

# First American Title Insurance Company

File Number EA# 50394

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 \$74,500.00 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. 2010-15620 in said Court between

Plaintiff, Wells Fargo Bank N.A.  
And James D. Eylef 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 14th day of August, 2013  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

By: Michael J. Bumbane

Authorize Signatory

## Schedule A

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

\$5,947.51	Payable to Sheriff of Montgomery County for Sheriff Fees
\$1,937.71	Payable to the Recorder of Deeds for Transfer Tax
\$1,937.71	Payable to Recorder of Deeds for Transfer Tax
\$2,153.64	Payable to Lower Providence Township Sewer Authority
\$2,448.30	Payable to JP Mascaro & Sons- Trash
\$2,946.21	Payable to Kirsten Deal Tax Collector 2013-14 School for Parcel 43-00-06343-00-4
\$127.49	Payable to Kirsten Deal Tax Collector for 2013-14 School for Parcel 43-00-04519-00-1
\$57,001.43	Payable to Wells Fargo Bank N.A.. for Mortgage Foreclosure 2010-15620

August 23, 2013

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

September 3, 2013

## *First American Title Insurance Company*

File Number EA# 50392

**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 **\$442,000.00** 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. 2012-08029 in said Court between

Plaintiff, Bank of America, N.A. s/b/m to BAC Home Loans Servicing, LP.  
And David Kronheim and Patricia Kronheim 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 16th day of August, 2013

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By:



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Authorize Signatory

### Schedule A

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

\$9,716.38	Payable to Sheriff of Montgomery County for Sheriff Fees
\$7,333.73	Payable to the Recorder of Deeds for Transfer Tax
\$7,333.73	Payable to Recorder of Deeds for Transfer Tax
\$5,300.00	Payable to Upper Merion Township for Sewer Fees
\$412,316.16	Payable to Bank of America, N.A. s/b/m to BAC Home Loans Servicing, L.P. for Mortgage Foreclosure 2010-08029

August 23, 2013

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

September 3, 2013

## *First American Title Insurance Company*

File Number EA# 50391

**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 **\$144,100.00** 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. 2012-15332 in said Court between

Plaintiff, Bank of America, N.A.

And Helen M. Freeman a/k/a Helen Freeman a/k/a Helen Miller-Freeman 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 14th day of August, 2013

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By: Richard J. Dumbone

Authorize Signatory

### Schedule A

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

\$5,537.96	Payable to Sheriff of Montgomery County for Sheriff Fees
\$2,013.39	Payable to the Recorder of Deeds for Transfer Tax
\$2,013.39	Payable to Recorder of Deeds for Transfer Tax
\$ 82.15	Payable to Upper Montgomery Joint Authority for Sewer
\$ 192.00	Payable to Upper Hanover Authority for Water
\$ 2,978.48	Payable to Jennifer J. Lajeunesse Tax Collector for 2013-14 School Taxes.
\$131,282.63	Payable to Bank of America, N.A. for Mortgage Foreclosure 2012-15332

August 23, 2013

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

September 3, 2013

# First American Title Insurance Company

File Number EA# 50387

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 \$75,100.00 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. 2013-03221 in said Court between

Plaintiff, Local, 380 IBEW Credit Union

And Charles A. J. Halpin, III, Esq Administrator, Estate of Edward R. Davis, Deceased 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 14th day of August, 2013

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By: Michael J. Scambone

Authorize Signatory

## Schedule A

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

\$3,682.79	Payable to Sheriff of Montgomery County for Sheriff Fees
\$1,488.51	Payable to the Recorder of Deeds for Transfer Tax
\$1,488.51	Payable to Recorder of Deeds for Transfer Tax
\$8,920.31	Payable Portnoff Law Associates for Liened Taxes
\$1,075.15	Payable to Montgomery Co Tax Claim for Liened Taxes
\$1,168.39	Payable to Upper Montgomery Joint Authority for Sewer
\$319.75	Payable to Upper Hanover Authority for Water
\$895.00	Payable to Jennifer Lajeunesse Tax Collector for 2013 County/Borough Taxes
\$2,336.04	Payable to Jennifer Lajeunesse Tax Collector for 2013-14 School Taxes
\$53,725.55	Payable to Local 380 IBEW Credit Union for Mortgage Foreclosure 2013-03221

