

PROPOSED SCHEDULE OF DISTRIBUTION

IN THE COURT OF COMMON PLEAS OF
NORTHAMPTON COUNTY, PENNSYLVANIA

WRIT OF EXECUTION
NO. C-48-CV-2022-01459 (#19 MAY/2026)

Plaintiff
SPECIALIZED LOAN
SERVICING, LLC

vs.

Defendant
LISA STEINER

Location of Real Estate: 4586 WEST MOUNTAIN VIEW DRIVE, WALNUTPORT, PA 18088
UPI#: H2SE4/2/3/0516
Sheriff Sale: Friday, July 10, 2026
Sold To: SAYED T. SAADUT
Winning Bid: \$154,000.00

FILED
2026 AUG -3 P 2:25
COURT OF COMMON PLEAS
CIVIL DIVISION
NORTHAMPTON COUNTY, PA.

TRANSFER TAXES AND RECORDING FEES:

County Assessed Value	\$47,000.00 x 6.2100	=	\$291,870.00	
1.00% Local Tax			\$2,918.70	
1.00% State Tax			\$2,918.70	
Recording Fees			\$86.25	\$5,923.65

SHERIFF'S COSTS:

Deed - Prothonotary Acknowledge		\$9.25	
Advertising:			
Northampton County Reporter	\$425.00		
The Morning Call	\$592.24	\$1,017.24	
Sheriff's Fees		\$3,764.04	\$4,790.53

Municipal Liens

School (KEYSTONE COLLECTIONS GROUP 2026-2	\$2,613.60	
		\$2,613.60

MORTGAGE:

SPECIALIZED LOAN SERVICING, LLC
Date Recorded: July 22, 2013
Record Book: 2013-1 Page: 192680
Writ of Execution Issued: February 04, 2026

Debt	\$218,820.02	\$218,820.02	
Amount for Distribution			\$140,672.22

TOTAL AMOUNT OF DISTRIBUTION

\$154,000.00

DISTRIBUTIONS WILL BE MADE IN ACCORDANCE WITH THE ABOVE SCHEDULE UNLESS EXCEPTIONS
ARE FILED WITH THE SHERIFF ON OR BEFORE AUGUST 13, 2026

August 03, 2026

Christopher Zieger, Sheriff