the north line of Twenty-sixth Street; thence eastwardly along the north line of Twenty-sixth Street, thirty-two and one-half (32<sup>1</sup>/<sub>2</sub>) feet to the place of beginning, having erected thereon a two-story frame dwelling and garage.

TITLE to said premises is vested in Germal A. Smith, by deed from Major Williams and Barbara Williams, his wife, dated 06/06/2005, recorded 06/06/2005, in Deed Book 1239, page 2327.

Tax Parcel #: 18-050-011.0-135.00.

Premises being: 258 East 26th Street, Erie, PA 16504.

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No. 14417 of 2008

BAC Home Loans Servicing, L.P., f/k/a  
Countrywide Home Loans Servicing, L.P.,  
Plaintiff

v.

Karen L. Smith and Adrian W. Smith,  
Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in Fairview Township, Erie County, Pennsylvania, being part of Tract #286 lying west of Walnut Creek, bounded and described as follows:

BEGINNING at a point South 17 degrees 21 minutes 30 seconds West, 255.2 feet from a point in the center line of one 30-foot private road leading to the public road from the intersection of the center lines of four private roads at the corner of Blocks A, B, and C as shown upon the recorded 'Manchester Beach' replot, Map Book 3, page 105, which is South 72 degrees 37 minutes East, 647.78 feet from the intersection of the center lines of four private roads. This point of beginning also being the southeast corner of the first parcel of land described in the deed from P. Maley to Alice H. Gunnison, dated August 22, 1952;

Thence South 17 degrees 21 minutes 30 seconds West along the West line of the private roadway, 312.13 feet to a point;

Thence North 72 degrees 38 minutes 30 seconds West, 454.18 feet to an old iron pipe;

Thence North 46 degrees 54 minutes East along the now or formerly Hoffstatter lands, 147 feet to a stake;

Thence North 38 degrees 32 minutes West along now or formerly Hoffstatter lands, 50.45 feet to an iron pipe;

Thence North 18 degrees 22 minutes East, 109.7 feet to an iron pipe;

Thence South 73 degrees 24 minutes East, 168.25 feet to an iron pipe;

Thence South 82 degrees 28 minutes East, 257.12 feet to the place of beginning.

County Tax Index No. (21) 24-11-168.

ALSO, an undivided one-third interest in all that certain piece or parcel of land situate in Fairview Township, Erie County, Pennsylvania, being part of Tract #286 lying West of Walnut Creek, being further bound and described as follows:

Beginning at an old iron pipe in the center of the 30-foot private road leading to the public road from the intersection of the center lines of four private roads at the corner of Blocks A, B, and C as shown upon the recorded 'Manchester Beach' plot, which is South 72 degrees 37 minutes East, 677.78 feet from the center line intersections of the four private roads;

Thence South 17 degrees 21 minutes 30 seconds West, 567.33 feet to a stake;

Thence North 72 degrees 38 minutes 30 seconds West, 30 feet to a point;

Thence North 17 degrees 21 minutes 30 seconds East, 567.33 feet to a point in the center line of the private road;

Thence South 72 degrees 37 minutes East, 30 feet to the place of beginning.

County Tax Index No. (21) 24-11-167.01.

This parcel is conveyed for use as a roadway, for vehicles and on foot, by all owners, their heirs, and assigns of lands adjoining the west and south lines thereof.

It is a condition that grantees, their heirs and assigns, shall pay one-third of reasonable costs and expenses of roadway maintenance for its entire length.

Title to said premises is vested in Adrian W. Smith and Karen L. Smith, his wife, as tenants by the entireties with the right of survivorship, by deed from Michael P. Faulkner and Jill J. Faulkner, his wife, dated 10/19/2007, recorded 10/22/2007 in Book 1455, page 294.

Tax Parcel Nos.: 21-024-011.0-168.00 and 21-024-011.0-167.01.

Premises being: 170 West Gateway Drive, Fairview, PA 16415.

