

Schedule of Sheriff's Distribution
Notices

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2008-19473 Our File No.: 149731-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 \$5,500.00 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. 2008-19473 in said Court between Borough of Pottstown (Plaintiff), and AMS Investments LLC (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 27th day March, 2013.

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 631 Walnut Street, Pottstown Borough, Montgomery County, Pa.

Being Parcel Number: 16-00-30896-00-3

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

2. Persons To Whom Distribution Is To Be Made:

1. \$2,410.32 payable to Sheriff of Montgomery County for costs.
2. \$ 721.28 payable to Recorder of Deeds for transfer tax.
3. \$ 721.28 payable to Recorder of Deeds for transfer tax.
4. \$1,647.12 payable to Borough of Pottstown/Portnoff Law Associates, Ltd., for foreclosing lien #08-19473.

\$5,500.00 Total

March 29, 2013

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

April 8, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

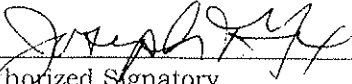
Writ No: 2011-13951 Our File No.: 149730-NFA

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 \$10,000.00 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. 2011-13951 in said Court between Pottstown Borough Authority and Borough of Pottstown (Plaintiff), and Carolyn D. Powers (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 27th day March, 2013

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 340 Oak Street, Pottstown Borough, Montgomery County, Pa.

Being Parcel Number: 16-00-21860-00-3

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

2. Persons To Whom Distribution Is To Be Made:

- | | |
|----------------------|--|
| 1. \$2,277.88 | payable to Sheriff of Montgomery County for costs. |
| 2. \$ 805.00 | payable to Recorder of Deeds for transfer tax. |
| 3. \$ 805.00 | payable to Recorder of Deeds for transfer tax. |
| 4. \$ 668.60 | payable to Pottstown Tax Collector for 2013 taxes |
| 5. <u>\$5,443.52</u> | payable to Pottstown Borough Authority/Borough of Pottstown/
Portnoff Law Associates for foreclosing lien #. 1-13951. |

\$10,000.00 TOTAL

March 29, 2013

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

April 8, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2011-18598 Our File No.: 149728-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 \$130,500.00 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. 2011-18598 in said Court between Luther Woods Nursing Homes, Ltd., dba Luther Woods Convalescent Center (Plaintiff), and Evelyn B. Weigmann, Christine M. Butler and Ronald S. Butler (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 27th day March, 2013.

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 322 Forest Avenue, Upper Moreland Township, Montgomery County, Pa.

Being Parcel Number: 59-00-07492-00-9

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

2. Persons To Whom Distribution Is To Be Made:

1. \$ 5,940.78 payable to Sheriff of Montgomery County for costs.
2. \$ 1,905.11 payable to Recorder of Deeds for transfer tax.
3. \$ 1,905.11 payable to Recorder of Deeds for transfer tax.
4. \$ 1,125.75 payable to Montgomery County Tax claim bureau for 2011 taxes
5. \$ 4,600.55 payable to Montgomery County Tax claim bureau for 2012 taxes
6. \$ 4,226.25 payable to Partnoff Law Associates for 2011 School Taxes
7. \$ 932.51 payable to Upper Moreland Township for trash
8. \$ 964.91 payable to Upper Moreland Township for sewer
9. \$ 1,080.51 payable to Joseph J. Olszak, tax collector, for 2012 taxes
10. \$107,818.52 payable to Luther Woods Nursing Homes Ltd. dba Luther Woods Convalescent Center for foreclosure.

\$130,500.00 Total

March 29, 2013

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

April 8, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2012-03442 Our File No.: 149727-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 \$172,000.00 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. 2012-03442 in said Court between JPMorgan Chase Bank, NA, sbmt Chase Home Finance LLC (Plaintiff), and Graham J. Plews and Rachel C. Sullivan (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 27th day March, 2013.

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 922 Vanguard Drive, Red Hill Borough, Montgomery County, Pa.

Being Parcel Number: 17-00-01171-23-4

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

2. Persons To Whom Distribution Is To Be Made:

1. \$ 5,843.30 payable to Sheriff of Montgomery County for costs.
2. \$ 2,301.98 payable to Recorder of Deeds for transfer tax.
3. \$ 2,301.98 payable to Recorder of Deeds for transfer tax.
4. \$ 920.00 payable to Karen L. Frank, tax collector for 2013 Taxes
5. \$ 755.11 payable to Upper Montgomery Joint Authority for sewer
6. \$ 145.55 payable to Red Hill Water Authority for water.
7. \$ 468.00 payable to Preston Court Homeowners Association for assessments
8. \$159,264.08 payable to JPMorgan Chase Bank for foreclosure.

