

SHERIFF SALES



Friday, March 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, March 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

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No. 13720 of 2009

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

v.

Brian Charles Keinath, 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 Lot No. 40 of Montclair Estate Subdivision, as recorded in the Recorder's Office of Erie County, Pennsylvania, in Map Book 2 at page 478, said Lot being 65 feet front on the west side of Greeley Avenue and extending westwardly in uniform depth

of 138 feet more or less and having erected thereon a one story frame bungalow and garage commonly known as 2710 Greeley Avenue, Erie, Pennsylvania, 16506.

BEING further described by Erie County Tax Index No. (33) 70-2780-600.

BEING the same premises conveyed by Dorothy E. Waidley to Joan E. Kelly and Robert W. Waidley by deed dated May 18th, 1990 and recorded May 22nd, 1990 in Erie County Deed Book 123 at page 253.

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

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 known as: 2710 Greeley Avenue (Millcreek Township), Erie, PA 16506.

Property ID No.: (33) 70-278-6.

TITLE to said premises is vested in Brian Charles Keinath, single, by deed from Joan E. Kelley, single, and Robert W. Waidley, married, dated 2/7/01, recorded 2/7/01 in Deed Book 751, page 1783.

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. 14925 of 2009

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

v.

Mark A Metzler and Debra J. Metzler,
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 the southwesterly corner of the piece at a spike in the centerline of

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Mechanic Street, distant thereon North 24° 36' 20" west, one thousand three hundred four (1,304) feet from its intersection with the centerline of Hathaway Street; thence north 24° 36' 20" west along the centerline of Mechanic Street, ninety-six and twenty-one hundredths (96.21) feet; thence north 64° 37' 30" east, passing over a stake at a distance of thirty (30) feet, two hundred (200) feet to a stake in the line of land of J. V. Meeder and F. C. Meeder; thence along said land, south 24° 36' 20" east, ninety-six and twenty-nine hundredths (96.29) feet to a stake; thence south 64° 38' 40" west, passing over a stake at a distance of one hundred seventy (170) feet, two hundred (200) feet to the place of beginning. Said premises being more commonly known as 1029 Mechanic Street, Girard, Pennsylvania, and being further identified by Erie County Tax Assessment Index No. (23) 4-38-1.

BEING the same premises conveyed to William Michael Metzler and Mark Allen Metzler by deed dated December 9, 1986 and recorded December 10, 1986 in Erie County Deed Book 1661, page 57.

BEING known as: 1029 Mechanic Street, Girard, PA 16417.

Property ID No.: 23-4-38-1.

TITLE to said premises is vested in Mark A. Metzler and Debra J. Metzler, his wife, as tenants by the entireties by deed from William Michael Metzler and Dale Metzler, his wife, and Mark Allen Metzler and Debra J. Metzler, his wife, dated 2/23/95, recorded 2/24/95 in Deed Book 374, page 318.

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. 14744 of 2009

Northwest Savings Bank, Plaintiff,
v.

Larry W. Kinney, II and Sabra L. Kinney,
Defendants

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:

BEING Parcel 2 of the James McLallen Jr. Subdivision, containing 6.96 acres of land, more or less, and recorded in Erie County Map Book 2005 at Page 194, on August 17, 2005.

BEING commonly known as 10489 Concord Road, Union City, Pennsylvania, and being Erie County Tax Index No. (43) 17-49-1.

BEING the same land conveyed to Larry W. Kinney, II and Sabra L. Kinney, husband and wife, by deed dated November 20, 2006, recorded in Erie County Record Book 1378, at Page 1502.

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

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No. 14888 of 2009

First National Bank of Pennsylvania,
Plaintiff

v.

Mary B. Covington and Darlene B. Hesser,
also known as Darlene B. Jaffe, also known
as Brigitte Jaffe, Defendants

DESCRIPTION

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

BEING situate in Tract 209 of the aforementioned Township, and beginning at a point in the center line of Knoyle Road, North 88 degrees ten (10) minutes West, four hundred fifty (450) feet from an iron pin at the intersection of said center line with the center line of Dewey Road; thence South 2 degrees 26 minutes West along the west line of land of James W. Houpp, et ux, passing over an iron pin at 25 feet, at the side of the road; an iron pin at four hundred eighty-four (484) feet at the southwest corner of Houpp's land, and along the west line of land of the Burbach Company, in all, five hundred fifty-nine and thirty-nine hundredths (559.39) feet to an iron pin; thence North 87 degrees 58 minutes West, four hundred five and nineteen hundredths (405.19) feet to an iron pin in the

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west line of the whole piece; thence North 1 degree 55 minutes East along the said west line, being the east line of other land of Helsley and passing over an iron pin at the side of the road, five hundred fifty-nine and thirty-nine hundredths (559.39) feet to the center line of Knoyle Road; thence South 87 degrees 58 minutes East along the center line of Knoyle Road, four hundred ten and twenty-three hundredths (410.23) feet to the place of beginning, containing five (5) acres excluding the road.

