

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$5,954.19	Sheriff's Costs
\$750.00	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$750.00	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$1,696.42	Township/County/School taxes for the year(s) 2018, 2019 & 2020 (110 Girard Ave) (as liened). Payable to Montgomery County Tax Claim Bureau
\$403.00	Township/County/School taxes for the year(s) 2018, 2019 & 2020 (114 Girard Ave) (as liened). Payable to Montgomery County Tax Claim Bureau
\$1,038.79	School taxes for the current year 2020/2021 (110 Girard Ave). Payable to Upper Dublin Tax Collector
\$115.59	School taxes for the current year 2020/2021 (114 Girard Ave). Payable to Upper Dublin Tax Collector
\$3,071.05	Water rents due 12/2/2020. Payable to Bucks County Water & Sewer Authority
\$942.00	Municipal Lien due. Payable to Upper Dublin Township.
\$17,429.88	Amount Due to Plaintiff. Payable to Portnoff Law Associates Ltd.
\$42,849.08	Excess Funds. Payable to Girard Partnership L.P.
TOTAL \$75,000.00	

(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: 110 and 114 Girard Avenue PA
Case No. 2011-12510

Schedule of Distribution was Hung on January 22, 2021
Unless exceptions are filed on or before February 1, 2021 distribution will be made in accordance
With the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$5,674.47	Sheriff's Costs
\$1,016.01	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$1,016.01	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$833.13	Sewer Rent due through 12/31/2020. Payable to Norristown Municipal Waste Authority
\$775.00	Rental License Fees due 12/3/2020. Payable to Norristown Borough
\$1,261.00	Municipal Lien due. Payable to County of Montgomery.
\$4,257.28	Municipal Lien due. Payable to Portnoff Law Associates, Ltd.
\$54,667.10	Amount Due to Plaintiff. Payable to NRZ Reo Inventory Corp.
TOTAL \$69,500.00	

(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: 218 East Wood Street PA
Case No. 2012-07312

Schedule of Distribution was Hung on January 22, 2021
Unless exceptions are filed on or before February 1, 2021 distribution will be made in accordance
With the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$11,280.61	Sheriff's Costs
\$8,193.26	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$8,193.26	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$2,317.53	Township/County/School taxes for the year(s) 2019 (as liened). Payable to Montgomery County Tax Claim Bureau (53 Gravel Pike)
\$2,898.77	Township/County/School taxes for the year(s) 2017, 2018, 2019 (as liened). Payable to Montgomery County Tax Claim Bureau (57 Gravel Pike)
\$1,848.73	County and Township taxes for the current year 2020. Payable to Matthew Kells, Tax Collector (53 Gravel Pike)
\$393.81	County and Township taxes for the current year 2020. Payable to Matthew Kells, Tax Collector (57 Gravel Pike)
\$9,960.78	School taxes for the current year 2020/2021. Payable to Matthew Kells, Tax Collector (53 Gravel Pike)
\$2,123.35	School taxes for the current year 2020/2021. Payable to Matthew Kells, Tax Collector (57 Gravel Pike)
\$81,220.60	Amount Due to Plaintiff. Payable to Portnoff Law Associates Ltd. (53 Gravel Pike)
\$20,922.31	Amount Due to Plaintiff. Payable to Portnoff Law Associates Ltd. (57 Gravel Pike)
\$121,646.99	Excess Funds. Payable to Gravel Realty, L.P.
TOTAL \$271,000.00	

(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: 53 and 57 Gravel Pike PA
Case No. 2016-20557/2017-26518

Schedule of Distribution was Hung on January 22, 2021
Unless exceptions are filed on or before February 1, 2021 distribution will be made in accordance
With the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

Revised

\$10,654.48	Sheriff's Costs
\$3,400.00	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$3,400.00	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$846.28	County and Township taxes for the current year 2020. Payable to Rose Hykel, Tax Collector
\$3,253.88	School taxes for the current year 2020/2021. Payable to Rose Hykel, Tax Collector
\$149.50	Sewer Rent due through 12/31/2020. Payable to Upper Merion Sewer Revenue
\$2,378.77	Condominium/Home Owner Association Fees/Dues. Payable to Deer Creek Homeowners Association
\$242,062.21	Amount Due to Plaintiff. Payable to Citadel Federal Credit Union
\$64,243.83	Junior Lien. Payable to Citadel Federal Credit Union
\$7,145.81	Junior Lien. Payable to Deer Creek Homeowners Association
\$2,465.24	Junior Lien. Payable to United States Internal Revenue (NO INVOICE PROVIDED)
TOTAL \$340,000.00	

(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: 650 Fawn Circle PA
Case No. 2018-07119

Schedule of Distribution was Hung on January 8, 2021
Unless exceptions are filed on or before January 18, 2021 distribution will be made in accordance
With the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$10,200.38	Sheriff's Costs
\$3,058.89	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$3,058.89	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$218,497.51	Amount Due to Plaintiff. Payable to LSF9 Master Participation Trust
\$1,114.96	Junior Lien. Payable to Commonwealth of Pennsylvania
\$5,057.38	Junior Lien. Payable to Self Heating and Cooling Inc. (No Invoice Provided)
\$6,011.99	Junior Lien. Payable to Commonwealth of Pennsylvania
TOTAL	\$247,000.00

(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: 302 Lorimer Drive PA
Case No. 2019-03297

Schedule of Distribution was Hung on January 27, 2021
Unless exceptions are filed on or before February 5, 2021 distribution will be made in accordance
With the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$11,270.13	Sheriff's Costs
\$3,349.85	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$3,349.85	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$195.06	Sewer Rent due through 12/31/2020. Payable to MTMSA
\$58.80	Water rents due 1/15/2021. Payable to North Wales Water Authority
\$308,376.31	Amount Due to Plaintiff. Payable to 1900 Capital Trust II
TOTAL	\$326,600.00

(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: 231 Bellows Way PA
Case No. 2019-18181

Schedule of Distribution was Hung on January 7, 2021
Unless exceptions are filed on or before January 18, 2021 distribution will be made in accordance
With the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$7,850.30	Sheriff's Costs
\$2,769.85	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$2,769.85	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$1,209.73	Sewer Rent due through 2/19/2021. Payable to Lower Pottsgrove Sewer Authority
\$323.95	Rubbish fees due through 2/19/2021. Payable to Lower Pottsgrove Township
\$659.67	Municipal Lien due. Payable to Portnoff Law Associates, Ltd.
\$732.37	Municipal Lien due. Payable to Lower Pottsgrove Township.
\$135,184.28	Amount Due to Plaintiff. Payable to Wilmington Savings Fund Society
TOTAL \$151,500.00	

(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: 692 Hause Avenue PA
Case No. 2019-20947

Schedule of Distribution was Hung on January 20, 2021
Unless exceptions are filed on or before January 29, 2021 distribution will be made in accordance
With the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

\$8,321.30	Sheriff's Costs
\$1,992.83	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$1,992.83	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$158,193.04	Amount Due to Plaintiff. Payable to Wilmington Savings Fund Society

TOTAL \$170,500.00

(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: 321 Brookdale Avenue PA
Case No. 2019-22697

Schedule of Distribution was Hung on January 7, 2021
Unless exceptions are filed on or before January 18, 2021 distribution will be made in accordance
With the above schedule