

First American Title Insurance Company

File Number EA# 50271

This Policy of Insurance Witnesseth, that First American Title Insurance Company, a California Corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure Eileen Whalon Behr Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania, from all loss or damage, not exceeding **\$102,000.00** dollars, which the said insured shall sustain by reason of the distribution of the fund arising from a sale by the Sheriff of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery NO. 2010-27251 in said Court between

Plaintiff, Upper Moreland Township School District
And Kimberly Crisafi Defendant,

In the order and to the persons named and set forth in Schedule A hereof 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 Court which may provide otherwise.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its duly authorized signatory this 10th day of April, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Richard J. Humbane

Authorize Signatory

Schedule A

1. Description of Premises Sold - See Exhibit A
2. Persons To Whom Distribution Is to be Made

\$5,078.53	Payable to Sheriff of Montgomery County for Sheriff Fees
\$3,022.78	Payable to the Recorder of Deeds for Transfer Tax
\$3,022.78	Payable to Recorder of Deeds for Transfer Tax
\$17,011.53	Payable Portnoff Law Associates for Liened School Taxes 2009-2011
\$9,318.79	Payable Montgomery County Tax Claim Bureau for 2011-2012 Liened County/Township bill and 2012 Liened School Bill
\$1,608.99	Payable to John Olszak Tax Collector for 2013 County/Twp
\$2,937.58	Payable to Upper Moreland-Hatboro Joint Sewer Authority for Sewer to Date
\$736.00	Payable to Township of Upper Moreland for Trash Fees to Date
\$59,263.02	Payable to Kimberly Crisafi for Balance

Please Note: Distribution will be made after April 26, 2013 only if the Defendant's Petition to Set Aside the Sheriff's Sale has been resolved.

April 16, 2013

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

April 26, 2013

First American Title Insurance Company

File Number EA# 50269

This Policy of Insurance Witnesseth, that First American Title Insurance Company, a California Corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure Eileen Whalon Behr Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania, from all loss or damage, not exceeding **\$186,000.00** dollars, which the said insured shall sustain by reason of the distribution of the fund arising from a sale by the Sheriff of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery NO. 2010-28196 in said Court between

Plaintiff, Bank of America, NA asbmt BAC Home Loans Servicing, L.P.
And Gregory I Glenn, Jr. a/k/a Gregory Isiah Glenn, Jr. and Alicia I. Glenn a/k/a Alicia Irene Glenn Defendant,

In the order and to the persons named and set forth in Schedule A hereof 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 Court which may provide otherwise.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its duly authorized signatory this 10th day of April, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 

Authorize Signatory

Schedule A

1. Description of Premises Sold - See Exhibit A
2. Persons To Whom Distribution Is to be Made

\$7,084.13	Payable to Sheriff of Montgomery County for Sheriff Fees
\$3305.97	Payable to the Recorder of Deeds for Transfer Tax
\$3305.97	Payable to Recorder of Deeds for Transfer Tax
\$1,054.48	Payable Portnoff Law Associates for Liened Sewer Fees
\$343.04	Payable to Portnoff Law Associates for Liened Trash Fees
\$145.51	Payable to Borough of Pottstown for Water Charges
\$62.50	Payable to Lower Pottsgrove Township for Trash Fees to Date
\$139.55	Payable to Lower Pottsgrove Authority for Sewer Fees to Date
\$170,558.85	Payable to Bank of America, N.A. asbmt BAC Home Loans Servicing, L.P. for Mortgage Forclosure 2010-28196

April 16, 2013

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

April 26, 2013

First American Title Insurance Company

File Number EA# 50268

This Policy of Insurance Witnesseth, that First American Title Insurance Company, a California Corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure Eileen Whalon Behr Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania, from all loss or damage, not exceeding **\$201,000.00** dollars, which the said insured shall sustain by reason of the distribution of the fund arising from a sale by the Sheriff of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery NO. 2011-02676 in said Court between

Plaintiff, The Bank of New York Mellon Trust Co.
And Kevin L. Simons Defendant,

In the order and to the persons named and set forth in Schedule A hereof 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 Court which may provide otherwise.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its duly authorized signatory this 10th day of April, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY

By Michael J. Bumbara

Authorize Signatory

Schedule A

1. Description of Premises Sold - See Exhibit A
2. Persons To Whom Distribution Is to be Made

\$7,743.55	Payable to Sheriff of Montgomery County for Sheriff Fees
\$2723.96	Payable to the Recorder of Deeds for Transfer Tax
\$2723.96	Payable to Recorder of Deeds for Transfer Tax
\$773.00	Payable to Kristen Deal Tax Collector for 2013 County/Twp Taxes
\$473.00	Payable to Lower Providence Sewer Authority for Sewer Rents to Date
\$851.45	Payable to J.P. Mascaro & Sons for Trash Fees to Date
\$185,711.08	Payable to The Bank of New York Mellon Trust Co. for Mortgage Forclosure 2011-02676

April 16, 2013

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

April 26, 2013

First American Title Insurance Company

File Number EA# 50267

This Policy of Insurance Witnesseth, that First American Title Insurance Company, a California Corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure Eileen Whalon Behr Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania, from all loss or damage, not exceeding **\$185,500.00** dollars, which the said insured shall sustain by reason of the distribution of the fund arising from a sale by the Sheriff of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery NO. 2011-22111 in said Court between

Plaintiff, One West Bank FSB (dba Financial Freedom, A Division of One West Bank)
And Norman Seldes, Deceased, Roger Seldes, Julie Ehrman, Abby Purser Defendant,

In the order and to the persons named and set forth in Schedule A hereof 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 Court which may provide otherwise.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its duly authorized signatory this 10th day of April, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Michael J. Scimbone

