

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA

**Beneficial Consumer Discount Company, d/b/a
Beneficial Mortgage Company of Pennsylvania**

Vs.

Docket Number: 10-28804

BARONE, CARLA M

NOTICE / SCHEDULE OF SHERIFF'S DISTRIBUTION

THE PROTHONOTARY IS REQUESTED TO FILE THE ATTACHED NOTICE FOR THE ABOVE DOCKET NUMBER PURSUANT TO THE SHERIFF'S SALE DATED 10/30/2013.

Eileen Whalon Behr, SHERIFF

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2010-28804

Our File No.: 151126-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 \$188,000.00 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. 2010-28804 in said Court between Beneficial Consumer Discount Company, d/b/a Beneficial Mortgage Company (Plaintiff), and Carla M. Barone (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 4th day of December, 2013

First American Title Insurance Company

By:.


Authorized Signatory

SCHEDULE A

Being Known as: 106 Hunt Club Drive, Upper Providence Township, Montgomery County, Pennsylvania

Being Parcel Number: 61-00-02579-04-2

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

2. Persons To Whom Distribution Is To Be Made:

- 1. \$6,894.24 payable to Sheriff of Montgomery County for costs.
- 2. \$2,161.91 payable to Recorder of Deeds for transfer tax.
- 3. \$2,161.91 payable to Recorder of Deeds for transfer tax.
- 4. \$71.64 payable to Northeast Revenue Service for 2012 taxes.
- 5. \$3,597.63 payable to Beverly Nohl, tax collector, for 2013 school taxes.
- 6. \$1,305.85 payable to Township of Upper Providence for sewer liens.
- 7. \$1,077.50 payable to Valley Forge Hunt Club for assessments.
- 8. \$170,729.32 payable to Beneficial Consumer Discount Company for foreclosure.

TOTAL \$188,000.00

December 6, 2013

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

December 16, 2013

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA

**First Niagara Bank, N. A. sbmt Harleysville
National Bank and Trust Company**

Vs.

Docket Number: 12-12949

**TAGGART, WALTER J & MAUREEN A W &
USA**

NOTICE / SCHEDULE OF SHERIFF'S DISTRIBUTION

**THE PROTHONOTARY IS REQUESTED TO FILE THE ATTACHED NOTICE FOR THE
ABOVE DOCKET NUMBER PURSUANT TO THE SHERIFF'S SALE DATED 10/30/2013.**

Eileen Whalon Behr, SHERIFF

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2012-12949


Our File No.:151134-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 \$ 107,500.00 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 to No. 2012-12949 in said Court between First Niagara Bank N.A., sbmt Harleysville National Bank and Trust (Plaintiff), and Walter J. Taggart and Maureen A.W. Taggart (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 4th day of December, 2013

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 1534 Walnut Street, Hatfield Township, Montgomery County, Pennsylvania

Being Parcel Number: 35-00-10789-00-3

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

2. Persons To Whom Distribution Is To Be Made:

- | | |
|----------------|--|
| 1. \$4,946.64 | payable to Sheriff of Montgomery County for costs. |
| 2. \$1,963.47 | payable to Recorder of Deeds for transfer tax |
| 3. \$1,963.47 | payable to Recorder of Deeds for transfer tax. |
| 4. \$3,251.67 | payable to Hatfield Township Municipal Authority for sewer liens. |
| 5. \$88,121.80 | payable to First Niagara Bank for foreclosure. |
| 6. \$4,443.75 | payable to Discover Bank for judgment no. 2008-19488. |
| 7. \$2,809.20 | payable to Walter J. Taggart and Maureen A. W. Taggart, record owners. |

TOTAL \$107,500.00

December 6, 2013

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

December 16, 2013

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA

One West Bank FSB

Vs.

