

# August 16, 2018 Judicial Sale List

## Final Results

### NOTICE OF THE MONTGOMERY COUNTY TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that the Montgomery County Tax Claim Bureau will hold a JUDICIAL SALE under the Pennsylvania Real Estate Tax Law of 1947, as amended, commencing 10:00 A.M. the 16<sup>th</sup> day of August, 2018 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. § 5860.619a, 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any municipality in Montgomery County and that they are not acting as an agent for a person whose landlord license has been revoked.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](http://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 2017, 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:

<b>Municipality</b>	<b>Sale Number</b>	<b>Parcel</b>	<b>Former Owner</b>	<b>BOA: Location</b>	<b>Purchase Amount</b>	<b>Status</b>
Bridgeport	J18-0001	02-00-00960-00-1	WHITE WILLIE T & BRENDA	620 DEKALB ST		Paid in Full
Norristown	J18-0002	13-00-01108-00-4	CDEL PROPERTIES LLC	117 W AIRY ST	\$14,000.00	Exposed Sold
	J18-0003	13-00-01328-00-9	DILUCIA MARGARET	1107 W AIRY ST		Exposed Not Sold
	J18-0004	13-00-01532-00-3	WHITE WILLIE T	524 ARCH ST		Paid in Full

	J18-0005	13-00-03852-00-5	REINHART BARRY & LIZANNE	533 BARBADOES ST		Paid in Full
	J18-0006	13-00-04100-00-9	B L R ASSOCIATES LTD	9 E BASIN ST		Paid in Full
	J18-0007	13-00-08320-00-1	FLOWERS DONNA	1033 CHERRY ST		Bankruptcy
	J18-0008	13-00-09048-00-2	B L R ASSOCIATES LTD BLR ASSOCIATES LTD	543 CORSON ST		Paid in Full
	J18-0009	13-00-12020-00-9	PARKS MICHAEL	110 W FORNANCE ST		Paid in Full
	J18-0010	13-00-14160-00-2	QUINN AUGUSTA P	922 GREEN ST	\$34,000.00	Exposed Sold
	J18-0011	13-00-14212-00-4	PORTER VIRGINIA B	1022 GREEN ST	\$26,000.00	Exposed Sold
	J18-0012	13-00-16708-00-1	QUINN AUGUSTA P	514 HIGH ST	\$18,000.00	Exposed Sold
	J18-0013	13-00-17724-00-2	AAD PROPERTIES LLC	440 E JOHNSON HWY		Paid in Full
	J18-0014	13-00-19156-00-1	STAFFORD LISA ARDRA	333 E LAFAYETTE ST	\$10,000.00	Exposed Sold
	J18-0015	13-00-21476-00-3	JOHNSON RICHARD C	406 E MAIN ST	\$34,000.00	Exposed Sold
	J18-0016	13-00-21768-00-8	TIPCO LLC	736 E MAIN ST		Paid in Full
	J18-0017	13-00-23152-00-1	TEN O NINE INC	1009 W MAIN ST	\$26,000.00	Exposed Sold
	J18-0018	13-00-24260-00-9	SCARLETT LAWRENCE O & JOYCE L	400 E MARSHALL ST	\$26,000.00	Exposed Sold
	J18-0019	13-00-24340-00-1	QUINN ROY L & AUGUSTA P REID	528 E MARSHALL ST	\$46,000.00	Exposed Sold
	J18-0020	13-00-25932-00-2	TOSCO FINANCIAL	324 MOORE ST		Continued
	J18-0021	13-00-28724-00-9	KEYS JAMES E & VELMA E	232 E OAK ST		Paid in Full
	J18-0022	13-00-31544-00-6	QUINN AUGUSTA P	1101 POWELL ST	\$24,000.00	Exposed Sold
	J18-0023	13-00-35180-00-6	TOMLINSON MICHAEL & SHERRY	11 STANBRIDGE ST		Continued
	J18-0024	13-00-35216-00-6	31 STANBRIDGE ST TRUST	31 STANBRIDGE ST	\$28,000.00	Exposed Sold
	J18-0025	13-00-36660-00-2	ULMER JOSEPH D	1209 SWEDE ST	\$28,000.00	Exposed Sold
	J18-0026	13-00-38524-00-1	DALEY ALFRED E & MARY F	1042 WILLOW ST	\$20,000.00	Exposed Sold
	J18-0027	13-00-39288-00-2	QUINN AUGUSTA P	222 E WOOD ST	\$36,000.00	Exposed Sold

