

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2013-06400

Our File No.: 151649-NFA

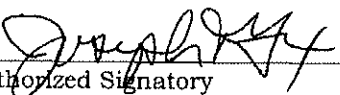
THIS POLICY OF INSURANCE WITNESSETH, that *First American Title Insurance Company*, a California Corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure Eileen Whalon Behr, Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania, from all loss or damage, not exceeding \$351,000.00 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 to No. 2013-06400 in said Court between JPMorgan Chase Bank, N.A. (Plaintiff), and John J. Granahan, Jr., and Evelyn Granahan (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 12th day of June, 2014.

REVISED PER ATTACHED
COURT ORDER

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 2001 Swinging Bridge Road, Upper Hanover Township, Montgomery County, Pennsylvania

Being Parcel Number: 57-00-03277-00-5

1. Description of Premises Sold (See Attached Exhibit A):

2. Persons To Whom Distribution Is To Be Made:

- | | |
|-----------------|---|
| 1. \$8,819.22 | payable to Sheriff of Montgomery County for costs. |
| 2. \$5,509.46 | payable to Recorder of Deeds for transfer tax. |
| 3. \$5,509.46 | payable to Recorder of Deeds for transfer tax. |
| 4. \$1,573.00 | payable to Matthew Kells, tax collector, for 2014 county/
Township tax. |
| 5. \$187,528.23 | payable to JPMorgan Chase Bank, N.A., for foreclosure. |
| 6. \$10,899.84 | payable to Domestic Relations Section of Montgomery County
For Support lien. |
| 7. \$131,160.79 | payable to National Penn Bank for mortgage 8460 page 561. |

TOTAL \$351,000.00

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IN THE COURT OF COMMON PLEAS MONTGOMERY COUNTY, PENNSYLVANIA

JPMorgan Chase Bank, National Association	: Court Of Common Pleas
S/B/M Chase Home Finance, LLC S/B/M to	:
Chase Manhattan Mortgage Corporation	: Civil Division
Plaintiff	:
	: Montgomery County, Pennsylvania
	:
	: <u>2013-06400</u>

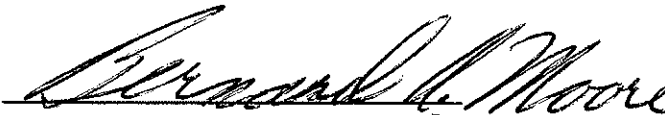
Vs.

John J. Granahan, Jr.
 Evelyn Granahan
 Defendant

ORDER

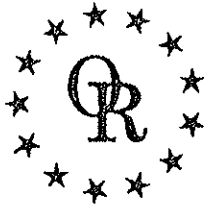
AND NOW, this 11th day of JUNE, 2014, upon consideration of Plaintiff's Exceptions to Sheriff's Distribution, and any response thereto, it is hereby:

ORDERED and DECREED that said Exceptions are granted and that the Sheriff is hereby directed to issue a revised Schedule of Distribution providing for the balance of the proceeds realized from the Sheriff's Sale of the property located at 2001 Swinging Bridge Road, Green Lane, PA 18054, held on March 26, 2014, to be distributed first for the taxes and costs as outlined in the proposed Schedule of Distribution, then distributed in the sum of \$187,528.23, to the executing Plaintiff by and through its attorney, Phelan, Hallinan, LLP along with the Sheriff's Deposit Refund of \$3,000.00. Any remaining funds can be disbursed to Junior Lienholders in order of priority.


 J.

Copies: ✓ mailed * hand deliver
 Plaintiff Atty LAUREN TABAS, ESQ.
 Defense Atty/Def
 Susan Sobotka, Ct Admin
 Chambers
 Clerk: L. Nowicki

Case# 2013-06400-33 Received at Montgomery County Prothonotary on 05/13/2014 11:49 AM, Fee = \$0.00



MONTGOMERY COUNTY COURTHOUSE
SHERIFF'S DEPARTMENT - REAL ESTATE
P. O. BOX 311
NORRISTOWN, PA 19404-0311

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule A

Policy No: SDP08006871
Writ No: 2011-31787
File No: C20336S

Attached to and forming part of Policy Number **SDP08006871**

RE: Premises: 601 Spruce Street, Borough of Pottstown,
Montgomery County, PA
Parcel No.: 16-00-28152-00-2

Persons to whom distribution is to be made:

1. \$3,050.84 - Payable to the Sheriff of Montgomery County for costs
2. \$1,296.39 - Payable to the Montgomery County Recorder of Deeds Office for County Transfer Tax
3. \$1,296.39 - Payable to the Montgomery County Recorder of Deeds Office for State Transfer Tax
4. \$13,857.20 - Payable to Portnoff Law Associates on Tax Sale Claim No. 2011-31787 and subsequent municipal delinquencies
5. \$960.91 - Payable to Borough of Pottstown for outstanding utility charges
6. \$16,538.27 - Balance of the Distribution payable to **JP Morgan Chase** on Mortgage Foreclosure **Case No. 2012-20121**

