

2016 Judicial Sale
8/25/2016
Final Results

NOTICE OF THE MONTGOMERY COUNTY
TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that the Montgomery County Tax Claim Bureau will hold a JUDICIAL SALE under the Pennsylvania Real Estate Tax Law of 1947, as amended, commencing 10:00 A.M. the 25th day of August, 2016 in the Montgomery County Courthouse, 2 East Airy Street, Courtroom A, Norristown, Pennsylvania. The properties exposed to sale will be sold Free & Clear of all tax and municipal claims, mortgages, liens, charges and estates of whatsoever kind, except ground rents separately taxed.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case the Tax Claim Bureau is selling the TAXABLE INTEREST and the property is offered for sale by the Tax Claim Bureau without guarantee of warranty whatever, either as to structure or lack of structures upon the land.

There will be NO REDEMPTION PERIOD after the date of the sale, but these Taxes and Costs can be paid up to the time of the sale.

In accordance with Section 619.1 of the Real Estate Tax Sale Law, 72 PS.§ S860.619a, prospective purchasers at all tax sales are required to provide the following certification to the Tax Claim Bureau:

1. that, within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to taxing bodies within Montgomery County; and
2. that, within the municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities within Montgomery County.
3. Pursuant to, prospective bidders must certify that they have not had a landlord license revoked in any municipality in Montgomery County and that they are not acting as an agent for a person whose landlord license has been revoked.

In accordance with Section 618 of the Real Estate Tax Sale Law, 72 PS.§ 5860.618, the owner shall not be permitted to repurchase said property.

TERMS OF SALE: Payment of the bid price along with transfer taxes and recording costs shall be due and owing as soon as the sale is completed. In the event that said amount is not paid before the close of business on the day of the sale, the sale will be voided.

In the event that a successful bidder tenders a bad check to the Tax Claim Bureau when purchasing a property in any sale the bidder shall not be permitted to bid on any properties in future sales and the matter shall be referred to the Montgomery County District Attorney's Office for prosecution under the Pennsylvania Crimes Code, 18 Pa. C.S.A. § 4105 which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE.

INSTRUCTIONS: Any person whose property is included in the list and being exposed to Public Sale, who believes that by no reason of some defect said property should not be exposed to sale, should immediately make known their reason to the Tax Claim Bureau, either in person or by agent.

Montgomery County Tax Claim Bureau
William Caldwell, First Deputy Director

The County of Montgomery does not discriminate on the basis of race, color, national origin, sex, religion, age, disability or familial status in employment or the provision of services.

Any questions regarding the Judicial Sale should be directed to the Montgomery County Tax Claim Bureau at (610)- 278-1216.

Prospective bidders must register prior to the sale. NO REGISTRATION WILL BE TAKEN ON THE DAY OF THE SALE. Registration and Certification forms are available in the Tax Claim Bureau and online at www.montgomerycountytaxclaim.com. All Prospective Bidders must present one (1) form of photo identification at the time of registration and on the date of the Sale. Failure to present photo identification at the time of registration will prevent a Prospective Bidder from being registered to bid. Failure to present photo identification on the date of the sale will prevent the bidder from receiving his bidder number and thus barring the registered bidder from having the opportunity to bid on property.

Petitioner exposed certain parcels of land to Upset Sale in September 2015, upon delinquent tax claims filed for the previous tax years. Notice of the Upset Sale was advertised in The Times Herald and The Mercury and the Montgomery County Law Reporter.

An upset price was set for each such parcel exposed to sale, in accordance with the Act, however the following properties were not sold at the Upset Sale, because the upset sale price was not obtained:

Norristown

J16-0001	13-00-09416-01-2	GREATER NORRISTOWN SOCIETY OF ARTS	214
	DEKALB ST 0037 0005		
\$2,017.28		CONTINUED TO DECEMBER 8, 2016 SALE	
J16-0002	13-00-02344-00-1	REUBEN JAMES O 801 ARCH ST 0056	0005
\$5,500.76		AGREEMENT REMOVED FROM SALE	

