

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 JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

NOTICE is hereby given by NORTHEAST REVENUE SERVICE, LLC, as agent for 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 in the Montgomery County Courthouse, at 10:00 A.M., on October 30, 2014 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2012 and any PRIOR REAL ESTATE TAXES, PRIOR LIENS, MUNICIPAL CLAIMS, and all costs hereto, the following described set forth. 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 into 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 time 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 any guarantee or warranty whatever, either as to structure or lack of structure upon the land, the Liens, Title or any other matter or thing whatever. Northeast Revenue 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 cashiers check, money order or certified check. The right to redeem the property expires on October 30, 2014.

THERE IS NO RIGHT OF REDEMPTION ON THE DAY OF OR AFTER THE PUBLIC AUCTION. If no payment has been received prior to the time of the sale, the property will be sold on October 30, 2014.

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\*\*; and
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 prior to sale. **NO REGISTRATION WILL BE TAKEN THE DAY OF THE SALE.**
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 Attorneys Office for prosecution under Pennsylvania Crimes Code, 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. § 5860.601 (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.

Certification forms are available in the Tax Claim Bureau or on-line at [www.montgomerycountytaxclaim.com](http://www.montgomerycountytaxclaim.com). Click on "Upset Sale" and "Bidder's Certification."

Northeast Revenue Service, LLC  
Agent for the Montgomery County Tax Claim Bureau

Craig Smugar, 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, costs, Commonwealth Liens, Municipal Liens, Government Liens and Judgment Liens.

Interest accrues at the rate of 9% per year, at ¾% each month effective February 1, of each year.

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.

The Montgomery County Courthouse is a facility accessible to persons with disabilities. Please notify this Tax Claim Bureau if special accommodations are required. The Tax Claim Bureau can be contacted at (484) 681-9231 or by fax at (484) 681-9557.

**IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO PLEASE CONTACT THE TAX CLAIM BUREAU AT (484) 681-9231.**

\* "Owner," the person in whose name the 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 any other business association or any trust, partnership, limited partnership, corporation or any other business association that has any individual as part of the business association who had any ownership interest or rights in the property.

### **ABINGTON TOWNSHIP**

14-0585 GOGINENI GAUTAM **30-00-57080-00-4** ROBINSON AVE 5723-00237  
\$2,869.46 **(NO BID)**

14-0603 HALL HARRY W JR & MARY E **30-00-73284-00-9** 2219 WOODLAND RD 3304-01125  
\$20,808.21 **(NO BID)**

14-0568 TOLBERT BEVERLY **30-00-37140-00-9** LAMOTT AVE 5609-00794  
\$2,047.53 **(NO BID)**

### **CHELtenham TOWNSHIP**

14-0630 WILSON JOYCE **31-00-23356-00-4** ROCK LN 5203-02453  
\$5,273.71 **(NO BID)**

## DOUGLASS TOWNSHIP

14-0645 HILBERT MICHAEL D 32-00-03125-05-6 11 ACORN DR REAR 5618-01682  
\$780.52 (REMOVED FROM SALE - ON AGREEMENT)

## EAST NORRITON TOWNSHIP

14-0676 FEDERAL HOME LOAN MORTGAGE CORPORAT 33-00-08461-00-2 3009 STONEY CREEK RD  
5916-00102 \$458.00 (REMOVED FROM SALE - PAID IN FULL)

## HATFIELD TOWNSHIP

14-0693 SALDUTTI FREDERICK D & REBECCA E 35-00-07789-02-4 0 ORVILLA RD 5547-02837  
\$801.26 (NO BID)

## LOWER MERION TOWNSHIP

14-0822 MUSE WILLIAM P & SARAH I 40-00-20904-00-8 219 GREENFIELD AVE  
\$17,698.27 (REMOVED FROM SALE - ON AGREEMENT)

## LOWER MORELAND TOWNSHIP

14-0871 JANUM MANAGEMENT LLC 41-00-06218-00-5 OLD SECOND ST PIKE 5460-01299  
\$4,046.10 (NO BID)

14-0872 JANUM MANAGEMENT LLC 41-00-06218-10-4 OLD SECOND ST PIKE 5619-01953  
\$4,175.57 (NO BID)