\$172,000.00 Total

March 29, 2013

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

April 8, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

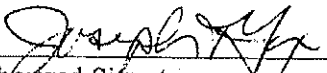
Writ No: 2012-08720 Our File No.: 149524-NFA

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 \$200,000.00 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. 2012-08720 in said Court between Wells Fargo Bank N.A. (plaintiff) and Thomas D. Shevlin and Diana M. Shevlin (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 27th day March, 2013

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 4060 Reininger Road, Upper Moreland Township, Montgomery County, Pa.

Being Parcel Number: 59-00-15209-00-5

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

2. Persons To Whom Distribution Is To Be Made:

1. \$ 7,046.74	payable to Sheriff of Montgomery County for costs.
2. \$ 4,130.78	payable to Recorder of Deeds for transfer tax.
3. \$ 4,130.78	payable to Recorder of Deeds for transfer tax.
4. \$ 2,132.79	payable to Joseph J. Olszak, tax collector, for 2013 taxes
5. \$ 260.00	payable to Township of Upper Moreland for trash lien
6. \$ 122.40	payable to Upper Moreland-Hatboro Joint Sewer Authority for sewer
7. \$ 84,129.43	payable to Wells Fargo Bank, National Association, for foreclosure
8. \$ <u>98,047.08</u>	payable to Wachovia Bank, National Association for Mortgage Book 12167 page 1392.

\$200,000.00

TOTAL

March 29, 2013

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

April 8, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2012-14933 Our File No.: 149726-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 \$262,000.00 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. 2012-14933 in said Court between Wells Fargo Bank, N.A. (Plaintiff), and Sang Ho Kim and Buying S. Kim, a/k/a Byung Kim (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 27th day, March, 2013

First American Title Insurance Company

By:


Authorized Signatory

SCHEDULE A

Being Known as: 12 Meade Road, Whitpain Township, Montgomery County, Pa.

Being Parcel Number: 66-00-04769-00-8

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

2. Persons To Whom Distribution Is To Be Made:

1. \$ 8,522.65	payable to Sheriff of Montgomery County for costs.
2. \$ 3,475.51	payable to Recorder of Deeds for transfer tax.
3. \$ 3,475.51	payable to Recorder of Deeds for transfer tax.
4. \$ 1,342.97	payable to Patty Nelson, tax collector, for 2013 taxes
5. \$ 1,849.65	payable to Whitpain Township for sewer liens
6. \$ 228.00	payable to WSAEMC for waste liens
7. \$ 151.11	payable to the Ambler Borough Water Department for water
8. <u>\$242,954.60</u>	payable to Wells Fargo Bank, N.A., for foreclosure

\$262,000.00 TOTAL

March 29, 2013

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

April 8, 2013

FIRST AMERICAN TITLE INSURANCE COMPANY

Policy Number:

Writ No: 2012-15109 Our File No.: 149725-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 \$18,000.00 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. 2012-15109 in said Court between The Bank of New York Mellon f/k/a The Bank of New York astt JPMorgan Chase Bank N.A. (Plaintiff), and Stephen M. Amenta and Amy R. Heller (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 27th day March, 2013.

First American Title Insurance Company

By:



Authorized Signatory

SCHEDULE A

Being Known as: 407 Beech Street, Pottstown Borough, Montgomery County, Pa.

Being Parcel Number: 16-00-01516-00-7

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

2. Persons To Whom Distribution Is To Be Made:

1. \$ 2,690.17 payable to Sheriff of Montgomery County for costs.
2. \$ 531.30 payable to Recorder of Deeds for transfer tax.
3. \$ 531.30 payable to Recorder of Deeds for transfer tax.
4. \$ 2,178.32 payable to Pottstown Borough for water/sewer/trash
5. \$ 3,209.00 payable to Portnoff Law Associates for liens 13-1258, 13-1427, 13-1428 and 13-1395
6. \$ 8,859.91 payable to The Bank of New York Mellon for foreclosure

\$ 18,000.00 TOTAL

March 29, 2013

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

April 8, 2013