

First American Title Insurance Company

Amended

Persons to Whom Distribution is to be Made:

- \$7,617.19 Sheriff's Costs
- \$1,634.53 Transfer Tax on Deed due Recorder of Deeds
(Subject to possible modification upon production of affidavit)
- \$1,634.53 Transfer Tax on Deed due Commonwealth of Pennsylvania
(Subject to possible modification upon production of affidavit)
- \$2,575.84 Sewer Rent due through 11/30/2021. Payable to Whitpain Township
- \$77.00 Waste Generation Fee due through 9/30/2021. Payable to County of Montgomery c/o Waste System Authority
- \$1,730.00 Condominium/Home Owner Association Fees/Dues. Payable to Whitpain Hills Home Owners Association, Inc.
- \$93,904.73
- ~~\$95,904.73~~ Amount Due to Plaintiff. Payable to NewRez LLC fka New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing
- \$20,148.37 Junior Lien. Payable to Whitpain Hills Home Owners Association, Inc.
- \$11,677.81
- ~~\$9,677.81~~ Excess Funds. Payable to Frances P. Knox

TOTAL \$141,000.00

(Satisfactory proof of amount due must be furnished prior to payment).

**Due to a change in the Commonwealth of Pennsylvania's search requirement, company is unable to obtain Child Support Searches without a full social security number. Company assumes no liability for lien priority of potential child support liens, if any.*

For Informational Purposes Only, Premises: 412 Whitpain Hills PA
Case No. 2014-12147

Amended per the attached Court Order.

Schedule of Distribution was Hung on October 28, 2021
Unless exceptions are filed on or before November 8, 2021 distribution will be made in accordance with the above schedule

NEWREZ LLC FKA NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING	COURT OF COMMON PLEAS
	MONTGOMERY COUNTY
Plaintiff,	NO. 2014-12147
v.	
FRANCES PAGE KNOX	CIVIL ACTION - MORTGAGE FORECLOSURE
Defendant(s)	

ORDER

AND NOW, this 4th day of February, 2022, upon consideration of the Stipulation of Settlement by and between Plaintiff NewRez LLC fka New Penn Financial d/b/a Shellpoint Mortgage Servicing ("Plaintiff") and Defendant Frances Page Knox ("Defendant") resolving Defendant's Exceptions to Sheriff's Proposed Distribution Pursuant to Pa.R.C.P. 3136(d) ("Exceptions"), it is hereby ORDERED and DECREED that the Montgomery County Sheriff's Schedule of Distribution of Proceeds from the sale of the real property located at 412 Whitpain Hills, Blue Bell, PA 19422 (the "Property") held on September 29, 2021 is hereby amended as follows:

Persons to Whom Distribution is to be Made:

- \$7,617.19** **Sheriff's Costs**
- \$1,634.53** **Transfer Tax on Deed due Recorder of Deeds**
(Subject to possible modification upon production of affidavit)
- \$1,634.53** **Transfer Tax on Deed due Commonwealth of Pennsylvania**
(Subject to possible modification upon production of affidavit)
- \$2,575.84** **Sewer Rent due through 11/30/2021. Payable to Whitpain**
Township

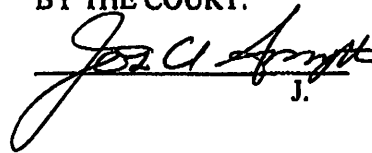
\$77.00	Waste Generation Fee due through 9/30/2021. Payable to County of Montgomery c/o Waste System Authority
\$1,730.00	Condominium/Home Owner Association Fees/Dues. Payable to Whitpain Hills Home Owners Association, Inc.
\$93,904.73	Amount Due to Plaintiff. Payable to NewRez LLC fka New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing
\$20,148.37	Junior Lien. Payable to Whitpain Hills Home Owners Association, Inc.
\$11,677.81	Excess Funds. Payable to Frances P. Knox
TOTAL \$141,000.00	

It is further ORDERED that counsel for Plaintiff shall serve a copy of this Order on the Montgomery County Sheriff within seven (7) days of the entry of this Order; and

It is further ORDERED that the Montgomery County Sheriff shall promptly distribute the proceeds from the sale of the Property in accordance with this Order; and

It is further ORDERED that Defendant's Exceptions are hereby dismissed with prejudice.

BY THE COURT:


J.

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Attorneys for Plaintiff

NEWREZ LLC FKA NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING	COURT OF COMMON PLEAS
	MONTGOMERY COUNTY
Plaintiff,	NO. 2014-12147
v.	
FRANCES PAGE KNOX	
Defendant(s)	CIVIL ACTION - MORTGAGE FORECLOSURE

**STIPULATION OF SETTLEMENT BETWEEN PLAINTIFF NEWREZ LLC FKA NEW
PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING AND
DEFENDANT FRANCES PAGE KNOX**

Plaintiff NewRez LLC fka New Penn Financial LLC d/b/a Shellpoint Mortgage Servicing ("Plaintiff") and Defendant Frances Page Knox ("Defendant"), by and through their respective counsel, hereby stipulate and agree as follows:

WHEREAS, a Sheriff's Sale of the real property formerly owned by Defendant located at 412 Whitpain Hills, Blue Bell, PA 19422 (the "Property") was held on September 29, 2021;

WHEREAS, the Property was sold to a third party purchaser for the sum of \$141,000.00;

WHEREAS, Defendant filed Exceptions to Sheriff's Proposed Distribution Pursuant to Pa.R.C.P. 3136(d) ("Exceptions") on or about November 5, 2021;

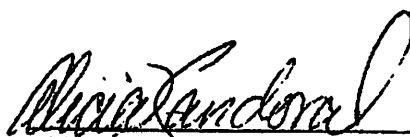
WHEREAS, Plaintiff filed an Opposition to the Exceptions on or about November 30, 2021;

WHEREAS, an evidentiary hearing on the Exceptions (the "Hearing") was held on December 1, 2021 before the Honorable Joseph A. Smyth, Senior Judge; and

WHEREAS, the parties have amicably resolved their dispute and seek the entry of a Stipulation of Settlement and Order memorializing their agreement.

