

Schedule of Sheriff's Distribution  
Notices

SCHEDULE A

File No. C013-006EP  
Docket No. 2007-16410  
Premises: 1042 Park Dr – Pottstown Borough

Persons to Whom Distribution Is to Be Made:

1. \$ 3,066.26 Payable to Sheriff of Montgomery County for Costs
2. \$ 1,398.12 Payable to Recorder of Deeds for Transfer Tax
3. \$ 1,398.12 Payable to Recorder of Deeds for Transfer Tax
4. \$ 949.30 Payable to Borough of Pottstown for Municipal Lien 2004-21361
5. \$33,188.20 Payable to Portnoff Law Associates LTD for outstanding School/Borough Liens

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\$40,000.00

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February 28, 2013

Distribution will be made in accordance with the above schedule unless exceptions are filed on or before:

March 11, 2013



CHICAGO TITLE INSURANCE COMPANY

Distribution Policy

Policy Number: PA2632-46-C013-006EP-2013.7212138-88158926

File Number: C013-006EP

THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure

Sheriff of the County of Montgomery In the Commonwealth of Pennsylvania from all loss or damage not exceeding Forty Thousand Dollars, which the said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery

Term 07-16410

in action in said Court between

Pottstown School District

, plaintiff

and

Kenneth J. Petro

, defendant

in the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided that the distribution shall be made as certified hereon and in accordance with law, except as to any order of the Court which may provide otherwise.

IN WITNESS WHEREOF CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 30th day of January, 2013.

CHICAGO TITLE INSURANCE COMPANY

By:

COUNTERSIGNED  
*[Signature]*  
Authorized Officer or Licensed Agent  
Elkins Park Abstract Co.



*[Signature]*  
ATTEST President  
*[Signature]*  
Secretary

PA2632 C013-006EP  
Elkins Park Abstract Co.  
721 Dresher Road  
Horsham, PA 19044  
Tel:(215) 830-1100  
Fax:(215) 830-8599

This Policy is not valid unless Schedule A is attached hereto.

SCHEDULE A

File No. C013-007EP  
Docket No. 2009-44792  
Premises: 2432 Donna Lane – Lower Pottsgrove Township

Persons to Whom Distribution Is to Be Made:

1. \$ 4,852.05 Payable to Sheriff of Montgomery County for Costs
  2. \$ 0.00 Payable to Recorder of Deeds for Transfer Tax
  3. \$ 0.00 Payable to Recorder of Deeds for Transfer Tax
  4. \$ 2,350.73 Payable to Portnoff Law Associates, LTD for delinquent 2011/2012  
Water/sewer/trash
  5. \$ 891.00 Payable to Jennifer V. Marsteller, Treasurer for 2013 Twp/County/Fire Tax
  6. \$ 93.73 Payable to Borough of Pottstown for final water bill
  7. \$ 126.00 Payable to Lower Pottsgrove Township for outstanding sewer
  8. \$ 141.22 Payable to Lower Pottsgrove Township for outstanding trash
  9. \$ 91,545.27 Payable to the Bank of New York Mellon for Mortgage Foreclosure 2009-44792
- 
- \$100,000.00

February 28, 2013

Distribution will be made in accordance with the above schedule unless exceptions are filed on or before:

March 11, 2013



# CHICAGO TITLE INSURANCE COMPANY

## Distribution Policy

Policy Number: PA2632-46-C013-007EP-2013.7212138-88159251

File Number: C013-007EP

THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure

Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania from all loss or damage not exceeding One Hundred Thousand Dollars, which the said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery

Term 09-44792

in action in said Court between

The Bank of New York Mellon

and

Joseph S. Kuneck Jr. and Deborah A. Aloia

, plaintiff

, defendant

in the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided that the distribution shall be made as certified hereon and in accordance with law, except as to any order of the Court which may provide otherwise.

IN WITNESS WHEREOF CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 30th day of January, 2013.

CHICAGO TITLE INSURANCE COMPANY

By:

*[Signature]*  
President

ATTEST

*[Signature]*  
Secretary



COUNTERSIGNED:

*[Signature]*  
Authorized Officer or Licensed Agent  
Elkins Park Abstract Co.