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Philadelphia, PA 19103  
215-563-7000

— 31 —

No. 10162 of 2009

Taylor, Bean & Whitaker Mortgage Corporation, Plaintiff

v.

Theresa A. Speice, Defendant

DESCRIPTION

ALL that certain tract of land situate in the City of Erie, County of Erie and State of Pennsylvania, being known as Lots 14 and 15 in Block 'D' according to Map No. 3 of Fairville as recorded in Erie County Map Book #1, pages 154 and 155. Said lots having a frontage on the south side of Prospect Avenue of forty (40) feet each, and a uniform depth of one hundred twenty (120) feet. Having erected thereon a one-story frame dwelling house commonly known as 2219 Prospect

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Avenue, Erie, Pennsylvania, being further identified by Index No. (18) 5134-214.

TITLE to said premises is vested in Theresa A. Speice, by deed from Robert F. Speice and Theresa A. Speice, his wife, dated 07/11/2001, recorded 08/02/2001 in Book 797, page 2374.

Tax Parcel #: 18-051-034.0-214-00.

Premises being: 2219 Prospect Avenue, Erie, PA 16510-1359.

Daniel J. Schmieg, Esquire  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 32 —

No. 15499 of 2007

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

v.

Brandon A. Thompson and Jasmine C. Yost, 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 a point in the north line of 35th Street, one hundred sixty-five (165) feet west of the west line of Elmwood Avenue; thence westwardly and along the north line of 35th Street; forty-six (46) feet to a point; thence northwardly and parallel with the west line of Elmwood Avenue, one hundred fifty-two and five tenths (152.5) feet to a point; thence eastwardly forty-six (46) feet to a point; thence southwardly and parallel with the west line of Elmwood Avenue, one hundred fifty-one and ninety-five hundredths (151.95) feet to the place of beginning.

Having erected thereon a frame dwelling known as 1318 West 35th Street, Erie, Pennsylvania, and being further identified by Erie County Tax Parcel Index No. (19) 6131-100.

Being the same premises as conveyed to the mortgagors herein by deed recorded this date.

TITLE to said premises is vested in

Tax Parcel #: 19-061-031.0-100.00.

Premises being: 1318 West 35th Street, Erie, PA 16508-2444.

Daniel J. Schmieg, Esquire  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 33 —

No. 15507 of 2008

Wells Fargo Bank Minnesota, N.A., as trustee for the Reperforming Loan REMIC Trust, Series 2002-2, Plaintiff

v.

William O. Walburn and Phyllis E. Walburn, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Fifth Ward of the City of Erie, County of Erie and Commonwealth of Pennsylvania, and being Lot Number Ninety-three (93) of Andrews Land Company Pleasant Heights Subdivision, of part of Reserve Tract No. Sixty-three (63) as recorded in Erie County Deed Book 227, page 746, being commonly known as 3836 Stanley Avenue, Erie, Pennsylvania, and being further identified as Erie County Index No. (18) 5203-208.

Being the same premises conveyed to First Parties by deed recorded March 29, 1973 in Erie County Deed Book 1092 at page 99.

The First Parties have no actual knowledge of any hazardous waste, as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania, having been or which is presently being disposed of on or about the property described in this deed.

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

TITLE to said premises is vested in William O. Walburn and Phyllis E. Walburn, his wife, as tenants by the entirety with the right of survivorship, by deed from Gerald J. Fatica and Mary Alyce Fatica, his wife, dated 05/19/1987, recorded 05/26/1987 in Book 011, page 1682.

Tax Parcel #: 18-052-003.0-208.00.

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Premises being: 3836 Stanley Avenue,  
Erie, PA 16504-2402.

Daniel J. Schmieg, Esquire  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

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No. 14429 of 2009

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

v.

