

April Continued Judicial

4/27/2017

Final Results

NOTICE OF THE MONTGOMERY COUNTY TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that the Montgomery County Tax Claim Bureau will hold a CONTINUED JUDICIAL SALE under the Pennsylvania Real Estate Tax Law of 1947, as amended, commencing 10:00 A.M. the 27th day of April, 2017 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any municipality in Montgomery County and that they are not acting as an agent for a person whose landlord license has been revoked.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.

Please be advised that absent a Court Order, the Tax Claim Bureau will no longer voluntarily agree to set aside sales after the Tax Claim Bureau deed is recorded and transfer taxes paid. As such, if you seek to cancel a sale your stipulation must be received by our Solicitor before the Deed is recorded.

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.taxclaim.montcopa.org. 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 a the Upset Sale, because the upset sale price was not obtained

Muni.	Sale No.	Parcel	Former Owner	BOA: Location	Result	Purchase Amount
Norristown	J16-0007	13-00-13076-00-6	ZAMORA SERAFIN & FLORES ANGELICA	644 GEORGE ST	Exposed Sold	\$24,000.00
	J16-0008	13-00-13248-00-5	MARTELLO CARLANTONIO MARIO & CATHERINE F	802 GEORGE ST	Exposed Sold	\$16,000.00
	J16-0012	13-00-16048-00-4	WILKINSON NORMAN R	672 HAWS AVE	Exposed Sold	\$30,000.00
	J16-0013	13-00-17192-00-3	LEBOLD HOLDINGS	209 E JACOBY ST	Exposed Sold	\$18,000.00
	J16-0017	13-00-24108-00-8	SMALLS CARRIE	228 E MARSHALL ST	Exposed Sold	\$16,000.00
	J16-0025	13-00-30084-00-8	BOYER GLORIA J & HAROLD	137 W PENN ST	Exposed Sold	\$14,000.00
	J16-0033	13-00-38464-00-7	NORRISTOWN HOLDING TRUST	1006 WILLOW ST	Exposed Sold	\$6,000.00

	J16-0034	13-00-38472-00-8	BROWN HENRY & NOAMI	1010 WILLOW ST	Exposed Sold	\$6,000.00
Pottstown	J16-0040	16-00-01304-00-3	PRICE DONALD J JR	129 BEECH ST	Exposed Sold	\$18,000.00
	J16-0043	16-00-05176-00-1	SOVIA ANNA MAY	441 CHERRY ST	Exposed Sold	\$18,000.00
	J16-0047	16-00-17700-00-5	123 KING STREET TRUST	123 KING ST	Exposed Sold	\$16,000.00
	J16-0054	16-00-30508-10-3	NEILSON MUREIL	107 WALNUT ST	Exposed Sold	\$12,000.00
	J16-0055	16-00-30788-00-3	F & R PARTNERS	439 WALNUT ST	Exposed Sold	\$12,000.00
Lower Providence	J16-0065	43-00-09694-00-1	KOCHER JEFFREY S & DENISE R	43 OAKLYN AVE	Exposed Sold	\$190,000.00
Marlborough	J16-0069	45-00-03368-00-7	HUSK LINDA	502 MAPLE DR	Exposed Not Sold	
Plymouth	J16-0071	49-00-04285-00-4	STILLEY JAMES A	901 GERMANTOWN PIKE	Exposed Sold	\$222,000.00
Towamencin	J16-0073	53-00-03918-53-8	NESHAMINY HOLDING CORP	IVYWOOD WAY	Exposed Sold	\$3,000.00
Upper Pottsgrove	J16-0075	60-00-02821-01-7	COMMERCE CORNER LP	0 DELAWARE AVE	Exposed Sold	\$26,000.00
West Pottsgrove	J16-0077	64-00-00958-00-4	GRANGER ROBERT JR	426 ELM ST	Exposed Sold	\$2,215.20
	J16-0078	64-00-05209-00-1	H K PARTNERS	E VINE ST	Exposed Not Sold	