

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

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|--------------------|--|
| <u>\$11,405.11</u> | Sheriff's Costs |
| <u>\$5,009.40</u> | Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit) |
| <u>\$5,009.40</u> | Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit) |
| <u>\$754.23</u> | Sewer Rent due through September 30, 2022. Payable to Plymouth Township |
| <u>\$2,340.00</u> | Condominium/Homeowner Association Fees/Dues. Payable to Belvoir Woods HOA |
| <u>344,481.86</u> | Amount Due to Plaintiff. Payable to US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust |

TOTAL: \$369,000.00

(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: 521 Highland Drive, Plymouth Meeting, PA 19462
Case No.: 2019-01227

Schedule of Distribution was Hung on October 25, 2022,
Unless exceptions are filed on or before November 3, 2022 distribution will be made in
accordance with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

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|---------------------|--|
| <u>\$11,459.91</u> | Sheriff's Costs |
| <u>\$5,962.20</u> | Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit) |
| <u>\$5,962.20</u> | Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit) |
| <u>\$124.10</u> | Water rents due October 26, 2022. Payable to North Penn Water Authority |
| <u>198,461.18</u> | Amount Due to Plaintiff. Payable to Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association |
| <u>\$141,030.41</u> | Excess Funds. Payable to Eun H Oh and Youn Suck Oh |

TOTAL: \$363,000.00

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

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*****Mortgage to Mers as nominee for Gateway Funding Diversified Mortgage Services LP for \$286,500.00, recorded 3/31/2003 in Book 10276 Page 751, senior lien, will not be divested in sale, \$0.00 being distributed.*****

For Informational Purposes Only, Premises: 588 Weikel Road, Lansdale, PA 19446
Case No.: 2019-23917

Schedule of Distribution was Hung on October 28, 2022,
Unless exceptions are filed on or before November 7, 2022 distribution will be made in
accordance with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

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| <u>\$10,855.14</u> | Sheriff's Costs |
| <u>\$3,455.73</u> | Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit) |
| <u>\$3,455.73</u> | Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit) |
| <u>\$1,022.09</u> | Township/County/School taxes for the year(s) 2021 (as liened). Payable to Montgomery County Tax Claim Bureau |
| <u>\$793.76</u> | County and Township taxes for the current year 2022. Payable to Gretchen Lawson, Tax Collector |
| <u>\$4,555.75</u> | School taxes for the current year 2022. Payable to Gretchen Lawson, Tax Collector |
| <u>\$179.77</u> | Water rents due October 7, 2022. Payable to Collegeville Trappe MUA |
| <u>\$5,419.04</u> | Municipal Lien due. Payable to Portnoff Law Associates, Ltd. |
| <u>\$1,440.00</u> | Condominium/Homeowner Association Fees/Dues. Payable to Heritage Park Condominium Association |
| <u>191,667.24</u> | Amount Due to Plaintiff. Payable to Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania |
| <u>\$836.00</u> | Junior Lien. Payable to Heritage Park Condominium Association |
| <u>\$46,019.75</u> | Excess Funds. Payable to Marialice Dancy |
| TOTAL: \$269,700.00 | |

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

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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.

**First American Title Insurance Company
AMENDED**

Persons to Whom Distribution is to be Made:

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|-------------------|--|
| <u>\$7,883.57</u> | Sheriff's Costs |
| <u>\$2,423.74</u> | Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit) |
| <u>\$2,423.74</u> | Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit) |
| <u>\$999.05</u> | Sewer Rent due through September 28, 2022. Payable to Lower Pottsgrove Authority |
| <u>\$801.38</u> | Municipal Lien due. Payable to Lower Pottsgrove Township. (2021 Property Maintenance Liens). |
| <u>\$9.00</u> | Satisfaction Fee. Payable to Montgomery County Prothonotary Department. (2021-25090) |
| <u>\$9.00</u> | Satisfaction Fee. Payable to Montgomery County Prothonotary Department. (2021-00305) |
| <u>\$989.42</u> | Municipal Lien due. Payable to Portnoff Law Associates, Ltd. |
| <u>132,461.10</u> | Amount Due to Plaintiff. Payable to Cascade Funding Mortgage Trust HB4 |

TOTAL: \$148,000.00

(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 Mary Ann Barber.

