

CONTINUED JUDICIAL SALE 10-15-2015

FINAL RESULTS

MONTGOMERY COUNTY TAX CLAIM SALES TAX CLAIM BUREAU TAX SALES NOTICE

NOTICE OF THE MONTGOMERY COUNTY TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that Northeast Revenue Service, LLC as agent for the Montgomery County Tax Claim Bureau will hold a JUDICIAL SALE under the Pennsylvania Real Estate Tax Law of 1947, as amended, commencing 10:00 A.M. the 15th day of October, 2015 in the Montgomery County Courthouse, 2 East Airy Street, Courtroom A, Norristown, Pennsylvania. The properties exposed to sale will be sold Free & Clear of all tax and municipal claims, mortgages, liens, charges and estates of whatsoever kind, except ground rents separately taxed.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every reasonable 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 of warranty whatsoever, either as to structure or lack of structures upon the land.

There will be NO REDEMPTION PERIOD after the date of the sale, but these Taxes and Costs can be paid up to the time of the sale.

Prospective purchasers at all tax sales are required to provide the following certification to the Tax Claim Bureau:

1. that, within the municipal jurisdiction, in accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. § 5860.619a, such person is not delinquent in paying real estate taxes owed to taxing bodies within Montgomery County; and
2. that, within the municipal jurisdiction, in accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. § 5860.619a, such person is not delinquent in paying municipal utility bills owed to municipalities within Montgomery County.
3. 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any municipality in Montgomery County and that they are not acting as an agent for a person whose landlord license has been revoked.

In accordance with Section 618 of the Real Estate Tax Sale Law, 72 P.S. § 5860.618, the owner shall not be permitted to repurchase said property.

TERMS OF SALE: Payment of the bid price along with transfer taxes and recording costs shall be due and owing as soon as the sale is completed. In the event that said amount is not paid before the close of business on the day of the sale, the sale will be voided and the bidder shall not be permitted to bid on any properties in future sales. In the event that a successful bidder tenders a bad check to the Tax Claim Bureau when purchasing a property in any sale the bidder shall not be permitted to bid on any properties in future sales and the matter shall be referred to the Montgomery County District Attorney's Office for

prosecution under the Pennsylvania Crimes Code, 18 Pa. C.S.A. § 4105 which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE.

INSTRUCTIONS: Any person whose property is included in the list and being exposed to Public Sale, who believes that by reason of some defect said property should not be exposed to sale, should immediately make known their reason to the Tax Claim Bureau, either in person or by agent.

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

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.

Any questions regarding the Judicial Sale should be directed to the Montgomery County Tax Claim Bureau at (484) 681-9231.

Prospective bidders must register prior to the sale. **NO REGISTRATION WILL BE TAKEN ON THE DAY OF THE SALE.** Registration and Certification forms are available in the Tax Claim Bureau and online at www.montgomerycountytaxclaim.com. All Prospective Bidders must present one (1) form of photo identification at the time of registration and on the date of the Sale. Failure to present photo identification at the time of registration will prevent a Prospective Bidder from being registered to bid. Failure to present photo identification on the date of the sale will prevent the bidder from receiving his bidder number and thus barring the registered bidder from having the opportunity to bid on property.

Petitioner exposed certain parcels of land to Upset Sale on September 18, 2014 and October 30, 2014, and September 27, 2012, upon delinquent tax claims filed for the tax year 2012 or the tax year 2011, *inter alia*. Notice of the 2014 Upset Sale was advertised in The Times Herald and The Mercury on August 14, 2014 and the Montgomery County Law Reporter on August 14, 2014; and for the 2012 Upset Sale, in The Times Herald and The Mercury August 24, 2012 and the Montgomery County Law Reporter on August 23, 2012.

