



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-0834

1. This information certificate covers the time period from 09/18/1973 to 04/01/2019.
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:

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

131 Fourth Street
Schwenksville, PA 19473
Borough of Schwenksville, County of Montgomery
Tax Parcel No. 20-00-00100-006
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-0834

6. The following items are recorded against the referenced property:
- a. Mortgages:
NONE
 - b. Judgments and other Liens:
Inheritance Taxes due, if any due to the PA Department of Revenue
 - c. Taxes:
Not Searched
 - d. Easements, Rights of Way, Restrictions, and other Encumbrances:
Not Searched

INFORMATION CERTIFICATE

LEGAL DESCRIPTION

File No. ACC-0834

ALL THAT CERTAIN parcel of land known as TAX PARCEL NO. 20-00-00100-006 and being more fully described in the deed(s) referenced below:

BEING THE SAME premises which Elizabeth Frances McDuff, Executrix under the Will of Ernest C. Kruger, deceased, by Deed dated 09/10/1973 and recorded 09/18/1973 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 3888, Page 131, granted and conveyed unto Christian Gyger and Helen Gyger, husband and wife, as tenants by the entirety.

AND THE SAID Helen Gyger, has since departed this life on 04/27/2010, leaving title vested in Christian Gyger, by right of survivorship.

AND THE SAID Christian Gyger, has since departed this life on 12/05/2018, leaving a Last Will and Testament, filed and probated to No. 46-2018-X4638 in the Office of the Register of Wills in and for the County of Montgomery, wherein he did nominate Claire G. Kratz, to Letters of Testamentary were granted on 12/28/2018.

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

PARID: 20000100006
 GYGER CHRISTIAN & HELEN
 131 FOURTH ST

1 of 1
[Return to Search Results](#)

Parcel	
TaxMapID	20004 039
Parcel	20-00-00100-00-6
Land Use Code	1101
Land Use Description	R - SINGLE FAMILY
Property Location	131 FOURTH ST
Lot #	
Lot Size	37400 SF
Front Feet	200
Municipality	SCHWENKSVILLE
School District	PERKOWEN VALLEY
Utilities	ALL PUBLIC//

- Actions**
- [Printable Summary](#)
 - [Printable Version](#)

Owner	
Name(s)	GYGER CHRISTIAN & HELEN
Name(s)	
Mailing Address	131 FOURTH AVE
Care Of	
Mailing Address	
Mailing Address	SCHWENKSVILLE PA 19473

Current Assessment		
Appraised Value	Assessed Value	Restrict Code
168,760	168,760	

Estimated Taxes	
County	584
Montco Community College	66
Municipality	1,002
School District	5,608
Total	7,260
Tax Lien	Tax Claim Bureau Parcel Search

Last Sale	
Sale Date	18-SEP-73
Sale Price	\$51,000
Tax Stamps	510
Deed Book and Page	
Grantor	
Grantee	GYGER CHRISTIAN & HELEN
Date Recorded	

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

Contact Us
 Phone: (610) 278-3761
 Email: boaa@montco.org
 Hours: Monday-Friday 8:30am-4:15pm

Location [Google Map](#)

[Search Disclaimer](#)
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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: 20-00-00100-00-6
Deed Book - Page: 3888-00131
Name: GYGER CHRISTIAN & HELEN
Address: 131 FOURTH AVE
SCHWENKSVILLE PA 19473
Location: 131 FOURTH ST
District: Schwenksville (Borough)
Description: SINGLE FAMILY
Assessed Value: 168,760

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.

Case #2018-X4638

Case Number	2018-X4638
Commencement Date	12/28/2018
Status	Open
Caption	ESTATE OF GYGER, CHRISTIAN, DECEASED
Case Foundation Party	GYGER, CHRISTIAN
Case Type	DECEDENT'S ESTATE (INCLUDING TRUST UNDER WILL)
Initial Filing	Petition for Letters Testamentary
Judge	
Township	SCHWENKSVILLE BOROUGH
Sealed	No

Case Foundation Parties

Name	Date of Death	Date of Birth	Address	Counsel
GYGER, CHRISTIAN	12/5/2018	6/19/1923	131 4TH STREET SCHWENKSVILLE, PA 19473 UNITED STATES	

Personal Representatives

Name	Representative	Address	Counsel
KRATZ, CLAIRE G	EXECUTRIX	214 CRESTVIEW DRIVE TELFORD, PA 18969 UNITED STATES	HUNSBERGER, CHARLOTTE A

Interested Parties

Name	Address	Counsel
KRATZ, CLAIRE G	TELFORD, PA 18969 UNITED STATES	HUNSBERGER, CHARLOTTE A

Docket Entries

Filing Date	Suffix	Description	Docket Text	Sealed	Date Scanned	State Tax Receipt	Filing ID	Type
12/28/2018 10:52 AM	1	Petition for Letters Testamentary		No	12/28/2018 11:04 AM		2072310	
12/28/2018 10:52 AM	2	Inventory and Appraisement - Forms Distributed		No			2072311	PR
12/28/2018 10:52 AM	3	Short Certificate		No	12/28/2018 11:04 AM		2072312	PR
12/28/2018 10:52 AM	4	Letters Granted		No	12/28/2018 11:04 AM		2072328	PR
12/28/2018 10:52 AM	5	Will		No	1/11/2019 11:59 AM		2072329	PR
1/8/2019 3:08 PM	6	Certification of Notice (Completa)		No	1/9/2019 8:51 AM		2074540	PR
2/22/2019 9:01 AM	7	State Inheritance Tax Payment	PD ON ACCT (PREPAYMENT DISCOUNT) (OB)	No	2/22/2019 9:04 AM	MT073098	2085143	PR

