



237 South Main Street, Coopersburg, PA 18036

Phone: (484)-863-9015 ♦ Fax: (484)-863-9057

Email: titleinfo@prideabstract.com

INFORMATION CERTIFICATE

OVERVIEW

File No. ACC-1210

1. This information certificate covers the time period from 05/13/2002 to 01/14/2021.
2. The estate or interest in the land described or referred to in this information certificate and covered herein is fee simple and title thereto is at the effective date hereof vested in:

Melissa A. Miller and Gary W. Miller, wife and husband, as tenants by the entirety
3. The land referred to in this information certificate is described in the Legal Description hereof.
For informational purposes only:

49 West Clymer Avenue
Sellersville, PA 18960
Borough of Sellersville, County of Bucks
Tax Parcel No. 39-007-015
4. This information certificate is prepared for: Alderfer Auction
5. Liability hereunder not to exceed the cost of the searches performed.

Prepared and Certified by:
Pride Abstract and Settlement Services, LLC

Authorized Signatory

INFORMATION CERTIFICATE

LEGAL DESCRIPTION

File No. ACC-1210

ALL THAT CERTAIN parcel of land known as TAX PARCEL NO. 39-007-015 and being more fully described in the deed(s) referenced below:

BEING THE SAME premises which Bank One National Association f/k/a The First National Bank of Chicago, As Trustee Under the Pooling and Servicing Agreement Dated as of March 31, 1998, Delta Funding Home Equity Loan Trust 1998-1 c/o Delta Funding Corporation as Servicing Agent, by its Attorney-in-Fact Ocwen Federal Bank, FSB (Power of Attorney to be recorded simultaneously herewith), by Deed dated 04/23/2002 and recorded 05/13/2002 in the Office of the Recorder of Deeds in and for the County of Bucks in Land Record Book 2705, Page 302, granted and conveyed unto Melissa A. Miller and Gary W. Miller, wife and husband, as tenants by the entirety.

TOHICKON ABSTRACT CO.
P.O. BOX 284
NEW HOPE, PA 18938
58747

THIS INDENTURE *MADE THE 23rd* day of *APRIL*, 2002
Between Bank One National Association f/k/a The First National Bank of Chicago,
As Trustee Under the Pooling and Servicing Agreement Dated as of March 31,
1998, Delta Funding Home Equity Loan Trust 1998-1 c/o Delta Funding
Corporation as Servicing Agent, by its Attorney-in-Fact Ocwen Federal Bank, FSB
(Power of Attorney to be recorded simultaneously herewith), (Herein called the

GRANTOR), and *Melissa A. Miller,* (Herein called the GRANTEE), of the other part,
P&A BK 2705 Pg. 300 *AND GARY W. MILLER, WIFE AND HUSBAND*

WITNESSETH That the said GRANTOR, for and in consideration of the sum of Eighty One Thousand Five Hundred Dollars (\$81,500.00) lawful money of the United States of America and other valuable consideration, unto it well and truly paid by the GRANTEE, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release, confirm unto the said Grantee, their Heirs and Assigns, the following described real property, to wit: *AS TENANTS BY THE ENTIRETIES*

ALL THAT CERTAIN lot of land situate in the BOROUGH OF SELLEYSVILLE, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a recent survey and plan dated the 20th day of October, A.D., 1958, made by O. Marvin Hendricks, Registered Surveyor, as follows:

BEGINNING at a point for a corner in the middle of Clymer Avenue, said point being North Seventy-Nine Degrees East, (N. 79 Degrees E.) along the middle thereof Four hundred Thirty-Seven and Three one-hundredths feet (437.03 ft.) from a monument at the intersection of the middle of said Clymer Avenue and the middle of Park Avenue, thence along land of Alma B. Zandt, North Eleven Degrees West One Hundred thirty-three feet (N. 11 Degrees W., 133.00 ft.) to an iron pin for a corner; thence along land now, or formerly, Helen Burns, North Seventy-Nine Degrees East Twelve and Fifteen One-hundredths feet, (N. 79 Degrees E. 12.15 ft.) to an iron pin for a corner; thence still along the same North Eleven Degrees West Fifty-five feet (N. 11 Degrees W. 55.00 ft.) to an iron pin for a corner; thence along the land of Robert O. Baum, the grantor, North Seventy-nine Degrees East Seventy-Seven and Eighty-five one-hundredths feet (N. 79 Degrees E. 77.85 ft.) to an iron pin for a corner, thence still along same, South Eleven Degrees East One hundred Eighty-eight feet (S. 11 Degrees E. 188.00 ft.) in a point for a corner in the middle of the above-mentioned Clymer Avenue; thence along the middle thereof South Seventy-nine Degrees West Ninety Feet (S. 79 Degrees W. 90.00 ft.) to the place of BEGINNING.