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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: 390 North Pleasant View Road, Pottstown, PA 19464
Case No.: 2020-00694

Schedule of Distribution was Hung on October 26, 2022,
Unless exceptions are filed on or before November 4, 2022 distribution will be made in
accordance with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

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|--------------------|--|
| <u>\$10,896.40</u> | Sheriff's Costs |
| <u>\$3,663.44</u> | Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit) |
| <u>\$3,663.44</u> | Corporation Taxes due the Commonwealth of Pennsylvania (lien search) |
| <u>\$76.68</u> | Township/County/School taxes for the year(s) 2021 (as liened). Payable to Montgomery County Tax Claim Bureau |
| <u>\$1,100.00</u> | County and Township taxes for the current year 2022. Payable to Mike Deal, Tax Collector |
| <u>\$5,041.56</u> | School taxes for the current year 2022. Payable to Mike Deal, Tax Collector |
| <u>\$2,062.85</u> | Sewer Rent due through September 30, 2022. Payable to Lower Providence Township Sewer Authority |
| <u>\$296.00</u> | Municipal Lien due. Payable to Lower Providence Township |
| <u>269,199.63</u> | Amount Due to Plaintiff. Payable to Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, National Association |

TOTAL: \$296,000.00

(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 Peter L. Bruni 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: 3139 Middle School Drive, Audubon, PA 19403
Case No.: 2020-01868

Schedule of Distribution was Hung on October 21, 2022,
Unless exceptions are filed on or before October 31, 2022 distribution will be made in
accordance with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

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|-------------------|--|
| <u>\$7,271.77</u> | Sheriff's Costs |
| <u>\$2,392.87</u> | Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit) |
| <u>\$2,392.87</u> | Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit) |
| <u>\$462.54</u> | Water rents due September 28, 2022. Payable to Pottstown Borough Authority |
| <u>\$2,598.05</u> | Municipal Lien due. Payable to Portnoff Law Associates, Ltd. |
| <u>117,825.90</u> | Amount Due to Plaintiff. Payable to Wilmington Savings Fund Society, FSB |

TOTAL: \$132,944.00

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

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For Informational Purposes Only, Premises: 700 Logan Street, Pottstown, PA 19464
Case No.: 2021-05646

Schedule of Distribution was Hung on October 25, 2022,
Unless exceptions are filed on or before November 3, 2022 distribution will be made in
accordance with the above schedule

First American Title Insurance Company

Persons to Whom Distribution is to be Made:

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|--------------------|---|
| <u>\$9,617.80</u> | Sheriff's Costs |
| <u>\$2,837.40</u> | Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit) |
| <u>\$2,837.40</u> | Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit) |
| <u>\$162.54</u> | Sewer Rent due through September 28, 2022. Payable to Borough of Lansdale |
| <u>\$911.04</u> | Electric fees due through September 28, 2022. Payable to Borough of Lansdale |
| <u>\$293.01</u> | Water rents due September 28, 2022. Payable to North Penn Water Authority |
| <u>\$998.94</u> | Municipal Lien due (curb & sidewalk). Payable to Borough of Lansdale |
| <u>107,791.37</u> | Amount Due to Plaintiff. Payable to Wilmington Savings Fund Society, FSB, as Owner Trustee of the Residential Credit Opportunities Trust VII-A |
| <u>\$96,550.50</u> | Excess Funds. Payable to James & Regina Lopardo |

TOTAL: \$222,000.00

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

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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: 424 Columbia Avenue, Lansdale, PA 19446
Case No.: 2021-19612

Schedule of Distribution was Hung on October 25, 2022,
Unless exceptions are filed on or before November 3, 2022 distribution will be made in
accordance with the above schedule