HAVING erected thereon a ranch style home with attached two-car garage commonly known as 5263 Knoyle Road, Erie, Pennsylvania 16510 and bearing Erie County Tax Index No. (25) 3-23-3.03.

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

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No.12365 of 2009

American General Consumer Discount
Company, Plaintiff
v.

Brian S. Henning And Michelle A. Henning,
Defendants

DESCRIPTION

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

BEGINNING at a post in the east line of Tract No. 371, bearing south 26 degrees east, by land of Thompson S. Curtis, one hundred seven and two-tenths (107.02) perches to a post; thence by land of Jno. and T. S. Curtis, south sixty-four degrees west, forty and three tenths (40.3) perches to a post; thence by land of Josiah N. Northrop, north 26 degrees west, one hundred seven (107) perches to a post; thence by land of Newell Northrop, north 64 degrees east, forty and three tenths perches to the place of beginning. Containing twenty-five (25) acres and seventy-three (73) perches of land, with usual allowance of six percent for roads, be the same more or less.

ALSO, all that other certain piece or parcel of land situate in the Township, County and

State aforesaid, bounded and described as follows, to-wit:

BEGINNING at the northeast corner of the above described piece of land; thence north twenty-six (26) degrees west, fifty-four and two-tenths (54.02) perches to land of M. Dudenhoeffer; thence north sixty-four (64) degrees east, along said Dudenhoeffer's south line to the center of the creek; thence along the center of the creek in a southerly direction to land conveyed by Curtis to Wittmen; thence south sixty-four (64) degrees west, twenty-seven (27) perches to the place of beginning. Containing eight (8) acres and seventy-five (75) perches of land.

ALSO, all that other certain piece or parcel of land situate in the Township, County and State aforesaid, bounded and described as follows, to-wit:

BEING part of Tract No. 370, and beginning at a post in the west line; thence by land of Adam Daub, north sixty-four (64) degrees east, thirty-three and four tenths (33.4) perches to a hemlock; thence by residue of tract, south thirty-six (36) degrees east, forty-eight (48) perches to a beech; and by the same, south fifty-three (53) degrees east, sixty-seven (67) perches to a hemlock; thence by land articulated for by William Weightman, south sixty-four (64) degrees west, seventy-two (72) perches to a post; thence by west line of tract, north twenty-six (26) degrees west one hundred seven and two-tenths (107.2) perches to the place of beginning. Containing thirty (30) acres and seventy-four (74) perches of land with allowance of six percent for roads, etc.

Address: 1101 Eller Lane, Erie, PA 16509;
Tax map or Parcel ID No.: (40) 5-19-68 &
(40) 5-19-64.

William T. Morton, Esq.
3213 West 26th Street
Erie, Pennsylvania 16506
(814) 836-1011

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No. 13515 of 2009

U.S. Bank National Association, as Trustee,
on Behalf of the Holders of the Home Equity
Asset Loan Trust 2005-1 Home Equity
Pass-Through Certificates, Series 2005-1,
Plaintiff

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v.

Christopher A. Baldwin and Karen R. Baldwin, Defendants.

DESCRIPTION

ALL that certain piece or parcel of land situate in the Borough of Lake City, County of Erie and State of Pennsylvania, being part of Tract 300, described as Lot 18 in Edge Park Subdivision as recorded in Erie County Map Book 8, page 105, bounded and described as follows, to-wit:

BEGINNING at a point in the east line of Edge Park Drive at the northwest corner of the parcel herein described, said point of beginning being distant thereon South 04 degrees 53' 00" West, along the East line of Edge Park Drive, 157.90 feet from the intersection of the East line of Edge Park Drive with the North line of Lake City Borough; Thence South 04 degrees 53' 00" West, along the East line of Edge Park Drive, 78.95 feet to a point; Thence South 85 degrees 07' 00" east, 149.10 feet to a point in the East line of Edge Park Subdivision; Thence North 04 degrees 53' 00" East, along the East line of Edge Park Subdivision, 78.95 feet to a point; Thence North 85 degrees 07' 00" West, 149.10 feet to the East line of Edge Park Drive and the place of beginning.

BEING the same premises as Robert L. Herbold and Patricia Herbold, by Deed dated December 14, 2004, and recorded on December 15, 2004, by the Office of the Recorder of Deeds of Erie County in Record Book 1197, at Page 1083, granted and conveyed unto Christopher A. Baldwin and Karen R. Baldwin, as Tenants by the Entireties.

HAVING erected thereon a Detached, Single-Story Split Tri-Level Single-Family Residential Dwelling.

BEING known and numbered as 245 Edge Park Drive, Lake City, PA 16423.

Tax Parcel ID No. 28002002001200.

Barbara A. Fein, Esquire
425 Commerce Drive, Suite 100
Fort Washington, PA 19034
(215) 653-7450

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No. 14847 of 2009

AMC Financial Holdings, Inc., Plaintiff

v.

