

PROPOSED SCHEDULE A

File No. C019-165EP
Docket No. 2018-22475
Premises: 403 East Fornance Street

Persons to Whom Distribution Is to Be Made:

1. \$ 4,351.90 Payable to Sheriff of Montgomery County for Costs
2. \$ 1,410.02 Payable to Recorder of Deeds for Transfer Tax
3. \$ 1,410.02 Payable to Recorder of Deeds for Transfer Tax
4. \$ 635.34 Payable to County of Montgomery c/o Waste System Authority for Liens
2001-17829, 2008-37504 and 2009-29712
5. \$ 381.19 Payable to Norristown Municipal Waste Authority
6. \$ 50,727.97 Payable to Beneficial Bank f/k/a Beneficial Mutual Savings Bank for
Mortgage Foreclosure 2018-22475
7. \$ 26,083.56 Payable to Select Portfolio Servicing, Inc. as loan servicing Agent for the
holder of the second mortgage recorded 7-3-2007 Book 12152 Page 2114

\$ 85,000.00

Schedule of Distribution was Hung on July 23, 2019
Unless exceptions are filed on or before August 1, 2019 distribution will be made in accordance
With the above schedule

PROPOSED SCHEDULE A

File No. C019-152EP
Docket No. 2017-19238
Premises: 656 Quarry Road

Persons to Whom Distribution Is to Be Made:

1. \$ 7,541.94 Payable to Sheriff of Montgomery County for Costs
2. \$ 3,343.37 Payable to Recorder of Deeds for Transfer Tax
3. \$ 3,343.37 Payable to Recorder of Deeds for Transfer Tax
4. \$ 0.00 Payable to Portnoff Law Associates, LTD for outstanding 2018 and 2017 School Tax (Property not separately assessed/unable to determine amount due)
5. \$ 0.00 Payable to Doug Souder, Tax Collector for 2019 Twp/County/Hydrant Tax (Property not separately assessed/unable to determine amount due)
6. \$ 57.93 Payable to North Penn Water Authority for Final Water
7. \$216,713.39 Payable to RFB Philadelphia Properties, LLC ("RFB"), the successor-in-interest to Plaintiff, Republic First Bank d/b/a Republic Bank for Mortgage Foreclosure 2017-19238

\$231,000.00

Schedule of Distribution was Hung on July 16, 2019
Unless exceptions are filed on or before July 25, 2019 distribution will be made in accordance
With the above schedule

PROPOSED SCHEDULE A

File No. C019-164EP
Docket No. 2018-19977
Premises: 15 Fulmor Avenue

Persons to Whom Distribution Is to Be Made:

- | | | |
|----|--------------|--|
| 1. | \$ 6,783.17 | Payable to Sheriff of Montgomery County for Costs |
| 2. | \$ 2,078.38 | Payable to Recorder of Deeds for Transfer Tax |
| 3. | \$ 2,078.38 | Payable to Recorder of Deeds for Transfer Tax |
| 4. | \$ 0.00 | Payable to Internal Revenue Service for prior IRS Federal Tax Lien 2012-70905 recorded 7/10/2012 not named defendant |
| 5. | \$162,060.07 | Payable to Hatboro Federal Savings for Mortgage Foreclosure 18-19977 |
| | <hr/> | |
| | \$173,000.00 | |

Schedule of Distribution was Hung on June 28, 2019
Unless exceptions are filed on or before July 8, 2019 distribution will be made in accordance
With the above schedule

PROPOSED SCHEDULE A

File No. C019-151EP
Docket No. 2015-20106
Premises: 109 Cardinal Way

Persons to Whom Distribution Is to Be Made:

1.	\$ 10,029.86	Payable to Sheriff of Montgomery County for Costs
2.	\$ 4,990.55	Payable to Recorder of Deeds for Transfer Tax
3.	\$ 4,990.55	Payable to Recorder of Deeds for Transfer Tax
4.	\$ 1,587.80	Payable to Jane Murray, Tax Collector for 2019 Twp/County Tax
5.	\$ 312.43	Payable to Upper Gwynedd Township for outstanding sewer liened
6.	\$ 54.12	Payable to North Wales Water Authority for outstanding water
7.	\$ 360,034.69	Payable to Wells Fargo Bank, N.A. for mortgage foreclosure 15-20106
	<hr/>	
	\$ 382,000.00	

Schedule of Distribution was Hung on June 17, 2019
Unless exceptions are filed on or before June 26, 2019 distribution will be made in accordance
With the above schedule