NOW THEREFORE, the parties hereby agree as follows:

1. Plaintiff agrees to reduce its amount due from the distribution of sale proceeds by the sum of \$2,000.00 in favor of Defendant, for a total distribution due to Plaintiff totaling the sum of \$93,904.73.
2. The excess funds from the distribution of sale proceeds due to Defendant shall total the sum of \$11,677.81.
3. The parties agree to the form and entry of the proposed Order attached hereto as Exhibit "A."
4. With the entry of the attached Order, Defendant agrees to withdraw its Exceptions to Sheriff's Proposed Distribution with prejudice.


ALICIA M. SANDOVAL, ESQUIRE
Pincus Law Group, PLLC
Attorney for Plaintiff NewRez LLC fka
New Penn Financial, LLC d/b/a
Shellpoint Mortgage Servicing

Dated: 2/4/22


MARK A. CRONIN, ESQUIRE
Attorney for Defendant Frances Page Knox

Dated: 2-4-2022

EXHIBIT "A"

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$11,302.63	Sheriff's Costs
\$3,028.48	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$3,028.48	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$7,775.83	Township/County/School taxes for the year(s) 2020 (as liened). Payable to Montgomery County Tax Claim Bureau
\$1,263.52	County and Township taxes for the current year 2021. Payable to Michael B. Murray, Tax Collector
\$97.14	Sewer Rent due through 9/29/2021. Payable to West Norriton Township MUA
\$1,324.38	Municipal Lien due. Payable to Portnoff Law Associates, Ltd.
\$1,607.00	Condominium/Home Owner Association Fees/Dues. Payable to The Mews at Valley Forge HOA
\$237,572.54	Amount Due to Plaintiff. Payable to Cascade Funding Mortgage Trust HB5

TOTAL \$267,000.00

(Satisfactory proof of amount due must be furnished prior to payment).

NOTE: COMPANY ASSUMES NO LIABILITY FOR, AND THE POLICY DOES NOT COVER:
Pennsylvania Inheritance Taxes due the Commonwealth of PA by the estate of Richard Harris .

**Due to a change in the Commonwealth of Pennsylvania's search requirement, company is unable to obtain Child Support Searches without a full social security number. Company assumes no liability for lien priority of potential child support liens, if any.*

For Informational Purposes Only, Premises: 2103 Harrison Court PA
Case No. 2019-18977

Schedule of Distribution was Hung on October 22, 2021
Unless exceptions are filed on or before November 1, 2021 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$9,344.03	Sheriff's Costs
\$2,680.61	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$2,680.61	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$3,812.52	School taxes for the current year 2021/2022. Payable to Keith Freed, Tax Collector
\$1,875.50	Sewer Rent due through 9/30/2021. Payable to Franconia Sewer Authority
\$7,926.44	Municipal Lien due. Payable to Portnoff Law Associates, Ltd.
\$169,180.29	Amount Due to Plaintiff. Payable to HB3 Alternative Holdings, LLC
TOTAL \$197,500.00	

(Satisfactory proof of amount due must be furnished prior to payment).

NOTE: COMPANY ASSUMES NO LIABILITY FOR, AND THE POLICY DOES NOT COVER:
Pennsylvania Inheritance Taxes due the Commonwealth of PA by the estate of Jean T. O'Donnell .

**Due to a change in the Commonwealth of Pennsylvania's search requirement, company is unable to obtain Child Support Searches without a full social security number. Company assumes no liability for lien priority of potential child support liens, if any.*

For Informational Purposes Only, Premises: 10 Cowpath Road PA
Case No. 2019-12133

Schedule of Distribution was Hung on October 18, 2021,
Unless exceptions are filed on or before October 27, 2021 distribution will be made in
accordance with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$6,248.90	Sheriff's Costs
\$2,093.50	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$2,093.50	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$5,432.75	Township/County/School taxes for the year(s) 2010 & 2019 (as liened). Payable to Boyertown Area School District.
\$721.42	County and Township taxes for the current year 2021. Payable to Rebecca Zern, Tax Collector
\$2,831.65	School taxes for the current year 2021/2022. Payable to Rebecca Zern, Tax Collector
\$29,728.28	Amount Due to Plaintiff. Payable to Wells Fargo Bank, N.A. s/b/m Wachovia Bank, National Association
TOTAL \$49,150.00	

(Satisfactory proof of amount due must be furnished prior to payment).

NOTE: COMPANY ASSUMES NO LIABILITY FOR, AND THE POLICY DOES NOT COVER:
Pennsylvania Inheritance Taxes due the Commonwealth of PA by the estate of Frank J. Fulmer.

**Due to a change in the Commonwealth of Pennsylvania's search requirement, company is unable to obtain Child Support Searches without a full social security number. Company assumes no liability for lien priority of potential child support liens, if any.*

For Informational Purposes Only, Premises: 136 Hill Road PA
Case No. 2019-27084

Schedule of Distribution was Hung on October 14, 2021,
Unless exceptions are filed on or before October 25, 2021 distribution will be made in
accordance with the above schedule