

September 23rd, 2021 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, commencing at **10:00 A. M. on September 23, 2021** for the purpose of collecting unpaid 2019 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, 2021.

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 23, 2021

In accordance with Act No. 133 and Act No. 33, prospective purchasers at all tax sales are now required to certify as follows:

1. Prospective bidders must register and pay the registration fee ten (10) days 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.
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 real estate taxes owed to taxing bodies within Montgomery County**.
3. 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.
4. Prospective bidders shall certify are not bidding for or acting as an agent for a person who is barred from participating in the Sale.
5. Prospective bidders shall certify they have not, within three (3) years preceding the filing of the application, engaged in a course of conduct or permitted an uncorrected housing code violation to continue unabated after being convicted of an uncorrected housing code violation as defined in Section 619(e) of the Real Estate Tax Law, 72 P.S. § 5860.61(d) . This includes either failing to maintain property owned by the applicant in a reasonable manner such that the property posed a threat to health, safety or property **or** permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property.
6. A prospective bidder who signs a bidder registration application knowing that it contains a false statement and who causes it to be filed with the bureau shall be subject to prosecution for the commission of a misdemeanor of the second degree.
7. 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.
8. 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.

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 CHECK THE TAX CLAIM WEBSITE AT <http://www.montcopa.org/569/Tax-Claim-Bureau>, OR CONTACT THE BUREAU AT (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 Number	Parcel	BOA Owner Name	BOA: Location	Sale Activity	Purchase Amount
U21-0033	10-00-01100-00-6	GEILFUSS HELEN L & BACH FRANK JR & DOROTHY	518 GREENWOOD AVE	Exposed Sold	\$96,000.00
U21-0060	12-00-00943-00-8	SCHLEINKOFER RICHARD F JR	107 ELMWOOD AVE	Exposed Sold	\$172,000.00
U21-0161	13-00-16280-00-6	SUBURBAN INVESTMENTS LP	109 HAWS AVE	Exposed Sold	\$25,500.00
U21-0173	13-00-17268-00-8	WHITT LORRAINE H & ROBERT	332 JAMES ST	Exposed Sold	\$92,000.00
U21-0248	13-00-24620-00-9	HENDLEY ANTHONY	213 E MARSHALL ST	Exposed Sold	\$37,500.00
U21-0382	13-00-36892-00-4	JACOBY SANDRA L	1612 TREMONT AVE	Exposed Sold	\$66,000.00
U21-0427	16-00-02652-00-5	CARROLL JOSEPH L & EUGENIA	516 BUTLER AVE	Exposed Sold	\$56,000.00