Docket Number: 12-21160

**Mitchell, Charles dec'd & Mildred
dec'd,Whitenight Patricia, Grieg Carol,
Williamson Bonnie heirs**

NOTICE / SCHEDULE OF SHERIFF'S DISTRIBUTION

**THE PROTHONOTARY IS REQUESTED TO FILE THE ATTACHED NOTICE FOR THE
ABOVE DOCKET NUMBER PURSUANT TO THE SHERIFF'S SALE DATED 10/30/2013.**

Eileen Whalon Behr, SHERIFF

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2012-21160

Our File No.: 151132-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 \$80,000.00 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. 2012-21160 in said Court between One West Bank FSB (Plaintiff), and Charles Mitchell, deceased, Mildred Mitchell, deceased, Patricia Whitenight, Bonnie Williamson, Carol Grieb and unknown heirs (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 3rd day of December, 2013

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 2826 Second Street, Lower Providence Township, Montgomery County, Pennsylvania

Being Parcel Number: 43-00-12778-00-4

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

2. Persons To Whom Distribution Is To Be Made:

- | | |
|----------------|---|
| 1. \$6,041.35 | payable to Sheriff of Montgomery County for costs. |
| 2. \$2,874.97 | payable to Kirsten Deal, tax collector, for 2013 School taxes. |
| 3. \$970.50 | payable to Lower Providence Township Sewer Authority for sewer. |
| 4. \$500.25 | payable to JP Mascaro & Sons for trash. |
| 5. \$69,612.93 | payable to One West Bank for foreclosure. |

TOTAL \$80,000.00

December 6, 2013

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

December 16, 2013

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA

US Bank NA

Vs.

Docket Number: 13-02838

HANSEN, ELISABETH P

NOTICE / SCHEDULE OF SHERIFF'S DISTRIBUTION

THE PROTHONOTARY IS REQUESTED TO FILE THE ATTACHED NOTICE FOR THE ABOVE DOCKET NUMBER PURSUANT TO THE SHERIFF'S SALE DATED 10/30/2013.

Eileen Whalon Behr, SHERIFF

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2013-02838

Our File No.:151131-NF.

THIS POLICY OF INSURANCE WITNESSETH, that *First American Title Insurance Company*, 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 \$190,000.00 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 certain writ issued out of the Common Pleas Court of the County of Montgomery to No. 2013-02838 in said Court between US Bank NA (Plaintiff), and Elizabeth P. Hanson (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 3rd day of December 2013

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 3240 Mason Mill Road, Upper Moreland Township, Montgomery County, Pennsylvania

Being Parcel Number: 59-00-12343-00-9

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

2. Persons To Whom Distribution Is To Be Made:

1. \$7,439.13 payable to Sheriff of Montgomery County for costs.
2. \$182,560.87 payable to US Bank, NA, for foreclosure.

TOTAL \$190,000.00

December 6, 2013

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

December 16, 2013

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA

Wells Fargo Bank, N.A.

Vs.

Docket Number: 13-05766

DELLA, CONSTANCE

NOTICE / SCHEDULE OF SHERIFF'S DISTRIBUTION

THE PROTHONOTARY IS REQUESTED TO FILE THE ATTACHED NOTICE FOR THE ABOVE DOCKET NUMBER PURSUANT TO THE SHERIFF'S SALE DATED 10/30/2013.

Eileen Whalon Behr, SHERIFF

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2013-05766

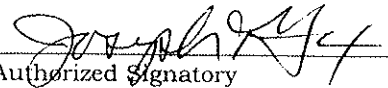
Our File No.: 151128-NFA

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 \$73,500.00 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 to No. 2013-05766 in said Court between Wells Fargo Bank, N.A. (Plaintiff), and Constance Della (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 3rd day of December, 2013

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 2119 Weber Lane, West Norriton Township, Montgomery County, Pennsylvania

Being Parcel Number: 63-00-09070-00-2

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

2. Persons To Whom Distribution Is To Be Made:

- | | |
|----------------|---|
| 1. \$4,364.53 | payable to Sheriff of Montgomery County for costs. |
| 2. \$1,440.80 | payable to Recorder of Deeds for transfer tax. |
| 3. \$1,440.80 | payable to Recorder of Deeds for transfer tax. |
| 4. \$604.98 | payable to Michael B. Murray, treasurer, for 2013 Co./Twp. taxes. |
| 5. \$3,184.21 | payable to Berkheimer for 2013 School taxes. |
| 6. \$1,324.95 | payable to Portnoff Law Associates, Ltd., for lien #13-31500. |
| 7. \$133.51 | payable to West Norriton Township for sewer. |
| 8. \$172.00 | payable to West Norriton Township for code violation. |
| 9. \$60,834.22 | payable to Wells Fargo Bank, N.A., for foreclosure. |

TOTAL \$73,500.00

December 6, 2013

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

December 16, 2013

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA

MidFirst Bank

Vs.

