

September 24, 2020 Upset Sale List

Final Sale 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 JUDGEMENTS OR 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 that will be held virtually due to Covid-19, commencing at **10:00 A. M. on September 24, 2020** for the purpose of collecting unpaid 2018 and or ANY PRIOR REAL ESTATE TAXES, PRIOR LIENS, MUNICIPAL CLAIMS, and all costs hereto, the following described set forth. Instructions on the virtual sale are available at the Bureau's website www.taxclaim.montcopa.org or by calling 610-278-1216. 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 end 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 September 23, 2020.

THERE IS NO RIGHT OF REDEMPTION ON THE DAY OF OR AFTER THE PUBLIC AUCTION. If no payment has been received prior to the end of the sale, the property will be sold on September 25, 2020.

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**;
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 and pay the registration fee prior to sale. **NO REGISTRATION WILL BE TAKEN THE DAY OF THE SALE.** Registration fees must be paid before access to the online bidding system is granted.
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.

Registration and certification forms are available in the Tax Claim Bureau or on-line at <http://www.montcopa.org/569/Tax-Claim-Bureau>. Click on Upset Sale and bidder's registration.

**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 may be available pursuant to Section 504.

Interest accrues at the rate of 9% per year. ¾% 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.

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.

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.

Sale No	Parcel	Former Owner	BOA Location	Sale Activity	Purchase Amount
U20-0026	05-00-11876-87-3	DUFFY BRENDAN	200 W ELM ST	Exposed Sold	\$176,000.00
U20-0036	08-00-06652-00-9	58 YORK PARTNERS LLC	58 S YORK RD	Exposed Not Sold	
U20-0060	11-00-07660-00-6	HORVATICH DOROTHY M	E HANCOCK ST	Exposed Sold	\$10,100.00
U20-0112	13-00-07360-00-7	OCONNOR DANIELLE & SHAWN	635 CHAIN ST	Exposed Sold	\$24,200.00
U20-0117	13-00-08364-00-2	HOMEBOUND ENTERPRISE LLC	18 E CHESTNUT ST	Exposed Not Sold	
U20-0119	13-00-08536-00-1	SATTERWHITE ODESSA	248 E CHESTNUT ST	Exposed Sold	\$31,500.00
U20-0122	13-00-08800-00-7	HARP SONYA DENISE & ALFONSO	421 E CHESTNUT ST	Exposed Not Sold	
U20-0149	13-00-13272-00-8	JENNINGS ROBERT A	814 GEORGE ST	Exposed Sold	\$14,457.31
U20-0170	13-00-15888-00-2	DELISSER LAWTON	308 HAWS AVE	Exposed Not Sold	
U20-0193	13-00-19064-00-3	GUZMAN MANUEL	825 KOHN ST	Exposed Not Sold	
U20-0254	13-00-24300-00-5	FREEDOM CIRCLE PROPERTIES II LLC	424 E MARSHALL ST	Exposed Sold	\$12,100.00
U20-0267	13-00-24956-00-6	CLARK ELIZABETH M & CLARK REVA I	120 W MARSHALL ST	Exposed Sold	\$17,200.00
U20-0269	13-00-25036-00-7	MENDOZA JUAN VILLAGOMEZ & ALEGRIA GUSTAVO	328 W MARSHALL ST	Exposed Sold	\$25,700.00

