

**MONTGOMERY COUNTY TAX CLAIM SALES
TAX CLAIM BUREAU
TAX SALES NOTICE**

TO ALL OWNERS* OF PROPERTY DESCRIBED IN THIS NOTICE AND ALL PERSONS HAVING LIENS, TAX JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

NOTICE is hereby given by NORTHEAST REVENUE SERVICE, LLC, as agent for the Montgomery County Tax Claim Bureau, in and for the COUNTY OF MONTGOMERY under Sections 601-609 inclusive of the Real Estate Tax Law of 1947, as amended, that the Bureau will expose at a public sale in the Montgomery County Courthouse, at 10:00 A.M., on April 30, 2015 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2012 and any PRIOR REAL ESTATE TAXES, PRIOR LIENS, MUNICIPAL CLAIMS, and all costs hereto, the following described set forth. Please make reference to the Tax Parcel Number and Property Identification Number with all correspondence.

The sale of this property may, AT THE OPTION OF THE BUREAU, be stayed if the owner thereof or any lien creditor of the owner, before the date of the sale, enters into an agreement with the BUREAU to pay the TAXES, Claims and Costs in installments in the manner provided by said Act, and the agreement to be entered into. The Bureau is prohibited from entering into a new installment agreement to stay sale within three (3) years of any default on an agreement to stay sale (Section 603).

These Taxes and Costs can be paid up to the time of the sale.

THERE WILL BE NO REDEMPTION PERIOD AFTER THE DATE OF THE SALE.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every 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 any guarantee or warranty whatever, either as to structure or lack of structure upon the land, the Liens, Title or any other matter or thing whatever. Northeast Revenue in accordance with the statute provided Notice to the record owner. Lien holders were not notified and all properties are being sold subject to any existing liens.

It is repeated that there is no redemption after the property is sold and all sales will be final. No adjustments will be made after the property is struck down.

THE PROPERTY MAY BE REDEEMED from the Tax Sale by paying the delinquent taxes, fees, interest penalties and costs prior to the day of the public auction. The payments must be cashiers check, money order or certified check. The right to redeem the property expires on April 30, 2015.

THERE IS NO RIGHT OF REDEMPTION ON THE DAY OF OR AFTER THE PUBLIC AUCTION. If no payment has been received prior to the time of the sale, the property will be sold on April 30, 2015.

In Accordance with Act No. 133, prospective purchasers at all tax sales are now required to certify as follows:

1. A successful bidder shall be required to provide certification to the Bureau that within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to taxing bodies within Montgomery County**; and
2. A successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities within Montgomery County.
3. Prospective bidders must register prior to sale. **NO REGISTRATION WILL BE TAKEN THE DAY OF THE SALE.**
4. A successful bidder shall not tender a bad check to the Tax Claim Bureau when purchasing property in the sale. If this should occur that bidder shall not be permitted to bid on any properties in future sales and will be referred to the Montgomery County District Attorneys Office for prosecution under Pennsylvania Crimes Code, 18 Pa. C.S.A §4105 which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE.
5. Pursuant to Section 601 (d) of the Real Estate Tax Sale Law, 72 P.S. § 5860.601 (d), 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.

Certification forms are available in the Tax Claim Bureau or on-line at www.montgomerycountytaxclaim.com. Click on "Upset Sale" and "Bidder's Certification."

Northeast Revenue Service, LLC
Agent for the Montgomery County Tax Claim Bureau
Craig Smugar, Director

IMPORTANT Right to surplus sale proceeds. If the property is not redeemed from public sale and you are the record owner, then you are entitled to sale proceeds which exceed taxes, interest, penalties, costs, Commonwealth Liens, Municipal Liens, Government Liens and Judgment Liens.

Interest accrues at the rate of 9% per year, at ¾% each month effective February 1 of each year.

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.

The Montgomery County Courthouse is a facility accessible to persons with disabilities. Please notify this Tax Claim Bureau if special accommodations are required. The Tax Claim Bureau can be contacted at (484) 681-9231 or by fax at (484) 681-9557.

IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO PLEASE CONTACT THE TAX CLAIM BUREAU AT (484) 681-9231.

* "Owner," the person in whose name the property is last registered, if registered according to law, or, if not registered according to law, the person whose name last appears as an owner of record on any deed or instrument of conveyance recorded in the county office designated for recording, and in all other cases means any person in open, peaceable and notorious possession of the property, as apparent owner or owners thereof, or the reputed owner or owners thereof, in the neighborhood of such property.

** The successful bidder is also certifying that they are not the owner of the property as the owner has no right to purchase his own property. A change of name or business status shall not defeat the purpose of this section. For the purpose of this section, "owner" means any individual, partner, shareholder, trust, partnership, limited partnership, corporation or any other business association or any trust, partnership, limited partnership, corporation or any other business association that has any individual as part of the business association who had any ownership interest or rights in the property.