An upset price was set for each such parcel exposed to sale, in accordance with the Act, however the following properties were not sold at the Upset Sale, because the upset sale price was not obtained:

ABINGTON TOWNSHIP

14-0585 GOGINENI GAUTAM **30-00-57080-00-4** ROBINSON AVE 5723-00237
\$1,589.22 **(NO BIDS)**

13-1732 RENAISSANCE HOME SOLUTIONS LLC **30-00-59772-00-3** ROTHLEY AVE 5683-0295
\$1,862.26 **(CONTINUED TO APRIL 2016)**

CHELTENHAM TOWNSHIP

14-0613 HOLLIS ANGELA **31-00-06894-48-2** 1600 CHURCH RD CONDO B-311 5153-0157
\$1,819.66 **(SOLD \$42,000)**

COLLEGEVILLE BOROUGH

14-0023 PUGLIESE MARGARET **04-00-01277-05-1** 15 MINER CIR 4170-00153
\$2,176.72 **(CONTINUED TO APRIL 2016)**

EAST NORRITON TOWNSHIP

15-0824 REUBEN JAMES O **33-00-07312-00-8** 2210 RAHWAY AVE 5948-00735
\$36,608.31 **(CONTINUED TO APRIL 2016)**

HATFIELD BOROUGH

14-0054 KLIGGE STEVEN A & KATHLEEN E **09-00-01114-00-2** 464 S MAIN ST 4944-00817
\$2,533.36 **(SOLD \$95,000)**

HATFIELD TOWNSHIP

14-0694 3120 PENN ASSOCIATES LLC **35-00-08470-00-9** 3120 PENN ST 5560-00090
\$1,704.44 **(CONTINUED TO APRIL 2016)**

12-0805 DERHAM JOHN F **35-00-10129-00-6** ST JOHNS ST
\$3,441.66 **(CONTINUED TO APRIL 2016)**

14-0692 PINTERICH ROBERT & MARIANN T **35-00-05239-00-9** 1033 LANDIS LN 3439-00770
\$2,426.13 **(SOLD \$95,000)**

HORSHAM TOWNSHIP

14-0718 RUTLEDGE CLIFFORD W **36-00-12104-38-8** 9 -B LEARY DR
\$1,598.06 **(NO BIDS)**

14-0706 SEEDS INC **36-00-03676-00-5** 259 DRESHER RD 4782-02155
\$4,991.75 **(SOLD \$22,000)**

JENKINTOWN BOROUGH

13-0075 LONGSTRETH PAULINE REV TRUST **10-00-04136-00-3** 108 WALNUT ST 5496-01032
\$2,575.59 **(SOLD \$75,000)**

LIMERICK TOWNSHIP

14-0769 MULLINS PATRICIA & MARTINE AMANDA **37-00-05414-00-3** 165 W RIDGE PIKE SPACE 264 MHP-MI
\$1,717.03 **(NO BIDS)**

13-0769 SCHROYER KAREN L & CONNOR ROBERT I **37-00-02236-01-1** N TOWNSHIP LINE RD
\$790.34 **(CONTINUED TO APRIL 2016)**

LOWER MORELAND TOWNSHIP

14-0870 CHUGHTAI MUHAMMAD A **41-00-05682-91-9** 3860 METTLER LN 5459-01873
\$1,532.02 **(CONTINUED DUE TO BANKRUPTCY)**

LOWER POTTS GROVE TOWNSHIP

12-1098 LOWER POTTS GROVE ASSOCIATES **42-00-02668-02-6** KEPLER RD
\$2,361.55 **(CONTINUED TO APRIL 2016)**

LOWER PROVIDENCE TOWNSHIP

14-0914 BANK OF NEW YORK TRUST COMPANY NA **43-00-05737-00-7** S GRANGE AVE 5718-01461
\$1,095.29 **(REMOVED FROM SALE – PAID IN FULL)**

14-0936 SKUBICK ELAINE C **43-00-16615-00-1** 207 AUBURN DR
\$1,668.90 **(NO BIDS)**

MARLBOROUGH TOWNSHIP

12-1220 UNKNOWN **45-00-00391-01-4** CRUSHER RD
\$1,525.26 **(CONTINUED TO APRIL 2016)**

NORRISTOWN BOROUGH

14-0175 AAD PROPERTIES LLC **13-00-17716-00-1** 430 E. JOHNSON HWY 5583-00657
\$1,722.90 **(SOLD \$44,000)**

14-0368 AMMON CHARLES H & OTTO EDWARD R **13-00-38054-00-3** 700 W WASHINGTON ST 5396-02126
\$4521.89 **(SOLD \$110,000)**

