

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY PENNSYLVANIA  
CIVIL ACTION – LAW

IN RE: JUDICIAL SALE CONDUCTED ON : NO. 2016-14412; 2016-14411;  
AUGUST 25, 2016 BY THE TAX CLAIM : 2016-14378; 2016-14369;  
BUREAU OF MONTGOMERY COUNTY : 2016-14396; 2016-14355;  
: 2016-14357; 2016-14365

**RULE**

AND NOW, this \_\_\_\_\_ day of \_\_\_\_\_, 2017, upon consideration of the foregoing Petition for Confirmation of Distribution of Sale Proceeds of Judicial Sale Conducted on August 25, 2016, it is hereby ORDERED, ADJUDGED, and DECREED, that a Rule is issued to show cause, if any, why the Court should not confirm the proposed distribution of sale proceeds.

IT IS FURTHER ORDERED that the Respondent names in the Petition filed to the above docket are directed to show cause, in the form of a **WRITTEN RESPONSE** why the moving party is not entitled to the relief requested. The answer shall be filed with the **Office of the Prothonotary** on or before the \_\_\_\_\_ day of \_\_\_\_\_, 2017. A copy of the answer shall be delivered to the **Office of the Court Administrator**.

BY THE COURT:

\_\_\_\_\_  
J.

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 : 2016-14357; 2016-14365

**PETITION FOR CONFIRMATION OF DISTRIBUTION OF SALE PROCEEDS OF  
JUDICIAL SALE CONDUCTED ON AUGUST 16, 2016**

Petitioner, the Montgomery County Tax Claim Bureau (hereinafter referred to as “Petitioner”), by and through its undersigned counsel, hereby submits this Petition for Confirmation of Distribution of Sale Proceeds of Judicial Sale Conducted on August 25, 2016 (hereinafter referred to as the “Petition”), and in support thereof, avers as follows:

1. The Petition is filed pursuant to the Pennsylvania Real Estate Tax Sale Law (hereinafter referred to as “RETSL” or “Real Estate Tax Sale Law”), 72 P.S. §5860.101, *et seq.*
2. On August 25, 2016, Petitioner conducted a judicial sale of properties for the collection of delinquent real estate taxes pursuant to RETSL.
3. Petitioner has a statutory obligation to distribute all moneys collected as a result of any tax sale conducted under the provisions of RETSL, less authorized deductions.
4. A true and correct copy of Petitioner’s proposed distribution of sale proceeds, received as a result of the August 25, 2016 judicial sale, is attached hereto as Exhibit “A” and is incorporated herein by reference.

WHEREFORE, in accordance with the Real Estate Tax Sale Law, Petitioner Montgomery County Tax Claim Bureau respectfully requests that this Honorable Court confirm the proposed distribution of sale proceeds as proposed.

Respectfully submitted,

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Alexander M. Glassman, Esquire  
Attorney ID # 314530  
RUDOLPH CLARKE, LLC  
Seven Neshaminy Interplex, Suite 200  
Trevose, PA 19053  
(215) 633-1890

Attorney for Petitioner, the Montgomery  
County Tax Claim Bureau

Date:

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY PENNSYLVANIA  
CIVIL ACTION – LAW.

IN RE: JUDICIAL SALE CONDUCTED ON	:	NO. 2016-14412; 2016-14411;
AUGUST 25, 2016 BY THE TAX CLAIM	:	2016-14378; 2016-14369;
BUREAU OF MONTGOMERY COUNTY	:	2016-14396; 2016-14355;
	:	2016-14357; 2016-14365

**ORDER**

AND NOW, this \_\_\_\_\_ day of \_\_\_\_\_, 2017, upon consideration of the Montgomery County Tax Claim Bureau's Petition for Confirmation of Distribution of Sale Proceeds of Judicial Sale Conducted on August 25, 2016, it is hereby ORDERED, ADJUDGED, and DECREED that the said Petition is GRANTED confirming the proposed schedule of distribution.

BY THE COURT:

\_\_\_\_\_  
J.

VERIFICATION

I, William Caldwell, First Deputy Treasurer of the Montgomery County Tax Claim Bureau, certify and affirm that the statements contained in the foregoing Petition for Confirmation of Distribution of Sale Proceeds of Judicial Sale Conducted on August 25, 2016, are true and correct to the best of my knowledge, information and belief, and are made subject to the penalties of 18 Pa.C.S. §4904 relating to unsworn falsifications to authorities.