Carrie L. Watkins, Defendant

DESCRIPTION

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

BEGINNING at a point on the west line of Washington Place, two hundred eight feet one and one-half inches (208 feet 1½ inches) south of the south line of Tenth Street, said starting point being thirty-two and twenty-eight hundredths (32.28) feet west of the center line of Washington Place; thence westerly, in a line parallel with Tenth Street, a distance of one hundred twenty-nine and seventy-two hundredths (129.72) feet to a point; thence southwardly, in a line parallel with the center line of Washington Place, eighteen feet nine inches (18 feet 9 inches) to a point; thence eastwardly, in a line parallel with Tenth Street, thirty-three (33) feet to a point; thence southwardly, in a line parallel with the center line of Washington Place, sixteen feet three inches (16 feet 3 inches) to a point; thence eastwardly, in a line parallel with Tenth Street, ninety-nine (99) feet to a point on the west line of Washington Place, said point being thirty (30) feet west of the center line of Washington Place; thence northwardly, along the west line of Washington Place, thirty-five and eleven hundredths (35.11) feet to the place of beginning; having erected thereon a two-story frame and brick dwelling known as 1018 Washington Place, Erie, Pennsylvania, and bearing Erie County Index No. (16) 3060-103.

TITLE to said premises is vested in Carrie L. Watkins, married, by deed from Elizabeth

J. Holman, widow and not remarried, dated 11/03/2004, recorded 11/04/2004 in Book 1187, page 586.

Tax Parcel #: 16-030-060.0-103.00.

Premises being: 1018 Washington Place,  
Erie, PA 16502-1052.

Daniel J. Schmieg, Esquire  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

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No. 13195 of 2008

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

v.

Ennis G. Whalen and Sandra M. Whalen,  
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 Lot No. 71 of Brentwood Hills Subdivision No. 1 as appears upon a map recorded in Erie County Map Book 6, page 84, and re-recorded in Erie County Map Book 6, page 117 on February 11, 1963; and being the same property conveyed to Parties of the First Part herein by deed dated and recorded August 23, 1963 in the office of the Recorder of Deeds of Erie County, Pennsylvania in Deed Book 881, page 528. Having erected thereon a single-family dwelling.

Parties of the First Part have no actual knowledge of any hazardous waste, as defined in Act No. 1980-97 of the Commonwealth of Pennsylvania, having been or which is presently being disposed on or about the property described in this deed.

This conveyance is made under and subject to any conditions, reservations, rights-of-way, covenants, restrictions or easements of record and/or those that are visible by a physical inspection of the premises.

TITLE to said premises is vested in Ennis G. Whalen and Sandra M. Whalen, his wife, as tenants by the entireties with the right of survivorship, by deed from Willard F. Passauer and Emma L. Passauer, his wife, dated 07/20/2000, recorded 07/20/2000 in Book 0715, page 2196.

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Tax Parcel #: 33-078-328.0-017.00.

Premises being: 3614 Fountain Way, Erie, PA 16506-3542.

Daniel J. Schmiege, Esquire  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

— 36 —

No. 15056 of 2009

MetLife Home Loans, a division of MetLife Bank, N.A., Plaintiff

v.

Donald E. Williams and Wendy S. Williams, Defendants

DESCRIPTION

All that certain unit in the property known, named and identified in the declaration and plat referred to below as Asbury Woods Estates, a planned community, located in the Township of Millcreek, County of Erie and Commonwealth of Pennsylvania, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Planned Community Act by the recording in the office of the Recorder of Deeds for Erie County, Pennsylvania of a declaration dated and recorded on July 9, 1998 at Record Book 573, page 241, and a plat recorded on July 9, 1998 at Map No. 1998-219, and a first amended declaration dated and recorded on August 19, 1999 at Record Book 657, page 24, and a first amended plat recorded on August 19, 1999 at Map No. 1999-261, and a second amended declaration dated and recorded on January 30, 2003 at Record Book 971, page 2238, and a second amended plat recorded on January 30, 2003 at Map No. 2003-27, Being and designated on said second amended plat as Unit No. 98 of Asbury Woods Estates, a planned community;

Together with the undivided fractional interest in the common elements, as defined in such declaration and being commonly known as 4855 Thoroughbred Loop, Erie, PA 16506.