PROPOSED SCHEDULE A

File No. C019-153EP
Docket No. 2017-19239
Premises: 658 Quarry Road

Persons to Whom Distribution Is to Be Made:

1. \$ 6,954.74 Payable to Sheriff of Montgomery County for Costs
2. \$ 4,531.91 Payable to Recorder of Deeds for Transfer Tax
3. \$ 4,531.91 Payable to Recorder of Deeds for Transfer Tax
4. \$ 21,617.78 Payable to Portnoff Law Associates, LTD for 2016, 2017, 2018 School Tax
5. \$ 1,669.53 Payable to Doug Souder Tax Collector for 2019 Twp/County/Hydrant Tax
6. \$ 153,694.13 Payable to Republic First Bank d/b/a Republic Bank Mortgage
Foreclosure 17-19239

\$ 193,000.00

Schedule of Distribution was Hung on June 19, 2019
Unless exceptions are filed on or before June 28, 2019 distribution will be made in accordance
With the above schedule

PROPOSED SCHEDULE A

File No. C019-155EP
Docket No. 2017-26925
Premises: 8 West Vine Street

Persons to Whom Distribution Is to Be Made:

1. \$ 3,557.23 Payable to Sheriff of Montgomery County for Costs
2. \$ 1,539.97 Payable to Recorder of Deeds for Transfer Tax
3. \$ 1,539.97 Payable to Recorder of Deeds for Transfer Tax
4. \$ 22,578.84 Payable to Portnoff Law Associates, LTD for outstanding 2015, 2016, 2017 and 2018 School Taxes and Water and Sewer fees from 2017 and 2018
5. \$ 1,571.81 Payable to Montgomery County Tax Claim for 2017 & 2018
County/Township Taxes
6. \$ 549.00 Payable to Jeff Kazmierczak, Tax Collector for 2019 County/Twp Tax
7. \$ 277.43 Payable to Borough of Pottstown final Water and Sewer
8. \$ 17,385.75 Payable to PNC Bank, National Association Mortgage Foreclosure 17-26925

\$ 49,000.00

Schedule of Distribution was Hung on June 19, 2019
Unless exceptions are filed on or before June 28, 2019 distribution will be made in accordance
With the above schedule

PROPOSED SCHEDULE A

File No. C019-161EP
Docket No. 2018-15269
Premises: 2596 Fernwood Avenue

Persons to Whom Distribution Is to Be Made:

- | | |
|-----------------|--|
| 1. \$ 6,814.83 | Payable to Sheriff of Montgomery County for Costs |
| 2. \$ 2,013.51 | Payable to Recorder of Deeds for Transfer Tax |
| 3. \$ 2,013.51 | Payable to Recorder of Deeds for Transfer Tax |
| 4. \$149,158.15 | Payable to Quicken Loans, Inc. for Mortgage Foreclosure 18-15269 |

\$160,000.00

Schedule of Distribution was Hung on June 20, 2019
Unless exceptions are filed on or before July 1, 2019 distribution will be made in accordance
With the above schedule

PROPOSED SCHEDULE A

File No. C019-163EP
Docket No. 2018-18852
Premises: 165 Ammon Avenue

Persons to Whom Distribution Is to Be Made:

- | | | |
|----|--------------|---|
| 1. | \$ 6,588.37 | Payable to Sheriff of Montgomery County for Costs |
| 2. | \$ 1,955.49 | Payable to Recorder of Deeds for Transfer Tax |
| 3. | \$ 1,955.49 | Payable to Recorder of Deeds for Transfer Tax |
| 4. | \$155,500.65 | Payable to Quicken Loans Inc. for Mortgage Foreclosure 18-18852 |

\$ 166,000.00

Schedule of Distribution was Hung on June 20, 2019
Unless exceptions are filed on or before July 1, 2019 distribution will be made in accordance
With the above schedule

PROPOSED SCHEDULE A

File No. C019-159EP
Docket No. 2018-07640
Premises: 2602 Walnut Ridge Estates

Persons to Whom Distribution Is to Be Made:

1.	\$	4,469.36	Payable to Sheriff of Montgomery County for Costs
2.	\$	1,473.72	Payable to Recorder of Deeds for Transfer Tax
3.	\$	1,473.72	Payable to Recorder of Deeds for Transfer Tax
4.	\$	470.52	Payable to Portnoff Law Associates, LTD for outstanding water liens
5.	\$	83.30	Payable to Borough of Pottstown for final water
6.	\$	915.77	Payable to Lower Pottsgrove Authority for outstanding sewer
7.	\$	570.00	Payable to Walnut Ridge HOA for six month assessment
8.	\$	70,543.61	Payable to Fifth Third Mortgage Company for Mortgage Foreclosure 18-07640
		<hr/>	
	\$	80,000.00	