William Caldwell  
First Deputy Treasurer  
Montgomery County Tax Claim Bureau

Date:

# **EXHIBIT A**

Montgomery County Tax Claim Bureau

**2016 Judicial Sale Disbursement**

25-Aug-16

No	J16-0003
<b>FORMER OWNER</b>	<b>Theman Properties LLC</b>
<b>PLATE NUMBER</b>	<b>13-00-03808-00-4</b>
Address	505 BARBADOES ST
Municipality	Norristown
WINNING BID	\$16,000.00
TRANSFER TAX	\$1,171.24
RECORDING FEE	\$96.50
<b>TOTAL FOR COLLECTED</b>	<b>\$17,267.74</b>
BUREAU COST	\$1,640.98
5% COMMISSION (County)	\$374.33
COUNTY	\$451.37
MUNICIPAL	\$1,797.98
SCHOOL	\$4,623.00
XSPAND	
PORTNOFF LIENS/COSTS	
MUNICIPAL LIENS	
BALANCE SURPLUS	\$7,112.34

First Lienholder	WSAEMC
Amount	\$639.00
Second Lienholder	Norristown Municipallty
Amount2	\$2,291.51
Third Lienholder	
Amount3	
Fourth Lienholder	
Amount4	
Fifth Lienholder	
Amount5	
Sixth Lienholder	
Amount6	
Seventh Lienholder	
Amount7	
<b>Surplus</b>	<b>\$4,181.83</b>

Montgomery County Tax Claim Bureau  
**2016 Judicial Sale Disburse**  
 25-Aug-16

No	J16-0004	
<b>FORMER OWNER</b>	<b>Theman Properties LLC</b>	
<b>PLATE NUMBER</b>	<b>13-00-03960-00-5</b>	
Address	510 E BASIN ST	
Municipality	Norristown	
WINNING BID		\$42,000.00
TRANSFER TAX		\$1,849.06
RECORDING FEE		\$96.50
<b>TOTAL FOR COLLECTED</b>		<b>\$43,945.56</b>
BUREAU COST		\$1,812.55
5% COMMISSION (County)		\$1,494.91
COUNTY		\$674.62
MUNICIPAL		\$2,689.39
SCHOOL		\$6,925.35
XSPAND		
PORTNOFF LIENS/COSTS		
MUNICIPAL LIENS		
BALANCE SURPLUS		\$28,403.28

First Lienholder	WSAEMC	
Amount		\$338.00
Second Lienholder	Norristown Municipality	
Amount2		\$2,832.75
Third Lienholder	NMWA	
Amount3		\$223.66
Fourth Lienholder	Wachovia Bank	
Amount4		\$24,883.87
Fifth Lienholder	Norristown Municipality	
Amount5		\$125.00
Sixth Lienholder		
Amount6		
Seventh Lienholder		
Amount7		
<b>Surplus</b>		<b>\$0.00</b>



25-Aug-16

No	J16-0014
FORMER OWNER	Livers, Kelly
PLATE NUMBER	13-00-19612-00-4
Address	916 W LAFAYETTE ST
Municipality	Norristown
WINNING BID	\$14,000.00
TRANSFER TAX	\$2,140.27
RECORDING FEE	\$96.50
<b>TOTAL FOR COLLECTED</b>	<b>\$16,236.77</b>
BUREAU COST	\$1,910.69
5% COMMISSION (County)	\$51.20
COUNTY	\$722.28
MUNICIPAL	\$2,888.42
SCHOOL	\$7,454.52
XSPAND	
PORTNOFF LIENS/COSTS	
MUNICIPAL LIENS	
BALANCE SURPLUS	\$972.89

First Lienholder	Municipality of Norristown
Amount	\$972.89
Second Lienholder	
Amount2	
Third Lienholder	
Amount3	
Fourth Lienholder	
Amount4	
Fifth Lienholder	
Amount5	
Sixth Lienholder	
Amount6	
Seventh Lienholder	
Amount7	
Surplus	\$0.00

Montgomery County Tax Claim Bureau  
**2016 Judicial Sale Disburse**  
 25-Aug-16

No	J16-0026
<b>FORMER OWNER</b>	<b>Reuben, James</b>
<b>PLATE NUMBER</b>	<b>13-00-31476-00-2</b>
Address	1051 POWELL ST
Municipality	Norristown
WINNING BID	\$12,000.00
TRANSFER TAX	\$1,426.85
RECORDING FEE	\$96.50
<b>TOTAL FOR COLLECTED</b>	<b>\$13,523.35</b>
BUREAU COST	\$5,841.86
5% COMMISSION (County)	\$0.00
COUNTY	\$395.88
MUNICIPAL	\$1,595.07
SCHOOL	\$4,167.18
XSPAND	
PORTNOFF LIENS/COSTS	
MUNICIPAL LIENS	
BALANCE SURPLUS	\$0.00

First Lienholder	
Amount	
Second Lienholder	
Amount2	
Third Lienholder	
Amount3	
Fourth Lienholder	
Amount4	
Fifth Lienholder	
Amount5	
Sixth Lienholder	
Amount6	
Seventh Lienholder	
Amount7	
Surplus	\$0.00

Montgomery County Tax Claim Bureau  
**2016 Judicial Sale Disburse**  
 25-Aug-16