J16-0003 0007 0131 \$1,640.98	13-00-03808-00-4	THEMAN PROPERTIES LLC 505 BARBADOES ST
	SOLD	\$16,000.00
J16-0004 0008 \$1,812.55	13-00-03960-00-5	THEMAN PROPERTIES LLC 510 E BASIN ST 0020
	SOLD	\$42,000.00
J16-0005 0013 0060 \$2,008.58	13-00-06820-00-7	NEIGHBORHOOD SOLUTIONS LLC 202 CHAIN ST
	PAID IN FULL REMOVED FROM SALE	
J16-0006 0101 \$1,768.08	13-00-10588-00-1	BOYD TERRY L & THEODORA 139 W ELM ST 0053
	CONTINUED TO DECEMBER 8, 2016 SALE	
J16-0007 GEORGE ST 0030 0190 \$1,912.83	13-00-13076-00-6	ZAMORA SERAFIN & FLORES ANGELICA 644
	CONTINUED TO DECEMBER 8, 2016 SALE	
J16-0008 F 802 GEORGE ST 0039 0101 \$3,078.84	13-00-13248-00-5	MARTELLO CARLANTONIO MARIO & CATHERINE
	CONTINUED TO DECEMBER 8, 2016 SALE	
J16-0009 \$1,959.51	13-00-13464-00-5	WATSON SHAWN 667 GEORGE ST 0003 0172
	CONTINUED TO DECEMBER 8, 2016 SALE	
J16-0010 \$1,215.35	13-00-15728-00-9	YAHNER MICHAEL 23 HARTRANFT AVE 0033 0104
	PAID IN FULL REMOVED FROM SALE	
J16-0011 \$2,304.50	13-00-15888-00-2	DELISSER LAWTON 308 HAWS AVE 0003 0100
	AGREEMENT REMOVED FROM SALE	
J16-0012 \$2,377.47	13-00-16048-00-4	WILKINSON NORMAN R 672 HAWS AVE 0087 0031
	CONTINUED TO DECEMBER 8, 2016 SALE	
J16-0013 \$2,651.64	13-00-17192-00-3	LEBOLD HOLDINGS 209 E JACOBY ST 0003 0154
	CONTINUED TO DECEMBER 8, 2016 SALE	
J16-0014 \$1,910.69	13-00-19612-00-4	LIVERS KELLY 916 W LAFAYETTE ST 0004 0153
	SOLD	\$14,000.00
J16-0015 0049 \$2,112.65	13-00-19992-00-2	DUREN ANDREW JR 729 W LAFAYETTE ST 0044
	PAID IN FULL REMOVED FROM SALE	

J16-0016 \$1,480.45	13-00-21476-00-3	JOHNSON RICHARD C 406 E MAIN ST 0002 0034 PAID REMOVED FROM SALE
J16-0017 \$1,916.30	13-00-24108-00-8	SMALLS CARRIE 228 E MARSHALL ST 0090 0120 CONTINUED TO DECEMBER 8, 2016 SALE
J16-0018 \$1,843.52	13-00-24144-00-8	NEIGHBORHOOD SOLUTIONS LLC 306 E MARSHALL ST 0041 0032 PAID IN FULL REMOVED FROM SALE
J16-0019 \$1,832.10	13-00-25888-00-1	HOLLIDAY ROBERT M SR & ELLIS KENNETH 260 MINOR ST 0028 0017 CONTINUED TO DECEMBER 8, 2016 SALE
J16-0020 \$3,723.40	13-00-28240-00-7	JOHNSON RICHELLE C 510 NORRIS ST 0032 0017 CONTINUED TO DECEMBER 8, 2016 SALE
J16-0021 \$2,986.91	13-00-28252-00-4	JOHNSON RICHELLE C 516 NORRIS ST 0029 0032 CONTINUED TO DECEMBER 8, 2016 SALE
J16-0022 \$1,480.56	13-00-28936-00-4	BOWEN EMILY 213 E OAK ST 0076 0032 CONTINUED TO DECEMBER 8, 2016 SALE
J16-0023 \$1,967.43	13-00-28956-00-2	WATSON SHAWN 223 E OAK ST 0071 0012 CONTINUED TO DECEMBER 8, 2016 SALE
J16-0024 \$1,730.47	13-00-29244-00-2	BROWN JOANNE 19 W OAK ST 0026 0019 CONTINUED TO DECEMBER 8, 2016 SALE
J16-0025 \$1,882.94	13-00-30084-00-8	BOYER GLORIA J & HAROLD 137 W PENN ST 0048 0062 CONTINUED TO DECEMBER 8, 2016 SALE
J16-0026 \$5,841.86	13-00-31476-00-2	REUBEN JAMES 1051 POWELL ST 0017 0062 SOLD \$12,000.00
J16-0027 \$1,872.43	13-00-31512-00-2	FAVORS SHERRY 1075 POWELL ST 0008 0188 BANKRUPTCY
J16-0028 \$2,251.19	13-00-34996-00-1	CIANCIULLI & SONS INVESTMENTS LLC 1014 STANBRIDGE ST 0008 0154 PAID IN FULL REMOVED FROM SALE
J16-0029 0023	13-00-35216-00-6	31 STANBRIDGE ST TRUST 31 STANBRIDGE ST 0072 0023