OWNER OR REPUTED OWNERS PARCEL NUMBER DEED REF# DESCRIPTION UPSET PRICE

AMBLER BOROUGH

15-1294 WHITE BESSIE W 01-00-03379-00-4 37 ORANGE AVE 4663-00365
\$5,844.98 (REMOVED FROM SALE - PAID 2012 TAXES)

BRIDGEPORT BOROUGH

15-1295 SMITH B JUSTIN 02-00-00496-00-6 657 BUSH ST 5426-01097
\$13,371.81 (REMOVED FROM SALE - PAID 2012 TAXES)

CHELTHENHAM TOWNSHIP

15-1337 BAKER JOHN S & MIRIAM Y 31-00-22807-00-4 1405 REDWOOD LN 5031-1811
\$3,301.58 (REMOVED FROM SALE - PAID 2012 TAXES)

15-1336 PRESTON JOHN 31-00-08560-00-4 522 EAST AVE 5261-00544
\$2,001.23 (REMOVED FROM SALE - PAID 2012 TAXES)

15-1335 SIMS SAMUEL T & ARMITA B 31-00-08482-00-1 7715 DOE LN 4824-00408
\$3,384.57 (REMOVED FROM SALE - PAID 2012 TAXES)

EAST NORRITON TOWNSHIP

15-1339 WEIGHTMAN ROBERT & MARY 33-00-01846-32-6 2614 CRESSWELL DR 5125-0432
\$7,391.96 (REMOVED FROM SALE - PAID 2012 & 2013 TAXES)

HATBORO BOROUGH

15-1296 DONNELLY JOSEPH P & NELIA 08-00-00517-00-6 73 BYBERRY AVE 5490-01680
\$19,212.84 (REMOVED FROM SALE - PAID 2012 TAXES)

LIMERICK TOWNSHIP

15-1340 DEAN LLOYD & RITA PARAVATI 37-00-05500-10-6 165 W RIDGE PIKE SPACE 236 MHP-MHP
\$4,242.03 (REMOVED FROM SALE - PAID 2012 TAXES)

LOWER MERION TOWNSHIP

15-1342 MAIN LINE POST HOME ASSOCIATION IN 40-00-31016-00-3 45 E LANCASTER AVE 3643-00532
\$27,979.65 (REMOVED FROM SALE - PAID 2012 TAXES)

15-1341 MUSE WILLIAM P & SARAH I 40-00-20904-00-8 219 GREENFIELD AVE
\$37,693.14 **SOLD - \$88,000**

LOWER POTTS GROVE TOWNSHIP

15-1343 DIENER KEITH A & MICHELLE D 42-00-03976-00-5 1365 RANDY DR 4922-00404
\$1,448.47 (REMOVED FROM SALE - PAID IN FULL)

LOWER PROVIDENCE TOWNSHIP

15-1347 CHENDORAIN BARRY & JOAN 43-00-17204-00-6 122 BUTCHER DR MHP-MHP
\$2,626.61 (NO BIDS)

15-1346 JONES PAUL W & ANTOINETTE M 43-00-11471-18-6 1032 REDTAIL RD 5112-2166
\$43,862.48 (REMOVED FROM SALE - PAID 2012 TAXES)

15-1345 MASH RONALD GEORGE 43-00-01994-09-6 3017 CARDIN PL BLDG 19 CONDO S-1 5016-00362
\$12,903.85 (REMOVED FROM SALE - PAID 2012 TAXES)

15-1344 REYNOLDS WILLIAM S & JOSEPHINE M 43-00-00358-86-8 3006 APPLIEDALE RD 3885-00077
\$17,562.85 (REMOVED FROM SALE - PAID 2012 TAXES)

LOWER SALFORD TOWNSHIP

15-1351 FEDERICO ANTHONY J & ANNA 50-00-01134-02-2 383 HUCKLEBERRY LN 4735-01531
\$3,479.29 (REMOVED FROM SALE - PAID 2012 TAXES)

MARLBOROUGH TOWNSHIP

15-1348 HUSK LINDA 45-00-03368-00-7 502 MAPLE DR MPH-MPH
\$6,573.50 (NO BIDS)

NORRISTOWN BOROUGH

15-1319 ABERNATHY CAPITAL GROUP LLC & 13-00-30736-00-4 201 E POPLAR ST 5625-02937
\$16,214.75 (CONTINUED DUE TO BANKRUPTCY)

