



1803 West Broad Street, Quakertown, PA 18951

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**INFORMATION CERTIFICATE**

**OVERVIEW**

**File No. ACC-0908**

1. This information certificate covers the time period from 05/06/1992 to 07/31/2019.
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:  
  
Anne Newton-Boyes and Lee J. Boyes, 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:  
  
3 Ridge Run Road  
Sellersville, PA 18960  
Township of East Rockhill, County of Bucks  
Tax Parcel No. 12-025-043
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**

**LIENS & ENCUMBRANCES**

**File No. ACC-0908**

6. The following items are recorded against the referenced property:

a. Mortgages:

Mortgage from: Anne Newton Boyes and Lee J. Boyes, wife and husband  
Mortgage to: Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc.  
Dated: 10/16/2017 Recorded: 10/23/2017  
Instrument No. 2017064577  
Amount: \$170,000.00

b. Judgments and other Liens:

NONE

c. Taxes:

Not Searched

d. Easements, Rights of Way, Restrictions, and other Encumbrances:

Not Searched

**INFORMATION CERTIFICATE**

**LEGAL DESCRIPTION**

**File No. ACC-0908**

ALL THAT CERTAIN parcel of land known as TAX PARCEL NO. 12-025-043 and being more fully described in the deed(s) referenced below:

BEING THE SAME premises which Ralph S. Moyer, by Deed dated 11/02/2001 and recorded 11/09/2001 in the Office of the Recorder of Deeds in and for the County of Bucks in Land Record Book 2484, Page 1207, granted and conveyed unto Anne Newton-Boyes and Lee J. Boyes, wife and husband, as tenants by the entirety.