Schedule of Distribution was Hung on June 20, 2019
Unless exceptions are filed on or before July 1, 2019 distribution will be made in accordance
With the above schedule

PROPOSED SCHEDULE A

File No. C019-156EP
Docket No. 2017-27937
Premises: 472 Spruce Street

Persons to Whom Distribution Is to Be Made:

1. \$ 3,536.28 Payable to Sheriff of Montgomery County for Costs
 2. \$ 1,477.25 Payable to Recorder of Deeds for Transfer Tax
 3. \$ 1,477.25 Payable to Recorder of Deeds for Transfer Tax
 4. \$ 29,065.44 Payable to Portnoff Law Associates, LTD for 2015, 2016, 2017, 2018
School Taxes, 2016, 2017, 2018 Borough Taxes, 2017, 2018, 2019 outstanding
water/sewer/trash
 5. \$ 458.77 Payable to Montgomery County Tax Claim for 2018 County/MCCC Tax
 6. \$ 275.22 Payable to Borough of Pottstown for Municipal Liens 2018-13405 and
2019-12637
 7. \$ 1,369.00 Payable to Pottstown Tax Collector for 2019 Borough/County/MCC tax
 8. \$ 1,900.79 Payable to KeyBank, N.A. for Mortgage Foreclosure 17-27937
-
- \$ 39,560.00

Schedule of Distribution was Hung on June 20, 2019
Unless exceptions are filed on or before July 1, 2019 distribution will be made in accordance
With the above schedule

PROPOSED SCHEDULE A

File No. C019-167EP
Docket No. 2018-25634
Premises: 34 West Lehman Avenue

Persons to Whom Distribution Is to Be Made:

1. \$ 7,328.51 Payable to Sheriff of Montgomery County for Costs
2. \$ 2,814.76 Payable to Recorder of Deeds for Transfer Tax
3. \$ 2,814.76 Payable to Recorder of Deeds for Transfer Tax
4. \$ 475.45 Payable to Upper Moreland-Hatboro Joint Sewer Authority Final Sewer
and Lien 2019-05687
5. \$187,966.52 Payable to Midfirst Bank for Mortgage Foreclosure 2018-25634

\$201,400.00

Schedule of Distribution was Hung on June 20, 2019
Unless exceptions are filed on or before July 1, 2019 distribution will be made in accordance
With the above schedule

PROPOSED SCHEDULE A

File No. C019-162EP
Docket No. 2018-18680
Premises: 232 Balligomingo Road

Persons to Whom Distribution Is to Be Made:

1. \$ 6,440.05 Payable to Sheriff of Montgomery County for Costs
2. \$ 1,971.17 Payable to Recorder of Deeds for Transfer Tax
3. \$ 1,971.17 Payable to Recorder of Deeds for Transfer Tax
4. \$ 2,974.43 Payable to Montgomery County Tax Claim for 2018 County/MCCC/
Municipal/School/Costs
5. \$ 492.66 Payable to Rose Hykel, Tax Collector for 2019 Township/County Tax
6. \$ 451.49 Payable to Upper Merion Sewer Revenue for outstanding sewer lien
7. \$140,699.03 Payable to Reverse Mortgage Solutions, Inc. for Mortgage Foreclosure 18-18680

\$155,000.00

Schedule of Distribution was Hung on June 20, 2019
Unless exceptions are filed on or before July 1, 2019 distribution will be made in accordance
With the above schedule

PROPOSED SCHEDULE A

File No. C019-168EP
Docket No. 2018-26761
Premises: 1265 Cedars Road

Persons to Whom Distribution Is to Be Made:

1.	\$	9,235.95	Payable to Sheriff of Montgomery County for Costs
2.	\$	3,743.60	Payable to Recorder of Deeds for Transfer Tax
3.	\$	3,743.60	Payable to Recorder of Deeds for Transfer Tax
4.	\$	242,436.85	Payable to Citizens Bank, N.A., for Mortgage Foreclosure 18-26761
		<hr/>	
	\$	259,160.00	

Schedule of Distribution was Hung on June 20, 2019
Unless exceptions are filed on or before July 1, 2019 distribution will be made in accordance
With the above schedule

PROPOSED SCHEDULE A

File No. CO19-169EP
Docket No. 2011-27006
Premises: 100 Saint Andrews Boulevard

Persons to Whom Distribution Is to Be Made:

