



1803 West Broad Street, Quakertown, PA 18951

Phone: (215)536-3300 ♦ Fax: (215)536-2333

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INFORMATION CERTIFICATE

OVERVIEW

File No. ACC-0760

1. This information certificate covers the time period from 09/18/1967 to 12/05/2018.
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:

Estate of George Lauderback, Jr., deceased
3. The land referred to in this information certificate is described in the Legal Description hereof.
For informational purposes only:

392 Park Avenue
Harleysville, PA 19438
Township of Lower Salford, County of Montgomery
Tax Parcel No. 50-00-03307-00-9
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-0760

6. The following items are recorded against the referenced property:
 - a. Mortgages:
NONE
 - 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-0760

ALL THAT CERTAIN parcel of land known as TAX PARCEL NO. 50-00-03307-00-9 and being more fully described in the deed(s) referenced below:

BEING THE SAME premises which Harleysville National Bank and Trust Company, Executor of the Estate of James R. Keeler, deceased, by Deed dated 09/15/1967 and recorded 09/15/1967 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 3485 page 5, granted and conveyed unto George Lauderback, Jr. and Margaret L. Lauderback, as tenants by the entirety.

AND THE SAID Margaret L. Lauderback has since departed this life on 11/13/2018, leaving title vested in George Lauderback, Jr., by right of survivorship.

AND THE SAID George Lauderback, Jr., has since departed this life on 11/13/2018, Intestate, whereupon Letters of Testamentary were granted to George Lauderback, III on 11/26/2018, by virtue of Petition for Grant of Letters filed to No. 2018-4222 in the Office of the Register of Wills in and for the County of Montgomery.

- Profile
- Accessory Structures
- Assessment Breakdown
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 50003307009
 LAUDERBACK GEORGE JR & MARGARET 392 PARK AVE

1 of 1

[Return to Search Results](#)

Parcel

TaxMapID	50024 066
Parid	50-00-03307-00-9
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	392 PARK AVE
Lot #	13
Lot Size	37500 SF
Front Feet	125
Municipality	LOWER SALFORD
School District	SOUDERTON AREA
Utilities	PUBLIC SEWER/WELL/

Actions

- Printable Summary
- Printable Version

Owner

Name(s)	LAUDERBACK GEORGE JR & MARGARET
Name(s)	
Mailing Address	392 PARK AVE
Care Of	
Mailing Address	
Mailing Address	HARLEYSVILLE PA 19438

Current Assessment

Appraised Value	Assessed Value	Restrict Code
138,310	138,310	

Estimated Taxes

County	478
Montco Community College	54
Municipality	372
School District	4,097
Total	5,001
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale

Sale Date	01-JAN-67
Sale Price	\$0
Tax Stamps	0
Deed Book and Page	-
Grantor	
Grantee	LAUDERBACK GEORGE JR & MARGARET
Date Recorded	

Montgomery County
 Board of Assessment Appeals
 P O. Box 311
 Norristown PA 19404-0311

Contact Us
 Phone: (610) 378-3761
 Email: boahelp@montcopa.org
 Hours: Monday-Friday 8:30am-4:15pm

Location [Google Map](#)

[Search Disclaimer](#)
[Privacy Policy](#)



You are here: [Home](#) > [Departments](#) > [County Administration](#) > [Tax Claim Bureau](#) > [Parcel Search](#) > [Parcel Details](#)

Parcel Search Result 1 of 1

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Parcel Number: 50-00-03307-00-9
Deed Book - Page: 3485-00005
Name: LAUDERBACK GEORGE JR & MARGARET
Address: 392 PARK AVE
HARLEYSVILLE PA 19438
Location: 392 PARK AVE
District: Lower Salford (Township)
Description: SINGLE FAMILY
Assessed Value: 138,310

No taxes due

PLEASE NOTE THAT THIS IS NOT A CERTIFIED SEARCH.
YOU MAY ORDER A CERTIFIED SEARCH BY MAIL OR BY VISITING THE TAX CLAIM OFFICE.
PLEASE SEE OUR [CERTIFIED TAX SEARCH](#) FOR INSTRUCTION.

