

Montgomery County Tax Claim Bureau

2022 Upset Sale List

Final 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 22, 2022** for the purpose of collecting unpaid 2020 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.

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 until September 21, 2022.

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 representation, guarantee or warranty whatsoever, either as to structure or lack of structure upon the land, the Liens, Title or any other matter or thing whatever. Montgomery County Tax Claim Bureau in accordance with the statute provided Notice to the record owner. Lien holders were not notified of the sale 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 21, 2022.

THERE IS NO RIGHT OF REDEMPTION ON THE DAY OF OR AFTER THE PUBLIC AUCTION. If no payment has been received prior to the sale date, the property will be sold on September 22, 2022.

Prospective bidders must register and pay the registration fee ten (10) days prior to sale. **NO REGISTRATION APPLICATIONS WILL BE ACCEPTED THE DAY OF THE SALE.** Registration fees must be paid before access to the online bidding system is granted.

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 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 the Commonwealth of Pennsylvania**.
2. Prospective bidders 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 shall certify they are not bidding for or acting as an agent for a person who is barred from participating in the Sale.
4. 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, continue unabated after being convicted of an uncorrected housing code violation and has not either failed 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 as defined in Section 619(e) of the Real Estate Tax Law, 72 P.S. § 5860.61(d) .
5. 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.
6. 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.

7. 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 www.taxclaim.montcopa.org. 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. $\frac{3}{4}\%$ 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.

TERMS OF SALE: Payment of the bid price along with online fees, transfer taxes and recording costs shall be made in the form of certified funds no later than the close of business on Tuesday following the sale. In the event that said amount is not paid, the property will be offered to the next highest bidder at their last bid offer. Should that bidder decline the offer sale will be voided.

Please be advised that absent a Court Order, the Tax Claim Bureau will not 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 a stipulation which has been executed by all parties 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 www.taxclaim.montcopa.org, 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.

Municipality	Sale Number	Parcel	BOA Owner Name	BOA: Location	Sale Activity	Purchase Price
Conshohocken	U22-0030	05-00-08984-00-2	HICKEY CAROL A	201 W SIXTH AVE	Exposed Sold	\$329,000.00
Norristown	U22-0122	13-00-08048-00-3	SPEAKS ETHEL	523 CHERRY ST	Exposed Sold	\$32,500.00
Norristown	U22-0144	13-00-09968-00-9	GELET DAVID MATTHEW LEE SR	621 DEKALB ST	Exposed Sold	\$81,000.00
Norristown	U22-0162	13-00-11796-00-8	WISE WILLIE	808 E FORNANCE ST	Exposed Sold	\$4,236.83
Norristown	U22-0296	13-00-26420-00-9	MOODY WILLIAM H	365 MOORE ST	Exposed Sold	\$34,500.00
Norristown	U22-0309	13-00-27084-00-2	NEW HOPE 1719 LLC	1417 NEW HOPE ST	Exposed Not Sold	
Norristown	U22-0310	13-00-27088-00-7	NEW HOPE 1719 LLC	1419 NEW HOPE ST	Exposed Not Sold	
Norristown	U22-0325	13-00-29160-00-5	SENTURK ABDI CAGLAR	717 E OAK ST	Exposed Sold	\$75,000.00
Norristown	U22-0335	13-00-30736-00-4	REPOSITION SERVICES LLC	201 E POPLAR ST	Exposed Sold	\$52,500.00
Norristown	U22-0369	13-00-34276-00-1	RAFIQ ABDUL HAKEEM ISIAH	205 W SPRUCE ST	Exposed Sold	\$47,000.00
Norristown	U22-0399	13-00-38900-00-3	NORRISTOWN LAND DEVELOPMENT COMPANY	WILLOW ST	Exposed Sold	\$7,574.79
Norristown	U22-0401	13-00-39240-00-5	YATES FERNALD F & MARTHA W	14 E WOOD ST	Exposed Sold	\$40,000.00
Pottstown	U22-0424	16-00-00620-00-3	SOLUTION PROPERTY SERVICES LLC	122 BEECH ST	Exposed Not Sold	
Pottstown	U22-0442	16-00-07104-00-8	ENDY RUSSELL B & CARLENE A	212 EAST ST	Exposed Sold	\$9,203.43
Pottstown	U22-0444	16-00-07504-00-4	RAMYAJ MANAGEMENT LLC	228 N EVANS ST	Exposed Sold	\$45,500.00
Pottstown	U22-0445	16-00-07592-00-6	SOLUTION PROPERTY SERVICES LLC	454 N EVANS ST	Exposed Sold	\$48,688.28
Pottstown	U22-0448	16-00-08776-02-8	HELMERS DUFF S & HEATHER L	700 FARMINGTON AVE	Exposed Sold	\$66,000.00
Pottstown	U22-0449	16-00-09836-00-3	PLASCO EDNA M	12 W FOURTH ST	Exposed Not Sold	