Authorize Signatory

Schedule A

1. Description of Premises Sold - See Exhibit A
2. Persons To Whom Distribution Is to be Made

\$6,763.93	Payable to Sheriff of Montgomery County for Sheriff Fees
\$1,855.00	Payable to the Recorder of Deeds for Transfer Tax
\$1,855.00	Payable to Recorder of Deeds for Transfer Tax
\$3,124.32	Payable to Portnoff Law Associates for 2012 Liened School Taxes
\$1,117.00	Payable to Township of Abington for 2013 County, Township, Sewer & Refuse billing
\$170,784.75	Payable to One West Bank FSB (dba Financial Freedom a division of One West Bank) for Mortgage Foreclosure 2011-22111

April 19, 2013

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

April 29, 2013

First American Title Insurance Company

File Number EA# 50266

This Policy of Insurance Witnesseth, that First American Title Insurance Company, a California Corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure Eileen Whalon Behr Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania, from all loss or damage, not exceeding **\$240,000.00** dollars, which the said insured shall sustain by reason of the distribution of the fund arising from a sale by the Sheriff of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery NO. 2011-30580 in said Court between

Plaintiff, Bank of America, NA

And Fu-Chen Hsu and Che-Hsiang Wang Defendant,

In the order and to the persons named and set forth in Schedule A hereof 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 Court which may provide otherwise.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its duly authorized signatory this 11th day of April, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 

Authorize Signatory

Schedule A

1. Description of Premises Sold - See Exhibit A
2. Persons To Whom Distribution Is to be Made

\$7,647.36 Payable to Sheriff of Montgomery County for Sheriff Fees

\$58.00 Payable to W.S.A.E.M.C for Munciple Lien #2012-17574

\$1,202.44 Payable to Kenneth Lahner Tax Collector for 2013 County/Twp

April 19, 2013

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

April 29, 2013

First American Title Insurance Company

File Number EA# 50265

This Policy of Insurance Witnesseth, that First American Title Insurance Company, a California Corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure Eileen Whalon Behr Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania, from all loss or damage, not exceeding **\$101,000.00** dollars, which the said insured shall sustain by reason of the distribution of the fund arising from a sale by the Sheriff of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery NO. 2012-08102 in said Court between

Plaintiff, GMAC Mortgage LLC

And William C. Hartman, II and Susan E. Hartman Defendant,

In the order and to the persons named and set forth in Schedule A hereof 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 Court which may provide otherwise.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its duly authorized signatory this 11th day of April, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY

By 

Authorize Signatory

Schedule A

1. Description of Premises Sold - See Exhibit A
2. Persons To Whom Distribution Is to be Made

\$6,306.51 Payable to Sheriff of Montgomery County for Sheriff Fees

April 19, 2013

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

April 29, 2013

First American Title Insurance Company

File Number EA# 50264

This Policy of Insurance Witnesseth, that First American Title Insurance Company, a California Corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure Eileen Whalon Behr Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania, from all loss or damage, not exceeding **\$110,000.00** dollars, which the said insured shall sustain by reason of the distribution of the fund arising from a sale by the Sheriff of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery NO. 2012-19952 in said Court between

Plaintiff, Firsttrust Bank
And Rosana Perseo Defendant,

In the order and to the persons named and set forth in Schedule A hereof 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 Court which may provide otherwise.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its duly authorized signatory this 11th day of April, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY

By: Michael J. Scimbera

Authorize Signatory

Schedule A

1. Description of Premises Sold - See Exhibit A
2. Persons To Whom Distribution Is to be Made

\$4,881.95	Payable to Sheriff of Montgomery County for Sheriff Fees
\$1,477.01	Payable to the Recorder of Deeds for Transfer Tax
\$1,477.01	Payable to Recorder of Deeds for Transfer Tax
\$435.78	Payable Plymouth Township Tax Office for 2013 County/Twp
\$37.05	Payable to Plymouth Township Sewer for 2013 1st Qtr Sewer
\$79,747.22	Payable to Firsttrust Bank for Mortgage Forclosure 2012-19952
\$8,671.69	Payable to TD Bank USA NA as successor in interest to Target National Bank for Judgement 2012-13918
\$11,946.32	Payable to FIA Card Services for Judgement # 2012-16800
\$1325.97	Payable to Rosana Perseo for Balance

April 16, 2013

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

April 26, 2013

First American Title Insurance Company

File Number EA# 50270

This Policy of Insurance Witnesseth, that First American Title Insurance Company, a California Corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure Eileen Whalon Behr Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania, from all loss or damage, not exceeding **\$99,000.00** dollars, which the said insured shall sustain by reason of the distribution of the fund arising from a sale by the Sheriff of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery NO. 2009-09625 in said Court between

Plaintiff, Wells Fargo Bank NA

And Thomas J. Flanagan and Eileen M. Flanagan Defendant,

In the order and to the persons named and set forth in Schedule A hereof 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 Court which may provide otherwise.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its duly authorized signatory this 23rd day of April, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 

Authorize Signatory

Schedule A

1. Description of Premises Sold - See Exhibit A
2. Persons To Whom Distribution Is to be Made

\$4,503.48	Payable to Sheriff of Montgomery County for Sheriff Fees
\$1,683.58	Payable to the Recorder of Deeds for Transfer Tax
\$1,683.58	Payable to Recorder of Deeds for Transfer Tax
\$523.45	Payable to Josh Embree Tax Collector for 2013 Co/Twp Taxes
\$75,808.86	Payable to Wells Fargo Bank NA for Mortgage Foreclosure 2009-09625
\$14,797.05	Payable to Bank of America N.A.- 2 nd Mortgage of Record Mortgage book 8988 page 762

April 26, 2013

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

May 6, 2013