

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 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 CONTINUED public sale in the Montgomery County Courthouse, at 10:00 A.M., on April 30, 2013 or any date to which the sale may be adjourned, readjourned or continued, for the purpose of collecting unpaid 2011 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 April 30, 2013.

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 April 30, 2013.

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. § 5860.61 (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.

Certification forms are available in the Tax Claim Bureau or on-line at 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 and Government Liens.

EXTENSION for the elderly in compliance with Section 504.
Interest accrues at the rate of 9% per year. %% 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.

OWNER OR REPUTED OWNERS PARCEL NUMBER DEED REF# DESCRIPTION UPSET PRICE

ABINGTON TOWNSHIP

13-1728PIER DOMINICK & BETTINA30-00-02204-00-72641 ARNAUD AVE1304-00375
\$16,896.58***** SOLD \$29,000 *****

13-1727PIER DOMINICK AND ELIZABETH30-00-02200-00-2ARNAUD AVE1659-00064
\$10,023.01***** SOLD \$10,023.01 *****

13-1732RENAISSANCE HOME SOLUTIONS LLC30-00-59772-00-3ROTHLEY AVE5683-02952
\$2,666.89***** NO BIDS *****

CHELtenham TOWNSHIP

13-1735DAWKINS GLORIA J31-00-17104-00-1201 LIBERTY RD5749-00677
\$30,610.24***** SOLD \$115,000 *****

13-1736WARIDI ZENOBIA31-00-23005-00-4220 RICES MILL RD5076-1852
\$18,177.96(COURT ORDER 60 DAYS)

HORSHAM TOWNSHIP

13-1740SEEDS INC36-00-03673-00-8DRESHER RD5044-01998
\$39,102.93***** NO BIDS *****

LIMERICK TOWNSHIP

13-1745BALDWIN KARA JEAN & BLANKENBILLAR K37-00-05452-00-1165 W RIDGE PIKE SPACE 220MHP1-MHP1
\$2,605.68***** NO BIDS *****

13-1742 BORNEMAN GLENN F 37-00-03475-00-7 76 LIGHTCAP RD 5174-00537
\$38,259.67(COURT ORDER 60 DAYS)

13-1747CARFAGNO DAVID37-00-05647-10-3165 W RIDGE PIKE SPACE 233MHP1-MHP1
\$2,642.66***** NO BIDS *****

LOWER GWYNEDD TOWNSHIP

13-1751RENAISSANCE HOME SOLUTIONS LLC39-00-04588-00-81015 TREWELLYN AVE5683-01331
\$2,347.87***** NO BIDS *****

LOWER MERION TOWNSHIP

13-1753DUBOW MILTON40-00-11152-22-91001 CITY AVE CONDO W-11185410-00049
\$1,670.30***** SOLD \$45,000 *****

13-1752KLIMCZAK CATHERINE40-00-02608-00-713 W ATHENS AVE5745-02454
\$34,378.71(COURT ORDER 30 DAYS)

13-1756KNIGHT MARION40-00-56248-00-733 W SPRING AVE5471-00763
\$15,066.24***** SOLD \$50,000 *****

LOWER MORELAND TOWNSHIP

13-1757ROBINSON PATRICIA & JOHN41-00-06991-20-42785 PHILMONT AVE UNIT C5604-01909
\$14,462.92***** SOLD \$14,462.92 *****

MARLBOROUGH TOWNSHIP

13-1764HUSK LINDA45-00-03368-00-7502 MAPLE DRMPH-MPH
\$4,474.65(CONTINUED TO NEXT UPSET SALE)

MONTGOMERY TOWNSHIP

13-1765HUNTER RAYMOND R46-00-03412-00-7107 STUMP RD2514-00254
\$18,914.41(CONTINUED TO NEXT UPSET SALE)

NARBERTH BOROUGH

13-1714US PROPERTY PROFESSIONALS INC12-00-02701-25-71268 MONTGOMERY AVE5660-02853
\$35,255.11***** NO BIDS *****

NORRISTOWN BOROUGH

13-1717GRIMM BROTHERS REALTY CO13-00-17032-00-1202 E JACOBY ST4795-01567
\$21,422.59(COURT ORDER 60 DAYS)

13-1715GRIMM BROTHERS REALTY CO13-00-08228-00-3857 CHERRY ST4128-00384
\$11,221.33(COURT ORDER 60 DAYS)

13-1719GRIMM BROTHERS REALTY CO13-00-36448-00-7837 SWEDE ST4994-02171
\$10,326.33(COURT ORDER 60 DAYS)

13-1720GRIMM BROTHERS REALTY CO13-00-36452-00-3839 SWEDE ST4994-02173
\$11,624.39(COURT ORDER 60 DAYS)

13-1721GRIMM BROTHERS REALTY CO13-00-36456-00-8901 SWEDE ST4821-00465
\$8,689.50(COURT ORDER 60 DAYS)

POTTSTOWN BOROUGH

13-1724DAY PRESSLY L16-00-16244-00-3JEFFERSON AVE5674-02309
\$12,298.61***** NO BIDS *****

SPRINGFIELD TOWNSHIP

13-1767MORELL FRANK & MARYANNE52-00-16558-00-48229 STENTON AVE4993-01540
\$259,989.56(POSTPONED 90 DAYS)

13-1766RAHAMUT ALI CLAM C & MARY E52-00-02260-00-12001 BRIDLE LN3554-00636
\$32,082.51***** SOLD \$100,000 *****

TOWAMENCIN TOWNSHIP

13-1768GRANT PAUL E & JOHAN53-00-11014-08-424 OAKPLACE CT EAST
\$5,023.39(CONTINUED TO NEXT UPSET SALE)

UPPER DUBLIN TOWNSHIP

13-1770RENAISSANCE HOMES SOLUTIONS LLC54-00-13633-01-10 RANDOLPH AVE5683-01349
\$753.90***** NO BIDS *****

UPPER MERION TOWNSHIP

13-1775FARRINGTON VIVIAN O & BRUCE J58-00-19546-00-7555 LOWER EAST VALLEY FORGE RD4829-00142
\$41,095.33***** SOLD \$60,000 *****

WHITEMARSH TOWNSHIP

13-1779JOSHUA HILL INC65-00-06406-00-9JOSHUA RD4889-01305
\$386,837.29***** NO BIDS *****