August 23, 2013

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

September 3, 2013

## *First American Title Insurance Company*

File Number EA# 50395

**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 **\$25,400.00** 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. 2010-04376 in said Court between

Plaintiff, JP Morgan Chase Bank, N.A.

And Brian E. Houston, Administrator for the Estate of Rose Julia Houston 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 14th day of August, 2013

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By: *Richard J. Lumbana*

Authorize Signatory

### Schedule A

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

\$3,375.68	Payable to Sheriff of Montgomery County for Sheriff Fees
\$1,160.98	Payable to the Recorder of Deeds for Transfer Tax
\$1,160.98	Payable to Recorder of Deeds for Transfer Tax
\$ 333.55	Payable to Portnoff Law Associates for Nuisance Charge
\$ 632.00	Payable to W.S.A.E.M.C. for Waste
\$ 1,052.51	Payable to Norristown Municiple Waste Authority for Sewer
\$ 2,077.00	Payable to Berkheimer Associates for 2013-14 School Taxes
\$ 15,607.30	Payable to JP Morgan Chase Bank N.A. for Mortgage Foreclosure 2010-04376

August 23, 2013

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

September 3, 2013

*First American Title Insurance Company*

File Number EA# 50396

**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 \$205,200.00 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. 2009-16952 in said Court between

Plaintiff, JP Morgan Chase Bank N.A.  
And Elizabeth C. Prendergast and John C. Predergast 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 20th day of August, 2013

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By: *Michael J. Sumberson*

\_\_\_\_\_  
Authorize Signatory

Schedule A

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

\$7,549.85	Payable to Sheriff of Montgomery County for Sheriff Fees
\$2,619.48	Payable to the Recorder of Deeds for Transfer Tax
\$2,619.48	Payable to Recorder of Deeds for Transfer Tax
\$4,609.00	Payable to Jay Blumenthal Tax Collector for 2013-14 School Taxes
\$187,802.19	Payable to JP Morgan Chase Bank N.A. for Mortgage Foreclosure 2009-16952

August 23, 2013

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

September 3, 2013

## *First American Title Insurance Company*

File Number EA# 50393

**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 **\$211,000.00** 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. 2011-26488 in said Court between

Plaintiff, Wells Fargo Bank N.A. s/i/i/t Wachovia Bank N.A.  
And Edward R. Shaw 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 20th day of August, 2013

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By: *Michael J. Scimone*

Authorize Signatory

### Schedule A

1. Description of Premises Sold - See Exhibit A

2. Persons To Whom Distribution Is to be Made

\$7,689.51	Payable to Sheriff of Montgomery County for Sheriff Fees
\$2,608.73	Payable to Recorder of Deeds for Transfer Tax
\$2,608.73	Payable to Recorder of Deeds for Transfer Tax
\$1,347.97	Payable to Montgomery County Tax Claim for Liened Taxes
\$3,468.11	Payable to Portnoff Law Associates for Liened Taxes
\$480.00	Payable to W.S.A.E.M.C. for Waste fees to date
\$2,809.71	Payable to Whitpain Township Sewer for Sewer to Date
\$2,370.00	Payable to Blue Bell Woods Community Association for 6 months Condominium Fees
\$1,144.09	Payable to Patty Nelson Tax Collector for 2013 Co/Twp Taxes
\$2,900.41	Payable to Patty Nelson Tax Collector 2013-14 School Taxes
\$183,572.74	Payable to Wells Fargo Bank N.A. s/i/i/t Wachovia Bank N.A. for Mortgage Foreclosure 2011-26488