PA2632 C013-007EP  
Elkins Park Abstract Co.  
721 Dresher Road  
Horsham, PA 19044  
Tel:(215) 830-1100  
Fax:(215) 830-8599

This Policy is not valid unless Schedule A is attached hereto.

SCHEDULE A

File No. C013-009EP

Docket No. 2011-29704

Premises: 100 S Linden Ave -- Hatboro Borough

Persons to Whom Distribution Is to Be Made:

1. \$ 4,900.32 Payable to Sheriff of Montgomery County for Costs
2. \$ 0.00 Payable to Recorder of Deeds for Transfer Tax
3. \$ 0.00 Payable to Recorder of Deeds for Transfer Tax
4. \$ 1,240.54 Payable to Judith Emig for 2013 for Borough and County Tax
5. \$ 1,337.52 Payable to Upper Moreland Joint Sewer Authority for sewer rental
6. \$ 92,521.62 Payable to PNC Bank, NA for Mortgage Foreclosure 2011-29704

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\$100,000.00

February 28, 2013

Distribution will be made in accordance with the above schedule unless exceptions are filed on or before:

March 11, 2013



CHICAGO TITLE INSURANCE COMPANY

Distribution Policy

Policy Number: PA2632-46-C013-009EP-2013.7212138-88159108

File Number: C013-009EP

THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure

Sheriff of the County of Montgomery In the Commonwealth of Pennsylvania from all loss or damage not exceeding One Hundred Thousand Dollars, which the said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery

Term 11-29704

in action in said Court between

PNC Bank, NA

, plaintiff

and

Robert J. Britton and Denise M. Britton

, defendant

in the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided that the distribution shall be made as certified hereon and in accordance with law, except as to any order of the Court which may provide otherwise.

IN WITNESS WHEREOF CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 30th day of January, 2013.

CHICAGO TITLE INSURANCE COMPANY

By:

COUNTERSIGNED.  
*[Signature]*  
Authorized Officer or Licensed Agent  
Elkins Park Abstract Co.



*[Signature]*  
ATTEST  
*[Signature]*  
President  
Secretary

PA2632 C013-009EP  
Elkins Park Abstract Co.  
721 Dresher Road  
Horsham, PA 19044  
Tel:(215) 830-1100  
Fax:(215) 830-8599

This Policy is not valid unless Schedule A is attached hereto.

SCHEDULE A

File No. C013-010EP

Docket No. 2012-05555

Premises: 70 Columbus St aka 653 Columbus St – Upper Merion Township

Persons to Whom Distribution Is to Be Made:

1. \$ 2,973.34 Payable to Sheriff of Montgomery County for Costs
2. \$ 1,283.33 Payable to Recorder of Deeds for Transfer Tax
3. \$ 1,283.33 Payable to Recorder of Deeds for Transfer Tax
4. \$ 425.43 Payable to Rose Hykel, Tax Collector for 2013 Twp/County/Waste
5. \$36,534.57 Payable to HSBC Bank USA, National Association As Trustee for Mortgage Foreclosure 2012-05555

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\$42,500.00

February 28, 2013

Distribution will be made in accordance with the above schedule unless exceptions are filed on or before:

March 11, 2013





CHICAGO TITLE INSURANCE COMPANY

Distribution Policy

Policy Number: PA2632-46-C013-010EP-2013.7212138-88158841

File Number: C013-010EP

THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure

Sheriff of the County of Montgomery In the Commonwealth of Pennsylvania from all loss or damage not exceeding Forty-Two Thousand Five Hundred Dollars, which the said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery

Term 12-05555

in action in said Court between

HSBC Bank USA, National Association As Trustee

, plaintiff

and

Christopher Campbell

, defendant

in the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided that the distribution shall be made as certified hereon and in accordance with law, except as to any order of the Court which may provide otherwise.

IN WITNESS WHEREOF CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 30th day of January, 2013.

CHICAGO TITLE INSURANCE COMPANY

By:

COUNTERSIGNED:

[Signature]
Authorized Officer or Licensed Agent
Elkins Park Abstract Co.