## LOWER POTTS GROVE TOWNSHIP

- 14-0888 KOHLER CLARENCE & ETHEL 42-00-03713-00-7 RINGING ROCKS PARK 1977-00258  
\$1,271.46 (REMOVED FROM SALE - PAID IN FULL)
- 14-0890 KOHLER CLARENCE J & ETHEL 42-00-03718-00-2 RINGING ROCKS PARK 4034-00509  
\$1,756.89 (REMOVED FROM SALE - PAID IN FULL)
- 14-0889 KOHLER CLARENCE J & ETHEL A 42-00-03715-00-5 RINGING ROCKS PARK 3467-00507  
\$1,627.45 (REMOVED FROM SALE - PAID IN FULL)

## LOWER PROVIDENCE TOWNSHIP

- 14-0911 BLESSING CLARENCE E 43-00-03802-00-7 ELIZABETH DR  
\$1,287.23 **SOLD \$ 3,500**
- 14-0905 LINDSAY WILLARD L & LUCY 43-00-01810-00-1 BROAD ST 3261-00130  
\$866.15 **SOLD \$ 866.15**
- 14-0903 LINDSAY WILLARD L & LUCY EST 43-00-01804-00-7 BROAD ST 3261-00130  
\$866.15 **SOLD \$ 2,000**
- 14-0906 LINDSAY WILLARD L & LUCY EST 43-00-01867-00-7 BROAD ST 4562-00485  
\$866.15 **SOLD \$ 1,400**
- 14-0904 LINDSAY WILLARD L & LUCY R EST 43-00-01807-00-4 BROAD ST 4803-00842  
\$846.15 **SOLD \$ 2,500**

## NORRISTOWN BOROUGH

- 14-0178 FERRARO CHRISTIAN 13-00-18860-00-9 625 KOHN ST 5469-00276  
\$20,389.27 (NO BID)

14-0262 FERRARO CHRISTIAN J 13-00-26152-00-7 534 MOORE ST 5524-02387  
\$14,183.63 (NO BID)

14-0263 FERRARO CHRISTIAN J 13-00-26156-00-3 536 MOORE ST 5524-02390  
\$31,312.88 (NO BID)

14-0320 JAMES GEORGE T & ROBERTA A 13-00-31412-00-3 1800 POWELL ST 5075-1923  
\$23,268.79 **SOLD \$ 36,000**

14-0137 KANE DAWN M 13-00-09492-00-8 528 DEKALB ST 5720-02791  
\$8,692.03 **SOLD \$ 8,692.03**

### POTTSTOWN BOROUGH

14-0498 FRYER JEAN 16-00-30528-00-2 125 WALNUT ST 4689-01482  
\$6,741.77 (REMOVED FROM SALE - PAID IN FULL)

14-0494 HACKETT CHARLES EUGENE 16-00-30224-00-9 568 WALNUT ST 5806-00354  
\$12,508.24 (NO BID)

14-0505 JAGGER INVESTMENTS LLC 16-00-32572-00-1 215 S WASHINGTON ST 5822-00916  
\$407,805.77 (CONTINUED TO APRIL 2015 UPSET SALE)

14-0465 JOHNSON EDWARD 16-00-18772-00-4 432 LINCOLN AVE 5335-00779  
\$38,681.66 (NO BID)

### SCHWENKSVILLE BOROUGH

14-0532 JOHNSON MICHAEL H 20-00-00060-02-8 4412 FOREST LN CONDO A-3 5174-02377  
\$1,355.67 **SOLD \$ 18,000**

## TOWAMENCIN TOWNSHIP

14-1067 CAMPBELL DONALD & JUDY **53-00-06384-00-7** 1804 PENNLAND CT 5607-00345  
\$5,117.99 **SOLD \$ 5,117.99**

## UPPER MERION TOWNSHIP

14-1145 PERNA DANIELE & MITCHELL & **58-00-16996-00-1** 1004 TRINITY LN 5679-02404  
\$19,362.40 **(SOLD \$ 50,000 - SALE VOIDED)**

## UPPER MORELAND TOWNSHIP

14-1165 BURA KRYSTINA **59-00-11107-00-3** 708 LINCOLN AVE 3814-00199  
\$21,924.14 **(COURT ORDER - CONTINUED TO APRIL 2015 UPSET SALE)**

## UPPER POTTS GROVE TOWNSHIP

14-1188 KOHEL JOHN E **60-00-03235-00-8** 1638 YARNALL RD 5572-02544  
\$27,229.96 **(NO BID)**

## WEST POTTS GROVE TOWNSHIP

14-1250 GREER DENNIS V **64-00-04042-00-7** 203 E RACE ST 5627-01494  
\$15,009.62 **(NO BID)**