

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 public sale in the Montgomery County Courthouse, at 10:00 A.M., on April 29, 2014 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 29, 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 April 29, 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. § 5860.61 (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](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 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.

### **CHELTENHAM TOWNSHIP**

14-1385 LEHMAN CARL S & LOIS W 31-00-04747-00-1 118 CENTRAL AVE 4622-00261  
\$90,446.14 \*\*\*\* SOLD \$125,000 \*\*\*\*

14-1386 WARIDI ZENOBIA 31-00-23005-00-4 220 RICES MILL RD 5076-1852  
\$104,668.96 (BANKRUPTCY)

### **LIMERICK TOWNSHIP**

14-1393 COOPER LUKE & KIRBY LAUREN 37-00-05752-26-8 165 W RIDGE PIKE SPACE 231 MHP-MHP  
\$2,588.11 \*\*\*\* NO BIDS \*\*\*\*

### **LOWER MERION TOWNSHIP**

14-1394 IANIERI PASQUALE & VERONICA A 40-00-18532-00-4 1066 FLOYD TER 3708-00174  
\$11,507.16 (BANKRUPTCY)

### **MARLBOROUGH TOWNSHIP**

14-1396 BERRIDGE THOMAS III 45-00-03380-49-9 912 LAKEVIEW DR  
\$3,260.86 \*\*\*\* SOLD \$3,260.86 \*\*\*\*

## MONTGOMERY TOWNSHIP

14-1397 HARWANKO ULANA 46-00-00666-18-8 266 CRICKLEWOOD CIR 5563-02574  
\$13,434.00 \*\*\*\* NO BIDS \*\*\*\*

## NORRISTOWN BOROUGH

14-1342 AMOROSO JOSEPH & ANTONIO 13-00-21320-00-6 104 E MAIN ST 5461-00521  
\$13,712.84 \*\*\*\* SOLD \$13,712.84 \*\*\*\*

14-1318 BEAN MARGARET E 13-00-01888-00-7 1408 ARCH ST 5152-1617  
\$24,923.34 (BANKRUPTCY)

14-1375 BRISCOE DEBORAH B 13-00-38104-00-7 932 W WASHINGTON ST 5106-00994  
\$33,933.49 \*\*\*\* NO BIDS \*\*\*\*

14-1376 BROWN SOLOMON 13-00-38500-00-7 1026 WILLOW ST 4314-00466  
\$26,541.72 \*\*\*\* NO BIDS \*\*\*\*

14-1341 BRYANT ALPHA 13-00-20812-00-1 1315 LOCUST ST 4803-01801  
\$13,413.77 \*\*\*\* NO BIDS \*\*\*\*

14-1336 CAMPBELL ALICE STEPHANIE 13-00-17140-00-1 25 E JACOBY ST 5838-01917  
\$11,524.32 \*\*\*\* SOLD \$14,000 \*\*\*\*

14-1362 CAMPBELL ALICE STEPHANIE 13-00-30888-00-5 1060 POWELL ST 5838-01921  
\$11,553.13 \*\*\*\* SOLD \$12,000 \*\*\*\*

14-1373 COLLINS EUGENE L JR & CANDIDA 13-00-37416-00-2 1002 WALNUT ST 5802-00802  
\$24,249.31 (COURT ORDER – CONTINUED TO SEPTEMBER 2014 UPSET SALE)

14-1325 DEKALB STREET LLC 13-00-10040-00-9 909 DEKALB ST 5493-00743  
\$25,400.02 \*\*\*\* NO BIDS \*\*\*\*

14-1326 DEKALB STREET LLC 13-00-10044-00-5 911 DEKALB ST 5493-00743  
\$24,367.85 \*\*\*\* NO BIDS \*\*\*\*

14-1329 DELLAPIETRA ANTHONY & ANN C 13-00-11936-00-3 415 E FORNANCE ST 2598-00201  
\$15,095.65 \*\*\*\* SOLD \$50,000 \*\*\*\*

14-1356 FANTE FRANCES 13-00-29488-00-1 1233 OAKWOOD AVE 4780-00400  
\$30,662.91 (BANKRUPTCY)

