



237 South Main Street, Coopersburg, PA 18036

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

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INFORMATION CERTIFICATE

OVERVIEW

File No. ACC-1148

1. This information certificate covers the time period from 10/02/2006 to 08/07/2020.
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:

Franklin Ortiz and Karla Matamoros, husband and wife
3. The land referred to in this information certificate is described in the Legal Description hereof.
For informational purposes only:

1272 East 4th Street
Bethlehem, PA 18015-2036
City of Bethlehem, County of Northampton
Tax Parcel No. P7SW1A 5 7 0204
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-1148

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

a. Mortgages:

Mortgage from: Franklin Ortiz and Karla Matamoros
Mortgage to: Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Masters Inc.
Dated: 09/29/2006 Recorded: 10/02/2006
Record Book 2006-1, Page 405204
Amount: \$83,500.00

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-1148

ALL THAT CERTAIN parcel of land known as TAX PARCEL NO. P7SW1A 5 7 0204 and being more fully described in the deed(s) referenced below:

BEING THE SAME premises which Affordable Housing Alliance, LLC, a limited liability company, by Deed dated 09/29/2006 and recorded 10/02/2006 in the Office of the Recorder of Deeds in and for the County of Northampton in Record Book 2006-1, Page 405199, granted and conveyed unto Franklin Ortiz and Karla Matamoros, husband and wife.

Profile

Parcel:	P7SW1A 5 7 0204	Land Use Code:	110
Address:	1272 E 4TH ST	LUC Description:	Single Family, Residential
Owner Details:	ORTIZ FRANKLIN & MATAMOROS KARLA	Municipality:	BETHLEHEM CITY
Mailing Address:	629 N 30TH ST ALLENTOWN PA 18104-4201	NBHD:	0412
		School District:	BETHLEHEM SCHOOL DIST
		Zoning:	RM
		Land Acres:	0.0351
		Street/Road:	PAVED/SIDEWALK
		Topography:	LEVEL
		Utilities	ALL PUBLIC

Value Summary

Appraised Land:	10,700	10700	Assessed Land	5,400
Appraised Building:	38,500	38500	Assessed Building	19,200
Appraised Total:	49,200		Assessed Total	24,600

Primary Residential Card

Card:	1	Basement:	FULL	Fireplace Prefab:	
Stories:	2	Square Feet:	1152	Fireplace Opening:	
Style:	ROW HOUSE	HT/AC:	NORMAL	Fireplace Stacks:	
Year Built:	1916	Fuel:	UNKNOWN/NONE	Basement Garage:	
Year Remod.		System:	HOT WATER	Grade:	C
Total Rooms:	6	Attic:	PART FIN.	Cond (CDU):	FR
Bedrooms:	3	Rec Room Area:	0	Percent Complete:	
Full Bath:	1	Finished Basement Area:	0	Family Room:	0
Half Bath:	0			Ext. Material:	BRICK

Commercial Card

Year Built		Improvement Name:	
Units		Gross Floor Area:	
Grade:			

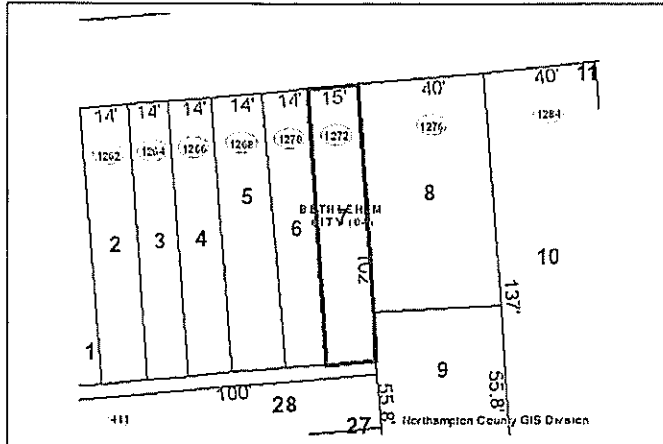
Other Items

Code Description	Yr Blt	Sq Ft
Code Description		

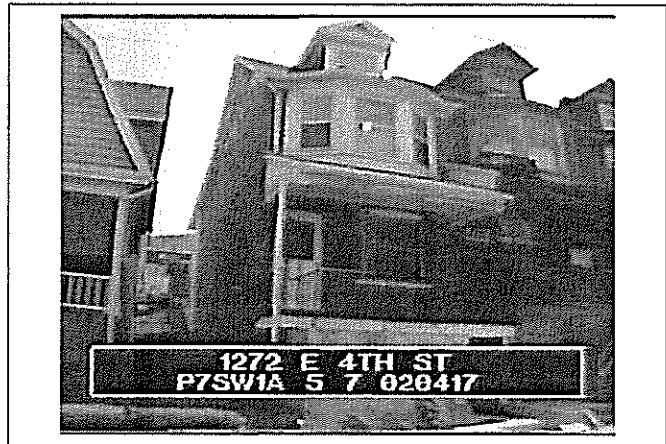
Sales History

Date	Book-Page	Grantor	Sale	Desc	Parcels	Amount
10/2/2006	2006-1--405199	AFFORDABLE HOUSING	0	VALID		83,500
10/18/2004	2004-1--403292	DORSEY TOMMY & MARIA	0	VALID		55,192
4/2/2003	2003-1--112513	RIVERA LUIS & SANDRA LEE	4	RELATED INDIVIDUALS OR		55,000
1/1/1979	422--000506		D	HISTORICAL DEED		