Walter Rotthoff and Virginia Lee Rotthoff a/k/a Virginia L. Rotthoff, Defendants

DESCRIPTION

ALL those certain pieces or parcels of land, situate in the Township of Venango, County of Erie and Commonwealth of Pennsylvania, being more fully bounded and described as follows, to-wit:

BEGINNING at a point in the West line of the Erie and Wattsburg Road, on the North line of land of party of the first part; thence Westerly along the North line of land of first part, being the South line of land now or formerly owned by Frank Gay, two hundred ninety-seven (297.0) feet; thence Southwardly parallel with the Erie and Wattsburg Road, one hundred forty-eight and one-half (148.5) feet; thence Eastwardly parallel with the first described line, two hundred ninety-seven (297.0) feet to the West line of Erie and Wattsburg Road; thence Northwardly along the West line of said road, one hundred forty-eight and one-half (148.5) feet to the place of beginning.

HAVING erected thereon a detached, one story ranch-style single family residential dwelling.

BEING the same premises as Walter Rotthoff and Virginia Lee Rotthoff a/k/a Virginia L. Rotthoff, by deed dated July 28, 1972, and recorded on September 8, 1983, by the Office of the Recorder of Deeds of Erie County in Record Book 1508, at Page 378, granted and conveyed unto Walter Rotthoff and Virginia Lee Rotthoff.

BEING known and numbered as 13828 Route 8/89, Wattsburg, PA 16442.

Tax Parcel No. 44021036003800.

ALSO being known as 13828 Route 8/89, Township of Venango.

Barbara A. Fein, Esquire
425 Commerce Drive, Suite 100
Fort Washington, PA 19034
(215) 653-7450

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No. 15041 of 2009

Wells Fargo Bank, N.A., Plaintiff

v.

John D. Greer, Defendant

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DESCRIPTION

ALL that certain piece or parcel of land situate in Tract 154 of the Township of North East, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEING Lot No. 12, of Salcone Realty Subdivision No. 3 recorded in Erie County Map Book 17, at page 9 and revised in July, 1981, and known as Plan of Salcone Realty Subdivision No. 3 recorded March 9, 1982 in Erie County Map Book 23 at page 162. Having erected thereon a single family dwelling and being more commonly known as 11352 Emily Drive, North East, Pennsylvania. Bearing Erie County Index No. (37) 39-90-4.

BEING subject to restrictions and conditions as set forth in prior deeds of record.

TITLE to said premises is vested in John D. Greer, by Deed from Michele A. Strong, single, dated 03/30/2006, recorded 03/31/2006 in Book 1316, Page 908.

Tax Parcel #: 37-039-090.0-004.00.

Premises being: 11352 Emily Drive, North East, PA 16428-1846.

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

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No. 12516 of 2009

Chase Home Finance LLC, Plaintiff

v.

Robert D. Roueche, 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 Twenty-first Street, two hundred forty-two (242) feet west of the point of intersection of the south line of Twenty-first Street with the west line of Haybarger Avenue; thence southwardly, parallel with the west line of Haybarger Avenue, one hundred thirty-five and one-tenth (135.1) feet to a point; thence westwardly, parallel with the south line of Twenty-first Street, seventy-five (75) feet to

a point; thence northwardly parallel with the west line of Haybarger Avenue, one hundred thirty-five and one tenth (135.1) feet to a point in the south line of Twenty-first Street; and thence eastwardly along the south line of Twenty-first Street, seventy-five (75) feet to the place of beginning.

TITLE to said premises is vested in Robert D. Roueche, single, by Deed from Robert D. Roueche, Executor of the Estate of Martha L. Krolak, dated 08/26/2004, recorded 08/31/2004 in Book 1168, Page 2381.

Tax Parcel #: 19-062-008.0-318.00.

Premises being: 1727 West 21st Street, Erie, PA 16502-2120.

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

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No. 14778 of 2009

BAC Home Loans Servicing, L.P., Plaintiff
v.

Allen B. Williams, Defendant

DESCRIPTION

ALL that certain property situated in the City of Erie in the County of Erie and Commonwealth of Pennsylvania, being described as follows: Lot No. 129 in the plan of lots of Geo. A. Tupper, as recorded in the Recorder's Office of the said Erie County, in Plan Book Vol. 1 at page 337. Being more fully described in a fee simple deed dated 04/06/1999 and recorded 04/07/1999, among the land records of the County and State set forth above, in volume 0628 page 0819.

Tax Parcel ID: (19) 62-25-120.

Address: 1442 West 32nd Street, Erie, PA 16508.

TITLE to said premises is vested in Allen B. Williams by Deed from Nancy L. Spadacene, Executor of the Estate of Virginia T. Schwartz, a/k/a Virginia S. Schwartz, deceased, and Nancy L. Spadacene and John P. Spadacene, her husband, dated 04/06/1999, recorded 04/07/1999 in Book 628, Page 819.

Tax Parcel #: 19-062-025.0-120.00.

Premises being: 1442 West 32nd Street, Erie, PA 16508-2302.

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

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No. 14428 of 2009

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

v.

