

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

<u>\$9,825.79</u>	Sheriff's Costs
<u>\$2,335.19</u>	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
<u>\$2,335.19</u>	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
<u>\$27.50</u>	Sewer Rent due through January 1, 2023. Payable to Norristown Municipal Waste Authority
<u>\$209,276.33</u>	Amount Due to Plaintiff. Payable to JP Morgan Chase Bank, N.A. s/b/m to Chase Home Finance, LLC s/b/m to Chase Manhattan Mortgage Corporation c/o Carrington Mortgage Services, LLC

TOTAL: \$223,800.00

(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 Michael P. Brecker.**

***NOTE: Due to a change in the search requirement imposed by the Commonwealth of Pennsylvania, child support searches are unable to be obtained without a full social security number. COMPANY ASSUMES NO LIABILITY FOR, AND THE POLICY DOES NOT COVER loss or damage, costs, or expenses arising from any child support or domestic relations liens which may encumber the property, if any.**

***NOTE: COMPANY ASSUMES NO LIABILITY FOR AND THE POLICY DOES NOT COVER: Any loss or damage, costs, expenses or attorney's fees, arising from or related to the effect or consequences of the moratoriums and suspensions on foreclosures announced by various government agencies including but not limited to: HUD-United States Department of Housing and Urban Development, Fannie Mae - Federal National Mortgage Association, Freddie Mac - Federal Home Loan Mortgage Corporation, VA-Veterans' Administration, or the USDA-US Department of Agriculture, pursuant to the COVID-19 moratoriums and suspensions of foreclosures of federally backed mortgage loans, including those insured by FHA-Federal Housing Administration, whether for a Single Family Mortgage or a Home Equity Conversion (AKA Reverse) Mortgage.**

***NOTE: SUBJECT TO 120-DAY RIGHT OF REDEMPTION OF THE USA/INTERNAL REVENUE SERVICE PURSUANT TO 26 U.S.C. § 7425 and 28 U.S.C. § 2410.**

For Informational Purposes Only, Premises: 733 Buttonwood Street, Norristown, PA 19403
Case No.: 2018-21566

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

<u>\$14,380.79</u>	Sheriff's Costs
<u>\$9,698.50</u>	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
<u>\$9,698.50</u>	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
<u>\$40,196.00</u>	Municipal Lien due. Payable to Township of Lower Merion
<u>\$479.14</u>	Municipal Lien due. Payable to Lower Merion Township
<u>\$628,047.07</u>	Amount Due to Plaintiff. Payable to Mortgage Assets Management, LLC

TOTAL: \$702,500.00

(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 Leland C. Warren.

***NOTE:** Due to a change in the search requirement imposed by the Commonwealth of Pennsylvania, child support searches are unable to be obtained without a full social security number. COMPANY ASSUMES NO LIABILITY FOR, AND THE POLICY DOES NOT COVER loss or damage, costs, or expenses arising from any child support or domestic relations liens which may encumber the property, if any.

***NOTE:** COMPANY ASSUMES NO LIABILITY FOR AND THE POLICY DOES NOT COVER: Any loss or damage, costs, expenses or attorney's fees, arising from or related to the effect or consequences of the moratoriums and suspensions on foreclosures announced by various government agencies including but not limited to: HUD-United States Department of Housing and Urban Development, Fannie Mae - Federal National Mortgage Association, Freddie Mac - Federal Home Loan Mortgage Corporation, VA-Veterans' Administration, or the USDA-US Department of Agriculture, pursuant to the COVID-19 moratoriums and suspensions of foreclosures of federally backed mortgage loans, including those insured by FHA-Federal Housing Administration, whether for a Single Family Mortgage or a Home Equity Conversion (AKA Reverse) Mortgage.

***NOTE:** SUBJECT TO 120-DAY RIGHT OF REDEMPTION OF THE USA/INTERNAL REVENUE SERVICE PURSUANT TO 26 U.S.C. § 7425 and 28 U.S.C. § 2410.

Mortgage to West Philadelphia Federal Savings and Loan Association, recorded 4/21/1966 in Mortgage Book 3524, Page 226, senior lien, will not be divested in sale, \$0.00 being distributed.

Mortgage to National Bank of the Main Line, recorded 5/15/1989 in Mortgage Book 6442, Page 834, senior lien, will not be divested in sale, \$0.00 being distributed.

Mortgage to National Bank of the Main Line, recorded 9/24/1991 in Mortgage Book 6762, Page 788, senior lien, will not be divested in sale, \$0.00 being distributed.