000803

SEP-19-67 00212 DEEDS • 003 A =

7.00

DEED—Trustees' Covenant - (Corp. - Ind.) No. 772A Printed for and Sold by John C. Clark Co., 1800 E. Penn Square, Phila.

This Indenture, Made the

Fifteenth day of September in the year of our Lord
one thousand nine hundred and sixty-seven (1967)

Between HARLEYSVILLE NATIONAL BANK and TRUST COMPANY, Executor
of the Last Will and Testament of JAMES R. KEELER, deceased, party
of the first part, Grantor;

AND

GEORGE LAUDERBACK JR., and MARGARET L. LAUDERBACK, his wife, parties
of the other part;

of the other part, **Witnesseth**, That the said party of the first part
for and in consideration of the sum of THREE THOUSAND FIVE HUNDRED DOLLARS
lawful money of the United States of America, unto — it — well and truly paid by the said
at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, have — granted, bargained, sold, aliened, enfeoffed, released and confirmed and by these
presents do

grant, bargain, sell, alien, enfeoff, release and confirm unto the said parties of the other
part, Grantees, their heirs
and assigns, as tenants by entireties.

ALL THAT CERTAIN lot or piece of ground with the buildings and
improvements thereon erected, Situate in the Township of Lower Salford,
County of Montgomery and Commonwealth of Pennsylvania, described in
accordance with a Plan of building lots of Harley Manor, made by
Stanley F. Moyer, Registered Professional Engineer and Land Surveyor,
Souderton, Pennsylvania, dated April 12th, 1958 and last revised
December 12th, 1963 as follows, to wit:

BEGINNING at a point on the Southwest side of Park Avenue (Fifty
feet wide), at the distance of One hundred fifty two and eighty one-
hundredths feet measured South thirty eight degrees, twenty five
minutes East along said side of Park Avenue from its intersection with
the Southeast side of Kulp Road (State Road Route #46050) (Thirty three
feet wide); thence along the Southwest side of Park Avenue, South thirty
eight degrees, twenty five minutes East, One hundred twenty five feet
to a corner of lot #12; thence along lot #12, South forty eight degrees,
twenty five minutes West, Three hundred feet to a point in line of lot
#35; thence along lot #35, North thirty eight degrees, twenty five
minutes West, One hundred twenty five feet to a corner of lot #14;
thence along lot #14, North forty eight degrees, twenty five minutes
East, Three hundred feet to the first mentioned point and place of
beginning. Containing Eight hundred fifty nine one-thousandths of an
acre of land, more or less. Being lot #13 on said plan.

BEING part of the same premises which Mary M. Hunsberger, widow
by Indenture bearing date the 27th day of March AD, 1958 and recorded
at Norristown in the office for the Recording of Deeds, in and for
the County of Montgomery on 28th day of March AD, 1958 in Deed Book
No. 2864 page 592 etc., granted and conveyed unto James R. Keeler,

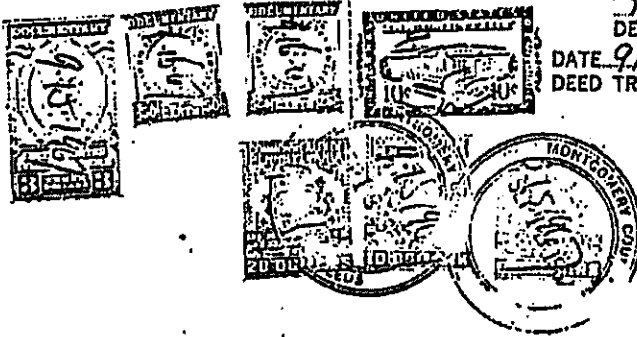
in fee.

