

LAST OWNER AND LIEN SEARCH

Based on the examination of evidence in the appropriate public records, I certify that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This statement does not constitute title insurance; liability hereunder is assumed by North Penn Abstract Company in the amount of \$1,000.00 solely in its capacity as an abstractor for its negligence, mistakes or omissions.

NORTH PENN ABSTRACT COMPANY

BY: *Reggie J. Oms the mach*

NPA: 6792

PREMISES: 21 Big Road, Zieglerville, PA 19492

TITLE VESTED IN: David J. Toal, Executor of the Estate of Gloria J. Casale, deceased

BEING the same premises which Gloria J. Casale, incorrectly referred to as Gloria T. Casale, by Deed of Correction dated June 4, 2024, and recorded July 2, 2024, in the Office of the Recorder of Deeds in and for the County of Montgomery, Pennsylvania, in Deed Book 6368, Page 126, granted and conveyed unto Gloria J. Casale, in fee.

AND THE SAID Gloria J. Casale has departed this life on June 26, 2025 leaving a Last Will and Testament registered in the Register of Wills Office of Montgomery County under RW#2025-x2968 for whose Estate Letters Testamentary were granted on August 7, 2025 unto David J. Toal.

TITLE SEARCHED: through October 5, 2025

REQUIREMENTS:

1. REAL ESTATE TAXES

- a. Tax Receipts for the last three years to be produced and filed with the Company.
- b. Current Assessment: **\$170,670.00**
- c. UPI #: **38-00-02059-00-9**
- d. Taxes for the current year **2025**:

MORTGAGES

- 1. AMOUNT: \$100,001.00
FROM: Michael J. Casale, Jr. and Gloria T. Casale
TO: MERS, as Nominee for Encore Credit
DATED: October 10, 2007
RECORDED: October 17, 2007
MORTGAGE BOOK: 12247 PAGE: 309
Assigned To: First National Bank of America recorded 1/8/2013 in Mortgage Book 13494 page 523.

JUDGMENTS:

(None)

MECHANIC'S AND MUNICIPAL CLAIMS:

- 1. Lower Frederick Township vs. Michael and Gloria Casale Municipal Lien entered 6/24/1999 for \$4,025.00
CP# 1999-10715

ADDITIONAL REQUIREMENTS:

(None)

NPA: 6792

EXCEPTIONS:

1. Title to that portion of the premises within the bed of Big Road is subject to the public and private rights therein.

LEGAL DESCRIPTION

PREMISES "A"

ALL THAT CERTAIN message or tenement and tract or piece of land with the buildings thereon erected, situate in the Village of Zieglerville, Township of Lower Frederick (formerly Frederick), County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of lands now or late of Jacob Schwenk, in a public road, leading from Zieglerville to Boyertown; thence along said public road, and by land now or late of William Shuler, North seventy-two and one-half degree West, six perches and six one-hundredths perches to a corner in said road, a corner now or late of Jacob L. Gerhart's land; thence by the same, North twenty-two and one-half degrees East, thirty perches and six tenths perches to a corner in line of Samuel S. Smith's land; thence by the same South, forty-seven and one-half degrees, East, six perches and four-tenths perches to a corner of Jacob Schwenk's land; thence by the same South, twenty-two and one-half degrees West, twenty-seven perches and seventy-eight one-hundredths perches to the place of beginning.

PREMISES "B"

ALSO ALL THAT CERTAIN tract or piece of land adjoining the above described tract, situate in the Village of Zieglerville, Township of Lower Frederick (formerly Frederick), County of Montgomery and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a stake, a corner, in the middle of a public road leading from Zieglerville to Boyertown; thence along the middle of said road, North seventy-five degrees West, four perches to a corner of Hannah K. Richard's lot #1; thence by the same, North twenty and one-half degrees East, twenty-six perches and eighty-five one-hundredths perches to a stone a corner in line of land which the said Aaron Schwenk, reserved for the use of a road, one perch wide, now or late of Frederick Gilbert's land; thence by the same, South forty-eight and one-quarter degrees East, four perches and twenty-five one-hundredths perches to a stone, a corner in said line; thence by lot now or late of Martin H. Heimer's South twenty and one-half degrees West, twenty-four perches and ninety-five one-hundredths perches to the place of beginning.

BEING Parcel No. 38-00-02059-00-9