1.	\$	4,455.86	Payable to Sheriff of Montgomery County for Costs
2.	\$	2,661.09	Payable to Recorder of Deeds for Transfer Tax
3.	\$	2,661.09	Payable to Recorder of Deeds for Transfer Tax
4.	\$	0.00	Payable to Bank of America, N.A. prior lien on an one-half interest of property recorded 8/8/2000
5.	\$	7,302.00	Payable to Golf Ridge Homeowners Association for 4 year statutory lien
6.	\$	8,507.50	Payable to Golf Ridge Homeowners Association Judgment 2005-23213
7.	\$	1,735.34	Payable to Golf Ridge Homeowners Association Judgment 2006-25938
8.	\$	12,084.81	Payable to Marshall L. Williams for Mortgage recorded April 22, 2015
9.	\$	7,957.50	Payable to John G. Berg Broker and Agent for Foundation for Eldercare
10.	\$	12,634.81	Payable to Golf Ridge Homeowners Association Judgment 2011-27006
	\$	<u>60,000.00</u>	

Schedule of Distribution was Hung on June 20, 2019
Unless exceptions are filed on or before July 1, 2019 distribution will be made in accordance
With the above schedule

Amended

PROPOSED SCHEDULE A

File No. C019-150EP
Docket No. 2013-26872
Premises: 3890 Round Meadow Lane

Persons to Whom Distribution Is to Be Made:

1. \$ 8,715.01 Payable to Sheriff of Montgomery County for Costs
 2. \$ 2,392.57 Payable to Recorder of Deeds for Transfer Tax
 3. \$ 2,392.57 Payable to Recorder of Deeds for Transfer Tax
 4. \$ 1,422.52 Payable to Joseph J. Olszak, Tax Collector for 2019 Twp/County/Trash
 5. \$ 417.21 Payable to Upper Moreland-Hatboro Joint Sewer Authority for
outstanding sewer and Line 2018-27845
 6. \$ 204,660.12 Payable to U.S. Bank Trust, National Association, as Trustee of the
Chalet Series III Trust, as the successor Plaintiff for Mortgage Foreclosure 13-26872
-
- \$ 220,000.00

Schedule of Distribution was Hung on July 1, 2019
Unless exceptions are filed on or before July 10, 2019 distribution will be made in accordance
with the above schedule



Policy No.: 3756-1-C019-150EP-2019.7212138-216805621

Distribution Policy

File No.: C019-150EP

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 of Montgomery in the Commonwealth of Pennsylvania from all loss or damage not exceeding \$220,000 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, 13-26872

in action in said Court between

U.S. Bank Trust, National Association, as Trustee of the Chalet Series .III Trust, as the successor Plaintiff

, plaintiff and Pamela M. Bross and Robert M. Bross, Jr.

, 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 05/29/2019.

CHICAGO TITLE INSURANCE COMPANY

Countersigned:

By: [Signature]
Authorized Officer or Agent
Elkins Park Abstract Co
Elkins Park Abstract Co.
721 Dresher Rd Ste 1000
Horsham, PA 19044-2220
Tel: 215-635-7200
Fax: 215-635-7212



By:

[Signature]

President

Attest:

[Signature]

Secretary

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

PROPOSED SCHEDULE A

File No. C019-160EP
Docket No. 2018-08538
Premises: 1510 Rosewood Court

Persons to Whom Distribution Is to Be Made:

- | | | |
|----|--------------|---|
| 1. | \$ 4,550.06 | Payable to Sheriff of Montgomery County for Costs |
| 2. | \$ 1,545.07 | Payable to Recorder of Deeds for Transfer Tax |
| 3. | \$ 1,545.07 | Payable to Recorder of Deeds for Transfer Tax |
| 4. | \$ 1,182.79 | Payable to Portnoff Law Associates, LTD for sewer lien 19-32202 |
| 5. | \$ 438.26 | Payable to Lower Pottsgrove Authority for Final Sewer |
| 6. | \$ 61.00 | Payable to Borough of Pottstown for outstanding water |
| 7. | \$ 1,002.00 | Payable to Maple Ridge for outstanding six months HOA fees |
| 8. | \$ 56,711.98 | Payable to Pennsylvania Housing Finance Agency for Mortgage
Foreclosure 18008538 |
| 9. | \$ 9,963.77 | Payable to Ditech Financial LLC for second mortgage of Beneficial
Mortgage Co of Pennsylvania recorded 5/22/2007 |
| | <hr/> | |
| | \$ 77,000.00 | |

Schedule of Distribution was Hung on July 11, 2019
Unless exceptions are filed on or before July 22, 2019 distribution will be made in accordance
With the above schedule