Pottstown	U22-0465	16-00-19972-36-1	MARTIN JOHN GROUP LLC	620 MANATAWNY ST	Exposed Sold	\$45,500.00
Pottstown	U22-0478	16-00-30900-00-8	BALLANCE THOMAS B & VALERIE R	633 WALNUT ST	Exposed Not Sold	
Royersford	U22-0485	19-00-01444-00-4	CUTHBERTSON THOMAS JOHN	24 N FOURTH AVE	Exposed Sold	\$114,000.00
Souderton	U22-0489	21-00-01200-00-3	KOLOTELLO ROBIN J	202 CENTRAL AVE	Exposed Sold	\$21,833.58
West Conshohocken	U22-0493	24-00-00008-00-4	INLAND EMPIRE SERVICE CORPORATION THE	RIVERVIEW LN	Exposed Sold	\$58,000.00
West Conshohocken	U22-0494	24-00-00156-00-9	SALLY JOSEPH A JR	222 BRITTMOIR AVE	Exposed Sold	\$161,000.00
Abington	U22-0507	30-00-08700-00-9	RICK CAROL R REVOCABLE LIVING TRUST	367 CHURCH RD	Exposed Not Sold	
Abington	U22-0518	30-00-19212-00-9	HATHAWAY WALLACE & LOUISE & BRANCH EMMA	1677 FAIRVIEW AVE	Exposed Sold	\$8,399.69
Abington	U22-0522	30-00-25481-01-3	SMITH DAVID & GERTRUDE G	1619 GROVE AVE	Exposed Sold	\$223,000.00
Abington	U22-0539	30-00-46204-00-8	BROWN JANE E	1266 NOLEN RD	Exposed Sold	\$19,895.53
Abington	U22-0550	30-00-63968-00-1	POWELL RICHARD E & MARTHA	SUMMIT AVE	Exposed Not Sold	
Cheltenham	U22-0555	31-00-00574-00-7	THOMPSON JAMES SR	413 ASBURY AVE	Exposed Sold	\$121,500.00
Cheltenham	U22-0556	31-00-01486-00-4	BATTISTELLI JOHN J & RUTH	219 BARCLAY CIR	Exposed Sold	\$68,000.00
Cheltenham	U22-0574	31-00-15217-00-7	GRIESBACH RUDOLPH J JR	425 JEFFERSON AVE	Exposed Sold	\$7,000.00
Cheltenham	U22-0594	31-00-30006-46-4	MOMTAHEN ARIANA	7900 OLD YORK RD	Exposed Sold	\$54,000.00
Douglass	U22-0596	32-00-02004-00-7	MILLIGAN ARMAND D & DOUGLAS F	642 GILBERTSVILLE RD	Exposed Not Sold	
Douglass	U22-0597	32-00-02008-00-3	MILLIGAN ARMAND D & DOUGLAS F	638 GILBERTSVILLE RD	Exposed Not Sold	
Horsham	U22-0642	36-00-00958-00-5	SEXTON RACHEL C & DAVIS MICHAEL A	426 BLAIR MILL RD	Exposed Sold	\$31,000.00

