

# First American Title Insurance Company

## Persons to Whom Distribution is to be Made:

\$13,882.38	Sheriff's Costs
\$9,488.64	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$9,488.64	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$229.67	Sewer Rent due through 6/15/2022. Payable to BCWSA
\$280.41	Water rents due 6/30/2022. Payable to Ambler Borough Water Department
\$421,080.44	Amount Due to Plaintiff. Payable to KeyBank, N.A. s/b/m First Niagara Bank, N.A. s/b/m Harleysville National Bank & Trust Company
\$110,904.42	Junior Lien. Payable to KeyBank, N.A. s/b/m First Niagara Bank, N.A. s/b/m Harleysville National Bank & Trust Company
\$45,645.40	Junior Lien. Payable to Alex M. Steinbergh (Balance of Funds-No Invoice Provided)

**TOTAL \$611,000.00**

**(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: 300 Arbor Lane PA  
Case No. 2019-27826

Schedule of Distribution was Hung on June 23, 2022,  
Unless exceptions are filed on or before July 5, 2022 distribution will be made in accordance  
with the above schedule

# First American Title Insurance Company

## Persons to Whom Distribution is to be Made:

\$10,862.21	Sheriff's Costs
\$3,679.20	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$3,679.20	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$304,779.39	Amount Due to Plaintiff. Payable to Lakeview Loan Servicing, LLC

**TOTAL \$323,000.00**

**(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 Robert L. Bolden.

*\*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: 8101 Newbold Lane PA  
Case No. 2021-06896

Schedule of Distribution was Hung on June 10, 2022,  
Unless exceptions are filed on or before June 20, 2022 distribution will be made in accordance  
with the above schedule

# First American Title Insurance Company

## Persons to Whom Distribution is to be Made:

\$11,673.38	Sheriff's Costs
\$3,970.18	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$3,970.18	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$4,825.78	Township/County/School taxes for the year(s) 2020 and 2021 (as liened). Payable to Montgomery County Tax Claim Bureau
\$2,038.48	County and Township taxes for the current year 2022. Payable to Upper Dublin Tax Collector
\$1,790.37	Sewer Rent due through 5/20/2022. Payable to BCWSA
\$23,578.31	Amount Due to Plaintiff. Payable to Portnoff Law Associates, Ltd
\$322,153.32	Excess Funds. Payable to Patricia Burns
<b>TOTAL \$374,000.00</b>	

**(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: 1312 Harris Road PA  
Case No. 2020-14312

Schedule of Distribution was Hung on June 16, 2022,  
Unless exceptions are filed on or before June 27, 2022 distribution will be made in accordance  
with the above schedule

# First American Title Insurance Company

## Persons to Whom Distribution is to be Made:

\$5,749.68	Sheriff's Costs
\$1,182.72	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$1,182.72	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$345.86	Sewer Rent due through 5/25/2022. Payable to Borough of Pottstown
\$4,570.40	Municipal Lien due. Payable to Portnoff Law Associates, Ltd.
\$51,768.62	Amount Due to Plaintiff. Payable to The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Holders of Mastr Alternative Loan Trust 2006-2

**TOTAL \$64,800.00**

**(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: 451 Cherry Street PA  
Case No. 2020-03987

Schedule of Distribution was Hung on June 16, 2022,  
Unless exceptions are filed on or before June 27, 2022 distribution will be made in accordance  
with the above schedule

# First American Title Insurance Company

## Persons to Whom Distribution is to be Made:

\$14,192.49	Sheriff's Costs
\$9,269.34	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$9,269.34	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$5,204.24	Township/County/School taxes for the year(s) 2021 (as liened). Payable to Montgomery County Tax Claim Bureau
\$70.13	Sewer Rent due through 6/17/2022. Payable to BCWSA
\$17,028.12	Municipal Lien due. Payable to Portnoff Law Associates, Ltd.
\$584,423.05	Amount Due to Plaintiff. Payable to Citizens Bank of Pennsylvania
\$43,543.29	Junior Lien. Payable to Citizens Bank of Pennsylvania

**TOTAL \$683,000.00**

**(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: 1469 Catlin Way PA  
Case No. 2016-26343

Schedule of Distribution was Hung on June 10, 2022,  
Unless exceptions are filed on or before June 20, 2022 distribution will be made in accordance  
with the above schedule

# First American Title Insurance Company

## Persons to Whom Distribution is to be Made:

\$10,071.71	Sheriff's Costs
\$2,175.71	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$2,175.71	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$221,233.88	Amount Due to Plaintiff. Payable to COBA, Inc. Assignee of TD Bank, N.A.
\$5,019.99	Junior Lien. Payable to TD BANK, N.A.
\$823.00	Junior Lien. Payable to Montgomery County- Clerk of Courts (No invoice provided-Case No.2012-02709)

**TOTAL \$241,500.00**

**(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: 907 Tennis Avenue PA  
Case No. 2019-22314

Schedule of Distribution was Hung on June 21, 2022,  
Unless exceptions are filed on or before June 30, 2022 distribution will be made in accordance  
with the above schedule

# First American Title Insurance Company

## Persons to Whom Distribution is to be Made:

\$9,436.45	Sheriff's Costs
\$2,082.75	Transfer Tax on Deed due Recorder of Deeds (Subject to possible modification upon production of affidavit)
\$2,082.75	Transfer Tax on Deed due Commonwealth of Pennsylvania (Subject to possible modification upon production of affidavit)
\$1,669.47	Sewer Rent due through 6/30/2022. Payable to West Norriton Township Municipal Authority
\$1,650.00	Condominium/Home Owner Association Fees/Dues. Payable to Village at Regents Park Homeowners Association
\$203,178.58	Amount Due to Plaintiff. Payable to Citizens Bank, N.A.

**TOTAL \$220,100.00**

**(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: 2412 Norrington Drive PA  
Case No. 2019-25909

Schedule of Distribution was Hung on June 21, 2022,  
Unless exceptions are filed on or before June 30, 2022 distribution will be made in accordance  
with the above schedule