[Signature]
ATTEST
President
[Signature]
Secretary

PA2632 C013-010EP
Elkins Park Abstract Co.
721 Dresher Road
Horsham, PA 19044
Tel:(215) 830-1100
Fax:(215) 830-8599

This Policy is not valid unless Schedule A is attached hereto.

SCHEDULE A

File No. C013-011EP

Docket No. 2012-06023

Premises: 1815 Woodland Road – Abington Township

Persons to Whom Distribution Is to Be Made:

- |    |    |            |   |
|----|----|------------|---|
| 1. | \$ | 5,821.55   | Payable to Sheriff of Montgomery County for Costs   |
| 2. | \$ | 0.00       | Payable to Recorder of Deeds for Transfer Tax   |
| 3. | \$ | 0.00       | Payable to Recorder of Deeds for Transfer Tax   |
| 4. | \$ | 1,871.00   | Payable to Abington Twp Treasurer for 2013 Twp/County/Sewer/Trash                             |
| 5. | \$ | 142,307.45 | Payable to Deutsche Bank National Trust Company, et al<br>For Mortgage Foreclosure 2012-06023 |

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\$ 150,000.00

February 28, 2013

Distribution will be made in accordance with the above schedule unless exceptions are filed on or before:

March 11, 2013



CHICAGO TITLE INSURANCE COMPANY

Distribution Policy

Policy Number: PA2632-46-C013-011EP-2013.7212138-88159168

File Number: C013-011EP

THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure

Sheriff of the County of Montgomery In the Commonwealth of Pennsylvania from all loss or damage not exceeding One Hundred Fifty Thousand Dollars, which the said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery

Term 12-06023

in action in said Court between

Deutsche Bank National Trust Company, et al , plaintiff

and

George G. Shelps , defendant

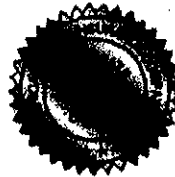
in the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided that the distribution shall be made as certified hereon and in accordance with law, except as to any order of the Court which may provide otherwise.

IN WITNESS WHEREOF CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 30th day of January, 2013.

CHICAGO TITLE INSURANCE COMPANY

By:

COUNTERSIGNED: [Signature]
Authorized Officer or Licensed Agent
Elkins Park Abstract Co.



[Signature]
ATTEST
President
[Signature]
Secretary

PA2632 C013-011EP
Elkins Park Abstract Co.
721 Dresher Road
Horsham, PA 19044
Tel:(215) 830-1100
Fax:(215) 830-8599

This Policy is not valid unless Schedule A is attached hereto.

SCHEDULE A

File No. C013-012EP

Docket No. 2012-09757

Premises: 225 Duffield St -- Upper Moreland Township

Persons to Whom Distribution is to Be Made:

1. \$ 5,200.79 Payable to Sheriff of Montgomery County for Costs
2. \$ 1,517.91 Payable to Recorder of Deeds for Transfer Tax
3. \$ 1,517.91 Payable to Recorder of Deeds for Transfer Tax
4. \$ 3,300.88 Payable to Portnoff Law Associates LTD for 2011 Taxes
5. \$ 3,415.75 Payable to Northeast Revenue Services LLC for 2012 Taxes
6. \$ 879.35 Payable to Joseph J Olszak, Tax Collector for 2013 Twp/County/Trash Tax
7. \$ 18.25 Payable to Upper Moreland-Hatboro Joint Sewer Authority for Sewer rental
  
8. \$ 201.00 Payable to Township of Upper Moreland for 2012 Trash Fee
  
9. \$105,948.16 Payable to TD Bank N.A. Successor by Merger to Commerce Bank, N.A.  
For Mortgage Foreclosure 2012-09757

                      
\$122,000.00

**February 28, 2013**

**Distribution will be made in accordance with the above schedule unless exceptions are filed on or before:**

**March 11, 2013**



CHICAGO TITLE INSURANCE COMPANY

Distribution Policy

Policy Number: PA2632-46-C013-012EP-2013.7212138-88159065

File Number: C013-012EP

THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure

Sheriff of the County of Montgomery In the Commonwealth of Pennsylvania from all loss or damage not exceeding One Hundred Twenty-Two Thousand Dollars, which the said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery

Term 12-09757

in action in said Court between

TD Bank N.A. Successor by Merger to Commerce Bank, N.A. , plaintiff

and

Robert E. Shetzline , defendant

in the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided that the distribution shall be made as certified hereon and in accordance with law, except as to any order of the Court which may provide otherwise.