For Informational Purposes Only, Premises: 721 Conshohocken State Road, Penn Valley, PA 19072
Case No.: 2021-02931

Schedule of Distribution was Hung on December 28, 2022,
Unless exceptions are filed on or before January 9, 2023 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

<u>\$8,121.47</u>	Sheriff's Costs
<u>\$2,213.75</u>	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
<u>\$2,213.75</u>	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
<u>\$170.38</u>	Sewer Rent due through December 30, 2022. Payable to West Norriton Township Municipal Authority
<u>\$145,980.65</u>	Amount Due to Plaintiff. Payable to U.S. Bank National Association as Trustee for the Registered Holders of CSMC Asset Backed Trust 2007-NC1 OSI, CSMC Asset-Backed Pass-Through Certificates, Series 2007-NC1 OSI

TOTAL: \$158,700.00

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

***NOTE:** Due to a change in the search requirement imposed by the Commonwealth of Pennsylvania, child support searches are unable to be obtained without a full social security number. **COMPANY ASSUMES NO LIABILITY FOR, AND THE POLICY DOES NOT COVER** loss or damage, costs, or expenses arising from any child support or domestic relations liens which may encumber the property, if any.

***NOTE: COMPANY ASSUMES NO LIABILITY FOR AND THE POLICY DOES NOT COVER:** Any loss or damage, costs, expenses or attorney's fees, arising from or related to the effect or consequences of the moratoriums and suspensions on foreclosures announced by various government agencies including but not limited to: HUD-United States Department of Housing and Urban Development, Fannie Mae - Federal National Mortgage Association, Freddie Mac - Federal Home Loan Mortgage Corporation, VA-Veterans' Administration, or the USDA-US Department of Agriculture, pursuant to the COVID-19 moratoriums and suspensions of foreclosures of federally backed mortgage loans, including those insured by FHA-Federal Housing Administration, whether for a Single Family Mortgage or a Home Equity Conversion (AKA Reverse) Mortgage.

***NOTE: SUBJECT TO 120-DAY RIGHT OF REDEMPTION OF THE USA/INTERNAL REVENUE SERVICE PURSUANT TO 26 U.S.C. § 7425 and 28 U.S.C. § 2410.**

For Informational Purposes Only, Premises: 1859 West Marshall Street, Norristown, PA 19403
Case No.: 2021-03465

Schedule of Distribution was Hung on December 28, 2022,
Unless exceptions are filed on or before January 9, 2023 distribution will be made in accordance
with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

<u>\$8,011.64</u>	Sheriff's Costs
<u>\$4,028.01</u>	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
<u>\$4,028.01</u>	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
<u>\$1,460.19</u>	Township/County taxes for the year(s) 2021 (as liened). Payable to Montgomery County Tax Claim Bureau
<u>\$1,249.21</u>	County and Township taxes for the current year 2022. Payable to Josh Embree, Tax Collector
<u>\$6,208.39</u>	School taxes for the current year 2022. Payable to Josh Embree, Tax Collector
<u>\$6,674.14</u>	Sewer Rent due through December 31, 2022. Payable to Lower Frederick Township Authority
<u>\$1,672.76</u>	Water rents due January 31, 2023. Payable to Schwenksville Borough Authority
<u>\$32,590.36</u>	Municipal Lien due. Payable to Portnoff Law Associates, Ltd.
<u>\$84,077.29</u>	Amount Due to Plaintiff. Payable to South Ninth Street Enterprises, Inc.

TOTAL: \$150,000.00

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

***NOTE:** Due to a change in the search requirement imposed by the Commonwealth of Pennsylvania, child support searches are unable to be obtained without a full social security number. COMPANY ASSUMES NO LIABILITY FOR, AND THE POLICY DOES NOT COVER loss or damage, costs, or expenses arising from any child support or domestic relations liens which may encumber the property, if any.

***NOTE: COMPANY ASSUMES NO LIABILITY FOR AND THE POLICY DOES NOT COVER:** Any loss or damage, costs, expenses or attorney's fees, arising from or related to the effect or consequences of the moratoriums and suspensions on foreclosures announced by various government agencies including but not limited to: HUD-United States Department of Housing and Urban Development, Fannie Mae - Federal National Mortgage Association, Freddie Mac - Federal Home Loan Mortgage Corporation, VA-Veterans' Administration, or the USDA-US Department of Agriculture, pursuant to the COVID-19 moratoriums and suspensions of foreclosures of federally backed mortgage loans, including those insured by FHA-Federal Housing Administration, whether for a Single Family Mortgage or a Home Equity Conversion (AKA Reverse) Mortgage.

***NOTE: SUBJECT TO 120-DAY RIGHT OF REDEMPTION OF THE USA/INTERNAL REVENUE SERVICE PURSUANT TO 26 U.S.C. § 7425 and 28 U.S.C. § 2410.**

For Informational Purposes Only, Premises: 323 Main Street, Schwenksville, PA 19473
Case No.: 2022-05222

Schedule of Distribution was Hung on December 28, 2022,
Unless exceptions are filed on or before January 9, 2023 distribution will be made in accordance
with the above schedule