U20-0307	13-00-26364-00-2	SMITH TAMEKA	331 MOORE ST	Exposed Not Sold	
U20-0336	13-00-28700-00-6	HAINES JOHN & ELIZABETH	216 E OAK ST	Exposed Not Sold	
U20-0337	13-00-28724-00-9	KEYS JAMES E & VELMA E	232 E OAK ST	Exposed Sold	\$20,600.00
U20-0338	13-00-28728-00-5	DISANDRO ENRICO	234 E OAK ST	Exposed Sold	\$30,500.00
U20-0360	13-00-31992-00-8	HART ROBERT S & DOROTHY	19 ROBERTS ALLEY	Exposed Not Sold	
U20-0383	13-00-34996-00-1	CIANCIULLI & SONS INVESTMENTS LLC	1014 STANBRIDGE ST	Exposed Not Sold	
U20-0409	13-00-38368-00-4	WELDON BRADLEY	118 WAYNE AVE	Exposed Not Sold	
U20-0410	13-00-38488-00-1	WSI INVESTMENT LLC	1020 WILLOW ST	Exposed Not Sold	
U20-0414	13-00-38536-00-7	ANOTHER INVESTMENT 1 LLC	1048 WILLOW ST	Exposed Not Sold	
U20-0422	13-00-38804-00-9	ROGERS MILDRED & PATRICIA ANN & WALTER THOMAS	1111 WILLOW ST	Exposed Not Sold	
U20-0423	13-00-38816-00-6	MATTHEWS ALICE I & MCCRAY RICHARD	1117 WILLOW ST	Exposed Sold	\$30,500.00
U20-0442	16-00-00916-00-4	ANOTHER INVESTMENT 1 LLC	456 BEECH ST	Exposed Not Sold	
U20-0443	16-00-01276-00-4	ROBERTS MARY E	57 BEECH ST	Exposed Not Sold	
U20-0464	16-00-11144-00-9	LUDY TIMOTHY B	208 GABLE AVE	Exposed Not Sold	
U20-0467	16-00-12288-00-8	KEYSTONE MASONIC LODGE NO 113	421 HALE ST	Exposed Not Sold	
U20-0471	16-00-15476-00-6	323 WEST HIGH STREET LLC	323 W HIGH ST	Exposed Sold	\$144,000.00
U20-0484	16-00-20004-00-5	FLORENCE OISTER EST	668 MANATAWNY ST	Exposed Sold	\$9,610.35
U20-0486	16-00-20916-00-2	KELLY WINSTON J & WILLAMENA	429 MAY ST	Exposed Not Sold	
U20-0490	16-00-28060-00-4	DOREEN BROTHERS	479 SPRUCE ST	Exposed Sold	\$14,300.37
U20-0491	16-00-29600-00-3	FILMAN RICHARD	308 1/2 UNION ALLEY	Exposed Sold	\$8,826.27
U20-0492	16-00-29820-00-8	DELONE SANDY	132 WALNUT ST	Exposed Sold	\$17,593.66
U20-0503	19-00-00011-00-6	WOSCZYNA RICHARD	104 ADAMS ST	Exposed Sold	\$45,500.00
U20-0515	30-00-01520-00-7	DIXON ROBERT J & PRISCILLA A	2553 ARDSLEY AVE	Exposed Sold	\$149,500.00
U20-0548	30-00-42556-00-2	NATIONSTAR REO SUB 1B LLC	349 MEETINGHOUSE RD	Exposed Sold	\$218,000.00
U20-0556	30-00-48996-00-6	SWIFT JAMES D	2420 OLD WELSH RD	Exposed Sold	\$35,415.97
U20-0561	30-00-56900-00-4	LEROY GUY	ROBINSON AVE	Exposed Sold	\$4,669.64
U20-0562	30-00-57924-00-6	WALKER THOMAS S & EVELYN W	145 ROLLING HILL RD	Exposed Sold	\$144,000.00
U20-0571	30-00-67172-00-1	KANG JESSY	103 TOWNSHIP LINE RD	Exposed Not Sold	
U20-0579	31-00-05686-00-7	MILLER YVONNE O	1827 CHELTENHAM AVE	Exposed Not Sold	