14-1322 GONZALEZ EVELYN Y 13-00-04392-00-5 24 W BASIN ST 4854-00887  
\$15,318.77 \*\*\*\* NO BIDS \*\*\*\*

14-1367 HALL KENNY SR & 13-00-33720-00-8 840 SMITH ST 3526-00379  
\$8,539.60 \*\*\*\* SOLD \$32,000 \*\*\*\*

14-1382 JOYNER FRANCES ELLA 13-00-39360-00-2 209 E WOOD ST 4836-02287  
\$8,365.68 \*\*\*\* SOLD \$8,365.68 \*\*\*\*

14-1369 KNAUER PAUL & SHIRLEY J FAMILY TR 13-00-35164-00-4 3 STANBRIDGE ST 5198-01225  
\$16,133.68 \*\*\*\* NO BIDS \*\*\*\*

14-1317 MANGUM DARCHELLE 13-00-01784-00-3 1302 ARCH ST 4750-00513  
\$17,098.48 (BANKRUPTCY)

14-1335 MILLER ELAINE R & WILLIAMS ELAINE R 13-00-16948-00-4 921 JACKSON ST 5369-00429  
\$14,462.55 (BANKRUPTCY)

14-1345 MOORE BENNY LEE & 13-00-24112-00-4 230 E MARSHALL ST 4576-00265  
\$10,212.13 (COURT ORDER – CONTINUED TO OCTOBER 28, 2014 SALE)

14-1319 REUBEN JAMES O 13-00-02344-00-1 801 ARCH ST 5547-01289  
\$19,870.51 (BANKRUPTCY)

14-1360 SCHIELE JOSEPH & DOROTHY 13-00-29932-00-7 333 E PENN ST 4023-00011  
\$18,212.16 \*\*\*\* NO BIDS \*\*\*\*

14-1321 SOLOMON PHYLLIS ELAINE 13-00-04184-00-6 331 E BASIN ST 4964-02107  
\$13,890.00 \*\*\*\* SOLD \$13,890 \*\*\*\*

### **RED HILL BOROUGH**

14-1383 AMANTRAN VENTURES INC 17-00-01071-40-6 W THIRD ST 5641-01471  
\$878.79 \*\*\*\* NO BIDS \*\*\*\*

### **UPPER MERION TOWNSHIP**

14-1406 GREEN MICHAEL P 58-00-20612-00-3 100 WEADLEYTOWN RD 4786-01663  
\$12278.27 \*\*\*\* SOLD \$28,000 \*\*\*\*

14-1401 RILEY OWEN G III 58-00-10208-00-3 526 HENRY RD 5580-00114  
\$15,142.02 \*\*\*\* NO BIDS \*\*\*\*

14-1402 RILEY OWEN G III 58-00-10209-00-2 524 HENRY RD 5576-02483  
\$2,783.37 \*\*\*\* NO BIDS \*\*\*\*

14-1403 RILEY OWEN G III 58-00-10210-00-1 521 HENRY RD 5568-01423  
\$19,024.17 \*\*\*\* NO BIDS \*\*\*\*

### **WEST NORRITON TOWNSHIP**

14-1409 AYI BENJAMIN & EVELYN 63-00-00800-00-1 134 BURNSIDE AVE 4385-00105  
\$40,632.28 \*\*\*\* SOLD \$95,000 \*\*\*\*

14-1410 HOWLEY DONALD W & AGNES M 63-00-00952-00-2 1820 CARSON DR 2588-00407  
\$26,543.36 \*\*\*\* SOLD \$95,000 \*\*\*\*

14-1408 THEN PETER A & KAREN 63-00-00139-00-5 134 AVONDALE RD 5098-2060  
\$15,904.40 (BANKRUPTCY)

### **WHITEMARSH TOWNSHIP**

14-1415 BERG PHILIP J 65-00-08684-04-4 10 PEAR TREE LN 5198-2369  
\$36,622.47 (BANKRUPTCY)

14-1416 LEVIN JONAH D 65-00-13006-00-6 2034 WISTERIA LN 5733-01240  
\$26,016.23 (BANKRUPTCY)