

August 10, 2017 Judicial Sale List

Final Results

NOTICE OF THE MONTGOMERY COUNTY TAX CLAIM BUREAU

NOTICE IS HEREBY GIVEN that 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 10th day of August, 2017 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 whatever, 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.

In accordance with Section 619.1 of the Real Estate Tax Sale Law, 72 PS. § 860.619a, prospective purchasers at all tax sales are required to provide the following certification to the Tax Claim Bureau:

1. that, within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to taxing bodies within Montgomery County; and
2. that, within the municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities within Montgomery County.
3. Pursuant to, 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Montgomery County and that they are not acting as an agent for a person whose landlord license has been revoked.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 PS. § 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.

Please be advised that absent a Court Order, the Tax Claim Bureau will no longer 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 your stipulation must be received by our Solicitor before the Deed is recorded.

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 no 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.

Montgomery County Tax Claim Bureau
William Caldwell, First Deputy 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 (610)- 278-1216.

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 in September 2016, upon delinquent tax claims filed for the previous tax years. Notice of the Upset Sale was advertised in The Times Herald and The Mercury and the Montgomery County Law Reporter.

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:

Municipality	Sale No.	Parcel	Owner/Former Owner	BOA: Location	Purchase Amount	Status
Bridgeport	J17-0001	02-00-00496-00-6	SMITH B JUSTIN	657 BUSH ST		Paid in Full
East Greenville	J17-0002	06-00-03100-00-8	NIXON BRIAN J	RAILROAD ST		Continued
Lansdale	J17-0003	11-00-05264-00-8	CARDILLO STEVEN M & SHERRI L	415 W FIFTH ST		Continued
Norristown	J17-0004	13-00-00128-00-3	BAILEY JOHN T JR & LILLIE M	344 E AIRY ST		Sale Exception
	J17-0005	13-00-05788-00-4	KOP PROPERTIES LLC	501 BUTTONWOOD ST		Paid in Full
	J17-0006	13-00-08228-00-3	GRIMM BROS REALTY CO INC	857 CHERRY ST		Bankruptcy
	J17-0007	13-00-10588-00-1	BOYD TERRY L & THEODORA	139 W ELM ST		Continued
	J17-0008	13-00-10852-00-7	FORD ROBERT E & REGINA T	802 W ELM ST	\$32,000.00	Exposed Sold
	J17-0009	13-00-14192-00-6	BILLICH MARK & LEILA	1010 GREEN ST	\$20,000.00	Exposed Sold

	J17-0010	13-00-15888-00-2	DELISSER LAWTON	308 HAWS AVE		Paid in Full
	J17-0011	13-00-24568-00-7	TODD PROPERTIES LLC	117 E MARSHALL ST		Paid in Full
	J17-0012	13-00-24740-00-6	GRIMM GARY	337 E MARSHALL ST		Bankruptcy
	J17-0013	13-00-26412-00-8	PATTERSON ERMIN K	355 MOORE ST		Exposed Not Sold
	J17-0014	13-00-26520-00-8	WALKER TONYA J	537 MOORE ST	\$22,000.00	Exposed Sold
	J17-0015	13-00-28344-00-2	PRICE RIGHT POOLS	527 NORRIS ST		Sale Exception
	J17-0016	13-00-28932-00-8	CLARY ROBERT JR & LILLIE B	211 E OAK ST	\$20,000.00	Exposed Sold
	J17-0017	13-00-35216-00-6	31 STANBRIDGE ST TRUST	31 STANBRIDGE ST		Continued
	J17-0018	13-00-36528-00-8	B L R ASSOCIATES LTD	1033 SWEDE ST		Paid in Full
	J17-0019	13-00-36660-00-2	ULMER JOSEPH D	1209 SWEDE ST		Sale Exception
	J17-0020	13-00-36704-00-3	CLAYPOOLE WALLACE	1233 SWEDE ST		Continued
	J17-0021	13-00-38488-00-1	WSI INVESTMENT LLC	1020 WILLOW ST		Paid in Full
	J17-0022	13-00-38500-00-7	BROWN SOLOMON	1026 WILLOW ST	\$32,000.00	Exposed Sold
	J17-0023	13-00-38536-00-7	ANOTHER INVESTMENT 1 LLC	1048 WILLOW ST		Paid in Full
	J17-0024	13-00-38948-00-9	PEAY THADDAEUS C & MANIKA A	1425 WILLOW ST	\$32,000.00	Exposed Sold
	J17-0025	13-00-39412-00-4	MANNING JAMES & GOODWIN BETTY	309 E WOOD ST		Continued