BEING Erie County Tax Index No. (33) 090-374.1-022.

ADDRESS: 4855 Thoroughbred Loop, Erie, PA 16506.

TITLE to said premises is vested in Donald E. Williams and Wendy S. Williams, h/w, as tenants by the entireties with the right of survivorship, by Deed from Pastore, Inc., dated 08/29/2003, recorded 09/03/2003 in Book 1059, page 1582.

Tax Parcel #: 33-090-374.1-022.00.

Premises being: 4855 Thoroughbred Loop, Erie, PA 16506-6609.

Daniel J. Schmiege, Esquire  
1617 JFK Boulevard, Suite 1400  
One Penn Center Plaza  
Philadelphia, PA 19103  
215-563-7000

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No. 13232 of 2003

Wells Fargo Bank Minnesota, N.A., as Trustee for the Amortizing Residential Collateral Trust Mortgage Pass-Through Certificates, Series 2002-BC9, by its attorney in fact, Ocwen Federal Bank FSB

vs.

Christopher A. Ackerman and Veronica F. Ackerman

DESCRIPTION

All that piece or parcel of ground situate in the City of Erie, County of Erie, Commonwealth of Pennsylvania, being further bounded and described as follows, to wit:

Beginning at a point on the southeasterly line of West 39th Street, at the dividing line between Lots No. 5 and 6 in Orchard Park Center Subdivision according to a plot thereof recorded in the Office of the Recorder of Deeds of Erie County, Pennsylvania in Map Book 5 at pages 174 and 175; thence along the southeasterly line of West 39th Street, North 61° 07' 21" East a distance of sixty-nine and twenty-nine hundredths (69.29) feet to a point; thence along the southwesterly line of the Pollock Subdivision recorded in the Recorder's Office of Erie County, Pennsylvania in Map Book 2, pages 78 and 79, South 28° 23' 39" East a distance of one hundred sixty-seven and seventy-seven hundredths (167.77) feet to a point in the center line of White Oak Lane, now vacated (by Ordinance #24 of 1954 of the City of Erie); thence along the center line of said vacated White Oak Lane, South 61° 28' 21" West, a distance of seventy-one and seventy-one hundredths

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(71.71) feet to a point; thence along the dividing line between Lots 5 and 6 in said Plan, North 27° 33' 39" West a distance of one hundred sixty seven and thirty-four hundredths (167.34) feet to a point, the place of beginning.

Having erected thereon a one-family frame dwelling and garage known as 1427 West 39th Street, Erie, Pennsylvania.

Index Number 6138-117 (19).

Subject to the right of passage of other parties over the southerly sixteen and one half (16<sup>1</sup>/<sub>2</sub>) feet of said lot.

Under and subject to all reservations, restrictions, easements and rights of way as recorded in prior instruments of record.

Being the same premises which Samuel R. Pierce, Jr., by deed dated March 15, 1987, and recorded April 20, 1987, in Book 6, page 1087, granted and conveyed unto Christopher A. Ackerman and Veronica F. Ackerman, in fee.

PREMISES: 1427 West 39th Street, Erie, PA 16509.

Kevin P. Diskin, Esquire  
410 The Pavilion  
Jenkintown, PA 19046  
(215) 572-8111

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No. 11351 of 2009

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

vs.

Steven W. Joint, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania beginning at a point in the south line of Twenty-ninth Street, sixty five (65) feet westwardly from the intersection of the said south line of Twenty-ninth Street with the old east line of the City of Erie; thence south parallel with Old City Line, one hundred thirty (130) feet to a point; thence westwardly parallel with the south line of Twenty-ninth Street, forty-six (46) feet to a point; thence northwardly parallel with Old City Line, one hundred thirty (130) feet to a point in the south line of Twenty-ninth Street;

thence eastwardly along the south line of Twenty-ninth Street, forty six (46) feet to the place of beginning.

HAVING thereon erected a dwelling known as 1225 East 29th Street, Erie, PA.