AND the said James R. Keeler being so thereof seized departed this life on or about July 12, 1966, having first made and declared his last Will and Testament in writing bearing date the 30th day of July AD, 1954 and filed for probate in the Office of The Register of Wills in and for the County of Montgomery on January 13, 1967 and registered in Reel No. 234 page 542 wherein he appointed the Harleysville National Bank (now Harleysville National Bank and Trust Company) Executor, and to whom letters Testamentary were duly granted by the Register of Wills aforesaid on January 13, 1967.

THIS STAMP CERTIFIES THAT THE TRANSFER TAX OF four dollars HAS BEEN PAID with

William Davis
DEPUTY TAX COLLECTOR

DATE 9/19/67
DEED TRANSFER TAX \$35.00



I hereby certify that the Real Estate Transfer Tax in the amount of \$ 35.00 has been paid on the 15th day of Sept A. D., 19 67 and that the value of the within described property transferred is \$ 3500.00
Title Insurance Corporation of Pennsylvania
By [Signature]

Together with all and singular the lots, and pieces of ground—
ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatso-
ever thereunto 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 party of the first part, Grantor _____
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, and the—
hereditaments and premises hereby granted, or mentioned and
intended so to be, with the appurtenances, _____
parties of the other part, Grantees, their heirs—
and assigns to and for the only proper use and
behalf of the said parties of the other part, Grantees, their heirs—
and assigns forever
as tenants by entireties. _____

And the said Grantor, party of the first part, for its successors—
covenant, promise and agree, to and with the said Grantees, parties of the other—
part, their heirs, _____ and assigns, by these presents, that—it—_____ the said
Grantor, for its successors have—

not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter
or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may
be impeached, charged or incumbered, in title, charge, estate, or otherwise howsoever.

In witness whereof, the party of the first part, Grantor, have
set hereunto their hands and seals the day and year first above
written.

SEALED AND DELIVERED
IN THE PRESENCE OF US:

Wood W. Coover

HARVEY STATE NATIONAL BANK and TRUST
COMPANY, INCORPORATED under the laws of the State of
Indiana, the Executor of the last will and testament
of JAMES J. KEELER, deceased.

BY *W. C. Mackley*
president

ATTEST *J. M. Keeler*
Secretary

Received, this day of the date of the above indenture, of the within named Grantee

On this, the 15th day of September 1967, before me a Notary Public for Pennsylvania, the undersigned officer, personally appeared HARLEYSVILLE NATIONAL BANK and TRUST COMPANY, Executor of the last will and testament of James R. Keeler, deceased, aforesaid, State of Pennsylvania known to me (as satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal

George W. Seasey

On this, the 15th day of September 1967, before me the undersigned officer, personally appeared W. EARL MARKLEY who acknowledged himself (himself) to be the President of Harleysville National Bank and Trust Company, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as

In Witness Whereof, I hereunto set my hand and official seal

George W. Seasey

NOTARY PUBLIC
LANCASTER BORO., PENN. CO., PA.

The address of the within-named Grantee is 2528 S. Woodred Street, Phila., Pa. 19148

George W. Seasey
On behalf of the Grantee

THE TITLE INSURANCE CORPORATION OF PENNSYLVANIA

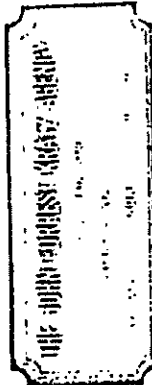
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657
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HARLEYSVILLE NATIONAL BANK and TRUST COMPANY, Executor of the last will and testament of JAMES R. KEELER, deceased

TO
GEORGE LAUDERBACK, JR. and
MARGARET L. LAUDERBACK, his wife

81 438

7-62 John C. Clark Company, Philadelphia 772A



Recorded in the office for the recording of deeds in and for Montgomery County
in Deed Book No. 3485 page 5 &c.

Witness my hand and seal of Office this 15th day of September Anno Domini 1967
John J. Maguire
Recorder