

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$6,161.31	Sheriff's Costs
\$874.94	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$874.94	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$3,239.48	Condominium/Home Owner Association Fees/Dues. Payable to Spring Mountain Summit Condominium Associatin
\$62,949.33	Amount Due to Plaintiff. Payable to Quicken Loans LLC
TOTAL \$74,100.00	

(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: 1511 Forest Lane, Condo A9 PA
Case No. 2019-24527

Schedule of Distribution was Hung on June 29, 2022,
Unless exceptions are filed on or before July 8, 2022 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$13,882.38	Sheriff's Costs
\$9,488.64	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$9,488.64	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$229.67	Sewer Rent due through 6/15/2022. Payable to BCWSA
\$280.41	Water rents due 6/30/2022. Payable to Ambler Borough Water Department
\$421,080.44	Amount Due to Plaintiff. Payable to KeyBank, N.A. s/b/m First Niagara Bank, N.A. s/b/m Harleysville National Bank & Trust Company
\$110,904.42	Junior Lien. Payable to KeyBank, N.A. s/b/m First Niagara Bank, N.A. s/b/m Harleysville National Bank & Trust Company
\$45,645.40	Junior Lien. Payable to Alex M. Steinbergh (Balance of Funds-No Invoice Provided)

TOTAL \$611,000.00

(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: 300 Arbor Lane PA
Case No. 2019-27826

Schedule of Distribution was Hung on June 23, 2022,
Unless exceptions are filed on or before July 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:

\$10,862.21	Sheriff's Costs
\$3,679.20	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$3,679.20	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$304,779.39	Amount Due to Plaintiff. Payable to Lakeview Loan Servicing, 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 Robert L. Bolden.

**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: 8101 Newbold Lane PA
Case No. 2021-06896

Schedule of Distribution was Hung on June 10, 2022,
Unless exceptions are filed on or before June 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:

\$11,673.38	Sheriff's Costs
\$3,970.18	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$3,970.18	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$4,825.78	Township/County/School taxes for the year(s) 2020 and 2021 (as liened). Payable to Montgomery County Tax Claim Bureau
\$2,038.48	County and Township taxes for the current year 2022. Payable to Upper Dublin Tax Collector
\$1,790.37	Sewer Rent due through 5/20/2022. Payable to BCWSA
\$23,578.31	Amount Due to Plaintiff. Payable to Portnoff Law Associates, Ltd
\$322,153.32	Excess Funds. Payable to Patricia Burns
TOTAL \$374,000.00	

(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: 1312 Harris Road PA
Case No. 2020-14312

Schedule of Distribution was Hung on June 16, 2022,
Unless exceptions are filed on or before June 27, 2022 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$5,749.68	Sheriff's Costs
\$1,182.72	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$1,182.72	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$345.86	Sewer Rent due through 5/25/2022. Payable to Borough of Pottstown
\$4,570.40	Municipal Lien due. Payable to Portnoff Law Associates, Ltd.
\$51,768.62	Amount Due to Plaintiff. Payable to The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Holders of Mastr Alternative Loan Trust 2006-2

TOTAL \$64,800.00

(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: 451 Cherry Street PA
Case No. 2020-03987

Schedule of Distribution was Hung on June 16, 2022,
Unless exceptions are filed on or before June 27, 2022 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$14,192.49	Sheriff's Costs
\$9,269.34	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$9,269.34	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$5,204.24	Township/County/School taxes for the year(s) 2021 (as liened). Payable to Montgomery County Tax Claim Bureau
\$70.13	Sewer Rent due through 6/17/2022. Payable to BCWSA
\$17,028.12	Municipal Lien due. Payable to Portnoff Law Associates, Ltd.
\$584,423.05	Amount Due to Plaintiff. Payable to Citizens Bank of Pennsylvania
\$43,543.29	Junior Lien. Payable to Citizens Bank of Pennsylvania