U20-0590	31-00-19288-00-4	SCUTTI ANDREW	MONTGOMERY AVE	Exposed Not Sold	
U20-0593	31-00-23005-00-4	EQUITY TRUST CO FBO DENNIS T REGAN IRA	220 RICES MILL RD	Exposed Not Sold	
U20-0599	31-00-30106-00-4	EVANS ROBERT	8302 OLD YORK RD	Exposed Sold	\$66,000.00
U20-0621	33-00-03451-00-8	CICCARELLI SALVATORE & JANE	HANCOCK AVE	Exposed Sold	\$8,100.00
U20-0623	33-00-04645-00-2	GALLOWAY FRANK & VICTORIA	353 W JOHNSON HWY	Exposed Sold	\$21,700.00
U20-0624	33-00-04648-00-8	MARTIN DAVID & KEVIN	347 W JOHNSON HWY	Exposed Sold	\$22,700.00
U20-0655	36-00-02192-38-2	CN HORSHAM TOWNE LP	CHURCH RD	Exposed Not Sold	
U20-0657	36-00-03718-00-8	WEISBAUM ADAM M	100 EASTON RD	Exposed Not Sold	
U20-0659	36-00-03835-00-8	WEISBAUM ADAM M	550 EASTON RD	Exposed Sold	\$24,711.44
U20-0661	36-00-04812-65-1	ROSS WILLIAM CHARLES	311 GREEN MEADOW LN	Exposed Sold	\$158,300.00
U20-0676	37-00-00151-00-1	CONGLIARIANO GIOVANNI	224 BENNER RD	Exposed Sold	\$35,500.00
U20-0685	37-00-02668-00-4	MILLER G RUSSELL & SON INC	1007 MAIN ST	Exposed Sold	\$35,500.00
U20-0697	37-00-05416-00-1	CHUCK ROBERT	165 W RIDGE PIKE	Exposed Sold	\$1,939.57
U20-0744	40-00-32556-00-2	BAXT MARNY	134 LINWOOD AVE	Exposed Sold	\$41,500.00
U20-0746	40-00-35612-00-6	WAKSMAN ABRAHAM & JUDITH TRUSTEES	117 MARY WATERS FORD RD	Exposed Sold	\$368,000.00
U20-0762	40-00-57152-40-8	KEWALRAMANI RAVI C	42 CONSHOHOCKEN STATE RD	Exposed Sold	\$84,000.00
U20-0780	42-00-00649-00-2	ROBBINS SHANNON L	1241 BUCHERT RD	Exposed Sold	\$24,533.66
U20-0783	42-00-03925-00-2	OYOLA SOL MARIA CINTRON & CINTRON MARISOL FREYTES	3232 PRUSS HILL RD	Exposed Not Sold	
U20-0793	43-00-01804-00-7	SARTO MARCO	BROAD ST	Exposed Sold	\$908.54
U20-0807	43-00-05737-00-7	BANK OF NEW YORK TRUST COMPANY NA	S GRANGE AVE	Exposed Sold	\$14,600.00
U20-0810	43-00-06805-00-1	SOOFI GHULAM MURTAZA	LANTERN LN	Exposed Not Sold	
U20-0834	43-00-17693-00-3	KRAUF VINCENT	135 VALLEY LN	Exposed Sold	\$2,025.00
U20-0837	43-00-17835-00-5	ALLERMAN JOSHUA MITCHELL	120 WHITLEY DR	Exposed Sold	\$2,215.88
U20-0843	45-00-02617-00-2	GODSHALL LEON & ROSE	3160 MAIN ST	Exposed Not Sold	
U20-0845	45-00-03340-00-8	BORTNICK ALEC	404 OAK DR	Exposed Sold	\$3,591.58
U20-0847	45-00-03378-10-5	HARRIS KEITH A	322 CEDAR DR	Exposed Not Sold	
U20-0855	46-00-00811-00-7	ISLAM ASHRAFUL M & DILRUBA	404 DOYLESTOWN PIKE	Exposed Sold	\$22,300.00
U20-0858	46-00-01306-01-6	STOTT CHERYL A	0 HORSHAM RD	Exposed Sold	\$682.00

U20-0863	46-00-04500-93-5	JOHNSON FREIDA & COOK KRISTY	93 WINDING BROOK RUN	Exposed Sold	\$2,296.03
U20-0926	49-00-12020-00-9	DICESARE NANCY & NICHOLAS	502 TOWNSHIP LINE RD	Exposed Sold	\$390,000.00
U20-0945	52-00-14251-00-7	PLEASANT AVENUE LLC	902 PLEASANT AVE	Exposed Sold	\$35,500.00
U20-0957	53-00-03100-00-6	WOOD KELLY	1405 FRANKLIN CT	Exposed Sold	\$115,000.00
U20-1009	57-00-02221-50-3	THOMAS SCOTT	3771 LAYFIELD RD	Exposed Not Sold	
U20-1032	58-00-09811-00-4	STILL PERCY F JR	HENDERSON AVE	Exposed Not Sold	
U20-1085	60-00-02542-00-8	MCALLISTER DANIEL B JR	212 PINEFORD RD	Exposed Not Sold	
U20-1110	61-00-05041-00-1	JANUM LAND BANK LLC	N TOWNSHIP LINE RD	Exposed Not Sold	
U20-1116	62-00-01534-00-6	WOJCIK DANIELA & JOHN	379 SCHWENKSVILLE RD	Exposed Not Sold	
U20-1124	63-00-03061-00-8	COONEY JOHN A	155 HIGHLAND AVE	Exposed Sold	\$126,500.00
U20-1129	63-00-05210-32-5	MARTINO CHRISTOPHER & JULIET	405 MIDDLETON PL	Exposed Sold	\$22,200.00
U20-1131	63-00-05833-00-8	BRODIE DONALD M & CAROLINE C	30 PARK DR	Exposed Sold	\$15,880.56
U20-1140	64-00-03604-00-4	Y A H R U B A GROUP INC	1020 MANATAWNY RD	Exposed Sold	\$9,696.18
U20-1144	65-00-01879-00-9	STEVENSON ELLEN	4032 CENTER AVE	Exposed Sold	\$183,000.00
U20-1187	67-00-04243-00-1	COLLINS MAXINE	3 W ADAIR DR	Exposed Not Sold	