Chrystie M. Meyer a/k/a Chrystie M. Alex,
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:

BEGINNING at a point in the east line
of Eagle Point Boulevard, eighty (80) feet
north of the north line of East Second Street;
thence east parallel with East Second Street,
one hundred sixty-five (165) feet to a point;
thence north parallel with Eagle Point Bou-
levard, forty (40) feet to a point; thence west
parallel with East Second Street, one hun-
dred sixty-five (165) feet to a point in the east
line of Eagle Point Boulevard; thence south
along the east line of Eagle Point Boulevard,
forty (40) feet to the place of beginning, and
being further described as Lot No. 125, Tract
42, Liberty Park Subdivision.

HAVING thereon erected a one-story
frame dwelling with a one-car detached
garage and known as 133 Eagle Point Bou-
levard, Erie, PA 16511.

Tax Parcel: (14) 1128-239.

BEING the same premises which William
J. Banak, by deed dated and recorded 5/7/04
in Erie County Record Book 1133, Page
0170, granted and conveyed unto Chrystie
M. Meyer.

To be sold as the property of Chrystie M.
Meyer a/k/a Chrystie M. Alex on Judgment
No. 14428-09.

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

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No. 14347 of 2007

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

v.

Eliezer Perez, 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 of intersection of
the south line of Lynn Street with the east
line of Brandes Street; thence southwardly
along the east line of Brandes Street, 78 feet;
thence eastwardly parallel with Lynn Street,
33½ feet; thence northwardly parallel with
Brandes Street, 78 feet to the south line of
Lynn Street; thence westwardly along the
south line of Lynn Street, 33½ feet to the
place of Beginning.

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

HAVING thereon erected a dwelling known
as 1201 Lynn Street, Erie, PA 16503.

Tax Parcel No. (14) 1042-207.

BEING the same premises which Henry
S. Oldach, et al, by deed dated 3/21/06 and
recorded 3/30/06 in Erie County Record Book
1316 Page 0434, granted and conveyed unto
Eliezer Perez.

To be sold as the property of Eliezer Perez
on Judgment No. 14347-07.

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

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No. 12173 of 2007

Wells Fargo Bank, N.A., Plaintiff

v.

Ronald Harden, Defendant

DESCRIPTION

ALL that certain parcel of land situate in
the City of Erie, County of Erie and Com-
monwealth of Pennsylvania, being part of
Lots 146 and 147 of Replot of Charles H.
Gloth Subdivision, part of Tracts Numbers
55 and 56 of the City of Erie, Pennsylvania,
as recorded in Erie County Map Book 4,

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Pages 364 and 365, being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the East line of Davison Avenue and the North line of 31st Street; thence Eastwardly along the North line of 31st Street, one hundred twenty-five (125) feet to the Southeast corner of said Lot 147; thence Northwardly along the East line of said Lot 147, ninety (90) feet to a point; thence Westwardly parallel with 31st Street, one hundred twenty-five (125) feet to a point in the East line of Davison Avenue; thence Southwardly along the East line of Davison Avenue ninety (90) feet to the place of beginning.

Tax ID: 18-51-57-207.

BEING the same premises which Bruce Carney and Marielaina Carney, husband and wife, by Deed dated August 18, 2001 and recorded in the Erie County Recorder of Deeds Office on February 4, 2002 in Deed Book 0851, Page 162, granted and conveyed unto Ronald Harden, single.

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

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No. 12733 of 2009

HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2007-2, Plaintiff

v.

Ralph J. Porter and Lori A. Porter,
Defendants

DESCRIPTION

All the right, title, and interest in that certain piece or parcel of land situate on the East side of Ellis Road (Twp. Rt. 473) in the Township of Springfield, Erie County, Pennsylvania, bearing Erie County Assessment No. (39) 2-14-7.01, bounded and described as follows, to-wit:

BEGINNING at an iron spike located in the centerline of Ellis Road at the northwest corner of lands herein described, said point also being the southwest corner of lands of Loren J. and Sandra J. Davis, known as Erie County Index No. (39) 3-13-19, and said point being distant South 00 degrees 10' 50" West, 874.32 feet from an iron spike

located at the intersection of the centerlines of Ellis Road and Old Lake Road (Twp. Rt. 417); thence from said point of beginning, the following courses:

1) S 89 degrees 57' 12" E, along said lands of Davis, passing over an iron pipe at a distance of 24.85 feet, a total distance of 349.42 feet to an iron survey pin located on the west line of lands of Old Lake Road Summer City Trust known as Erie County Index No. (39) 3-13-1, said point being the northeast corner of lands herein described; thence,

2) S 00 degrees 13' 18" E, along the west line of said Summer City Trust, a distance of 74.92 feet to an iron survey pin, said point being a northeast corner of lands of James S. and Kristin A. Smith known as Erie County Index No. (39) 3-13-18; thence,

3) N 89 degrees 56' 53" W, along said lands of Smith, a distance of 349.93 feet to an iron spike located in the centerline of Ellis Road at the southwest corner of lands herein described, said point also being the northwest corner of said lands of Smith; thence,

4) N 00 degrees 10' 50" E, along the centerline of Ellis Road, a distance of 74.89 feet to the point of beginning.