IN WITNESS WHEREOF CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 30th day of January, 2013.

CHICAGO TITLE INSURANCE COMPANY

By:

COUNTERSIGNED:
[Signature]
Authorized Officer or Licensed Agent
Elkins Park Abstract Co.



[Signature] President
[Signature] Secretary
ATTEST

PA2632 C013-012EP
Elkins Park Abstract Co.
721 Dresher Road
Horsham, PA 19044
Tel:(215) 830-1100
Fax:(215) 830-8599

This Policy is not valid unless Schedule A is attached hereto.

SCHEDULE A

File No. C013-013EP  
Docket No. 2012-12449  
Premises: 4138 Christie Circle – Whitemarsh Township

Persons to Whom Distribution Is to Be Made:

1. \$ 8,097.87 Payable to Sheriff of Montgomery County for Costs
2. \$ 2,804.30 Payable to Recorder of Deeds for Transfer Tax
3. \$ 2,804.30 Payable to Recorder of Deeds for Transfer Tax
4. \$ 1,157.52 Payable to Whitemarsh Township for 2013  
County/Township/Hydrant/Street and Refuse Tax
5. \$ 953.11 Payable to Whitemarsh Township Authority for outstanding Sewer Lien  
2012-31909 and Sewer Bill 10-1-2012-01-30-2013
  
6. \$207,594.74 Payable to First Niagra Bank, NA for Mortgage Foreclosure 2012-12449
7. \$ 47,088.16 Payable to PNC Bank, NA

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\$270,500.00

February 28, 2013

Distribution will be made in accordance with the above schedule unless exceptions are filed on or before:

March 11, 2013



CHICAGO TITLE INSURANCE COMPANY

Distribution Policy

Policy Number: PA2632-46-C013-013EP-2013.7212138-88181513

File Number: C013-013EP

THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure

Sheriff of the County of Montgomery In the Commonwealth of Pennsylvania from all loss or damage not exceeding Two Hundred Seventy Thousand Five Hundred Dollars, which the said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery

Term 12-12449

in action in said Court between

First Niagra Bank, N.A.

, plaintiff

and

Joseph J. Bischoff, Jr. and Kathleen Bischoff

, defendant

in the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided that the distribution shall be made as certified hereon and in accordance with law, except as to any order of the Court which may provide otherwise.

IN WITNESS WHEREOF CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 30th day of January, 2013.

CHICAGO TITLE INSURANCE COMPANY

By:

*Handwritten signature of Robert M. Fair*

ATTEST

President

*Handwritten signature of Secretary*

Secretary



COUNTERSIGNED:

*Handwritten signature of authorized officer*

Authorized Officer or Licensed Agent

Elkins Park Abstract Co.

PA2632 C013-013EP

Elkins Park Abstract Co.

721 Dresher Road

Horsham, PA 19044

Tel:(215) 830-1100

Fax:(215) 830-8599

This Policy is not valid unless Schedule A is attached hereto.

SCHEDULE A

File No. C013-014EP

Docket No. 2012-15274

Premises: 208 Ruscombe Avenue – Abington Township

Persons to Whom Distribution Is to Be Made:

1. \$ 3,741.19 Payable to Sheriff of Montgomery County for Costs
2. \$ 1,593.90 Payable to Recorder of Deeds for Transfer Tax
3. \$ 1,593.90 Payable to Recorder of Deeds for Transfer Tax
4. \$ 2,686.00 Payable to Portnoff Law Associates LTD for 2012 School Tax
5. \$ 1,010.00 Payable to Abington Township for 2013 Real Estate/Sewer/Refuse
6. \$ 4,318.09 Payable to Township of Abington for Sewer/Refuse/Maintenance Liens
7. \$ 37,265.92 Payable to CitiMortgage, Inc for Mortgage Foreclosure 2012-15274