U21-0437	16-00-10480-00-7	CLARK CRAIG & CAROL A	311 N FRANKLIN ST	Exposed Sold	\$25,500.00
U21-0438	16-00-11980-10-9	MOCK CAROLYN L	1141 GROVE ST	Exposed Not Sold	
U21-0441	16-00-12992-84-3	DEMAREST LINDA M	200 MAPLEWOOD DR	Exposed Sold	\$36,500.00
U21-0442	16-00-14156-00-3	LONGAKER HELEN F	566 HIGH ST	Exposed Sold	\$71,000.00
U21-0454	16-00-23236-00-4	WAMPOLE WALTER N & JEAN A	948 QUEEN ST	Exposed Not Sold	
U21-0462	16-00-29380-00-7	CHRISTIE JOSEPH B & KATHLEEN M	121 E THIRD ST	Exposed Not Sold	
U21-0463	16-00-29604-00-8	BERRY ALLAN	382 UNION ALLEY	Exposed Sold	\$21,001.00
U21-0469	16-00-30728-00-9	VALENTINE JAMES R & MARY G	403 WALNUT ST	Exposed Not Sold	
U21-0522	30-00-35556-00-9	MCGOWAN TIMOTHY & LORI	2114 KENMORE AVE	Exposed Sold	\$231,000.00
U21-0524	30-00-40220-00-7	HAAS JEFFREY & KIM	2972 MADISON AVE	Exposed Sold	\$14,121.28
U21-0576	31-00-19366-00-7	WRIGHT KAREL L	7830 MONTGOMERY AVE	Exposed Sold	\$104,500.00
U21-0580	31-00-23338-00-4	FARRINGTON MARY	869 ROCK LN	Exposed Sold	\$103,500.00
U21-0587	31-00-29035-00-4	JONES BRIAN	1683 WILLOW GROVE AVE	Exposed Sold	\$100,100.00
U21-0601	33-00-01354-00-8	SORTO MARCO	CENTRAL ST	Exposed Not Sold	
U21-0624	33-00-10213-00-5	HERBERT MONICA C	WARSAW ST	Exposed Sold	\$1,717.77
U21-0636	35-00-05553-00-9	WEISS LEWIS E AND SUKI	LEHIGH AVE	Exposed Not Sold	
U21-0652	36-00-05314-00-5	WALKER WATSON J ESTATE	186 HORSHAM RD	Exposed Sold	\$70,000.00
U21-0654	36-00-08656-00-2	WALDRON TIMOTHY C JR	535 W MORELAND AVE	Exposed Sold	\$40,000.00
U21-0662	36-00-12104-29-8	OLIVER ROBERT	30 -A LEARY DR	Exposed Not Sold	
U21-0663	36-00-12104-32-5	PASSIOTTI JOSH	3 -B LEARY DR	Exposed Not Sold	
U21-0695	38-00-00978-00-1	BURNEY DEREK A	HENDRICKS RD	Exposed Sold	\$2,725.00
U21-0707	39-00-02368-00-5	MOORE ANNETTE L	903 LLANFAIR RD	Exposed Sold	\$285,000.00
U21-0724	40-00-11151-10-4	SIRUNO EDEN	1001 CITY AVE	Exposed Sold	\$70,000.00
U21-0725	40-00-11154-49-7	KHAN RAIS AHMED	1001 CITY AVE	Exposed Sold	\$77,000.00
U21-0730	40-00-22137-88-1	SELEZNOV ELIOT J & GERRI-ANN	1600 HAGYS FORD RD	Exposed Sold	\$40,200.00
U21-0731	40-00-22139-35-7	SELEZNOV ELLIOTT & GERRI-ANN	1600 HAGYS FORD RD	Exposed Sold	\$5,050.00
U21-0782	42-00-05494-00-8	WAGNER MONICA R	3000 E HIGH ST	Exposed Not Sold	

U21-0783	42-00-05518-00-2	MILLER KIM	3000 E HIGH ST	Exposed Not Sold	
U21-0786	42-00-05654-00-1	MILLER KEN	3000 E HIGH ST	Exposed Not Sold	
U21-0787	42-00-05775-10-5	DEBOER JOHN K	3000 E HIGH ST	Exposed Not Sold	
U21-0833	45-00-01336-00-5	MARSHALL MARTIN R	5017 HIFFLETRAYER RD	Exposed Sold	\$36,500.00
U21-0840	45-00-03350-10-6	WATKINS KEVIN S	415 OAK DR	Exposed Sold	\$16,707.37
U21-0869	47-00-07830-04-3	DAWSON DOYLE A III	2544 WASHINGTON DR	Exposed Sold	\$191,000.00
U21-0907	52-00-01855-00-1	15 BETH PIKE LLC	1522 BETHLEHEM PIKE	Exposed Sold	\$25,700.00
U21-0961	56-00-05158-00-6	HEMMERLE JEAN Y AKA JEAN B YOUNG	120 GWYNEDD MANOR RD	Exposed Sold	\$308,000.00
U21-1036	61-00-03026-00-9	HARP ALFONSO & JONATHAN	S LEWIS RD	Exposed Not Sold	
U21-1048	61-00-05589-17-3	SHI XIZOMEI	220 WINTERBERRY LN	Exposed Sold	\$319,000.00
U21-1072	64-00-00607-00-4	SUPCO PETER & HELEN	714 CENTER ST	Exposed Sold	\$96,000.00
U21-1074	64-00-03229-00-1	MALEK MICHAEL L	546 LEMON ST	Exposed Sold	\$33,500.00
U21-1096	66-00-02971-00-5	BERARDELLI WILLIAM J & I M	1177 JOLLY RD	Exposed Not Sold	