Docket Number: 13-05965

BURNS, MARK G & SIGRID(deceased)

NOTICE / SCHEDULE OF SHERIFF'S DISTRIBUTION

THE PROTHONOTARY IS REQUESTED TO FILE THE ATTACHED NOTICE FOR THE ABOVE DOCKET NUMBER PURSUANT TO THE SHERIFF'S SALE DATED 10/30/2013.

Eileen Whalon Behr, SHERIFF

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2013-05965

Our File No.: 151127-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 \$89,000.00 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. 2013-05965 in said Court between MidFirst Bank (Plaintiff), and Mark G. Burns and Sigrid Burns (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 4th day of December, 2013

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 502 Cricket Avenue, Abington Township, Montgomery County,
Pennsylvania

Being Parcel Number: 30-00-11344-00-2

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

2. Persons To Whom Distribution Is To Be Made:

- | | |
|----------------|---|
| 1. \$4,746.14 | payable to Sheriff of Montgomery County for costs. |
| 2. \$1,549.51 | payable to Recorder of Deeds for transfer tax. |
| 3. \$1,549.51 | payable to Recorder of Deeds for transfer tax. |
| 4. \$72,424.40 | payable to MidFirst Bank for foreclosure. |
| 5. \$8,730.44 | payable to LVNV Funding LLC for judgment #2008-19662. |

TOTAL \$89,000.00

December 6, 2013

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

December 16, 2013

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA

Wells Fargo Bank, N. A.

Vs.

Docket Number: 13-09083

KIRBY, LIORA J & FREDERICK

NOTICE / SCHEDULE OF SHERIFF'S DISTRIBUTION

THE PROTHONOTARY IS REQUESTED TO FILE THE ATTACHED NOTICE FOR THE ABOVE DOCKET NUMBER PURSUANT TO THE SHERIFF'S SALE DATED 10/30/2013.

Eileen Whalon Behr, SHERIFF

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2013-09083

Our File No.: 151135-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 \$177,000.00 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. 2013-09083 in said Court between Wells Fargo Bank, N.A. (Plaintiff), and Liora J. Kirby and Frederick Kirby (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 3rd day of December, 2013

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 2948 Grisdale Road, Abington Township, Montgomery County,
Pennsylvania

Being Parcel Number: 30-00-24908-00-1

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

2. Persons To Whom Distribution Is To Be Made:

- | | |
|-----------------|---|
| 1. \$6,876.23 | payable to Sheriff of Montgomery County for costs. |
| 2. \$2,034.41 | payable to Recorder of Deeds for transfer tax. |
| 3. \$2,034.41 | payable to Recorder of Deeds for transfer tax. |
| 4. \$166,054.95 | payable to Wells Fargo Bank, N.A., for foreclosure. |

TOTAL \$177,000.00

December 6, 2013

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

December 16, 2013

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA

Wells Fargo Bank, N. A.

Vs.

Docket Number: **13-03121**

**FAZZINI, VINCENTINE M(deceased) &
unknown heirs, successors, assigns, et al**

NOTICE / SCHEDULE OF SHERIFF'S DISTRIBUTION

THE PROTHONOTARY IS REQUESTED TO FILE THE ATTACHED NOTICE FOR THE ABOVE DOCKET NUMBER PURSUANT TO THE SHERIFF'S SALE DATED 10/30/2013.