                      
\$ 52,209.00

**February 28, 2013**

**Distribution will be made in accordance with the above schedule unless exceptions are filed on or before:**

**March 11, 2013**





CHICAGO TITLE INSURANCE COMPANY

Distribution Policy

Policy Number: PA2632-46-C013-014EP-2013.7212138-88227914

File Number: C013-014EP

THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure

Sheriff of the County of Montgomery In the Commonwealth of Pennsylvania from all loss or damage not exceeding Fifty-Two Thousand Two Hundred and Nine Dollars, which the said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery

Term 12-15274

in action in said Court between

Citimortgage, Inc.

, plaintiff

and

Rita Ford aka Gladys R. Thomas aka Gladys R. F. Thomas

, defendant

in the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided that the distribution shall be made as certified hereon and in accordance with law, except as to any order of the Court which may provide otherwise.

IN WITNESS WHEREOF CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 30th day of January, 2013.

CHICAGO TITLE INSURANCE COMPANY

By:

[Signature] President

ATTEST

[Signature] Secretary



COUNTERSIGNED BY

[Signature]

Authorized Officer or Licensed Agent

Elkins Park Abstract Co.

PA2632 C013-014EP
Elkins Park Abstract Co.
721 Dresher Road
Horsham, PA 19044
Tel:(215) 830-1100
Fax:(215) 830-8599

This Policy is not valid unless Schedule A is attached hereto.

SCHEDULE A

File No. C013-015EP  
Docket No. 2012-15651  
Premises: 239 Georgetowne Court – Upper Providence Township

Persons to Whom Distribution Is to Be Made:

1. \$ 6,109.97 Payable to Sheriff of Montgomery County for Costs
2. \$ 0.00 Payable to Recorder of Deeds for Transfer Tax
3. \$ 0.00 Payable to Recorder of Deeds for Transfer Tax
4. \$ 339.00 Payable to Beverly Nohl, Tax Collector for 2013 County Tax
5. \$ 478.05 Payable to Township of Upper Providence for outstanding sewer
6. \$ 680.00 Payable to CIPM, LLC for outstanding condo dues
7. \$152,392.98 Payable to JPMorgan Chase Bank, NA for Mortgage Foreclosure 2012-15651

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\$160,000.00

February 28, 2013

Distribution will be made in accordance with the above schedule unless exceptions are filed on or before:

March 11, 2013



CHICAGO TITLE INSURANCE COMPANY

Distribution Policy

Policy Number: PA2632-46-C013-015EP-2013.7212138-88177524

File Number: C013-015EP

THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure

Sheriff of the County of Montgomery In the Commonwealth of Pennsylvania from all loss or damage not exceeding One Hundred Sixty Thousand Dollars, which the said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery

Term 12-15651

in action in said Court between

JPMorgan Chase Bank, NA

, plaintiff

and

Rene R Yarborough

, defendant

in the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided that the distribution shall be made as certified hereon and in accordance with law, except as to any order of the Court which may provide otherwise.

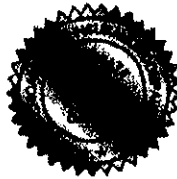
IN WITNESS WHEREOF CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 30th day of January, 2013.

CHICAGO TITLE INSURANCE COMPANY

By:

COUNTERSIGNED:

[Signature]
Authorized Officer or Licensed Agent
Elkins Park Abstract Co.



ATTEST

[Signature] President
[Signature] Secretary

PA2632 C013-015EP
Elkins Park Abstract Co.
721 Dresher Road
Horsham, PA 19044
Tel:(215) 830-1100
Fax:(215) 830-8599

This Policy is not valid unless Schedule A is attached hereto.