August 23, 2013

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

September 3, 2013

*First American Title Insurance Company*

File Number EA# 50390

**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 **\$111,500.00** 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. 2012-24168 in said Court between

Plaintiff, Sovereign Bank N.A. f/k/a/ Sovereign Bank  
And Zhining Xia a/k/a Zhining Xia 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 20th day of August, 2013

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By: Michael J. Diambene

Authorize Signatory

Schedule A

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

\$5,343.87	Payable to Sheriff of Montgomery County for Sheriff Fees
\$1,159.24	Payable to Recorder of Deeds for Transfer Tax
\$1,159.24	Payable to Recorder of Deeds for Transfer Tax
\$3,186.78	Payable to Waterford Condominium Association for 6 months Condo Fees
\$1,753.11	Payable to Treasurer of Lower Merion Township for 2013-14 School Taxes
\$98,897.76	Payable to Sovereign Bank N.A. f/k/a Sovereign Bank for Mortgage Foreclosure 2012-24168

August 23, 2013

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

September 3, 2013



*First American Title Insurance Company*

File Number EA# 50389

**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 \$29,000.00 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. 2012-31607 in said Court between

Plaintiff, Wells Fargo Bank N.A.  
And Julia V. Robbins and Michael E. Guidas 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 20th day of August, 2013

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By Michael J. Bumbane

Authorize Signatory

Schedule A

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

\$ 2,994.68	Payable to Sheriff of Montgomery County for Sheriff Fees
\$ 1,037.42	Payable to Recorder of Deeds for Transfer Tax
\$ 1,037.42	Payable to Recorder of Deeds for Transfer Tax
\$ 2,274.97	Payable to Portnoff Law Associates for Liened Water/Sewer and Trash Billings
\$ 526.76	Payable to Borough of Pottstown for Water/Sewer and Trash to Date
\$ 2,096.90	Payable to Pottstown Tax Collector
\$ 19,031.85	Payable to Wells Fargo Bank N.A. for Mortgage Foreclosure 2012-31607

August 23, 2013

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

September 3, 2013

*First American Title Insurance Company*

File Number EA# 50388

**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 **\$121,100.00** 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. 2012-32721 in said Court between

Plaintiff, Wilmington Savings Fund Society.  
And Sallie Weldon Freed, Administrator for the Estate of Jonathan R. Freed 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 20th day of August, 2013

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By: Michael J. Scumbene

Authorize Signatory

Schedule A

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

\$5,486.62	Payable to Sheriff of Montgomery County for Sheriff Fees
\$2,742.72	Payable to the Recorder of Deeds for Transfer Tax
\$2,742.72	Payable to Recorder of Deeds for Transfer Tax
\$7,344.00	Payable to Cheltenham Township Finance Officer for 2013-14 School Taxes.
\$102,783.94	Payable to Wilmington Savings Fund Society for Mortgage Foreclosure 2012-32721

August 23, 2013

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

September 3, 2013

# First American Title Insurance Company


File Number EA# 50386

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 \$30,000.00 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. 2013-09134 in said Court between

Plaintiff, Carroll Engineering Corp  
And TH Properties LP a Penna Limited Partnership 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 20th day of August, 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

\$2,988.89	Payable to Sheriff of Montgomery County for Sheriff Fees
\$1,383.29	Payable to the Recorder of Deeds for Transfer Tax
\$1,383.29	Payable to Recorder of Deeds for Transfer Tax
\$ 6,389.98	Payable to Montgomery County Tax Claim Bureau for Liened Taxes
\$13,796.59	Payable to Portnoff Law Associates for Liened Taxes
\$ 488.42	Payable to Josh Embree Tax Collector for 2013 Co/Twp Taxes
\$2,553.38	Payable to Josh Embree Tax Collector for 2013-14 School Taxes
\$1,016.16	Payable to Carroll Engineering Corp for Mortgage Foreclosure 2013-09134

August 23, 2013

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

September 3, 2013