TAX Parcel: (18) 5045-103.

UNDER and subject to and together with prior grants and reservations of coal, oil, gas, mining rights-of-way, exceptions, conditions, restrictions and reservations of record, as the same may appear in this or prior instruments of record.

BEING the same premises which ABN AMRO Mortgage Group, Inc. by deed dated 1/13/05 and recorded 2/25/05 in Erie County Record Book 1213, page 931, granted and conveyed unto Steven W. Joint.

TO BE SOLD as the property of Steven W. Joint on Judgment No. 11351-09.

Leon P. Haller, Esquire  
1719 North Front Street  
Harrisburg, PA 17102

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No. 15048 of 2009

U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency, Pursuant to a Trust Indenture dated as of April 1, 1982), Plaintiff

vs.

Axelio Ruiz, Defendant

DESCRIPTION

ALL those certain lots or pieces of ground situate in the City of Erie, County of Erie, Commonwealth of Pennsylvania, being Lots No. 1 and No. 2 of Garden Park Subdivision according to plot thereof recorded in the office of Recorder of Deeds of Erie County, Pennsylvania in Map Book 2, page 422, each of said lots having a frontage of 33.75 feet on the east line of Perry Street and depth of 115 feet.

HAVING erected thereon a dwelling known and numbered as 2705 Perry Street, Erie, PA 16504, and bearing Erie County Tax Index Nos. (18) 5052-119 and (18) 5052-120.

BEING the same premises which Michael A. Agostini and Emmalee J. Agostini, husband and wife, by their deed dated 12/03/2004 and recorded 12/06/2004 in the Recorder of Deeds Office of Erie County, Pennsylvania in

Deed Book Volume 1195, page 365 granted and conveyed unto Axelio Ruiz.

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

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No. 15115 of 2009

EverHome Mortgage Company, Plaintiff  
vs.

Eric W. Wygant and Brenda J. Kalie fka  
Brenda J. Wygant, Defendants

DESCRIPTION

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

Beginning at a point in the northerly line of Liberty Street (formerly known as Teller Street), at the southeasterly corner of land of Amos W. Miller, et ux; thence northerly along the said Millers' easterly line, three hundred two and one-half (302<sup>1</sup>/<sub>2</sub>) feet more or less to land known as Hutchinson Addition; thence easterly along the southerly line of Hutchinson Addition, fifty (50) feet to a stake; thence southerly on a line parallel with said Millers' easterly line, three hundred two (302) feet more or less to the northerly line of Liberty Street; thence westerly along the northerly line of Liberty Street, fifty (50) feet to the place of beginning.

Bearing Erie County Assessment Index No. (23) 12-34-11 and having erected thereon a dwelling commonly known as 240 Liberty Street, Girard, Pennsylvania 16417.

BEING the same premises which Stephen L. Flood and Lisa A. Martens-Flood, husband and wife, as tenants by the entireties with the right of survivorship, by deed dated April 30, 2001 and recorded May 2, 2001, in the Office for the Recorder of Deeds in and for the County of Erie, in Deed Book 771, page 105, granted and conveyed unto the Eric W. Wygant and Brenda J. Wygant, husband and wife, as tenants by the entireties with the right of survivorship, in fee.

Michael J. Clark, Esquire  
3600 Horizon Drive, Suite 150  
King of Prussia, PA 19406

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No. 14741 of 2009

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

vs.

Joann Chiesa and Richard L. Chiesa,  
Defendants

DESCRIPTION

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

BEING Lot 1.6 in the Nye Road Subdivision No. 3. Allotment recorded June 24, 1982 in Map Book 24 at page 34.

SAID premises are further identified by Erie County Assessment Index No. (39) 16-51-13.52 and are commonly known as 4711 Holdson Drive, West Springfield, Pennsylvania.

Property Address: 4711 Holdson Drive,  
West Springfield, PA 16443.

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

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No. 13890 of 2009

Citimortgage Inc., Plaintiff

vs.