SCHEDULE A

File No. C013-016EP  
Docket No. 2012-19365  
Premises: 508 Deerfield Court -- Whitpain Township

Persons to Whom Distribution Is to Be Made:

1.	\$	8,947.83	Payable to Sheriff of Montgomery County for Costs
2.	\$	0.00	Payable to Recorder of Deeds for Transfer Tax
3.	\$	0.00	Payable to Recorder of Deeds for Transfer Tax
4.	\$	8,357.45	Payable to Portnoff Law Associates LTD for 2010-2012 School Taxes
5.	\$	1,712.17	Payable to Montgomery County Tax Claim Bureau
6.	\$	691.41	Payable to Patty Nelson, Tax Collector for 2013 County/Township Tax
7.	\$	280,291.14	Payable to Conestoga Bank for Mortgage Foreclosure 2012-19365
<hr/>			
	\$	300,000.00	

February 28, 2013

Distribution will be made in accordance with the above schedule unless exceptions are filed on or before:

March 11, 2013



CHICAGO TITLE INSURANCE COMPANY

Distribution Policy

Policy Number: PA2632-46-C013-016EP-2013.7212138-88159026

File Number: C013-016EP

THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure

Sheriff of the County of Montgomery In the Commonwealth of Pennsylvania from all loss or damage not exceeding Three Hundred Thousand Dollars, which the said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery

Term 12-19365

in action in said Court between

Conestoga Bank

, plaintiff

and

Deerfield at Whitpain Inc

, defendant

in the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided that the distribution shall be made as certified hereon and in accordance with law, except as to any order of the Court which may provide otherwise.

IN WITNESS WHEREOF CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 30th day of January, 2013.

CHICAGO TITLE INSURANCE COMPANY

By:

COUNTERSIGNED:

[Signature]
Authorized Officer or Licensed Agent
Elkins Park Abstract Co.



[Signature]
ATTEST
President
[Signature]
Secretary

PA2632 C013-016EP
Elkins Park Abstract Co.
721 Dresher Road
Horsham, PA 19044
Tel:(215) 830-1100
Fax:(215) 830-8599

This Policy is not valid unless Schedule A is attached hereto.

SCHEDULE A

File No. C013-017EP

Docket No. 2012-20348

Premises: 1125 Huntingdon Pike – Abington Township

Persons to Whom Distribution Is to Be Made:

- |    |    |            |   |
|----|----|------------|---|
| 1. | \$ | 6,464.29   | Payable to Sheriff of Montgomery County for Costs                                   |
| 2. | \$ | 2,582.92   | Payable to Recorder of Deeds for Transfer Tax                                       |
| 3. | \$ | 2,582.92   | Payable to Recorder of Deeds for Transfer Tax                                       |
| 4. | \$ | 1,715.00   | Payable to Abington Township Treasurer for<br>2013 Township/County/Sewer/Trash bill |
| 5. | \$ | 150,654.87 | Payable to Fox Chase Bank for Mortgage Foreclosure 2012-20348                       |

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\$ 164,000.00

February 28, 2013

Distribution will be made in accordance with the above schedule unless exceptions are filed on or before:

March 11, 2013



CHICAGO TITLE INSURANCE COMPANY

Distribution Policy

Policy Number: PA2632-46-C013-017EP-2013.7212138-88159204

File Number: C013-017EP

THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure

Sheriff of the County of Montgomery In the Commonwealth of Pennsylvania from all loss or damage not exceeding One Hundred Sixty-Four Thousand Dollars, which the said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery

Term 12-20348

in action in said Court between

Fox Chase Bank, plaintiff

and

Paul L. Teich and Valerie J. Teich, defendant

in the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided that the distribution shall be made as certified hereon and in accordance with law, except as to any order of the Court which may provide otherwise.

IN WITNESS WHEREOF CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 30th day of January, 2013.

CHICAGO TITLE INSURANCE COMPANY

By:

COUNTERSIGNED: [Signature]
Authorized Officer or Licensed Agent
Elkins Park Abstract Co.



[Signature] President
[Signature] Secretary

PA2632 C013-017EP
Elkins Park Abstract Co.
721 Dresher Road
Horsham, PA 19044
Tel:(215) 830-1100
Fax:(215) 830-8599

This Policy is not valid unless Schedule A is attached hereto.