Fee Simple Deed 000792

SEP-19-73 00077 DEEDS • 792 --- A

7.00

This Indenture Made this 10th day of September 1973

Between ELIZABETH FRANCES McDUFF, Executrix under the Will of ERNEST C. KRUGER,
DECEASED

(hereinafter called the Grantor),

A N D

CHRISTIAN GYGER and HELEN GYGER, HIS WIFE (hereinafter called the Grantees),

Witnesseth That the said Grantor for and in consideration of the sum of Fifty-one Thousand
Dollars (\$51,000.00)

lawful money of the United States of America, unto her well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the entireties,

ALL THAT CERTAIN Tract or piece of land, Situate in the Borough of Schwenksville, County of Montgomery and State of Pennsylvania, bounded, limited and described as follows, to wit:-

BEGINNING at a point in the middle line of Fourth Street at a distance of 114.00 feet Northwesterly from an iron pin at the center of the intersection of the said Fourth Street and Perkiomen Avenue, being a corner of this land and land now or late of Rena J. White and Miriam R. White; thence along the land of the latter South sixty-six degrees and twenty-seven minutes West one hundred eighty-six and four tenths feet to an iron pin, a corner in line of land now or late of the Manassas Bush Estate; thence along the same North twenty-four degrees and three minutes West two hundred feet and sixtenths of a foot to an iron pin, a corner of other land now or late of the said National Bank and Trust Company of Schwenksville; thence along the same North sixty-six degrees and twenty-seven minutes East one hundred eighty-nine and fifty-two hundredths feet to a point in the middle line of the aforesaid Fourth Street (A Street 41 feet wide); thence along the middle line of the same South twenty-three degrees and thirty-three minutes East two hundred feet to the place of beginning.

CONTAINING eight hundred sixty two thousandths (0.862) of an acre of land, more or less.

BEING the same premises which Evelyn S. White, Singlewoman, by Deed dated May 22, 1954 and recorded in Montgomery County in Deed Book 2490 page 200 and conveyed unto Ernest C. Kruger and I. Naomi Kruger, his wife, in fee.

AND the said I. Naomi Kruger died on February 27, 1966.

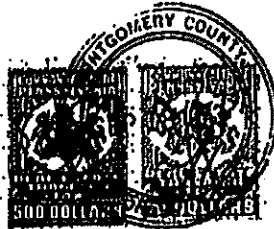
AND the said Ernest C. Kruger died on January 20, 1973, leaving a Will probated and registered at Montgomery County as Will 46-73-681, wherein, he appointed Elizabeth Frances McDuff Executrix, to whom Letters Testamentary were granted on March 21, 1973.

REALTY TRANS. TAX PAID	
STATE	
LOCAL	7.510.00
PER	79 M.

BOOK 3888 PC 131

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto 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 the said Grantor, as well at law as in equity, of, in, and to the same.

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 Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever, as tenants by the entireties.



AND the said Grantor does covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that she, the said Grantor, has 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.

And the said Grantor, for _____

do, by these presents, covenant, grant and agree, to and with the said Grantee, _____ and assigns, that _____ the said Grantor, _____ 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, _____ and assigns, against _____ the said Grantor, _____ and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under _____ or any of them shall and will WARRANT and forever DEFEND.

In Witness Whereof, The said Grantor has caused these presents to be duly executed the day and year first herein above written.

THE STATE-CITY-TOWNSHIP STAMPS APPLIED ON FORMS H 201 JAN 1917 ARE OF FULL CONSIDERATION INCLUDING THE STATE AND FEDERAL TAXES AS DETERMINED BY ORDINANCES AND ACTS OF ASSEMBLY.
COMMONWEALTH LAND TITLE INSURANCE CO.

Sealed and Delivered
IN THE PRESENCE OF US:
Judith Louise Seiburn
John S. [Signature]
Llewellyn [Signature]

Elizabeth Frances McDuff (SEAL)
Elizabeth Frances McDuff
Executrix under the Will of
Ernest C. Kruger, Deceased

STATE OF FLORIDA
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DADE

On this, the 10th day of September 1973,

(IND.)

before me, the undersigned officer, personally appeared ELIZABETH FRANCES McDUFF, Executrix under the Will of ERNEST C. KRUGER, Dec'd, known to me (or satisfactorily proven) to be the person, whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

or

(CORP.)

who acknowledged himself to be the _____ of _____, a corporation, and that he as such being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as _____

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

Donald Lynn Sturdevant
NOTARY PUBLIC
NOTARY PUBLIC, STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES JUNE 4, 1976
MEMBER TRISTAR NATIONAL BONDING AGENCY

50
6.50

COMMONWEALTH LAND
Title Insurance Company
Title Insurance Since 1876

C-440-750-ERIC

DEED

ELIZABETH FRANCES McDUFF,
Executrix under the Will of
ERNEST C. KRUGER, Deceased

TO

CHRISTIAN GYGER and
HELEN GYGER, HIS WIFE

PREMISES:

131 FOURTH STREET
Borough of SCHENKSVILLE
County of MONTGOMERY
Commonwealth of PENNSYLVANIA

SEP 18 11 36 AM '73

Montgomery County S. S.

Recorded in the Office of Recording of Deeds & c.

In and for said county in Deed.....book

No. 3888 Page 131.....& c.

Witness my hand and seal of office this 18th.....

day of September.....1973

William J. DeLoe

Recorder

The address of the above-named Grantee

is 50 Tracy Road, Schenksville, Pa.
William J. DeLoe
On behalf of the Grantee

BOOK 3888 PG 133