15-1306 ABERNATHY CATHERINE E 13-00-04844-00-3 56 E BROWN ST 3824-00141
\$12,950.90 (REMOVED FROM SALE - PAID 2012 TAXES)

15-1324 ANDOVER HOLDING COMPANY LP 13-00-36228-00-2 201 SWEDE ST 5602-02788
\$28,249.00 (REMOVED FROM SALE - PAID 2012 TAXES)

15-1308 BOGGS ELLA RUTH 13-00-14376-00-2 517 GREEN ST 4472-00580

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|-------------|---|------------------|--------------------|------------|--|
| \$9,142.44 | (REMOVED FROM SALE - PAID 2012 TAXES) | | | | |
| 15-1315 | BROWN JOANNE | 13-00-29244-00-2 | 19 W OAK ST | 4776-02063 | |
| \$13,337.82 | (REMOVED FROM SALE - PAID 2012 TAXES) | | | | |
| 15-1317 | BUTCHER ROBERT | 13-00-29648-00-3 | 127 PEARL ST | 5345-01176 | |
| \$7,222.72 | (REMOVED FROM SALE - PAID 2012 TAXES) | | | | |
| 15-1303 | BUTLER MANSFIELD & LEAH C | 13-00-03944-00-3 | 428 E BASIN ST | 2212-00391 | |
| \$20,212.18 | (REMOVED FROM SALE - PAID 2012 TAXES) | | | | |
| 15-1310 | CHAN LO HUNG & BOURQUE JESSE J | 13-00-15992-00-6 | 642 HAWS AVE | 5765-00259 | |
| \$17,437.89 | (REMOVED FROM SALE - PAID 2012 TAXES) | | | | |
| 15-1322 | CIANCIULLI & SONS INVESTMENTS LLC | 13-00-34996-00-1 | 1014 STANBRIDGE ST | 5809-02921 | |
| \$34,951.32 | (NO BIDS) | | | | |
| 15-1318 | FINANCIAL HOUSE GROUP LLC | 13-00-29800-00-4 | 370 E PENN ST | 5665-00311 | |
| \$22,835.41 | (NO BIDS) | | | | |
| 15-1313 | MAGGIO VINCENT J JR | 13-00-26584-00-7 | 673 MOORE ST | 5734-01308 | |
| \$13,970.00 | (CONTINUED DUE TO BANKRUPTCY) | | | | |
| 15-1311 | MASH WILLIAM JOHN | 13-00-26220-00-2 | 646 MOORE ST | 5683-02709 | |
| \$8,986.66 | (REMOVED FROM SALE - PAID IN FULL) | | | | |
| 15-1327 | MITCHELL DARNELL G | 13-00-39728-00-3 | 916 YERKES AVE | 5768-02047 | |
| \$5,807.51 | (REMOVED FROM SALE - PAID 2012 TAXES) | | | | |
| 15-1307 | NORRISTOWN CHURCH OF GOD BY TR | 13-00-11968-00-7 | 709 E FORNANCE ST | 4785-00036 | |
| \$32,194.49 | (COURT ORDER - CONTINUED TO SEPTEMBER 2015 UPSET SALE) | | | | |
| 15-1304 | PARKER ELIAS VANBUREN & BABB KAREN | 13-00-03948-00-8 | 430 E BASIN ST | 5575-02767 | |
| \$15,208.28 | (REMOVED FROM SALE - PAID 2012 TAXES) | | | | |
| 15-1326 | PEAY THADDAEUS C & MANIKA A | 13-00-38948-00-9 | 1425 WILLOW ST | 5594-02060 | |
| \$28,935.56 | (NO BIDS) | | | | |
| 15-1300 | PULEO RUSSELL C JR | 13-00-02516-00-9 | 1527 ARCH ST | 5164-00310 | |
| \$17,025.79 | (REMOVED FROM SALE - PAID 2012 TAXES) | | | | |
| 15-1320 | REUBEN JAMES | 13-00-31476-00-2 | 1051 POWELL ST | 5889-01885 | |
| \$27,078.97 | (CONTINUED DUE TO BANKRUPTCY) | | | | |
| 15-1299 | REUBEN JAMES O | 13-00-02344-00-1 | 801 ARCH ST | 5547-01289 | |
| \$27,273.53 | (CONTINUED DUE TO BANKRUPTCY) | | | | |
| 15-1297 | ROBINSON ALBERT S JR & MYRTLE | 13-00-01512-00-5 | 514 ARCH ST | 3052-00484 | |
| \$18,839.98 | SOLD - \$18,839.98 | | | | |
| 15-1325 | RUFF ANNIE V & DARDEN DOLORES | 13-00-38612-00-3 | 1118 WILLOW ST | 5815-02151 | |

\$13,459.36 (CONTINUED DUE TO BANKRUPTCY)