Being known as 49 Clymer Avenue.

Tax ID No. 39-007-015

TITLE TO SAID PREMISES VESTED IN Bank One National Association f/k/a The First National Bank of Chicago, As Trustee Under the Pooling and Servicing Agreement Dated as of March 31, 1998, Delta Funding Home Equity Loan Trust 1998-1 c/o Delta Funding Corporation as Servicing Agent, by Deed from Lawrence R. Michaels, Sheriff of Bucks County, recorded August 30, 2000, in Deed Book 2120, Page 1210.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever thereunto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said Grantor, as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

BK 2705 PG 0302

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings and improvements, messuage or tenement thereon erected hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, their Heirs and Assigns, to and for the only proper use by said Grantee, their Heirs and Assigns forever.

AND the said Grantor, for itself, its Successors and Assigns, does by these presents, covenant, promise, grant and agree, to and with the said Grantee, their Heirs and Assigns, that it the said Grantor, and its Successors and Assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, their Heirs and Assigns, against it, the said Grantor, and its Successors and Assigns, and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, the said Grantor, or any of them, shall and will subject as aforesaid **SPECIALLY WARRANT** and forever **DEFEND**.

IN WITNESS WHEREOF the undersigned has set his/her hand and seal, for and on behalf of the said grantor Bank One National Association f/k/a The First National Bank of Chicago, As Trustee Under the Pooling and Servicing Agreement Dated as of March 31, 1998, Delta Funding Home Equity Loan Trust 1998-1 c/o Delta Funding Corporation as Servicing Agent, by its Attorney-in-Fact Ocwen Federal Bank, FSB (Power of Attorney to be recorded simultaneously herewith), its Successors and Assigns, under his/her authority.

Sealed and Delivered
IN THE PRESENCE OF US:

Bank One National Association f/k/a: The First National Bank of Chicago, As Trustee, Under the Pooling and Servicing Agreement Dated as of March 31, 1998, Delta Funding Home Equity Loan Trust 1998-1, c/o Delta Funding Corporation as Servicing Agent, By its Attorney-in-Fact Ocwen Federal Bank, FSB (Power of Attorney to be recorded simultaneously herewith)

(CORPORATE SEAL)

By: [Signature] (SEAL)
Name: **MARGERY ROTUNDO**
Title: **Vice President**

Attest: [Signature] (SEAL)
Name: **ANDREW C. KUREK**
Title: **Assistant Secretary**

STATE OF Florida

COUNTY OF Polk .SS

On this, the 23rd day of April, 2002, before me, the undersigned officer, personally appeared Margery Rotundo, who acknowledged himself/herself to be the VPres. of Ocwen Federal Bank, FSB, and Andrew C. Kurek, Asst. Sec., of said corporation, and that he/she as such being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names of the corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My commission expires: _____



8K2705 PG0304

DEED

Bank One National Association f/k/a The First National Bank of Chicago, As Trustee Under the Pooling and Servicing Agreement Dated as of March 31, 1998, Delta Funding Home Equity Loan Trust 1998-1 c/o Delta Funding Corporation as Servicing Agent, by its Attorney-in-Fact Ocwen Federal Bank, FSB (Power of Attorney to be recorded simultaneously herewith)

COPY
TO
Melissa A. Miller

Premises: 49 Clymer Avenue
Sellersville Boro, Pa 18960

The address of the above-named Grantee is:

~~49 Clymer Avenue~~ 365 E. BUTLER AVE
~~Sellersville Boro, Pa 18960~~ NEW BRITAIN PA 18901

Brennan

This instrument was prepared by:

THE LAW OFFICES OF MARK J. UDREN
1040 North Kings Highway, Suite 500
Cherry Hill, New Jersey 08034

DEED REGISTERED
BOROUGH OF SELLERSVILLE
DATE: May 6 2002
BY: J. A. Wey

BK2705 PG0305