\$1,921.05 **AGREEMENT REMOVED FROM SALE**

J16-0030 13-00-36076-00-1 CONNOR ROBERT L JR 612 SWEDE ST 0055 0065
 \$2,007.32 **PAID IN FULL REMOVED FROM SALE**

J16-0031 13-00-36176-00-9 BALABANOVIC JOVAN & LJILJANA 1106 1/2
 SWEDE ST 0052 0061
 \$1,761.29 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0032 13-00-36528-00-8 B L R ASSOCIATES LTD 1033 SWEDE ST 0018 0107
 \$1,996.58 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0033 13-00-38464-00-7 NORRISTOWN HOLDING TRUST 1006 WILLOW ST
 0033 0107
 \$1,888.02 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0034 13-00-38472-00-8 BROWN HENRY & NOAMI 1010 WILLOW ST 0031
 0154
 \$1,829.97 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0035 13-00-39728-00-3 MITCHELL DARNELL G 916 YERKES AVE 0094 0008
 \$1,660.08 **CONTINUED TO DECEMBER 8, 2016 SALE**

North Wales

J16-0036 14-00-00024-00-7 US BANK NA TRUSTEE BEAVER ST 0023 0013
 \$1,452.95 **SOLD \$1,452.95**

Pennsburg

J16-0037 15-00-00682-00-5 GRANAHAN JOHN J JR & EVELYN JACKSON ST
 0021 0013
 \$2,121.57 **BANKUPTCY**

J16-0038 15-00-00685-00-2 GRANAHAN JOHN J JR & EVELYN JACKSON ST
 0031 0012
 \$2,073.18 **BANKUPTCY**

J16-0039 15-00-02488-00-8 GRANAHAN JOHN J JR & EVELYN W SIXTH ST
 0014 0026
 \$1,683.72 **BANKUPTCY**

Pottstown

J16-0040 16-00-01304-00-3 PRICE DONALD J JR 129 BEECH ST 0014 0085
 \$1,538.81 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0041	16-00-01440-00-2	HOWARD ALVIN L & RUTH L 347 BEECH ST 0001 0075	
\$1,411.15		PAID IN FULL REMOVED FROM SALE	
J16-0042	16-00-03844-00-1	367 NORTH CHARLOTTE STREET TRUST 367 N CHARLOTTE ST 0095 0023	
\$1,803.49		PAID IN FULL REMOVED FROM SALE	
J16-0043	16-00-05176-00-1	SOVIA ANNA MAY 441 CHERRY ST 0031 0011	
\$1,764.76		CONTINUED TO DECEMBER 8, 2016 SALE	
J16-0044	16-00-05892-00-5	FISHER GEORJEAN 29 CHESTNUT ST 0010 0011	
\$1661.92		SOLD \$16,000.00	
J16-0045	16-00-14948-00-3	PATEL RAGESH R & AMITA R 433 HIGH ST 0061 0093	
\$1,639.82		SOLD \$14,00.00	
J16-0046	16-00-17016-00-5	LINSINBIGLER ROBERT S & MARIE S 123 S KEIM ST 0036 0014	
\$1,557.99		CONTINUED TO DECEMBER 8, 2016 SALE	
J16-0047	16-00-17700-00-5	123 KING STREET TRUST 123 KING ST 0007 0042B	
\$1,705.77		CONTINUED TO DECEMBER 8, 2016 SALE	
J16-0048	16-00-19973-39-6	MARJER INC 620 MANATAWNY ST 0087 0047	
\$1,389.48		COURT ORDER REMOVED FROM SALE	
J16-0049	16-00-29652-00-5	BABADZHANO BEN 359 UNION ALLEY 0135 0005	
\$1,719.28		CONTINUED TO DECEMBER 8, 2016 SALE	
J16-0050	16-00-30080-00-9	TANNER DOUGLAS & BETTY JEAN 444 WALNUT ST 0067 0007	
\$1,656.11		SOLD 38,000.00	
J16-0051	16-00-30180-00-8	MANGUM WILL M 546 WALNUT ST 0072 0007	
\$1,441.93		AGREEMENT REMOVED FROM SALE	
J16-0052	16-00-30208-00-7	CLIFFORD GARY P 560 WALNUT ST 0035 0011	
\$1,552.57		CONTINUED TO DECEMBER 8, 2016 SALE	
J16-0053	16-00-30504-00-8	EAD PROPERTIES LLC 67 WALNUT ST 0068 0012	
\$1,742.42		PAID IN FULL REMOVED FROM SALE	
J16-0054	16-00-30508-10-3	NEILSON MUREIL 107 WALNUT ST 0093 0005	

\$1,704.73 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0055 16-00-30788-00-3 F & R PARTNERS 439 WALNUT ST 0038 0009
\$1,646.88 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0056 16-00-31460-00-6 OWHEYA JOSHUA & GRETCHEN L 106 N WARREN
ST 0031 0009
\$2,246.56 **CONTINUED TO DECEMBER 8, 2016 SALE**