Ronald A. King, Jr., 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:

BEGINNING at a point in the west line of Poplar Street one hundred eighty (180) feet south of the south line of Nineteenth Street; thence westerly parallel with Nineteenth Street, one hundred twenty (120) feet to an alley; thence northerly along the east line of said alley and parallel with Poplar Street, thirty (30) feet; thence easterly parallel with Nineteenth Street, one hundred twenty (120) feet to the west line of Poplar Street; thence southerly along the west line of Poplar Street, thirty (30) feet to the place of beginning.

Having erected thereon a two-story frame dwelling house commonly known as 1920

Poplar Street, Erie, Pennsylvania. Being further described by Erie County Index Number 19-60-20-101.

TAX Parcel No: 19-60-20-101.

Property Address: 1920 Poplar Street, Erie, PA 16502.

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

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No. 151116 of 2009

JPMorgan 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 F.A., Plaintiff  
vs.

Rosemarie Lemmon and Timothy D. Lemmon, Defendants

DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Girard, County of Erie and Commonwealth of Pennsylvania, and being Lot No. Seventy-five (75) of Westgate Village Subdivision, Section 5, according to a plot of Westgate Village Subdivision as re-recorded in Erie County Map Book 17, page 199.

Parcel # 24-24-36-1.75.

Being the same premises which Roxine Edwards, by deed dated 01/14/94 and recorded 01/18/94, in the office of the Recorder of Deeds in and for Erie County, in Deed Book 315, page 659, granted and conveyed unto Timothy and Rosemarie Lemmon, husband and wife.

Property Address: 9176 Dover Lane, Girard, PA 16417.

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

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No. 15392 of 2009

Citimortgage, Inc., Plaintiff  
vs.

John Stemple, Defendant

DESCRIPTION

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

BEING known as Lots Numbered 7 and 8 of Block 8 of the Huntington Addition to the Borough of Albion as the same is recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 1, page 197, and to which map reference is herein made for a more complete legal description of the premises.

TAX Parcel #: 1-1-14-4.01.

Property Address: 76 North Main Street, Albion, PA 16401.

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

— 45 —

No. 14305 of 2009

National City Bank, Plaintiff  
vs.

Stephen W. Gaydos and Jennifer R. Gaydos, 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:

BEING Lot No. 38 of The Village of Foxwood Subdivision 3 as recorded in the office of the Erie County Recorder of Deeds as Map Number 1994-236.

BEING the same premises conveyed to parties of the first part by deed recorded June 8, 1999 in Erie County Record Book 641 at page 1477.

SUBJECT to all restrictions, rights-of-way, buildings lines 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 W. Shafer and Janet L. Shafer, his wife, by deed dated July 13, 1999, and re-recorded July 20, 1999, in the office of the Recorder of Deeds in and for the County of Erie, in Deed Book 650, page 1210, granted and conveyed

unto Stephen W. Gaydos and Jennifer R. Gaydos, his wife, as Tenants by the Entireties with the Right of Survivorship.

Parcel No: 27-79-195.2-9.

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

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No. 15013 of 2009

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

v.

Luis Corrales aka Luis M. Corrales and  
Luz Marina Corrales aka Luz M. Corrales,  
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, bounded and described as follows, to-wit:

Being Lots Nos. Ten (10) and Eleven (11) of Block "O" of the Bayview Subdivision, as per plan of the same duly recorded in Erie County Map Book 1, at pages 272 and 273. Having erected thereon a dwelling known as 1254 East 36th Street, Erie, Pennsylvania, Erie County Index No. (18) 5214-326.

Together with all and singular the rights, liberties, privileges, hereditaments, improvements, and appurtenances, whatsoever thereto belonging, and the reversions and remainders, rents, issues and profits thereof; and also, all the estate and interest whatsoever of the party of the first part, in law or equity, of, in, or out of the same.