SAID parcel containing 0.558 net acres (excluding road R/W) and said parcel being shown on the map titled "Subdivision for Beckie R. Burgos and Jeffrey W. Dipolito", dated October 10, 1997, as recorded as Erie County Drawing Number 1997-357.

ALSO

ALL that parcel of land situate on the west side of Ellis Road (Twp. Rt. 473), Township of Springfield, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron survey pin located in the centerline of Ellis Road, at the northeast corner of lands herein described, said point also being the southeast corner of lands of Robert L. and Judy R. Bort as described in Record Book 84, Page 1683, and said point being distant S 00 degrees 10' 50" W, 1261.52 feet from an iron spike located at the intersection of the centerlines of Ellis Road and Old Lake Road (Twp. Rt. 417), thence from said point of beginning the following courses:

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1) S 00° 14' 20" W, along the centerline of Ellis Road, a distance of 488.00 feet to a iron spike, said point being the southeast corner of lands herein described and also the northeast corner of the residue of lands of G. A. and C. Lesley Ryan as described in Record Book 445, Page 510; thence,

2) N 89° 50' 05" W, along said residue of lands of Ryan, passing over iron survey pins at distances of 25.00 feet and 683.00 feet, a total distance of 1272.48 feet to an iron survey pin located on the east line of lands of Robert L. and Judy R. Bort as described in Record Book 84, Page 1683, said point being the northwest corner of said residue of lands of Ryan and also the southwest corner of lands herein described; thence,

3) N 00° 42' 30" E, along said lands of Bort, a distance of 366.00 feet to an old stone monument, said point being the southwest corner of lands of Gary L. Coxon as described in Record Book 80, Page 762; thence,

4) S 88° 58' 40" E, along said lands of Coxon, a distance of 291.92 feet to an iron survey pin, said point being the southeast corner of said lands of Coxon; thence,

5) N 00° 09' 49" E, continuing along said lands of Coxon, a distance of 126.19 feet to an iron survey pin, said point being the southwest corner of the aforementioned lands of Bort; thence,

6) S 89° 50' 45" E, along said lands of Bort, passing over iron survey pins at distances of 514.93 feet and 952.76 feet, a total distance of 977.76 feet to the point of beginning.

SAID parcel containing 13.120 net acres (excluding road R/W), having erected thereon a house and outbuildings, and said parcel being shown on the map titled "Subdivision for Beckie R. Burgos and Jeffrey W. Dipolito", dated October 10, 1997, as recorded in Erie County Drawing Number 1997-357.

BEING known as Parcel Number (39) 2-14-7.01.

BEING the same premises which Jeffrey W. Dipolito and Beckie R. Burgos, by Deed dated April 27, 2007, in the Office for the Recorder of Deeds in and for the County of Erie, in Deed Book 1418 Page 2141, granted and conveyed unto Lori A. Porter and Ralph J. Porter, his wife, in fee.

Leslie J. Rase, Esquire

3600 Horizon Drive, Suite 150
King of Prussia, PA 19406

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No. 10128 of 2009

Northwest Savings Bank, Plaintiff
v.

Robert W. Osborn, Jr., Defendant

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 the In Lots Numbers nineteen hundred seventy-nine (1979) and nineteen hundred eighty-two (1982), bounded and described as follows, to-wit:

BEGINNING at a point in the South line of Sixth Street one hundred fifty-five (155) feet Eastwardly from the East line of German Street; thence Eastwardly, along the South line of Sixth Street, Forty-one (41) feet; thence Southwardly, parallel with German Street, One Hundred Sixty-five (165) feet; thence Westwardly, parallel with Sixth Street, Forty-one (41) feet; and thence Northwardly, parallel with German Street, One Hundred Sixty-five (165) feet to the South line of Sixth Street at the place of beginning.

SAID premises have erected thereon a dwelling commonly known as 317-317½ East Sixth Street, Erie, Pennsylvania, 16507 and are further identified by Erie County Assessment Index Number (14) 10-10-218.

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

BEING the same premises conveyed to Robert W. Osborn, Jr. by deed dated May 20, 2005 and recorded May 23, 2005 in Erie County, Pennsylvania Record Book 1235, Page 2275 and being Erie County Tax Index No. (14) 10-10-218.

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

— 16 —

No. 14945 of 2009

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

Preston J. Brown, Defendant

SHERIFF SALES — MARCH, 2010

DESCRIPTION

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

BEGINNING at the point of intersection of the South line of Eleventh Street with the West line of Cascade Street; thence Southwardly along the said West line of Cascade Street, thirty-three and three-fourths (33¾) feet to a point; thence Westwardly parallel with Eleventh Street, eighty (80) feet to a point; thence Northwardly parallel with Cascade Street, thirty-three and three-fourths (33¾) feet to the South line of Eleventh Street; thence Eastwardly along the said South line of Eleventh Street, eighty (80) feet to the place of beginning.

