

## First American Title Insurance Company

### Persons to Whom Distribution is to be Made:

<u>\$11,775.56</u>	Sheriff's Costs
<u>\$3,935.92</u>	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
<u>\$3,935.92</u>	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
<u>\$947.95</u>	County and Township taxes for the current year 2023. Payable to Molly Bauer, Tax Collector
<u>\$4,834.17</u>	Sewer Rent due through March 3, 2023. Payable to New Hanover Township Sewer Authority
<u>\$366,570.48</u>	Amount Due to Plaintiff. Payable to U.S. Bank National Association as Trustee for the registered holders of ABFC 2007-WMC1 Trust Asset-Backed Funding Corporation Asset Backed Certificate Series 2007-WMC1

**TOTAL: \$392,000.00**

(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: 2867 Homestead Court, Gilbertsville, PA 19525  
Case No.: 2017-24262

Schedule of Distribution was Hung on, March 24, 2023  
Unless exceptions are filed on or before April 3, 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>\$9,808.02</u>	Sheriff's Costs
<u>\$2,611.47</u>	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
<u>\$2,611.47</u>	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
<u>\$1,421.00</u>	County and Township taxes for the current year 2023. Payable to Abington Township Treasurer
<u>\$1,514.00</u>	Municipal Lien due. Payable to Abington Township
<u>\$201,534.04</u>	Amount Due to Plaintiff. Payable to Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of RMF Buyout Acquisition Trust 2021-HB1

**TOTAL: \$219,500.00**

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

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For Informational Purposes Only, Premises: 1544 Lindbergh Avenue, Roslyn, PA 19001  
Case No.: 2019-20738

Schedule of Distribution was Hung on, March 14, 2023  
Unless exceptions are filed on or before March 23, 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>\$6,056.59</u>	Sheriff's Costs
<u>\$2,024.76</u>	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
<u>\$2,024.76</u>	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
<u>\$226.60</u>	Water rents due March 1, 2023. Payable to Pottstown Borough Authority
<u>\$678.31</u>	Municipal Lien due. Payable to Portnoff Law Associates, Ltd.
<u>\$60,417.95</u>	Amount Due to Plaintiff. Payable to HSBC Bank USA, National Association as Trustee for MASTR Reperforming Loan Trust 2005-1
<u>\$4,571.03</u>	Junior Lien. Payable to Advisors Trust (No Invoice Provided)

**TOTAL: \$76,000.00**

(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 Rosetta Clark.**

**\*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.**

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**\*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: 18 West Vine Street, Stowe, PA 19464  
Case No.: 2019-23433

Schedule of Distribution was Hung on, March 9, 2023  
Unless exceptions are filed on or before March 20, 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>\$6,976.30</u>	Sheriff's Costs
<u>\$1,947.34</u>	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
<u>\$1,947.34</u>	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
<u>\$1,421.00</u>	County and Township taxes for the current year 2023. Payable to Pottstown Tax Collector
<u>\$387.24</u>	Water rents due February 22, 2023. Payable to Pottstown Borough Authority
<u>\$4,253.11</u>	Municipal Lien due. Payable to Portnoff Law Associates, Ltd.
<u>\$110,067.67</u>	Amount Due to Plaintiff. Payable to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association

**TOTAL: \$127,000.00**

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

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For Informational Purposes Only, Premises: 709 North Charlotte Street, Pottstown, PA 19464  
Case No.: 2022-18405

Schedule of Distribution was Hung on, March 16, 2023  
Unless exceptions are filed on or before March 27, 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>\$8,604.75</u>	Sheriff's Costs
<u>\$1,647.03</u>	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
<u>\$1,647.03</u>	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
<u>\$1,201.00</u>	County and Township taxes for the current year 2023. Payable to Pottstown Tax Collector
<u>\$278.54</u>	Water rents due February 22, 2023. Payable to Pottstown Borough Authority
<u>\$117,858.22</u>	Amount Due to Plaintiff. Payable to BOKF, N.A.
<u>\$45,644.43</u>	Excess Funds. Payable to Estate of Fred T. Robinson

**TOTAL: \$176,881.00**

(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 Fred T. Robinson, Jr.

**\*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.

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For Informational Purposes Only, Premises: 659 Oakdale Avenue, Pottstown, PA 19464  
Case No.: 2022-05245

Schedule of Distribution was Hung on, March 17, 2023  
Unless exceptions are filed on or before March 27, 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>\$6,537.94</u>	Sheriff's Costs
<u>\$1,912.68</u>	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
<u>\$1,912.68</u>	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
<u>\$653.00</u>	County and Township taxes for the current year 2023. Payable to Lower Merion Township Treasurer
<u>\$45,439.85</u>	Amount Due to Plaintiff. Payable to Green Hill Condominium Owners Association
<u>\$30,542.85</u>	Excess Funds. Payable to Cheryl Y. Gibbs
<b>TOTAL: \$86,999.00</b>	

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

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**\*\*\* Mortgage to Mortgage Electronic Registration Systems, Inc., solely as nominee for Coldwell Banker Home Loans for \$102,600.00, recorded January 13, 2015 in Mortgage Book 13887, Page 783, senior lien, will not be divested in sale, \$0.00 being distributed \*\*\***

For Informational Purposes Only, Premises: 1001 City Avenue, Condo E-404, Wynnewood, PA 19096  
Case No.: 2021-17965

Schedule of Distribution was Hung on, March 20, 2023  
Unless exceptions are filed on or before March 29, 2023 distribution will be made in accordance  
with the above schedule