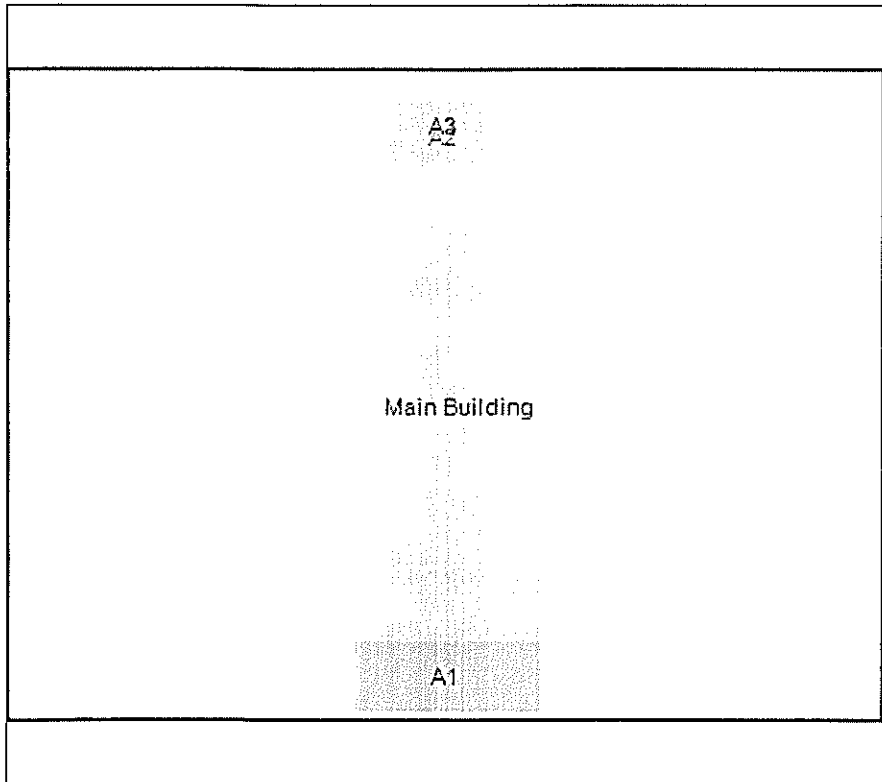
MAP



PHOTO



SKETCH



Sketch

- 0 Main Building 524 Sq. Ft.
- 1 A1 - 50/11:UNFIN BSMT/OFP OPEN FRAME PORCH 96 Sq. Ft.
- 2 A2 - 12:EFP ENCL FRAME PORCH 66 Sq. Ft.
- 3 A3 - 12:EFP ENCL FRAME PORCH 88 Sq. Ft.

COUNTY OF NORTHAMPTON

RECORDER OF DEEDS

NORTHAMPTON COUNTY GOVERNMENT CENTER
669 WASHINGTON STREET
EASTON, PENNSYLVANIA 18042-7486
Area Code (610) 559-3077

Ann L. Achatz - Recorder
Andrea F. Suter - Lead Deputy
Kathy Nansteel - Deputy



Book - 2006-1 Starting Page - 405199
*Total Pages - 5

Instrument Number - 2006057325
Recorded On 10/2/2006 At 12:21:50 PM

- * Instrument Type - DEED
- Invoice Number - 518208
- * Grantor - AFFORDABLE HOUSING ALLIANCE LLC
- * Grantee - ORTIZ, FRANKLIN
- User - KAB
- * Customer - KOLB VASILIAS & FLORENZ

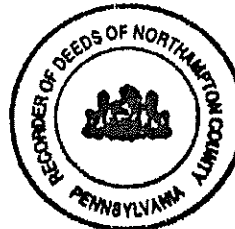
* FEES

STATE TRANSFER TAX	\$835.00
STATE WRIT TAX	\$0.50
JCS/ACCESS TO JUSTICE	\$10.00
RECORDING FEES	\$13.00
AFFORDABLE HOUSING	\$14.02
AFFORDABLE HOUSING - ADMIN FEE	\$2.48
COUNTY RECORDS IMPROVEMENT FEE	\$2.00
DEEDS RECORDS IMPROVEMENT FEE	\$3.00
BETHLEHEM CITY	\$835.00
TOTAL PAID	\$1,715.00

*RECORDED BY:

KOLB VASILIAS & FLORENZ
74 W BROAD STREET
SUITE 170
BETHLEHEM, PA 18018

I hereby CERTIFY that this document is recorded in the
Recorder's Office Of Northampton County, Pennsylvania



Ann L. Achatz

Ann L. Achatz
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

Do Not Detach

THIS PAGE IS NOW THE FIRST PAGE
OF THIS LEGAL DOCUMENT

Book: 2006-1 Page: 405199

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.



