

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$8,593.32	Sheriff's Costs
\$2,431.30	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$2,431.30	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$673.50	County and Township taxes for the current year 2022. Payable to Daniel Reavy, Tax Collector
\$885.91	Sewer Rent due through 5/31/2022. Payable to Hatfield Township Municipal Authority
\$41.22	Water rents due 3/30/2022. Payable to North Penn Water Authority
\$154,943.45	Amount Due to Plaintiff. Payable to Nationstar Mortgage, LLC d/b/a Champion Mortgage Company
TOTAL \$170,000.00	

(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 Anna M. Moore and Howard W. Moore Jr..

**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: 2926 Walnut Street PA
Case No. 2021-04214

Schedule of Distribution was Hung on April 26, 2022,
Unless exceptions are filed on or before May 5, 2022 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$13,976.63	Sheriff's Costs
\$12,096.00	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$12,096.00	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$3,679.00	County and Township taxes for the current year 2022. Payable to Julie Mullin, Tax Collector
\$3,706.30	Sewer Rent due through 4/30/2022. Payable to HAB-UTIL
\$646,446.07	Amount Due to Plaintiff. Payable to Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of the CWALT, Inc. Alternative Loan Trust 2006-OC11, Mortgage Pass-Through Certificates Series 2006-OC11

TOTAL \$692,000.00

(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: 290 Upper Indian Head Road PA
Case No. 2014-24970

Schedule of Distribution was Hung on May 11, 2022,
Unless exceptions are filed on or before May 20, 2022 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$8,362.31	Sheriff's Costs
\$3,116.96	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$3,116.96	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$836.50	Township/County/School taxes for the year(s) 2020 & 2021 (as liened). Payable to Montgomery County Tax Claim Bureau
\$2,569.00	County and Township taxes for the current year 2022. Payable to Cheltenham Township
\$45,453.11	Amount Due to Plaintiff. Payable to Portnoff Law Associates, LTD
\$7,360.24	Junior Lien. Payable to Citibank, N.A.
\$97,184.92	Excess Funds. Payable to Diane C. Johnson
TOTAL \$168,000.00	

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

JUDGMENT 201925793 – BANK OF AMERICA VS DIANE C JOHNSON, DATED 01/06/2020 IN THE AMOUNT \$ 10,127.91 was divested with notice to Bank of America and to Robert W. Cusick, the attorney who filed the judgment, per the 3129 affidavit filed 3/22/2022.

**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: 556 Shoemaker Road PA
Case No. 2019-23809

Schedule of Distribution was Hung on May 11, 2022,
Unless exceptions are filed on or before May 20, 2022 distribution will be made in accordance
with the above schedule

First American Title Insurance Company
AMENDED

Persons to Whom Distribution is to be Made:

\$6,383.71	Sheriff's Costs
\$2,430.18	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$2,430.18	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$9,562.49	Township/County/School taxes for the year(s) 2017 through 2021 (as liened). Payable to Montgomery County Tax Claim Bureau
\$1,980.92	County and Township taxes for the current year 2022. Payable to Pottstown Tax Collector
\$8,068.58	Water rents due 3/30/2022. Payable to Borough of Pottstown
\$80,184.88	Amount Due to Plaintiff. Payable to Portnoff Law Associates Ltd.
\$4,659.06	Excess Funds. Payable to Stephen J. & Deborah A. Reichert
TOTAL \$115,700.00	

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

Mortgage to Greenpoint Mortgage Funding Inc. for \$20,300.00 recorded 9/14/2005 in Mortgage Book 11583, Page 1873, senior lien, will not be divested in sale, \$0.00 being distributed.

Mortgage to CommunityBanks for \$484,000.00, recorded 01/3/2007 in Mortgage Book 11990, Page 2278, senior lien, will not be divested in sale, \$0.00 being distributed.

Mortgage to CommunityBanks for \$100,000.00, recorded 01/3/2007 in Mortgage Book 11990, Page 2292, senior lien, will not be divested in sale, \$0.00 being distributed.

Mortgage to NOVA Bank for \$50,000.00, recorded 7/23/2010 in Mortgage Book 12875, Page 655, senior lien, will not be divested in sale, \$0.00 being distributed.

**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: 122 East Third Street PA
Case No. 2013-01849

Schedule of Distribution was Hung on May 11, 2022,
Unless exceptions are filed on or before May 20, 2022 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$6,506.87	Sheriff's Costs
\$2,117.70	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$2,117.70	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$1,726.00	County and Township taxes for the current year 2022. Payable to Pottstown Tax Collector
\$463.55	Water rents due 3/30/2022. Payable to Borough of Pottstown
\$6,677.60	Amount Due to Plaintiff. Payable to Portnoff Law Associates Ltd
\$79,390.58	Excess Funds. Payable to Gregory P. Deegan
TOTAL \$99,000.00	

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

***Mortgage to CitiFinancial Services Inc. for \$68,399.87, recorded 12/29/2004 in Mortgage Book 9806, Page 931, senior lien, will not be divested in sale, \$0.00 being distributed. ***

***Mortgage to First Niagra Bank NA for \$35,000.00, recorded 9/14/2011 in Mortgage Book 13144, Page 2804, senior lien, will not be divested in sale, \$0.00 being distributed. ***

Judgment to Cavalry SPV I LLC, dated 7/30/2020 in the amount of \$19,069.91, Case No.2019-21514, senior lien, will not be divested in sale, \$0.00 being distributed.