14-0165 BROWN CLEVELAND B & EARLENE **13-00-14500-00-4** 927 GREEN ST 5039-1609
\$1,964.38 **(SOLD \$14,000)**

14-1376 BROWN SOLOMON **13-00-38500-00-7** 1026 WILLOW ST 4314-00466
\$5,963.95 **(CONTINUED TO APRIL 2016)**

14-0355 CLAYPOOLE WALLACE **13-00-36704-00-3** 1233 SWEDE ST 5783-00615
\$2,101.60 **(CONTINUED TO APRIL 2016)**

14-0125 FRATERNAL ORDER OF ORIOLES NEST #15 **13-00-07572-00-2** 206 CHERRY ST 5345-00927
\$3,274.52 **(VOIDED SALE DUE TO ASSESSMENT ISSUES)**

14-0126 GRIMM BROS REALTY CO **13-00-07748-00-6** 636 CHERRY ST 4156-00514
(CONTINUED DUE TO BANKRUPTCY)

14-0234 GRIMM GARY **13-00-24740-00-6** 337 E MARSHALL ST 5015-02347
\$1,464.11 **(CONTINUED TO APRIL 2016)**

14-0340 GUGLIELMUCCI JOSEPH M & **13-00-34088-00-9** 18 W. SPRUCE ST 5565-02300
\$2,698.84 **(SOLD \$20,000)**

14-0116 WELCH MONA L & GALLUZZO DIANE L **13-00-03876-00-8** 547 BARBADOES ST 5761-00583
\$2,113.84 **(SOLD \$14,000)**

13-0349 WELLS FARGO BANK NA TRUSTEE **13-00-29232-00-5** 13 W. OAK ST 5772-00244
\$2,203.17 **(CONTINUED TO APRIL 2016)**

POTTSTOWN BOROUGH

12-0448 BAUER JAY H 16-00-16836-00-5 N KEIM ST 5578-01023
\$1,928.06 **(CONTINUED TO APRIL 2016)**

12-0449 BAUER JAY H 16-00-16836-01-4 N KEIM ST 5578-01023
\$1,931.74 **(CONTINUED TO APRIL 2016)**

12-0450 BAUER JAY H 16-00-16836-02-3 N KEIM ST 5578-01023
\$1,931.74 **(CONTINUED TO APRIL 2016)**

12-0451 BAUER JAY H 16-00-16836-03-2 N KEIM ST 5578-01023
\$1,921.10 **(CONTINUED TO APRIL 2016)**

12-0452 BAUER JAY H 16-00-16836-04-1 N KEIM ST 5578-01023
\$1,928.06 **(CONTINUED TO APRIL 2016)**

14-0510 BOETTGER HILDEGARD H **16-00-33852-00-8** 173 YORK ST 4081-00201
\$2,152.39 **(CONTINUED TO APRIL 2016)**

14-0504 CHRISTIE JULIA **16-00-32048-00-3** 432 N. WASHINGTON ST 5441-00218
\$2,165.17 **(REMOVED FROM SALE – PAID IN FULL)**