TOTAL \$683,000.00

(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: 1469 Catlin Way PA
Case No. 2016-26343

Schedule of Distribution was Hung on June 10, 2022,
Unless exceptions are filed on or before June 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:

\$9,436.45	Sheriff's Costs
\$2,082.75	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$2,082.75	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$1,669.47	Sewer Rent due through 6/30/2022. Payable to West Norriton Township Municipal Authority
\$1,650.00	Condominium/Home Owner Association Fees/Dues. Payable to Village at Regents Park Homeowners Association
\$203,178.58	Amount Due to Plaintiff. Payable to Citizens Bank, N.A.

TOTAL \$220,100.00

(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: 2412 Norrington Drive PA
Case No. 2019-25909

Schedule of Distribution was Hung on June 21, 2022,
Unless exceptions are filed on or before June 30, 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:

\$10,071.71	Sheriff's Costs
\$2,175.71	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$2,175.71	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$221,233.88	Amount Due to Plaintiff. Payable to COBA, Inc. Assignee of TD Bank, N.A.
\$5,019.99	Junior Lien. Payable to TD BANK, N.A.
\$823.00	Junior Lien. Payable to Montgomery County- Clerk of Courts (No invoice provided-Case No.2013-11301)

TOTAL \$241,500.00

(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: 907 Tennis Avenue PA
Case No. 2019-22314

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$5,242.82	Sheriff's Costs
\$1,830.08	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$1,830.08	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$54,597.02	Amount Due to Plaintiff. Payable to Portnoff Law Associates, LTD. (BALANCE OF FUNDS)

TOTAL \$63,500.00

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

Mortgage to Nova Savings Bank for \$128,000.00, recorded 01/23/2007 in Mortgage Book 12012, Page 498, senior lien, will not be divested in sale, \$0.00 being distributed.

COMPANY ASSUMES NO LIABILITY FOR, AND THE POLICY DOES NOT COVER THE BALANCE OF PORTNOFF LAW ASSOCIATES, LTD, TAX CLAIM 2019, 2020 AND 2021, 2022 CURRENT TOWNSHIP, COUNTY AND SCHOOL TAXES, CURRENT WATER, SEWER AND TRASH.

**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: 121 East Third Street PA
Case No. 2013-01952

Schedule of Distribution was Hung on July 6, 2022,
Unless exceptions are filed on or before July 15, 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:

\$5,242.82	Sheriff's Costs
\$1,830.08	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$1,830.08	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$54,597.02	Amount Due to Plaintiff. Payable to Portnoff Law Associates, LTD. (BALANCE OF FUNDS)
TOTAL \$63,500.00	

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

COMPANY ASSUMES NO LIABILITY FOR, AND THE POLICY DOES NOT COVER THE BALANCE OF PORTNOFF LAW ASSOCIATES, LTD, TAX CLAIM 2019, 2020 AND 2021, 2022 CURRENT TOWNSHIP, COUNTY AND SCHOOL TAXES, CURRENT WATER, SEWER AND TRASH.

**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: 121 East Third Street PA
Case No. 2013-01952

Updated August 3, 2022

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$8,481.15	Sheriff's Costs
\$2,011.52	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$2,011.52	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$1,369.00	County and Township taxes for the current year 2022. Payable to Cheltenham Township
\$199.00	Municipal Lien due. Payable to Cheltenham Township.
\$6,086.67	Municipal Lien due. Payable to Portnoff Law Associates, Ltd.
\$5,626.44	Condominium/Home Owner Association Fees/Dues. Payable to Briar House Condominium Association
\$85,971.70	Amount Due to Plaintiff. Payable to Citibank N.A.
TOTAL \$111,757.00	

(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: 8302 Old York Road, Condo B-65 PA
Case No. 2017-15172

Schedule of Distribution was Hung on June 30, 2022,
Unless exceptions are filed on or before July 11, 2022 distribution will be made in accordance
with the above schedule