

PROPOSED SCHEDULE A

File No. C023-005EP  
Docket No. 2022-02181  
Premises: 8 Edgemoor Road-Cheltenham Township

Persons to Whom Distribution Is to Be Made:

- |                 |  |
|-----------------|--|
| 1. \$ 9,964.82  | Payable to Sheriff of Montgomery County for Costs                        |
| 2. \$ 3,231.06  | Payable to Recorder of Deeds for Transfer Tax                            |
| 3. \$ 3,231.06  | Payable to Recorder of Deeds for Transfer Tax                            |
| 4. \$ 2,262.00  | Payable to Cheltenham Township 2023 Township/County/Trash/Store<br>Water |
| 5. \$ 5.00      | Payable to Cheltenham Township Duplicate Tax Bill Fee                    |
| 6. \$106,350.86 | Payable to LoanCare, LLC for Mortgage Foreclosure 2022-02181             |
| 7. \$ 17,493.11 | Payable to Citibank, N.A. for Judgment 2020-15050                        |
| 8. \$ 82,783.09 | Payable to Brenda Blackwell Sermon and Arnold P. Sermon                  |

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\$225,321.00

Schedule of Distribution was Hung on, February 13, 2022  
Unless exceptions are filed on or before February 22, 2023 distribution will be made in  
accordance with the above schedule



Distribution Policy

File No.: C023-005EP

THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure, Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania from all loss or damage not exceeding \$225,321 Dollars, which the said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery Term, 2022-02181 in action in said Court between Brenda Blackwell Sermon and Arnold P. Sermon, plaintiff and LoanCare, LLC, defendant

In the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided that the distribution shall be made as certified hereon and in accordance with law, except as to any order of the Court which may provide otherwise.

IN WITNESS WHERE CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 01/25/2023.

Countersigned:

*[Handwritten signature]*

By: Authorized Officer or Agent  
Elkins Park Abstract Co  
Elkins Park Abstract Co.  
721 Dresher Rd Ste 1000  
Horsham, PA 19044-2220  
Tel: 215-830-1100



CHICAGO TITLE INSURANCE COMPANY

By:

*[Handwritten signature]*

Michael J. Nolan  
President

Attest:

*[Handwritten signature]*

Marjorie Nemzura  
Secretary

This Policy is not valid unless Schedule A is attached hereto.

PROPOSED SCHEDULE A

File No. C023-006EP  
Docket No. 2022-02427  
Premises: 536 Gibson Avenue-Abington Township

Persons to Whom Distribution Is to Be Made:

1. \$ 9,284.36 Payable to Sheriff of Montgomery County for Costs
2. \$ 2,578.32 Payable to Recorder of Deeds for Transfer Tax
3. \$ 2,578.32 Payable to Recorder of Deeds for Transfer Tax
4. \$ 1,409.00 Payable to Abington Township Treasurer for 2023  
Township/county/Sewer/Trash
5. \$ 5.00 Payable to Abington Township Treasurer for Duplicate Tax Bill Fee
6. \$ 141.00 Payable to Abington Township for Municipal Lien 2022-15927
7. \$ 306.00 Payable to Abington Township for Municipal Lien 2022-22256
8. \$191,102.79 Payable to PHH Mortgage Corporation for Mortgage Foreclosure 202-  
02427
9. \$ 7,517.21 Payable to Delirdre Hottinger, in her capacity as Heir of Eileen Crerand  
aka Eileen E. Crerand; Jeannine Crerand, in her capacity as Heir of Eileen Crerand aka Eileen E.  
Crerand; Celia Reilly, in her capacity as Heir of Eileen Crerand aka Eileen E. Crerand; Unknown  
Heirs, Successors, Assigns, and all Persons, Firms or Associations claiming Right, Title or Interest  
from or under Eileen Crerand aka Eileen E. Crerand

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\$214,922.00

Schedule of Distribution was Hung on, February 13, 2022  
Unless exceptions are filed on or before February 22, 2023 distribution will be made in  
accordance with the above schedule



Policy No.: 3756-1-C023-006EP-2023.7212138-229485884

Distribution Policy

File No.: C023-006EP

THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure, Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania from all loss or damage not exceeding \$214,922 Dollars, which the said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery Term, 2022-02427

in action in said Court between

PHH Mortgage Corporation

, plaintiff and Deirdre Hottinger, in her capacity as Heir of Eileen Crerand aka Eileen E. Crerand; Jeannine Crerand, in her capacity as Heir of Eileen Crerand aka Eileen E. Crerand; Celia Reilly, in her capacity as Heir of Eileen Crerand aka Eileen E. Crerand; Unknown Heirs, Successors, Assigns, and all Persons, Firms or Associations claiming Right, Title or Interest from or under Eileen Crerand aka Eileen E. Crerand, defendant

In the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided that the distribution shall be made as certified hereon and in accordance with law, except as to any order of the Court which may provide otherwise.