Title to said premises is vested in Luis Corrales aka Luis M. Corrales and Luz Marina Corrales aka Luz M. Corrales by deed from Julio C. Corrales and Luz E. Corrales, husband and wife, dated March 23, 1993 and recorded March 25, 1993 in Deed Book 260, page 1041.

Terrance J. McCabe, Esquire  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

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No. 12009 of 2009

BAC Home Loans Servicing, L.P. fka  
Countrywide Home Loans Servicing, L.P.,  
Plaintiff

vs.

Mary Ann Catherine Minnis and James L.  
Minnis, Defendants

#### DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of McKean, County of Erie and State of Pennsylvania, being part of Tract 266, bounded and described as follows, to-wit:

Beginning at a point in the center line of the Grubb Road which point is the southeast corner of property conveyed to Cloverleaf Homes, Inc. by deed recorded in Erie County Deed Book 885, page 280; thence in a westerly direction along the southern boundary of the property conveyed to Cloverleaf Homes, Inc., two hundred seventeen and eighty-nine hundredths (217.89) feet to a point being the southwesterly corner of said Cloverleaf Homes, Inc. property; thence south along a line parallel with the center of the Grubb Road one hundred (100) feet to a point; thence

Eastwardly along a line parallel with the northern boundary of this description of two hundred seventeen and eighty-nine hundredths (217.89) feet to a point in the center line of the Grubb Road; thence

Northwardly along the center line of the Grubb Road, one hundred (100) feet to the place of beginning, together with an easement or a right-of-way from said property to the Grubb Road as set forth in Erie County Deed Book 942, page 220.

ALSO: All that certain piece or parcel of land situate in the Township of McKean, County of Erie and State of Pennsylvania, being part of Tract 266, bounded and described as follows, to-wit:

Beginning at the southeast corner of the piece hereby conveyed being also the southwest corner of property conveyed to Kent Peelman by deed recorded July 8, 1970 in Erie County Deed Book 1025, page 598 said point of beginning being further located in the following two courses and distances from the intersection of the center line of Grubb Road with the south line of Tract 264:

North 0° 49' east along a center line of Grubb Road, 612.17 feet, more or less, to

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the southeast corner of the Peelman property above referred to; thence

South 89° 42' 30" west along the south line of the Peelman property, 217.89 feet to an iron pin which is the point of beginning; thence

South 89° 42' 30" west 217 feet to an iron pin; thence

North 0° 49' east 200 feet to an iron pin; thence

North 89° 42' 30" east 217 feet to an iron pin; thence

South 0° 49' west 200 feet to the place of beginning.

Parcels Nos. 31-10-27-8 and 31-10-27-8.03.

Title to said premises is vested in Mary Ann Catherine Minnis and James L. Minnis by deed from James L. Minnis and Mary Ann Catherine Minnis, his wife, dated August 15, 1997 and recorded August 15, 1997 in Deed Book 514, page 517.

Terrance J. McCabe, Esquire  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

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No. 10886 of 2008

BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. s/i/i/t Countrywide Home Loans, Inc., Plaintiff

v.

Joseph A. Moser, Defendant

DESCRIPTION

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

BEING Lot Nine (9) of the Replot of East Grandview Subdivision as recorded in the office of the Recorder of Deeds of Erie County, Pennsylvania, in Map Book 5, page 305.

BEING more commonly known as 4109 Wayne Street, Erie, Pennsylvania, 16504.

BEARING Erie County Tax Index No. (18) 5379-209.

Title to said premises is vested in Joseph A. Moser by deed from Estate of Leonard J. Malinowski, by Deann Burkett, Executrix,

dated May 21, 2004 and recorded May 25, 2004 in Deed Book 1138, page 1247.

Terrance J. McCabe, Esquire  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

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No. 12611 of 2009

BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P., Plaintiff

v.

Sandra L. Seidler, 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 and known as Lot No. 383 of Frank Macko Replot of Lots 383 and 384 (Previously referred to as "Lot No. 383 of the Conrad Heights Subdivision according to a plan of the same recorded in Erie County Map Book 3, pages 222 and 223" in Erie County Deed Books 1548, page 235 and Book 1344, page 335) of the Conrad Heights Subdivision according to a plan of the same recorded in Erie County Map Book 17 at page 201.