Eileen Whalon Behr, SHERIFF

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2013-03121

Our File No.: 151130-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 \$89,000.00 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. 2013-03121 in said Court between Wells Fargo Bank, N.A., (Plaintiff), and Vicentine M. Fazzini (deceased) and unknown heirs(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 5th day of December, 2013

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 56 Cavendish Drive, Upper Dublin Township, Montgomery County,
Pennsylvania

Being Parcel Number: 54-00-03935-55-6

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

2. Persons To Whom Distribution Is To Be Made:

- | | |
|----------------|--|
| 1. \$4,469.55 | payable to Sheriff of Montgomery County for costs. |
| 2. \$1,007.72 | payable to Recorder of Deeds for transfer tax. |
| 3. \$1,007.72 | payable to Recorder of Deeds for transfer tax. |
| 4. \$1,188.00 | payable to Mid-Atlantic Management Corp. for assessments. |
| 5. \$73,541.34 | payable to Wells Fargo Bank, N.A., for foreclosure. |
| 6. \$7,785.67 | payable to JPMorgan Chase Bank for mortgage 12186 page 1949. |

TOTAL \$89,000.00

December 9, 2013

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

December 19, 2013

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA

Bank of America, N. A.

Vs.

Docket Number: 13-09892

SPRINGER, RICHARD T

NOTICE / SCHEDULE OF SHERIFF'S DISTRIBUTION

THE PROTHONOTARY IS REQUESTED TO FILE THE ATTACHED NOTICE FOR THE ABOVE DOCKET NUMBER PURSUANT TO THE SHERIFF'S SALE DATED 10/30/2013.

Eileen Whalon Behr, SHERIFF

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2013-09892

Our File No.: 151125-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 \$68,400.00 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 to No. 2013-09892 in said Court between Bank America, N.A. (Plaintiff), and Richard T. Springer (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 December, 2013

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 124 William Penn Drive, West Norriton Township, Montgomery County

Being Parcel Number: 63-00-09446-24-7

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

2. Persons To Whom Distribution Is To Be Made:

- | | |
|----------------|---|
| 1. \$4,271.47 | payable to Sheriff of Montgomery County for costs. |
| 2. \$1,098.89 | payable to Recorder of Deeds for transfer tax. |
| 3. \$1,098.89 | payable to Recorder of Deeds for transfer tax. |
| 4. \$555.42 | payable to West Norriton Township for sewer. |
| 5. \$0.00 | payable to Trent Manor Association for 6 mos. assessments (unable to obtain amount due from the Association; Company assumes no liability by reason thereof). |
| 6. \$61,375.33 | payable to Bank of America for foreclosure. |

TOTAL \$68,400.00

December 16, 2013

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

December 26, 2013

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA

JPMorgan Chase Bank, National Association

Vs.

Docket Number: 12-19355

WEIR H ELIZABETH

NOTICE / SCHEDULE OF SHERIFF'S DISTRIBUTION

THE PROTHONOTARY IS REQUESTED TO FILE THE ATTACHED NOTICE FOR THE ABOVE DOCKET NUMBER PURSUANT TO THE SHERIFF'S SALE DATED 10/30/2013.

Eileen Whalon Behr, SHERIFF

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2012-19355


Our File No.:151133-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 \$117,500.00 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 to No. 2012-19355 in said Court between JP Morgan Chase Bank, National Association (Plaintiff), and Elizabeth H. Weir (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 December, 2013

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 601 Monroe Drive and Carport #30, Towamencin Township, Montgomery County, Pennsylvania

Being Parcel Number: 53-00-04946-12-2 and 53-00-04946-45-5

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

2. Persons To Whom Distribution Is To Be Made:

- | | |
|-----------------|--|
| 1. \$5,046.19 | payable to Sheriff of Montgomery County for costs. |
| 2. \$1,252.15 | payable to Recorder of Deeds for transfer tax. |
| 3. \$1,252.15 | payable to Recorder of Deeds for transfer tax. |
| 4. \$710.17 | payable to Northeast Revenue Service LLC for 2011-2012 taxes. |
| 5. \$6.67 | payable to James W. Geslak, tax collector, for 2013 Co/Twp. taxes. |
| 6. \$19.98 | payable to James W. Geslak, tax collector, for 2013 School taxes. |
| 7. \$902.33 | payable to Towamencin Township for sewer. |
| 8. \$1,662.00 | payable to Towamencin Condo Assn. for 6 mos. assessments. |
| 9. \$106,648.36 | payable to JPMorgan Chase Bank for foreclosure. |

TOTAL \$117,500.00

December 16, 2013

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

December 26, 2013