No	J16-0036
<b>FORMER OWNER</b>	<b>US BANK NA</b>
<b>PLATE NUMBER</b>	<b>14-00-00024-00-7</b>
Address	BEAVER ST
Municipality	North Wales
WINNING BID	\$1,452.95
TRANSFER TAX	\$762.91
RECORDING FEE	\$96.50
<b>TOTAL FOR COLLECTED</b>	<b>\$2,312.36</b>
BUREAU COST	\$1,452.95
5% COMMISSION (County)	\$0.00
COUNTY	\$0.00
MUNICIPAL	\$0.00
SCHOOL	\$0.00
XSPAND	\$0.00
PORTNOFF LIENS/COSTS	\$0.00
MUNICIPAL LIENS	\$0.00
BALANCE SURPLUS	\$0.00

First Lienholder	
Amount	
Second Lienholder	
Amount2	
Third Lienholder	
Amount3	
Fourth Lienholder	
Amount4	
Fifth Lienholder	
Amount5	
Sixth Lienholder	
Amount6	
Seventh Lienholder	
Amount7	
<b>Surplus</b>	<b>\$0.00</b>

Montgomery County Tax Claim Bureau  
**2016 Judicial Sale Disburse**  
 25-Aug-16

No	J16-0044
<b>FORMER OWNER</b>	<b>Fisher, Georjean</b>
<b>PLATE NUMBER</b>	<b>16-00-05892-00-5</b>
Address	29 CHESTNUT ST
Municipality	Pottstown
WINNING BID	\$16,000.00
TRANSFER TAX	\$2,597.02
RECORDING FEE	\$96.50
<b>TOTAL FOR COLLECTED</b>	<b>\$18,693.52</b>
BUREAU COST	\$1,661.92
5% COMMISSION (County)	\$532.28
COUNTY	\$867.21
MUNICIPAL	\$2,825.20
SCHOOL	
XSPAND	
PORTNOFF LIENS/COSTS	\$10,113.39
MUNICIPAL LIENS	
BALANCE SURPLUS	\$0.00

First Lienholder	
Amount	
Second Lienholder	
Amount2	
Third Lienholder	
Amount3	
Fourth Lienholder	
Amount4	
Fifth Lienholder	
Amount5	
Sixth Lienholder	
Amount6	
Seventh Lienholder	
Amount7	
Surplus	\$0.00

Montgomery County Tax Claim Bureau  
**2016 Judicial Sale Disburse**  
 25-Aug-16

No	J16-0045 PATEL RAGESH R & AMITA R
<b>FORMER OWNER</b>	
<b>PLATE NUMBER</b>	16-00-14948-00-3
Address	433 HIGH ST
Municipality	Pottstown
WINNING BID	\$14,000.00
TRANSFER TAX	\$2,776.80
RECORDING FEE	\$96.50
<b>TOTAL FOR COLLECTED</b>	<b>\$16,873.30</b>
BUREAU COST	\$1,639.82
5% COMMISSION (County)	\$421.05
COUNTY	\$925.59
MUNICIPAL	\$3,013.59
SCHOOL	
XSPAND	
PORTNOFF LIENS/COSTS	\$7,999.95
MUNICIPAL LIENS	
BALANCE SURPLUS	\$0.00

First Lienholder	
Amount	
Second Lienholder	
Amount2	
Third Lienholder	
Amount3	
Fourth Lienholder	
Amount4	
Fifth Lienholder	
Amount5	
Sixth Lienholder	
Amount6	
Seventh Lienholder	
Amount7	
<b>Surplus</b>	<b>\$0.00</b>

Montgomery County Tax Claim Bureau  
**2016 Judicial Sale Disburse**

25-Aug-16

No	J16-0050
<b>FORMER OWNER</b>	<b>Tanner, Douglas &amp; Betty</b>
<b>PLATE NUMBER</b>	<b>16-00-30080-00-9</b>
Address	444 WALNUT ST
Municipality	Pottstown
WINNING BID	\$38,000.00
TRANSFER TAX	\$1,452.48
RECORDING FEE	\$96.50
<b>TOTAL FOR COLLECTED</b>	<b>\$39,548.98</b>
BUREAU COST	\$1,656.11
5% COMMISSION (County)	\$1,713.86
COUNTY	\$485.57
MUNICIPAL	\$1,581.18
SCHOOL	
XSPAND	
PORTNOFF LIENS/COSTS	\$8,272.64
MUNICIPAL LIENS	
BALANCE SURPLUS	\$24,290.64
	Montco Dept of Housing & Community Development
First Lienholder	
Amount	\$24,290.64
Second Lienholder	
Amount2	
Third Lienholder	
Amount3	
Fourth Lienholder	
Amount4	
Fifth Lienholder	
Amount5	
Sixth Lienholder	
Amount6	
Seventh Lienholder	
Amount7	
Surplus	\$0.00