BEING known as 1102 Cascade Street, Erie, PA 16502.

Assessment Map Number: 16-3051-107.

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

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No. 14946 of 2009

Bank of America, N.A., Plaintiff
v.
Randell B. Coleman, Defendant

DESCRIPTION

ALSO 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. Five (5) of the Peck and Taylor Subdivision of part of Burton Farm as plotted by Erie Land and Mortgage Corporation as will more fully appear by reference to a plan of said subdivision recorded in the Recorder's Office of Erie County, Pennsylvania, in Map Book 2, page 49.

ALSO, 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 Lot Number Four (4) of Peck and Taylor Subdivision of part of Burton Farm as plotted by Erie Land and Mortgage Corporation, as will more fully appear by reference to a plan of said subdivision recorded in the

Recorder's Office of Erie County, Pennsylvania, in Map Book No. 2, page 49. Having a frontage of forty-four (44) feet on the north side of Fairmont Parkway and a depth of one hundred thirty-eight (138) feet.

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

BEING Lot No. Six (6) of the Peck and Taylor Subdivision of part of Burton Farm as plotted by Erie Land and Mortgage Corporation as will more fully appear by reference to plan of said subdivision recorded in the Recorder's Office of Erie County, Pennsylvania, in Map Book 2, page 49.

BEING known as 1820 Fairmont Parkway, Erie, PA 16510.

Assessment Map Numbers: 18-051-024.0-221.00, 18-051-024.0-222.00, 18-051-024.0-223.00.

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

— 18 —

No. 15162 of 2008

Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-R9, Plaintiff

v.

Toni Brennan and Nancy P. Foerschner, Defendants

DESCRIPTION

ALL that piece and parcel of land located in Tracts 162 and 161, North East Township, County of Erie, Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point, said point being located in the centerline of the Buffalo Road (U.S. R. 20), north seventy eight (78) degrees nine (09) minutes east a distance of seven hundred eighty-nine and five tenths (789.5) feet from the intersection of the centerline of Buffalo Road (U.S. R. 20) and Haskell Road, thence north seventy eight (78) degrees nine (9) minutes east along the centerline of Buffalo Road (U.S. R. 20) a distance of two hundred sixty and twenty two hundredths

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(260.22) feet to a point, thence south seven (7) degrees twenty nine (29) minutes east a distance of three hundred twenty eight and two tenths (328.2) feet to an iron pin, thence north eighty two (82) degrees thirty one (31) minutes east a distance of five hundred eighty and seventy three hundredths (580.73) feet to an iron pin located in the centerline of private or abandoned McNeil Road, thence south one (1) degree ten (10) minutes west along centerline of said road a distance of five hundred fifty nine and seventy four hundredths (559.74) feet to a point, thence north sixty five (65) degrees ten (10) minutes east a distance of sixty six and zero tenths (66.0) feet to a point, thence south fourteen (14) degrees ten (10) minutes east a distance of one hundred ninety two and zero tenths (192.0) feet to a point, thence south fifty seven (57) degrees seven (7) minutes east a distance of one hundred eighty and one tenth (180.1) feet to a point, thence north sixty four (64) degrees forty four (44) minutes east a distance of two hundred ten and zero tenths (210.0) feet to a point thence south zero (0) degrees fifty five (55) minutes west a distance of forty eight and zero tenths (48.0) feet to a point on the right of way line of the New York Central Railroad, thence south sixty three (63) degrees thirty five (35) minutes west along the right of way of the New York Central Railroad a distance of eight hundred thirty and ninety six hundredths (830.96) feet to an iron pin, thence north zero (0) degrees six (6) minutes east a distance of seven hundred thirty four and seven tenths (734.7) feet to an iron pin, thence south eighty eight (88) degrees fifty four (54) minutes west a distance of five hundred seventy five and fifty hundredths (575.50) feet to an iron pin, thence north one (1) degree nine (9) minutes east a distance of six hundred seventeen and sixty eight hundredths (617.68) feet to the point and place of beginning.

HAVING erected thereon a frame dwelling and frame barn.

EXCEPTING and reserving all that certain piece or parcel of land situate in the Township of North East, County of Erie, Commonwealth of Pennsylvania and part of Tracts 161 and 162 and being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pipe in the east line of the W. Hall McCord property, as described in Deed Book 1061 at page 119, being south one (1) degree nine (9) minutes, zero (0) seconds west three hundred sixty seven and fifty five hundredths (367.55) feet from the centerline of U. S. Route 20, thence north eighty two (82) degrees, thirty one (31) minutes, zero (0) seconds east along the residue of the Gray property, five hundred sixty five and two hundredths (565.02) feet to an iron pipe, thence south seven (7) degrees, twenty nine (29) minutes zero (0) seconds east continuing along the residue of the Gray property, two hundred twenty five and one hundredths (225.01) feet to an iron pipe, thence south twelve (12) degrees three (3) minutes forty (40) seconds west still along the residue of the Gray property, ninety one and fifty five hundredths (91.55) feet to an iron pipe at the corner of the W. Hall McCord property, thence south eighty eight (88) degrees fifty four (54) minutes zero (0) seconds west along the land of McCord, five hundred seventy five and fifty hundredths (575.50) feet to an iron pipe, thence north one (1) degree nine (9) minutes zero (0) seconds east and continuing along the lands of McCord, two hundred fifty and thirteen hundredths (250.13) feet to the place of beginning.