TOTAL \$37,000.00 dollars

By: _____
Montgomery County, PA
Notary Public

Schedule of Distribution was Hung on June 17, 2014

Unless exceptions are filed on or before June 26, 2014 distribution will be made in accordance with the above schedule



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule A

Policy No: SDP08006872
Writ No: 2012-01822
File No: C20337S

Attached to and forming part of Policy Number **SDP08006872**

RE: Premises: 361 Cherry Street, Borough of Pottstown,
Montgomery County, PA
Parcel No.: 16-00-05120-00-3

Persons to whom distribution is to be made:

1. \$2,228.54 - Payable to the Sheriff of Montgomery County for costs
2. \$1,067.61 - Payable to the Montgomery County Recorder of Deeds Office for County Transfer Tax
3. \$1,067.61 - Payable to the Montgomery County Recorder of Deeds Office for State Transfer Tax
4. \$5,636.24 - Balance of the Distribution payable to Portnoff Law Associates on Tax Sale Claim **Case No. 2012-01822**

TOTAL \$10,000.00 dollars

Schedule of Distribution was Hung on June 17, 2014

Unless exceptions are filed on or before June 26, 2014 distribution will be made in accordance with the above schedule



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule A

Policy No: SDP08006875
Writ No: 2013-22936
File No: C20340S

REVISED

Attached to and forming part of Policy Number **SDP08006875**

RE: Premises: 2546 Pierce Avenue, Township of Abington,
Montgomery County, PA
Parcel No.: 30-00-53780-00-1

Persons to whom distribution is to be made:

1. \$3,957.52 - Payable to the Sheriff of Montgomery County for costs
2. \$1,119.59 - Payable to the Montgomery County Recorder of Deeds Office for County Transfer Tax
3. \$1,119.59 - Payable to the Montgomery County Recorder of Deeds Office for State Transfer Tax
4. \$411.50 - Payable to Township of Abington for Municipal Lien Case No. 2013-32067
5. \$55,891.80 - Balance of the Distribution payable to **Susquehanna Bank** on Mortgage Foreclosure **Case No. 2013-22936**

TOTAL \$62,500.00 dollars

Schedule of Distribution was Hung on June 20, 2014

Unless exceptions are filed on or before June 29, 2014 distribution will be made in accordance with the above schedule



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule A

Policy No: SDP08006873
Writ No: 2012-05967
File No: C20338S

Attached to and forming part of Policy Number **SDP08006873**

RE: Premises: 349 Forrest Avenue, Township of Abington,
Montgomery County, PA
Parcel No.: 30-00-22121-00-7

Persons to whom distribution is to be made:

1. \$5,824.59 - Payable to the Sheriff of Montgomery County for costs
2. \$1,720.78 - Payable to the Montgomery County Recorder of Deeds Office for County Transfer Tax
3. \$1,720.78 - Payable to the Montgomery County Recorder of Deeds Office for State Transfer Tax
4. \$118,483.85 - Balance of the Distribution payable to **JP Morgan Chase Bank, N.A.** on Mortgage Foreclosure **Case No. 2012-05967**

TOTAL \$127,575.00 dollars



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule A

Policy No: SDP08006874
Writ No: 2012-06099
File No: C20339S

Attached to and forming part of Policy Number **SDP08006874**

**RE: Premises: 1820 Cathedral Road, Township of Upper Moreland,
Montgomery County, PA
Parcel No.: 59-00-02560-00-9**

Persons to whom distribution is to be made:

1. \$8,580.08 - Payable to the Sheriff of Montgomery County for costs
2. \$3,179.59 - Payable to the Montgomery County Recorder of Deeds Office for County Transfer Tax
3. \$3,179.59 - Payable to the Montgomery County Recorder of Deeds Office for State Transfer Tax
4. \$225,060.74 - Balance of the Distribution payable to **Wells Fargo Bank, N.A.** on Mortgage Foreclosure **Case No. 2012-06099**

TOTAL \$240,000.00 dollars

Schedule of Distribution was Hung on June 24, 2014

Unless exceptions are filed on or before July 3, 2014 distribution will be made in accordance with the above schedule



MONTGOMERY COUNTY COURTHOUSE
SHERIFF'S DEPARTMENT - REAL ESTATE
P. O. BOX 311
MORRISTOWN, PA 19404-0311

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule A

Policy No: SDP08006876
Writ No: 2013-29114
File No: C20341S

Attached to and forming part of Policy Number **SDP08006876**

**RE: Premises: 500 Swamp Pike, Township of Limerick,
Montgomery County, PA
Parcel No.: 37-00-04954-00-4**

Persons to whom distribution is to be made:

1. \$4,783.35 - Payable to the Sheriff of Montgomery County for costs
2. \$2,365.26 - Payable to the Montgomery County Recorder of Deeds Office for County Transfer Tax
3. \$2,365.26 - Payable to the Montgomery County Recorder of Deeds Office for State Transfer Tax
4. \$71,174.75 - Balance of the Distribution payable to **Santander Bank, N.A.** on Mortgage Foreclosure **Case No. 2013-29114**

TOTAL \$80,688.62 dollars

Schedule of Distribution was Hung on June 24, 2014

Unless exceptions are filed on or before July 3, 2014 distribution will be made in accordance with the above schedule



MONTGOMERY COUNTY COURTHOUSE
SHERIFF'S DEPARTMENT - REAL ESTATE
P. O. BOX 311
NORRISTOWN, PA 19404-0311

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule A

Policy No: SDP08006877
Writ No: 2013-29528
File No: C20342S

Attached to and forming part of Policy Number **SDP08006877**

**RE: Premises: 223 Holbrook Lane, Township of New Hanover,
Montgomery County, PA
Parcel No.: 47-00-05484-27-2**

Persons to whom distribution is to be made:

1. \$5,851.38 - Payable to the Sheriff of Montgomery County for costs
2. \$1,957.15 - Payable to the Montgomery County Recorder of Deeds Office for County Transfer Tax
3. \$1,957.15 - Payable to the Montgomery County Recorder of Deeds Office for State Transfer Tax
4. \$275.00 - Payable to New Hanover Township Authority for sewer balance due
5. \$154,959.32 - Balance of the Distribution payable to **JP Morgan Chase Bank, N.A.** on Mortgage Foreclosure Case No. **2013-29528**

TOTAL \$165,000.00 dollars

Schedule of Distribution was Hung on June 24, 2014

Unless exceptions are filed on or before July 3, 2014 distribution will be made in accordance with the above schedule



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule A

Policy No: SDP08006879
Writ No: 2013-29688
File No: C20344S

Attached to and forming part of Policy Number **SDP08006879**

RE: **Premises: 144 Liberty Avenue, Township of West Norriton,
Montgomery County, PA
Parcel No.: 63-00-04459-00-5**

Persons to whom distribution is to be made:

1. \$5,714.90 - Payable to the Sheriff of Montgomery County for costs
2. \$2,069.48 - Payable to the Montgomery County Recorder of Deeds Office for County Transfer Tax
3. \$2,069.48 - Payable to the Montgomery County Recorder of Deeds Office for State Transfer Tax
4. \$1,186.51 - Payable to West Norriton Township for delinquent Sewer and current charges due including lien Case No. 2014-03100
5. \$1,229.50 - Payable to West Norriton Township for delinquent maintenance fees due including lien Case Nos. 2014-11956 and 2014-03101
6. \$12,308.54 - Payable to the Montgomery County Tax Claim Bureau for 2012 and 2013 tax delinquencies including Case Nos. 2013-20721 and 2014-13031
7. \$869.73 - Payable to Michael B. Murray, Tax Collector for 2014 County and Township taxes due
8. \$103,051.86 - Balance of the Distribution payable to **Citizens Bank of Pennsylvania** on Mortgage Foreclosure **Case No. 2013-29688**

TOTAL \$128,500.00 dollars

Schedule of Distribution was Hung on June 25, 2014

Unless exceptions are filed on or before July 7, 2014 distribution will be made in accordance with the above schedule



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Schedule A

Policy No: SDP08006878
Writ No: 2013-33814
File No: C20343S

Attached to and forming part of Policy Number **SDP08006878**

**RE: Premises: 41 Conshohocken State Rd Unit 501, Township of Lower Merion,
Montgomery County, PA
Parcel No.: 40-00-57908-00-3**

Persons to whom distribution is to be made:

1. \$7,258.31 - Payable to the Sheriff of Montgomery County for costs
2. \$2,559.60 - Payable to the Montgomery County Recorder of Deeds Office for County Transfer Tax
3. \$2,559.60 - Payable to the Montgomery County Recorder of Deeds Office for State Transfer Tax
4. \$10,605.51 - Payable to Montgomery County Tax Claim Bureau on 2012 and 2013 tax lien delinquencies Case Nos. 2013-19527 and 2014-15318
5. \$1,309.00 - Payable to Lower Merion Township on 2014 County/Township taxes due
6. \$135,707.98 - Balance of the Distribution payable to **Citizens Bank of Pennsylvania** on Mortgage Foreclosure **Case No. 2013-33814**

TOTAL \$160,000.00 dollars

Schedule of Distribution was Hung on June 25, 2014

Unless exceptions are filed on or before July 7, 2014 distribution will be made in accordance with the above schedule