14-0441 COMMUNITY HOUSING SERVICES **16-00-12138-24-8** 526 W. CHESTNUT ST 5112-00483
\$2,153.76 **(SOLD \$6,000)**

14-0463 COMMUNITY HOUSING SERVICES **16-00-18348-00-5** 528 W. CHESTNUT ST 5112-00480
\$2,176.41 **(SOLD \$9,000)**

14-0482 DIDOMENICO LEONARD J & KATHLEEN A **16-00-26680-00-7** 311 SOUTH ST 5729-00708
\$1,682.10 **(SOLD \$1,682.10)**

14-0494 HACKETT CHARLES EUGENE **16-00-30224-00-9** 568 WALNUT ST 5806-00354
\$1,875.40 **(SOLD \$7,000)**

14-0471 HARPER ROBERT E **16-00-22132-00-1** 256 PENN ST 5445-00150
\$1,971.78 **(SOLD \$8,000)**

14-0431 NIXON CESSLEY **16-00-07604-00-3** 462 N EVANS ST 5627-02140
\$1,976.28 **(SOLD \$5,000)**

14-0424 OPPORTUNITY INC **16-00-05724-00-2** 548 CHESTNUT ST 5869-02858
\$2,106.20 **(SOLD \$22,000)**

14-0505 POTTSTOWN PLATING WORKS INC **16-00-32572-00-1** 215 S WASHINGTON ST 5822-00916
\$3,858.29 **(CONTINUED TO APRIL 2016)**

14-0483 POWERS CAROLYN D **16-00-26856-00-2** 853 SOUTH ST 5524-00573
\$1,825.88 **(REMOVED FROM SALE – PAID IN FULL)**

14-0477 PRICE DONALD J & DOLORES B **16-00-25672-00-7** 169 SHERIDAN ST 2966-00482
\$1,980.78 **(SOLD \$5,000)**

14-0491 STEININGER MICHAEL E & C **16-00-29812-00-7** 128 WALNUT ST 3445-00206
\$2,273.65 **(CONTINUED TO APRIL 2016)**

14-0415 WEDGEWOOD PROPERTIES LP **16-00-03408-00-5** 388 N CHARLOTTE ST 5421-02412
\$1,999.23 **(SOLD \$38,000)**

14-0416 WEDGEWOOD PROPERTIES LP **16-00-03412-00-1** 390 N CHARLOTTE ST 5421-02412
\$1,719.64 **(CONTINUED TO APRIL 2016)**

14-0417 WEDGEWOOD PROPERTIES LP **16-00-03416-00-6** 392 N CHARLOTTE ST 5421-02412
\$1,991.03 **(SOLD \$32,000)**

14-0418 WEDGEWOOD PROPERTIES LP **16-00-03420-00-2** 394 N CHARLOTTE ST 5421-02412
\$1,831.82 **(SOLD \$3,500)**

TOWAMENCIN TOWNSHIP

14-1072 MILLER JAMES E JR **53-00-11007-04-6** 22 BLACK CHERRY CT EAST MHPI-MHPI
\$1,626.89 **(REMOVED FROM SALE – MANUFACTURED HOME COMMUNITY RIGHTS ACT)**

14-1075 WRIGHT FRANK B & HELEN J **53-00-11018-10-7** 12 ASH CT
\$1,979.56 **(REMOVED FROM SALE – MANUFACTURED HOME COMMUNITY RIGHTS ACT)**

14-1073 YOST CHARLES J & OPAL M **53-00-11007-24-4** 12 BLACK CHERRY CT WEST
\$1,978.48 **(SOLD \$1,978.48)**

UPPER DUBLIN TOWNSHIP

14-1090 AMENDOLIA ANTHONY **54-00-12337-00-2** 609 NORTH HILLS AVE 5418-02188
\$1,965.83 **(SOLD \$75,000)**

14-1091 AMENDOLIA ANTHONY **54-00-12340-00-8** NORTH HILLS AVE 5418-02188
\$1,734.83 **(SOLD \$1,734.83)**

UPPER MERION TOWNSHIP

12-1484 VALLEY FORGE HOMES INC **58-00-06352-00-7** W DEKALB PIKE
\$3,514.42 **(CONTINUED TO APRIL 2016)**

UPPER POTTS GROVE TOWNSHIP

14-1188 KOCHER JOHN E **60-00-03235-00-8** 1638 YARNALL RD 5572-02544
\$2,273.21 **(REMOVED FROM SALE – PAID IN FULL)**

WEST POTTS GROVE TOWNSHIP

14-1245 KEMMERER ROBERT H **64-00-02395-00-7** 1333 W HIGH ST 5664-00306
\$2,047.07 **(REMOVED FROM SALE – PAID IN FULL)**