TITLE to said premises is vested in Sandra L. Seidler by deed from Sandra L. Skarupski and Robert Skarupski, wife and husband dated April 16, 2008 and recorded April 16, 2008 in Deed Book 1488, page 1619.

Terrance J. McCabe, Esquire  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

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No. 14080 of 2009

Beneficial Consumer Discount Company dba Beneficial Mortgage Company of Pennsylvania, Plaintiff

v.

Elizabeth A. Steen a/k/a Elizabeth Edwards Steen and William J. Steen a/k/a William J. Steen, Jr., Defendants

DESCRIPTION

All that certain parcel of land situated in the Township of Millcreek, Erie County,

SHERIFF SALES — APRIL, 2010

Commonwealth of Pennsylvania, bounded and described as follows, to wit:

Being Lot Number Eight (8) of Belle View Addition, a subdivision more fully described and recorded in Erie Map Book 5, page 314 thereof, dated March 25, 1957.

Said premises being commonly known as 1103 East Arlington Road, Erie, Pennsylvania and further identified by Erie County Index No. (33) 105-474-4.

Under and subject, nevertheless, to all reservations, restrictions, covenants, conditions, easements, leases and rights-of-way appearing of record, including but not limited to those appearing at Deed Book 176, page 2307, et seq.

Title to said premises is vested in Elizabeth A. Steen a/k/a Elizabeth Edwards Steen and William J. Steen a/k/a William J. Steen, Jr. by deed from Cendant Mobility Financial Corporation, dated October 19, 2001 and recorded October 26, 2001 in Deed Book 820, page 393.

Terrance J. McCabe, Esquire  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

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No. 14258 of 2009

BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing LP, Plaintiff

v.

Brad L. Wilcox, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in Tract 344 of the Township of Millcreek, County of Erie and State of Pennsylvania, being a lot comprised of all of Lot 5 and a portion of Lots 4, 7 and 8 (erroneously referred as being a portion of Lots 4, 5, 7 and 8 in prior deed) as shown on a Re-plot of Lots 4, 5, 6, 7, 8 of the Heidt Subdivision (Map Book 6, page 40) as recorded in Erie County Map Book 31 at page 45. Being further bounded and described as follows:

BEGINNING at a point in the east line of Emmaline Drive, said point being the northwest corner of Lot No. 6 and the southwest corner of Lot No. 5; thence northwesterly along the east line of Emmaline Drive a distance of 100.00 feet to a point; thence North 56° 22' 15" East, a distance of 148.96 feet to a point; thence South 39° 38' 15" East a distance of 10.06 feet to a point; thence South 12° 27' 05" East a distance of 103.66 feet to a point; thence South 59° 42' 20" West along the line common to former Lot No. 5 and Lot No. 6 a distance of 115.50 feet to a point in the east line of Emmaline Drive, the place of beginning.

Title to said premises is vested in Brad L. Wilcox by deed from Stephen A. Guild and Laurie E. Guild, husband and wife, dated February 14, 2007 and recorded February 14, 2007 in Deed Book 1395, page 762.

Terrance J. McCabe, Esquire  
123 South Broad Street, Suite 2080  
Philadelphia, PA 19109

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No. 15558 of 2009

Nationstar Mortgage LLC, Plaintiff

v.

William H. Fry, Defendant.

DESCRIPTION

All that certain piece or parcel of land situate in the Township of Waterford, County of Erie and State of Pennsylvania, being known as Lot No. Eighteen (18) in Lake LeBoeuf Estates Subdivision No. Two as more fully described on the plot of said subdivision recorded in the Recorder's Office of Erie County, Pennsylvania in Map Book 4, page 30, reference thereto being made.

Being known as 12822 Route 19 S, Waterford, PA 16441.

Assessment Map Number: 47-26-59-2.

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