ALSO excepting and reserving thereout and therefrom the same premises which Bradley D. Foerschner and Nancy P. Foerschner, husband and wife, by Deed dated and recorded 5/5/1999 at Erie County in Record Book 634 page 523 conveyed unto Jon L. Bowser and Maria Bowser, husband and wife, in fee.

ALSO excepting and reserving thereout and therefrom the same premises which Bradley D. Foerschner, single, and Nancy P. Foerschner, single, by Deed dated 1/16/2003 and recorded 1/16/2003 in Record Book 967 page 1238 conveyed unto Gary T. Hess, in fee.

Tax ID #: 3702006800060.

Property Address: 9401 West Main Road,
North East, PA 16428

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

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No. 14603 of 2009

Citimortgage, Inc., Plaintiff
v.

Geoffrey H. Claridge and Kathryn M.
Herman, 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:

BEING Lot No. Twenty-eight (28) of the Andrews Land Company Subdivision Reserve Tract No. Sixty-nine (69), known as Glenwood Hills, as per map recorded in the Recorder's Office of Erie County, Pennsylvania, in Map Book 2, pages 389-390.

BEING commonly known as 4145 Beech Avenue, Erie, Pennsylvania and being further identified by Erie County Tax Index No. (18) 5347-212.

BEING the same premises which Howard Schaal and Chester Schaal, by deed dated 04/30/03 and recorded 05/02/03 in the Office of the Recorder of Deeds in and for Erie County, in Deed Book 1006 Page 0223, granted and conveyed unto Kathryn Herman, as joints tenants with Geoffrey Claridge.

Property address: 4145 Beech Avenue, Erie, PA 16508.

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

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No. 13762 of 2009

U. S. Bank, National Association, as Trustee for the Certificateholders of Asset Backed Securities Corporation Home Equity Loan Trust, Series OOMC 2006-HE3, Plaintiff

v.

Shawn D. Greenawalt, Defendant

DESCRIPTION

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

BEGINNING at a point in the center of a public road running from Wattsburg to Erie

known as State Highway Route No. 8, which point is one foot west of the protracted line of the east line of the cement driveway now or formerly of Ben Drake and Mildred Drake, his wife, leading back to their garage; thence south and one foot west of the east line of said cement driveway, 108 feet; thence east parallel with said highway 18½ feet; thence south 168½ feet; thence east parallel with said highway 63½ feet to land now or formerly of Art Brumagin and school house lot line 274½ feet to the center of said road leading from Wattsburg to Erie; thence westwardly along the center line of said highway 83 feet to the place of beginning. These measurements being the number of feet given on each line, being the same more or less, and having located thereone a frame dwelling house and other improvements. Being commonly known as 13480 Route 8, Wattsburg, PA 16442, and bearing Erie County Tax ID (44) 15-38-6.

BEING the same premises which James and Rhonda Greenawalt, husband and wife, by deed dated 11/30/05 and recorded 12/29/06 in the Office of the Recorder of Deeds in and for Erie County in Deed Book 1297 Page 194, granted and conveyed unto Shawn Greenawalt.

Parcel # (14) 15 38-6.

Property Address: 13480 Route 8, Wattsburg, PA 16442.

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

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No. 14988 of 2009

Deutsche Bank National Trust Company, as Trustee in Trust for the Benefit of the Certificateholders for Argent Securities Trust 2005-W3, Asset-backed Pass-through Certificates Series 2005-W3, Plaintiff

v.

Kelly A. McGee and Bryan T. McGee, Defendants

DESCRIPTON

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being Lots 448 and

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449 and east 17 feet of Lot 450 of Industrial Homesites Subdivision, a part of Tract 249, as recorded in Map Book 2, pages 330 and 331. Said premises having a frontage of 88.49 feet on the south side of 32nd Street and a uniform depth of 101 feet.

HAVING erected thereon a one-story one-family frame dwelling with one-car attached garage and being commonly known as 2771 East 32nd Street, Erie, Pennsylvania and bearing Erie County Tax Index No. (18) 5150-103.

Tax Parcel #: (18) 5150-103.

Property address: 2771 East 32nd Street, Erie, PA 16509.

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

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No. 10255 of 2007

Citimortgage, Inc., Plaintiff

v.

