

CONTINUED UPSET SALE 10-15-2015

FINAL RESULTS

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 October 15, 2015 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2013 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 October 15, 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 October 15, 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. $\frac{1}{12}$ 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.

CHELtenham TOWNSHIP

15-0753 COSTA ILIDIO & MARIA A **31-00-06894-24-8** 1600 CHURCH RD CONDO B-205 5669-02094
\$3,098.96 (CONTINUED TO UPSET SALE APRIL 2016)

15-0747 LATIF KHALID **31-00-00868-00-1** ASHBOURNE RD 5703-02244
\$5,809.17 (CONTINUED TO UPSET SALE SEPTEMBER 2016)

DOUGLASS TOWNSHIP

15-0789 CONRAD PRESTON & ARDELL **32-00-00272-00-2** 106 AMMON AVE 1443-00 218
\$844.03 (CONTINUED TO UPSET SALE SEPTEMBER 2016)

LIMERICK TOWNSHIP

15-0907 CARNEY ANDREW W **37-00-05176-00-7** 1309 S TOWNSHIP LINE RD 5179-00375
\$5,254.50 (REMOVED FROM SALE - PAID IN FULL)

15-0902 HERITAGE COUNTRY CLUB ESTATES LP **37-00-04711-50-8** 95 COUNTRY CLUB RD 5591-00550
\$742.69 (CONTINUED TO UPSET SALE SEPTEMBER 2016)

LOWER MERION TOWNSHIP

15-0933 BOWDEN JOHN JEFFREY **40-00-02576-00-3** I W ATHENS AVE 5842-01452
\$22,673.15 (COURT ORDER - CONTINUED TO APRIL 2016)

15-0990 CROCKER MILDRED B **40-00-47980-00-4** 54 PROSPECT AVE 4536-00068
\$20,620.25 (REMOVED FROM SALE - PAID IN FULL)

LOWER POTTS GROVE TOWNSHIP

15-1049 SWEDE SHANE **42-00-05662-00-2** 3000 E HIGH ST SPACE 78
\$4,869.34 (CONTINUED TO UPSET SALE APRIL 2016)

15-1038 YORGEY JOHN & PEARL D **42-00-03307-00-8** 254 S PLEASANT VIEW RD 5621-00128
\$7,147.61 (REMOVED FROM SALE - PAID IN FULL)

LOWER PROVIDENCE TOWNSHIP

15-1073 JONES PAUL W & ANTOINETTE M **43-00-11471-18-6** 1032 REDTAIL RD 5112-2166
\$52,717.05 (COURT ORDER - CONTINUED TO APRIL 2016)

15-1065 STALLINGS JOSEPH & JEAN M **43-00-08290-00-1** 721 MEADOWLARK RD 5691-01576
\$8,260.28 (REMOVED FROM SALE - PAID IN FULL)

LOWER SALFORD TOWNSHIP

15-1188 HANRAHAN JOSEPH J & LYNN M **50-00-01631-21-8** LORI LN 5004-02175
\$8,444.92 (REMOVED FROM SALE - PAID IN FULL)

15-1189 HANRAHAN JOSEPH J & LYNN M **50-00-01631-22-7** LORI LN 5004-02175
\$8,410.15 (REMOVED FROM SALE - PAID IN FULL)

NORRISTOWN BOROUGH

15-0211 AAD PROPERTIES LLC **13-00-17724-00-2** 440 E JOHNSON HWY 5626-02293
\$841.75 (NO BIDS)

15-0128 BUTLER MANSFIELD & LEAH C **13-00-03944-00-3** 428 E BASIN ST 2212-00391
\$11,521.41 (COURT ORDER - CONTINUED TO APRIL 2016)

15-0172 NORRISTOWN CHURCH OF GOD BY TR **13-00-11968-00-7** 709 E FORNANCE ST 4785-00036
\$34,914.22 (COURT ORDER - CONTINUED TO APRIL 2016)

POTTSTOWN BOROUGH

15-0565	AAD PROPERTIES LLC	16-00-25708-00-7	705 SHERIDAN ST	5619-01918
\$2,215.66	(NO BIDS)			
15-0566	AAD PROPERTIES LLC	16-00-25708-08-8	707 SHERIDAN ST	
\$2,216.22	(NO BIDS)			
15-0567	AAD PROPERTIES LLC	16-00-25744-00-7	733 SHERIDAN ST	5619-01918
\$2,215.66	(NO BIDS)			
15-0568	AAD PROPERTIES LLC	16-00-25744-04-3	735 SHERIDAN ST	
\$2,215.66	(NO BIDS)			
15-0542	CN PROPERTIES LLC	16-00-19056-00-8	425 LINCOLN AVE	5850-00644
\$11,994.43	(CONTINUED TO UPSET SALE APRIL 2016)			
15-0526	MCKINNEY ROBER H JR	16-00-16252-00-4	JEFFERSON AVE	5670-01680
\$2,160.21	(CONTINUED TO UPSET SALE APRIL 2016)			
15-0597	WALSH CATHERINE	16-00-32724-00-2	WEST ST	4385-00392
\$943.12	(CONTINUED TO UPSET SALE APRIL 2016)			
15-0564	WALSH CATHERINE L DOUGLAS S	16-00-25640-00-3	125 W SEVENTH ST	4171-00206
\$2,944.50	(CONTINUED TO UPSET SALE APRIL 2016)			

RED HILL BOROUGH

15-0601	N PAONE INC	17-00-00094-06-9	E EIGHTH ST	5367-00839
\$2,582.08	(NO BIDS)			

SKIPPACK TOWNSHIP

15-1204	MCELHONE MARIE L	51-00-03085-00-5	SKIPPACK PIKE	3299-00433
\$2,432.94	(CONTINUED TO UPSET SALE APRIL 2016)			

UPPER MORELAND TOWNSHIP

15-1337	BURA WITOLD ESTATE OF	59-00-11107-00-3	708 LINCOLN AVE	3814-00199
\$33,905.05	(COURT ORDER - CONTINUED TO APRIL 2016)			
15-1339	KENDALL CHRISTINA E PLENARY PERMANE	59-00-15607-00-3	622 SAMPSON AVE	5775-01552
\$18,771.01	(COURT ORDER - CONTINUED TO APRIL 2016)			

UPPER POTTS GROVE TOWNSHIP

15-1361 ANDERSON CHIP M **60-00-03139-00-5** WILLOW ST 5793-02644
\$701.64 (CONTINUED TO UPSET SALE APRIL 2016)

UPPER PROVIDENCE TOWNSHIP

15-1384 DALEY LAWRENCE A & CAROL J **61-00-02834-30-9** 105 LARCHWOOD CT 5293-01719
\$5,270.98 **(NO BIDS)**

WEST NORRITON TOWNSHIP

15-1457 MASON JOHN & KAREN **63-00-05814-04-1** PALMER DR 5237-01442
\$672.20 (CONTINUED TO UPSET SALE APRIL 2016)

WHITEMARSH TOWNSHIP

15-1489 BERG PHILIP J **65-00-08684-04-4** 10 PEAR TREE LN 5198-2369
\$62,426.00 **(NO BIDS)**