15-1321 SMITH-SLATER GEORGETTE J 13-00-34832-00-3 750 STANBRIDGE ST 5687-00891
\$15,785.18 (REMOVED FROM SALE - PAID 2011 TAXES)

15-1302 THEMAN PROPERTIES LLC 13-00-03808-00-4 505 BARBADOES ST 5496-00157
\$31,860.52 (NO BIDS)

15-1305 THEMAN PROPERTIES LLC 13-00-03960-00-5 510 E BASIN ST 5496-00155
\$35,249.90 (NO BIDS)

15-1323 THOMAS JOSEPH F 13-00-35856-00-5 419 STERIGERE ST 3801-00418
\$27,759.10 (REMOVED FROM SALE - PAID 2012 TAXES)

15-1312 WALKER TONYA J 13-00-26520-00-8 537 MOORE ST 5018-01288
\$26,533.82 (NO BIDS)

15-1316 WARREN MICHAEL 13-00-29524-10-9 GREEN VALLEY RD 5189-00406
\$1,757.57 (REMOVED FROM SALE - PAID IN FULL)

15-1298 WILLIAMS CLARA & JONES CYNTHIA 13-00-01644-00-8 822 ARCH ST 5226-02453
\$2,140.20 (REMOVED FROM SALE - PAID IN FULL)

15-1314 YANG YUNGBAE & EUNMI SHIN 13-00-29236-00-1 15 W OAK ST 5797-01970
\$12,349.59 (REMOVED FROM SALE - PAID 2012 TAXES)

PLYMOUTH TOWNSHIP

15-1350 RODENBAUGH JOANN 49-00-13603-00-1 1209 WOODSIDE RD 5088-00058
\$12,691.94 (REMOVED FROM SALE - PAID 2012 TAXES)

POTTSTOWN BOROUGH

15-1331 LONG RONALD J JR 16-00-26908-00-4 893 SOUTH ST 5585-01968
\$21,457.45 (NO BIDS)

15-1328 NEWSTELL MARABLE SR & MILLICENT C 16-00-06832-00-1 880 CROSS ST 5034-00783
\$41,637.76 (NO BIDS)

15-1329 PEACE MOSES A JR & KEVAN L 16-00-19372-00-7 779 LINCOLN AVE 5719-01760
\$7,514.64 **SOLD - \$7,514.64**

15-1330 PEACE MOSES A JR & KEVAN L 16-00-19380-00-8 783 LINCOLN AVE 5719-01760
\$19,306.70 **SOLD - 36,000**

15-1333 POTTSTOWN PLATING WORKS INC 16-00-32572-00-1 215 S WASHINGTON ST 5822-00916
\$498,739.74 (NO BIDS)

15-1332 VINSON LISA 16-00-30188-00-9 550 WALNUT ST 5626-02805
\$7,769.25 (REMOVED FROM SALE - PAID 2012 & 2013 TAXES)

TOWAMENCIN TOWNSHIP

15-1352 OKEKE TRACY 53-00-00694-18-9 519 BUCKINGHAM CT 5471-02081
\$12,297.92 **(REMOVED FROM SALE - PAID 2012 TAXES)**

UPPER MORELAND TOWNSHIP

15-1353 BURA KRISTINA 59-00-11107-00-3 708 LINCOLN AVE 3814-00199
\$27,514.18 **(COURT ORDER - CONTINUED TO SEPTEMBER 2015 UPSET SALE)**

WEST CONSHOHOCKEN BOROUGH

15-1334 SALLY JOSEPH A JR 24-00-00156-00-9 222 BRITTMOIR AVE 5472-00530
\$8,347.65 **(REMOVED FROM SALE - PAID 2012 TAXES)**

WHITEMARSH TOWNSHIP

15-1354 SHAPIRO HAL & CHUD MICHELLE 65-00-03995-70-1 467 FORT HILL CIR 5430-00484
\$18,113.82 **REMOVED FROM SALE - (PAID 2012 & 2013 TAXES)**

WHITPAIN TOWNSHIP

15-1356 CONDELLO CHRISTOPHER JR 66-00-03818-11-2 945 PHEASANT MEADOW RD 5871-00489
\$5,928.31 **(REMOVED FROM SALE - PAID 2012 TAXES)**

15-1357 CONDELLO LAURIE R TRUSTEE 66-00-06022-00-5 451 SCHOOL RD 5814-01869
\$31,427.29 **(REMOVED FROM SALE - PAID 2012 TAXES)**

15-1355 WALKER TONYA J 66-00-01078-00-8 1601 CLEARVIEW AVE 5018-01280
\$13,959.78 **(REMOVED FROM SALE - PAID 2012 TAXES)**