**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: 1019 Terrace Lane PA
Case No. 2019-14592

Schedule of Distribution was Hung on May 9, 2022
Unless exceptions are filed on or before May 18, 2022 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$11,403.60	Sheriff's Costs
\$3,230.30	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$3,230.30	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$837.97	County and Township taxes for the current year 2022 . Payable to Lower Gwynedd Township Tax Collector
\$4,450.54	Sewer Rent due through 2022. Payable to Bucks County Water & Sewer Authority
\$2,452.46	Water rents due 5/11/2022. Payable to Borough of Ambler Water Department
\$297,394.83	Amount Due to Plaintiff. Payable to Reverse Mortgage Funding LLC
TOTAL \$323,000.00	

(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 Jean K. Forte.

**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: 417 Knight Road PA
Case No. 2021-02156

Schedule of Distribution was Hung on April 29, 2022,
Unless exceptions are filed on or before May 9, 2022 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$10,928.11	Sheriff's Costs
\$3,023.10	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$3,023.10	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$424.15	Sewer Rent due through 4/30/22. Payable to Lower Pottsgrove Authority
\$685.90	Water rents due 4/30/2022. Payable to Pottstown Borough Authority
\$2,065.51	Municipal Lien due. Payable to Portnoff Law Associates, Ltd.
\$238,394.66	Amount Due to Plaintiff. Payable to Community Loan Servicing, LLC f/k/a Bayview Loan Servicing, LLC
\$17,863.47	Excess Funds. Payable to United States Internal Revenue (No Invoice Provided)
TOTAL	\$276,408.00

(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 Thomas Durkin.

**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: 1950 Deer Ridge Drive PA
Case No. 2021-01332

Schedule of Distribution was Hung on April 25, 2022,
Unless exceptions are filed on or before May 4, 2022 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

AMENDED

\$11,022.56	Sheriff's Costs
\$3,326.85	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$3,326.85	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$8,568.24	Township/County/School taxes for the year(s) 2020 and 2021 (as liened). Payable to Montgomery County Tax Claim Bureau
\$1,116.27	County and Township taxes for the current year 2022. Payable to Melissa Wanczyk, Tax Collector
\$1,480.80	Sewer Rent due through 6/30/2022. Payable to Whitpain Township
\$250,273.46	Amount Due to Plaintiff. Payable to Sun Federal Credit Union
\$52,884.97	Excess Funds. Payable to Estate of Anne R. White, deceased
TOTAL \$332,000.00	

(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 Anne R. White.

**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: 1633 Thayer Drive PA
Case No. 2021-17035

Schedule of Distribution was Hung on April 22, 2022,
Unless exceptions are filed on or before May 2, 2022 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

Amended

\$7,022.98	Sheriff's Costs
\$1,727.26	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$1,727.26	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$1,408.00	County and Township taxes for the current year 2022. Payable to Pottstown Tax Collector
\$147.44	Water rents due 3/30/2022. Payable to Borough of Pottstown
\$102,967.06	Amount Due to Plaintiff. Payable to LoanCare, LLC

TOTAL \$115,000.00

(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: 514 Butler Street aka, 514 Butler Avenue PA
Case No. 2019-01989

Schedule of Distribution was Hung on April 20, 2022,
Unless exceptions are filed on or before April 29, 2022 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$11,233.07	Sheriff's Costs
\$3,724.45	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$3,724.45	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$914.86	Sewer Rent due through 5/10/2022. Payable to Springfield Township
\$938.58	Rubbish fees due through 5/10/2022. Payable to Springfield Township
\$1,633.64	Water rents due 4/8/2022. Payable to Bucks County Water and Sewer Authority
\$294,830.95	Amount Due to Plaintiff. Payable to Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not Individually but as Trustee for Pretium Mortgage Acquisition Trust

TOTAL \$317,000.00

(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: 46 Brookside Road PA
Case No. 2018-16196

Schedule of Distribution was Hung on April 20, 2022,
Unless exceptions are filed on or before April 29, 2022 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$9,446.12	Sheriff's Costs
\$2,024.96	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$2,024.96	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$6,866.88	Condominium/Home Owner Association Fees/Dues. Payable to Briar House Condominium Association
\$124,637.08	Amount Due to Plaintiff. Payable to Wells Fargo Bank, NA
TOTAL \$145,000.00	

(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 Robert B. Morgan.

**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: 8302 Old York Road, #A24 PA
Case No. 2019-19461

Schedule of Distribution was Hung on April 20, 2022,
Unless exceptions are filed on or before April 29, 2022 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$6,008.43	Sheriff's Costs
\$1,771.84	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$1,771.84	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$99.00	Sewer Rent due through 3/30/2022. Payable to Royersford Borough
\$66,290.89	Amount Due to Plaintiff. Payable to Wells Fargo Bank, N.A.
TOTAL \$75,942.00	

(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 .

For Informational Purposes Only, Premises: 307 Washington Street PA
Case No. 2020-02819

Schedule of Distribution was Hung on April 15, 2022,
Unless exceptions are filed on or before April 25, 2022 distribution will be made in accordance
with the above schedule