Abington

J16-0057 30-00-06004-00-5 JUGLER JOANN D CADWALADER AVE 0015 0119
\$1,492.93 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0058 30-00-55760-00-1 RIGGINS OSCAR & LUE ETHEL & AKERS STELLA
1644 RESERVOIR AVE 0013 0191
\$1,761.35 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0059 30-00-65136-00-3 VENUTO ANTHONY & SANDRA 1934
SUSQUEHANNA RD 0029 0198
\$2,149.64 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0060 30-00-70608-00-3 PURNELL LAYRUTH WASHINGTON AVE 0011 0030
\$1,462.46 **CONTINUED TO DECEMBER 8, 2016 SALE**

East Norriton

J16-0061 33-00-07312-00-8 REUBEN JAMES O 2210 RAHWAY AVE 0136 0MHP1
\$6,360.65 **AGREEMENT REMOVED FROM SALE**

Limerick

J16-0062 37-00-05647-10-3 FLEMING ROBERT 165 W RIDGE PIKE 0023 0001J
\$2,567.03 **COURT ORDER REMOVED FROM SALE**

Lower Merion

J16-0063 40-00-47572-02-5 WEISMAN LEON & LIBBY 191 PRESIDENTIAL BLVD
0456 0013 **CONTINUED TO DECEMBER 8, 2016 SALE**
\$3,698.58

Lower Pottsgrove

J16-0064 42-00-03130-00-5 POTTSTOWN LAND CORP 1258 N CHARLOTTE ST
0013 0024
\$1,608.77 **PAID IN FULL REMOVED FROM SALE**

Lower Providence

J16-0065 43-00-09694-00-1 KOCHER JEFFREY S & DENISE R 43 OAKLYN AVE
0025 0073
\$1,836.09 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0066 43-00-10579-00-7 PAWLINGS ROAD LAND ASSOCIATES 1433
PAWLINGS RD 0002 0MHP2
\$2,258.64 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0067 43-00-16960-04-3 DEWEES DARLENE 38 IVY CIR 0005 0MHP3
\$1,624.48 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0068 43-00-17204-00-6 CHENDORAIN BARRY & JOAN 122 BUTCHER DR
0010 0MHP1
\$1,463.47 **CONTINUED TO DECEMBER 8, 2016 SALE**

Marlborough

J16-0069 45-00-03368-00-7 HUSK LINDA 502 MAPLE DR 0002 0012B
\$2,757.87 **CONTINUED TO DECEMBER 8, 2016 SALE**

Plymouth

J16-0070 49-00-00625-00-1 HAZZARD YVONNE 1030 BELVOIR RD 0007 0041
\$2,049.05 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0071 49-00-04285-00-4 STILLEY JAMES A 901 GERMANTOWN PIKE 0055
0035
\$2,552.01 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0072 49-00-11143-00-4 SPAMPINATO MICHAEL A & WENDY M 1712
SANDY HILL RD 0034 0012J
\$3,024.53 **CONTINUED TO DECEMBER 8, 2016 SALE**

Towamencin

J16-0073 53-00-03918-53-8 NESHAMINY HOLDING CORP IVYWOOD WAY 0034
0080
\$1,485.97 **CONTINUED TO DECEMBER 8, 2016 SALE**

Upper Merion

J16-0074 58-00-03643-00-7 COATES ST LAND TRUST 943 COATES ST 0004 0016
\$1,825.50 **CONTINUED TO DECEMBER 8, 2016 SALE**

Upper Pottsgrove

J16-0075 60-00-02821-01-7 COMMERCE CORNER LP 0 DELAWARE AVE 0041
0034A
\$1,608.65 **CONTINUED TO DECEMBER 8, 2016 SALE**

Upper Providence

J16-0076 61-00-02834-30-9 DALEY LAWRENCE A & CAROL J 105
LARCHWOOD CT 0082 0011
\$1,230.00 **CONTINUED TO DECEMBER 8, 2016 SALE**

West Pottsgrove

J16-0077 64-00-00958-00-4 GRANGER ROBERT JR 426 ELM ST 0028 0014
\$1,618.80 **CONTINUED TO DECEMBER 8, 2016 SALE**

J16-0078 64-00-05209-00-1 H K PARTNERS E VINE ST 0042 0002A
\$1,436.54 **CONTINUED TO DECEMBER 8, 2016 SALE**

Whitemarsh

J16-0079 65-00-13006-00-6 LEVIN JONAH D 2034 WISTERIA LN 0022 0
\$3,887.84 **CONTINUED TO DECEMBER 8, 2016 SALE**