Pennsburg	J18-0028	15-00-00682-00-5	GRANAHAN JOHN J JR & EVELYN	JACKSON ST		Exposed Not Sold
	J18-0029	15-00-00685-00-2	GRANAHAN JOHN J JR & EVELYN	JACKSON ST		Exposed Not Sold
	J18-0030	15-00-02488-00-8	GRANAHAN JOHN J JR & EVELYN	W SIXTH ST		Exposed Not Sold
Pottstown	J18-0031	16-00-01288-00-1	DIRENZO NICHOLAS & LENA	71 BEECH ST	\$36,000.00	Exposed Sold
	J18-0032	16-00-05688-00-2	BORZ DAWN	520 CHESTNUT ST	\$18,000.00	Exposed Sold
	J18-0033	16-00-06832-00-1	FOUR WINS DEVELOPMENT GROUP	880 CROSS ST	\$7,000.00	Exposed Sold
	J18-0034	16-00-09448-00-4	PACE RONALD B	60 W FIFTH ST	\$12,000.00	Exposed Sold
	J18-0035	16-00-10564-00-4	STILLMAN ROBERT & EILEEN	459 N FRANKLIN ST	\$24,000.00	Exposed Sold
	J18-0036	16-00-16244-00-3	LAZROVITCH GEORGE III	JEFFERSON AVE	\$1,806.92	Exposed Sold
	J18-0037	16-00-16836-04-1	BAUER JAY H	N KEIM ST		Paid in Full
	J18-0038	16-00-17408-00-9	FISCHER LUIGI S II	440 KING ST	\$24,000.00	Exposed Sold
	J18-0039	16-00-25708-08-8	AAD PROPERTIES LLC	707 SHERIDAN ST		Paid in Full
	J18-0040	16-00-26276-00-6	BAILY WILLIAM R	450 SOUTH ST	\$16,000.00	Exposed Sold
	J18-0041	16-00-30936-00-8	BRYANT KENT	659 WALNUT ST	\$24,000.00	Exposed Sold
	J18-0042	16-00-33796-00-1	MCS HOLDINGS LLC	464 YORK ST		Exposed Not Sold
Red Hill	J18-0043	17-00-01400-36-5	WELSH THOMAS & MARTHA	662 WALNUT ST		Paid in Full
Schwenksville	J18-0044	20-00-00059-05-6	KELLER DAVID M	1312 FOREST LN		Paid in Full
Abington	J18-0045	30-00-56900-00-4	LEROY GUY	ROBINSON AVE		Paid in Full
	J18-0046	30-00-69768-00-6	DNB FIRST	1368 VALLEY RD		Paid in Full
Hatfield Township	J18-0047	35-00-02788-00-3	NORTH PENN REALTY ASSOCIATES LLC	DAIN AVE		Continued
	J18-0048	35-00-03565-00-9	CROUTHAMEL WILBUR I & GORDON W	FILBERT ST	\$1,812.55	Exposed Sold
	J18-0049	35-00-06667-00-3	RIHLATUL ILM FOUNDATION	MONTGOMERY ST		Paid in Full

	J18-0050	35-00-10129-00-6	DERHAM JOHN F	ST JOHNS ST		Continued
Horsham	J18-0051	36-00-03676-00-5	SEEDS INC	259 DRESHER RD	\$90,000.00	Exposed Sold
	J18-0052	36-00-03784-00-5	FREZZA ASSOC INC	EASTON RD		Exposed Not Sold
Limerick	J18-0053	37-00-01360-00-7	DOURIS CHRISTINA	KING RD	\$6,000.00	Exposed Sold
Lower Pottsgrove	J18-0054	42-00-02668-02-6	LOWER POTTS GROVE ASSOCIATES	KEPLER RD		Exposed Not Sold
	J18-0055	42-00-03130-00-5	POTTSTOWN LAND CORP	1258 N CHARLOTTE ST		Continued
	J18-0056	42-00-04330-00-2	KUTERBACH LOUIS & STELLA	S SANATOGA RD	\$6,000.00	Exposed Sold
	J18-0057	42-00-05117-11-5	FELDMAN ROGER & RENEE	301 WALNUT RIDGE ESTS	\$48,000.00	Exposed Sold
Lower Providence	J18-0058	43-00-14731-00-4	PETERCUSKIE JOHN	THIRD ST		Continued
Plymouth	J18-0059	49-00-05347-00-4	B L R ASSOCIATES LTD	471 IRWINS LN		Paid in Full
Springfield	J18-0060	52-00-13777-00-4	DUSENBURY DELWIN B & BARBARA D REV TR	8719 PATTON RD	\$130,000.00	Exposed Sold
Upper Merion	J18-0061	58-00-06352-00-7	VALLEY FORGE HOMES INC	W DEKALB PIKE		Exposed Not Sold
	J18-0062	58-00-19480-00-1	LOCAL DEVELOPMENT COMPANY LLC THE	932 W VALLEY FORGE RD	\$46,000.00	Exposed Sold
	J18-0063	58-00-19483-00-7	LOCAL DEVELOPMENT COMPANY LLC THE	944 W VALLEY FORGE RD	\$52,000.00	Exposed Sold
Upper Moreland	J18-0064	59-00-03010-00-9	39 NORTH YORK ROAD LLC	CHURCH ST		Paid in Full
	J18-0065	59-00-04339-00-3	ROSENWALD GLEN	DAVISVILLE RD		Continued
	J18-0066	59-00-17092-00-3	WATERCONTROL SERVICES INC & CREEDON EDWARD	2955 TERWOOD RD		Paid in Full
Upper Pottsgrove	J18-0067	60-00-00130-00-8	GILLILAND CHARLES A IV	1484 CHESTNUT GROVE RD		Continued
	J18-0068	60-00-01201-00-8	WINBERRY RONNIE G & LESLIE D	GLENDALE AVE		Continued
	J18-0069	60-00-03235-00-8	KOCHEL JOHN E	1638 YARNALL RD		Paid in Full

West Pottsgrove	J18-0070	64-00-02374-00-1	STAUFFER ROBERT L JR	1009 W HIGH ST		Paid in Full
	J18-0071	64-00-02380-00-4	STAUFFER ROBERT L JR	1013 W HIGH ST		Paid in Full
Worcester	J18-0072	67-00-01861-00-7	WORCESTER OFFICE PARTNERS	HICKORY HILL DR		Paid in Full
	J18-0073	67-00-01862-00-6	WORCESTER OFFICE PARTNERS	HICKORY HILL DR		Paid in Full
Norristown	J18-0074	13-00-38536-00-7	ANOTHER INVESTMENT 1 LLC	1048 WILLOW ST		Paid in Full