Horsham	U22-0657	36-00-12104-06-2	WEISEL KEITH	6 -A LEARY DR	Exposed Not Sold	
Limerick	U22-0675	37-00-05269-00-4	LAFFMAN HOLDINGS LLC	31 TRINLEY RD	Exposed Not Sold	
Limerick	U22-0684	37-00-05751-05-6	RICHARDSON MARK & SUTPHIN KIM	165 W RIDGE PIKE	Exposed Sold	\$1,695.49
Lower Merion	U22-0753	40-00-47572-46-6	ZHAO NAN	191 PRESIDENTIAL BLVD	Exposed Not Sold	
Lower Merion	U22-0754	40-00-47688-00-8	JONES J DAVIS & WILLIAMSON GEO CT	PRICE ST	Exposed Not Sold	
Lower Moreland	U22-0773	41-00-02545-10-5	NATIONSTAR HECM ACQUISITION	COUNTY LINE RD	Exposed Not Sold	
Lower Pottsgrove	U22-0791	42-00-05627-05-5	YOST CRYSTAL YOUSE	3000 E HIGH ST	Exposed Not Sold	
Lower Providence	U22-0813	43-00-16615-00-1	SKUBICK ELAINE C	207 AUBURN DR	Exposed Not Sold	
Lower Providence	U22-0820	43-00-16687-00-1	HOUCK DANIELLE & ALLEN MICHAEL	145 DEVON DR	Exposed Not Sold	
Lower Providence	U22-0826	43-00-17552-34-2	AMANTRAN VENTURES INC	SWEETGUM LN	Exposed Not Sold	
Marlborough	U22-0835	45-00-03378-10-5	HARRIS KEITH A	322 CEDAR DR	Exposed Sold	\$7,430.52
Perkiomen	U22-0857	48-00-00817-00-8	SCHEMPP DEVELOPMENT LLC	74 GRAVEL PIKE	Exposed Not Sold	
Plymouth	U22-0869	49-00-02737-60-7	CONSHOHOCKEN REAL PROPERTY LLC	CONSHOHOCKEN RD	Exposed Sold	\$55,900.00
Plymouth	U22-0881	49-00-04110-31-4	WALDMAN DONALD P & EILEEN	666 W GERMANTOWN PIKE	Exposed Sold	\$2,025.00
Springfield	U22-0906	52-00-01474-00-4	LANGNIAPPE PROPERTIES LLC	601 BETHLEHEM PIKE	Exposed Sold	\$228,000.00
Upper Dublin	U22-0934	54-00-03935-08-8	GREEN VIRGINIA V	9 CAVENDISH DR	Exposed Not Sold	
Upper Dublin	U22-0941	54-00-11771-06-4	FERRILL ROBERT T	620 MEADOWBROOK AVE	Exposed Sold	\$101,000.00

Upper Hanover	U22-0955	57-00-00142-00-8	COLE LAWRENCE G & ROSEANN	2214 E BUCK RD	Exposed Sold	\$12,000.00
Upper Merion	U22-0986	58-00-18605-00-3	CRATER RESOURCES INC	RENAISSANCE BLVD	Exposed Sold	\$12,300.00
Upper Moreland	U22-1012	59-00-19831-00-9	PHAN LUAN V & NGUYEN JESSICA H	119 N YORK RD	Exposed Not Sold	
Upper Pottsgrove	U22-1016	60-00-01648-00-2	GEORGE ANN L	LEVENGOOD RD	Exposed Not Sold	
Upper Pottsgrove	U22-1017	60-00-01651-00-8	GEORGE ANN L	970 LEVENGOOD RD	Exposed Not Sold	
Upper Providence	U22-1046	61-00-05569-00-4	FRANKENFIELD CHARLES L JR & SOTAK JOANNE J	143 WHITAKER AVE	Exposed Sold	\$158,500.00
West Pottsgrove	U22-1054	64-00-01027-00-7	VANORE HELEN E & SNYDER JAMES M & BARBARA A	124 ELM ST	Exposed Sold	\$58,000.00
West Pottsgrove	U22-1057	64-00-05050-00-7	ELITE PRO INVESTMENTS	8 W VINE ST	Exposed Not Sold	
Whitemarsh	U22-1071	65-00-08684-04-4	WELLS FARGO BANK NA TR	10 PEAR TREE LN	Exposed Not Sold	
Whitpain	U22-1088	66-00-06407-75-4	SHAKELY WILLIAM	1004 WHITPAIN HILLS	Exposed Sold	\$128,000.00