

PROPOSED SCHEDULE A

File No. C022-070EP

Docket No. 2019-03941

Premises: 841 Township Line Road (Abington Township)

Persons to Whom Distribution Is to Be Made:

1.	\$	10,786.65	Payable to Sheriff of Montgomery County for Costs
2.	\$	3,887.35	Payable to Recorder of Deeds for Transfer Tax
3.	\$	3,887.35	Payable to Recorder of Deeds for Transfer Tax
4.	\$	4,768.00	Payable to Abington Township Tax Office for 2022-2023 School tax
5.	\$	5.00	Payable to Abington Township Tax Collector for duplicate bill fee
6.	\$	273,181.65	Payable to Home Point Financial Corporation for Mortgage Foreclosure
		2019-03941	

\$ 296,516.00

Schedule of Distribution was Hung on August 12, 2022,
Unless exceptions are filed on or before August 22, 2022 distribution will be made in accordance
with the above schedule



Policy No.: 3756-1-C022-070EP-2022.7212138-228194185

Distribution Policy

File No.: C022-070EP

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 \$296,516 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, 2019-03941 in action in said Court between

Home Point Financial Corporation, plaintiff and Steven R. Ayer a/k/a Steven Robert Ayer and Victoria S. Ayer a/k/a Victoria Swift Ayer, 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 07/27/2022.

Countersigned:

By: [Handwritten 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:

[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. C022-071EP
Docket No. 2020-00484
Premises: 970 North Warren Street (Pottstown Borough)

Persons to Whom Distribution Is to Be Made:

1. \$ 7,599.87 Payable to Sheriff of Montgomery County for Costs
2. \$ 1,328.25 Payable to Recorder of Deeds for Transfer Tax
3. \$ 1,328.25 Payable to Recorder of Deeds for Transfer Tax
4. \$ 4,083.97 Payable to Portnoff Law Associates, Ltd for outstanding from February 2019 through January 2022 water/sewer/trash
5. \$ 568.64 Payable to Borough of Pottstown for final water/sewer/trash and clean and lien 2017-10464
6. \$ 1,653.57 Payable to Pottstown Tax Collector for 2022/2023 School Tax
7. \$ 10.00 Payable to Pottstown Tax Collector for duplicate tax bill
8. \$ 100,977.84 Payable to Pennsylvania Housing Finance Agency for Mortgage Foreclosure 2020-00484
9. \$ 449.61 Payable to Scott A. Thomas

\$ 118,000.00

Schedule of Distribution was Hung on August 15, 2022,
Unless exceptions are filed on or before August 24, 2022 distribution will be made in accordance
with the above schedule

Distribution Policy

File No.: C022-071EP

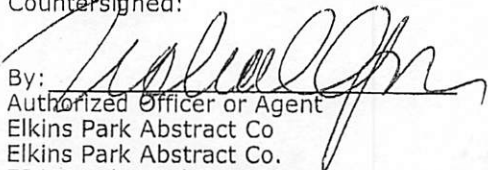
THIS POLICY OF INSURANCE WITNESSETH that CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, for and in consideration of the premium paid, does hereby covenant that it will indemnify, keep harmless and insure, Sheriff of the County of Montgomery in the Commonwealth of Pennsylvania from all loss or damage not exceeding \$118,000 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, 2020-00484 in action in said Court between

Pennsylvania Housing Finance Agency
, plaintiff and Scott A. Thomas
, 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.

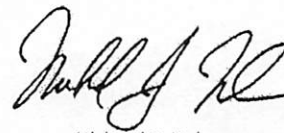
IN WITNESS WHERE CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its authorized officers on the 07/27/2022.

Countersigned:

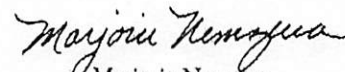
By: 
Authorized Officer or Agent
Elkins Park Abstract Co.
Elkins Park Abstract Co.
721 Dresher Rd Ste 1000
Horsham, PA 19044-2220
Tel: 215-830-1100



By:


Michael J. Nolan
President

Attest:


Marjorie Nemzura
Secretary

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

PROPOSED SCHEDULE A

File No. C022-074EP
Docket No. 2021-18002
Premises: 1001 City Avenue Condo E-803 (Lower Merion Township)

Persons to Whom Distribution Is to Be Made:

1. \$ 7,360.07 Payable to Sheriff of Montgomery County for Costs
2. \$ 1,912.68 Payable to Recorder of Deeds for Transfer Tax
3. \$ 1,912.68 Payable to Recorder of Deeds for Transfer Tax
4. \$ 2,066.39 Payable to Lower Merion Township Treasurer for 2022/2023 School tax
5. \$ 3.00 Payable to Lower Merion Township Treasurer for duplicate tax bill
6. \$ 32,397.37 Payable to Green Hill Condominium Owners Association Judgment
2021-18002
7. \$ 0.00 Payable to Stephen P. Barson prior mortgage recorded 12/12/2007
(original mortgage amount \$70,000.00.)
8. \$ 83,347.81 Payable to Wells Fargo Bank, N.A. successor to Wachovia Bank, N.A. for
second and third mortgage liens

\$ 129,000.00

Schedule of Distribution was Hung on August 15, 2022,
Unless exceptions are filed on or before August 24, 2022 distribution will be made in accordance
with the above schedule



Policy No.: 3756-1-C022-074EP-2022.7212138-228193871

Distribution Policy

File No.: C022-074EP

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 \$129,000 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, 2021-18002 in action in said Court between

Green Hill Condominium Owners Association, plaintiff and Jules F. Mazer and Florence S. Mazer, Deceased, 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 07/27/2022.

CHICAGO TITLE INSURANCE COMPANY

Countersigned:

Handwritten signature of authorized officer

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



By:

Handwritten signature of Michael J. Nolan

Michael J. Nolan, President

Attest:

Handwritten signature of Marjorie Nemzura

Marjorie Nemzura, Secretary

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