

Final Sale Results

Continued Upset Sale List

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 JUDGEMENTS OF MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

NOTICE is hereby given by 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. the 8th day of December, 2016, or any date to which the sale may be adjourned, re-adjourned, or continued, for the purpose of collecting unpaid 2014 and or 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 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 guarantee or warranty whatever, either as to structure or lack of structure upon the land, the Liens, Title or any other matter of thing whatever. Montgomery County Tax Claim Bureau 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 cashier's checks, money orders, or certified checks. The right to redeem the property expires on December 7th, 2016.

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 December 8th, 2016.

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 Attorney's Office for prosecution under Pennsylvania Crimes Codes, 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. § 5860.61(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 <http://www.montcopa.org/569/Tax-Claim-Bureau>. Click on Judicial Sale and bidder's certification.

Montgomery County Tax Claim Bureau
William Caldwell, First Deputy 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, cost, Commonwealth Liens, Municipal Liens, and Government Liens.

EXTENSION for the elderly with Section 504. Interest accrues at the rate of 9% per year. $\frac{3}{4}$ % each month.

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 person with disabilities. Please notify this Tax Claim Bureau if special accommodations are required. The Tax Claim Bureau can be contacted at Phone: 610-278-1216 or Fax: 610-994-2881.

IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO, PLEASE CONTACT THE TAX CLAIM BUREAU. (610-278-1216)

* "Owner," the person in whose name 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 another business association that has any individual as part of the business association who had any ownership interest or rights in the property.

Municipality	Sale Number	Parcel	BOA Owner Name	BOA: Location	Purchase Amount	Sale Activity
Conshohocken	U16-0027	05-00-01956-00-1	CABOT JOHN W & ANTOINETTE M	336 1/2 E ELM ST	\$75,000.00	Exposed Sold
Norristown	U16-0079	13-00-00128-00-3	BAILEY JOHN T JR & LILLIE M	344 E AIRY ST		Exposed Not Sold
	U16-0106	13-00-05820-00-8	GOODMAN WILLIAM F & CAROLE SUE	517 BUTTONWOOD ST	\$13,000.00	Exposed Sold
	U16-0292	13-00-38732-00-9	DALEY ALFRED E & MARY F	1031 WILLOW ST	\$17,000.00	Exposed Sold
Abington	U16-0443	30-00-54636-00-9	ANDERSON LAURENCE & MAUREEN	PROSPECT AVE		Exposed Not Sold
Cheltenham	U16-0481	31-00-20473-00-7	MULLER EMMA	7500 NEW SECOND ST		Exposed Not Sold

Horsham	U16-0543	36-00-02806-00-2	MOROSS MARCELLA T & SAMUEL J	533 W COUNTY LINE RD	\$9,307.60	Exposed Sold
Limerick	U16-0558	37-00-00195-00-2	HATCHETT ERIC LAMAR	BENNER RD		Exposed Not Sold
	U16-0564	37-00-02236-01-1	SCHROYER KAREN L & CONNOR ROBERT I	N TOWNSHIP LINE RD		Exposed Not Sold
	U16-0577	37-00-05530-10-3	SMITH AMANDA	165 W RIDGE PIKE		Exposed Not Sold
	U16-0578	37-00-05596-00-1	BENNER ELIZABETH & SAMSEL JOSEPH	165 W RIDGE PIKE		Exposed Not Sold
	U16-0579	37-00-05670-00-8	BUTLER KATHLEEN	165 W RIDGE PIKE		Exposed Not Sold
Lower Providence	U16-0679	43-00-00847-10-9	WALLACE RICHARD A	AUDUBON RD		Exposed Not Sold
Springfield	U16-0834	52-00-13777-00-4	DUSENBURY DELWIN B & BARBARA D REV TR	8719 PATTON RD		Exposed Not Sold
	U16-0835	52-00-14260-00-7	GRAHAM NOBLE R	914 PLEASANT AVE	\$32,000.00	Exposed Sold
Towamencin	U16-0842	53-00-01212-00-4	RIVERS MICHAEL	1900 BUSTARD RD		Exposed Not Sold
	U16-0846	53-00-04670-00-2	LSF8 MASTER PARTICIPATION TRUST	1503 LOGGER LN	\$130,000.00	Exposed Sold

Upper Salford	U16-0954	62-00-01459-00-9	POWELL D WAYNE & RODENBAUGH BARBARA ANN	SCHWENKSVILLE RD	\$9,000.00	Exposed Sold
West Pottsgrove	U16-0977	64-00-00526-00-4	BUTTONWOOD REAL ESTATE TRUST	125 BUTTONWOOD ST		Exposed Not Sold
	U16-0983	64-00-03283-00-1	MOLITORIZ HELEN	203 LEMON ST	\$46,000.00	Exposed Sold