Dayle R. Miller, Defendant

DESCRIPTION

ALL that certain piece or parcel of land situate in the City of Erie, County of Erie and State of Pennsylvania, being more fully described as all of Lots Nos. 390, 393, and 394 and the north nine (9) feet of Lot 389 and the south nine (9) feet of Lot 397 of Burton Heights Subdivision, as shown in Erie County Map Book 1, page 403, bounded and described as follows, to wit:

BEGINNING at a point in the east side of Brandes Street, said point being sixty (60) feet northwardly from the intersection of the east side of Brandes Street with the north line of East 37th Street; thence northwardly along the east side of Brandes Street, one hundred twenty (120) feet to a point; thence eastwardly along a line parallel with East 36th Street, one hundred thirty-five (135) feet to a point; thence southwardly and parallel with the east line of Brandes Street, one hundred twenty (120) feet to a point; thence westwardly and parallel with the north line of East 37th Street, one hundred thirty-five (135) feet to a point, the place of beginning. Having erected thereon two two-family dwelling houses and

being commonly known as 3609 and 3615 Brandes Street, Erie, Pennsylvania. Being further identified by Erie County Tax Index No. (18) 5211-209.

Property address: 3609-3615 Brandes Street, Erie PA 16504.

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

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No. 14386 of 2009

Deutsche Bank National Trust Company, as Trustee for Morgan Stanley IXIS Real Estate Capital Trust 2006-2, Plaintiff

v.

Ashley A. Peterson, 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 north line of Twenty-fifth Street, forty (40) feet east of the east line of Cascade Street; thence northwardly, parallel with Cascade Street, ninety (90) feet; thence eastwardly, parallel with Twenty-fifth Street, forty (40) feet; thence southwardly, parallel with Cascade Street, ninety (90) feet to the north line of Twenty-fifth Street; and thence westwardly along the north line of Twenty-fifth Street, forty (40) feet to the place of beginning. Together with all buildings and improvements erected thereon. Said premises more commonly known as 960 West 25th Street, Erie, Pennsylvania and bearing Erie County Index Number (19) 6028-230.

BEING the same premises which Cyril Duska by deed dated 06/27/06 and recorded 06/29/06 in the Office of the Recorder of Deeds in and for Erie County, in Deed Book 1340 page 2072, granted and conveyed unto Ashley Peterson.

Property address: 960 West 25th Street, Erie, PA 16502.

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

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No. 14306 of 2009

BBJD Ventures, LLC, Plaintiff
v.

Donald G. Cole and Donna M. Cole,
Defendants

DESCRIPTION

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

BEGINNING at the southwest corner of land of L. D. Roberts, formerly T. Bishop's lot; thence east along said L. D. Roberts south line, ten (10) rods to a post; thence south along land of L. D. Roberts, formerly A. H. Wait, fifty-three (53) feet to a post; thence west along land of Marie Wentzel, formerly Frank Babbitt land, ten (10) rods to a post in the east line of Canal Street, now Bateman Avenue; thence north along the said east line of Bateman Avenue, fifty-three (53) feet to the place of beginning; having erected thereon one cellar.

BEING the same premises conveyed to Party of the First Part by deed dated June 7, 1954 and recorded June 16, 1954 in Erie County Deed Book 677, at page 414.

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

BEGINNING at a point five hundred twenty-six and sixty hundredths (526.60) feet North of the North line of West Crane Road, said point also being the northwest corner of land hereinafter conveyed; thence North 88° 9' 45" East thirty-three and seventy-five hundredths (33.75) feet to a point; thence North 1° 40' 45" West one (1) foot to a point; thence South 88° 9' 45" West thirty-three and seventy-five hundredths (33.75) feet to a point in the East line of Bateman Avenue; thence South 1° 40' 45" East one (1) foot along the East line of Bateman Avenue to the place of beginning. The dimensions of this parcel are according to a survey furnished by David J. Laird, Registered Surveyor, made October 10, 1968.

BEING the same premises which Donald R. Cole, widowed, by Deed dated April 13, 1993, and recorded April 14, 1993, in the

Office of the Recorder of Deeds in and for the County of Erie, in Deed Book 263, Page 350, granted and conveyed unto Donald G. Cole and Donna M. Cole.

Parcel No: 9-5-2-20.

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

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No. 12505 of 2009

IndyMac Federal Bank FSB, Plaintiff
v.

Michael Stover a/k/a Michael J. Stover,
Defendant

DESCRIPTION

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

COMMENCING at a stake in the Southwest corner of the Washington Street School House Lot in the North line of Grand Street;

THENCE West along the North line of Grand Street, one hundred twenty-five (125) feet to the East line of Marion Street;

THENCE North along the East line of Marion Street, one hundred forty-three (143) feet to a stake at the Southwest corner of land owned by Harvey Cowles (formerly);

THENCE East, along the South line of Harvey Cowles (formerly) land, one hundred twenty-five (125) feet to a post in the West line of the School House Lot;

THENCE South one hundred forty-two (142) feet to a stake in the North line of Grand Street, the place of beginning.

COMMONLY known as 415 Grand Street, Corry, Pennsylvania, bearing Erie County Tax Index Number (7) 26-70-7.

TITLE to said premises is vested in Michael Stover a/k/a Michael J. Stover by deed from Laurel V. Isaac, by her attorney in fact, Paul J. Carney, Jr., dated July 31, 2003 and recorded August 8, 2003 in Deed Book 1048, Page 637.

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