IN WITNESS WHERE CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 01/25/2023.

Countersigned:

By: [Signature]
Authorized Officer or Agent
Elkins Park Abstract Co
Elkins Park Abstract Co.
721 Dresher Rd Ste 1000
Horsham, PA 19044-2220
Tel:215-830-1100



CHICAGO TITLE INSURANCE COMPANY

By:

[Signature]
Michael J. Nolan
President

Attest:

[Signature]
Marjorie Nemzura
Secretary

This Policy is not valid unless Schedule A is attached hereto.

PROPOSED SCHEDULE A

File No. C023-007EP  
Docket No. 2022-00443  
Premises: 942 Grosstown Road-West Pottsgrove Township

Persons to Whom Distribution Is to Be Made:

1. \$ 7,897.16 Payable to Sheriff of Montgomery County for Costs
2. \$ 2,361.76 Payable to Recorder of Deeds for Transfer Tax
3. \$ 2,361.76 Payable to Recorder of Deeds for Transfer Tax
4. \$ 266.30 Payable to Portnoff Law Associates, Ltd for 2022 Water and Sewer
5. \$ 239.96 Payable to Borough of Pottstown for Final Water and Sewer
6. \$ 145.00 Payable to West Pottsgrove Township for 2009 Refuse and Cert fee
7. \$ 187.64 Payable to West Pottsgrove Township for Property Maintenance
8. \$123,940.42 Payable to Ajax Mortgage Loan Trust 2021-B, By U.S. Bank National Association, as Indenture Trustee Mortgage Foreclosure 2022-00443

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\$137,400.00

Schedule of Distribution was Hung on, February 13, 2022  
Unless exceptions are filed on or before February 22, 2023 distribution will be made in accordance with the above schedule



CHICAGO TITLE  
INSURANCE COMPANY

Policy No.: 3756-1-C023-007EP-2023.7212138-229485916

**Distribution Policy**

File No.: C023-007EP

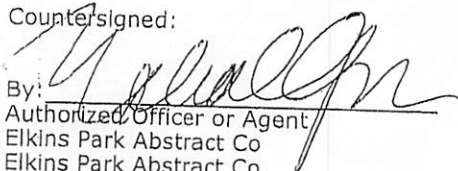
THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure, Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania from all loss or damage not exceeding \$137,400 Dollars, which the said insured shall sustain by reason of his distribution of the funds arising from a sale by him of the premises described in Schedule A hereof, under a certain writ issued out of the Common Pleas Court of the County of Montgomery Term, 2022-00443 in action in said Court between

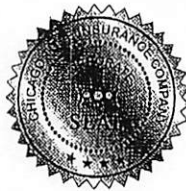
Ajax Mortgage Loan Trust 2021-B, By U.S. Bank, N.A., as Indenture Trustee, plaintiff and Sophia Reynolds and Tyrone Reynolds, defendant

In the order and to the persons named and set forth in Schedule A to the extent of the funds arising from said sale, provided that the distribution shall be made as certified hereon and in accordance with law, except as to any order of the Court which may provide otherwise.

IN WITNESS WHERE CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 01/25/2023.

Countersigned:

By:   
Authorized Officer or Agent  
Elkins Park Abstract Co  
Elkins Park Abstract Co.  
721 Dresher Rd Ste 1000  
Horsham, PA 19044-2220  
Tel: 215-830-1100



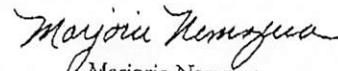
CHICAGO TITLE INSURANCE COMPANY

By:



Michael J. Nolan  
President

Attest:



Marjorie Nemzura  
Secretary

This Policy is not valid unless Schedule A is attached hereto.