THIS DEED,

Made the 29th day of September in the year Two Thousand and Six (2006),

BETWEEN AFFORDABLE HOUSING ALLIANCE, LLC, a limited liability company, with its principal place of business located at 416 Wyandotte Street, Bethlehem, Pennsylvania, hereinafter referred to as "GRANTOR",

A
N
D

FRANKLIN ORTIZ and KARLA MATAMOROS, husband and wife, of the City of Allentown, County of Lehigh and Commonwealth of Pennsylvania, GRANTEES

WITNESSETH, that the said Grantor, party of the first part, for and in consideration of the sum of Eighty-three Thousand Five Hundred and no/100 Dollars (\$83,500.00), unto it well and truly paid by Grantee, the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, their heirs and assigns, forever:

ALL THAT CERTAIN lot or piece of land, thereon being erected a 02 ½ story brick dwelling, situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southern line of 4th Street at a distance of 85 feet East from the Eastern line of Edward Street, said point being the center line of a partition wall; thence extending Eastwardly along the said 4th Street 15 feet, more or less, to a point in land now or late of James J. Lucas; thence running back, or Southwardly, 102 feet, more or less, to a small private alley.

SAID property being known and designated as 1272 East 4th Street.

PARCEL NUMBER: P7SW1A-5-7.

BEING THE SAME PREMISES which Tommy Dorsey and Maria Dorsey, husband and wife, by their Deed dated 10/8/04 and recorded on 10/18/04 in the Recorder of Deeds Office in and for Northampton County, Pennsylvania, in Record Book 2004-1, Page 403292, granted and conveyed unto Affordable Housing Alliance, LLC, Grantor herein.

TOGETHER with all and singular the buildings, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said party of the first part, its successors and assigns, in law, equity or otherwise, howsoever, of, in and to the same, and every part thereof.

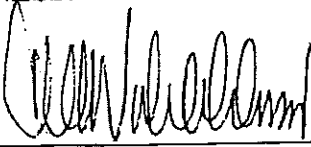
TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, themselves, their heirs and assigns, to and for the only proper use and behoof of the said party of the second part, themselves, their heirs and assigns forever.

AND the said party of the first part, for itself and its successors, does by these presents covenant, grant and agree to and with the said party of the second part, their heirs and assigns, that it, the said party of the first part, and its successors, all and singular the hereditaments and premises hereinabove described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, their heirs and assigns, against it, the said party of the first part and its successors, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof, by, from, or under it, shall and will, subject as aforesaid, specially warrant and defend.

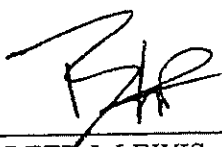
THE GRANTOR, AFFORDABLE HOUSING ALLIANCE, LLC, a limited liability company, the said party of the first part, doth hereby constitute and appoint BRETT J. LEWIS, Member, to be its attorney, for it and in its name, and as and for its company act and deed, to acknowledge this Indenture before any person having authority by the laws of the Commonwealth of Pennsylvania to take such acknowledgment, to the intent that the same may be duly recorded.

IN WITNESS WHEREOF, AFFORDABLE HOUSING ALLIANCE, LLC, a limited liability company, the said party of the first part, has caused these presents to be signed by its Member, BRETT J. LEWIS, the day and year first above written.

WITNESS:



AFFORDABLE HOUSING ALLIANCE, LLC

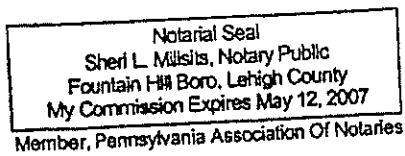


By: BRETT J. LEWIS
Title: Member

COMMONWEALTH OF PENNSYLVANIA)
) SS.:
COUNTY OF NORTHAMPTON)

On this, the 29th day of September, 2006, before me, a Notary Public in and for said Commonwealth and County, the undersigned officer, personally appeared BRETT J. LEWIS, who acknowledged himself to be the Member of AFFORDABLE HOUSING ALLIANCE, LLC, a limited liability company; and he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

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



Sheri L. Millsits
Notary Public

I HEREBY CERTIFY that the precise address of the Grantees herein is

629 N. 30th Street
Allentown, PA 18104-4201

[Signature]