Pottstown	J17-0026	16-00-03412-00-1	WEDGEWOOD PROPERTIES LP	390 N CHARLOTTE ST		Continued
	J17-0027	16-00-05188-00-7	WILSON DONALD & GALLAGHER DEWIS	447 CHERRY ST		Continued
	J17-0028	16-00-06248-00-9	WALLACE NEIL R	439 CHESTNUT ST		Paid in Full
	J17-0029	16-00-07688-00-9	RIBICK ROBERT M JR	520 N EVANS ST		Paid in Full
	J17-0030	16-00-09448-00-4	PACE RONALD B	60 W FIFTH ST		Continued
	J17-0031	16-00-15476-00-6	FARLEY ROBERT C TRUSTEE	323 W HIGH ST		Continued
	J17-0032	16-00-16836-00-5	BAUER JAY H	N KEIM ST	\$5,000.00	Exposed Sold
	J17-0033	16-00-16836-01-4	BAUER JAY H	N KEIM ST	\$5,000.00	Exposed Sold
	J17-0034	16-00-16836-02-3	BAUER JAY H	N KEIM ST	\$3,228.74	Exposed Sold
	J17-0035	16-00-16836-03-2	BAUER JAY H	N KEIM ST	\$3,218.10	Exposed Sold
	J17-0036	16-00-16836-04-1	BAUER JAY H	N KEIM ST		Continued
	J17-0037	16-00-17876-00-9	BUI TYLER	431 KING ST		Paid in Full
	J17-0038	16-00-21816-00-2	MCFADDEN DAVID	244 OAK ST		Continued
	J17-0039	16-00-27008-00-3	BUI TYLER H & DIANE L	1057 SOUTH ST REAR	\$2,000.00	Exposed Sold
	J17-0040	16-00-27860-00-6	MOYER EDWARD B & VICKI L	750 SPRUCE ST		Continued
	J17-0041	16-00-27864-00-2	MOYER EDWARD B & VICKI L	752 SPRUCE ST		Continued
	J17-0042	16-00-28260-00-2	HARING RODNEY A	823 SPRUCE ST		Continued
	J17-0043	16-00-29812-00-7	STEININGER MICHAEL E & C	128 WALNUT ST		Continued

	J17-0044	16-00-30180-00-8	MANGUM WILL M	546 WALNUT ST		Paid in Full
	J17-0045	16-00-33700-00-7	TOWNSLEY SHERRYL L	310 N YORK ST	\$18,000.00	Exposed Sold
	J17-0046	16-00-33852-00-8	BOETTGER HILDEGARD H	173 N YORK ST	\$18,000.00	Exposed Sold
Souderton	J17-0047	21-00-00388-00-5	SOUDERTON BOROUGH	24 W BROAD ST		Sale Exception
	J17-0048	21-00-00392-00-1	SOUDERTON BOROUGH	30 W BROAD ST		Sale Exception
	J17-0049	21-00-05952-00-3	DIEHL J MARLENE	356 RAILROAD AVE		Continued
Abington	J17-0050	30-00-54632-00-4	ANDERSON LAWRENCE	1528 PROSPECT AVE		Paid in Full
	J17-0051	30-00-54636-00-9	ANDERSON LAURENCE & MAUREEN	PROSPECT AVE	\$1,744.64	Exposed Sold
	J17-0052	30-00-56900-00-4	LEROY GUY	ROBINSON AVE		Continued
	J17-0053	30-00-59772-00-3	RENAISSANCE HOME SOLUTIONS LLC	ROTHLEY AVE		Continued
	J17-0054	30-00-60743-50-8	GREENE JEAN HILL	RUSCOMBE AVE		Continued
Cheltenham	J17-0055	31-00-09643-00-1	BATCHELOR DORIS	7433 EUSTON RD		Paid in Full
	J17-0056	31-00-20473-00-7	DEUTSCHE BANK NATIONAL TRUST COMPANY TR	7500 NEW SECOND ST		Paid in Full
	J17-0057	31-00-26380-00-4	REIA CONSULTING LLC	112 TOWNSHIP LINE RD	\$80,000.00	Exposed Sold
Hatfield Township	J17-0058	35-00-00310-00-6	NORTH PENN REALTY ASSOCIATES LLC	3212 BERGEY RD		Paid in Full
	J17-0059	35-00-00364-00-6	NORTH PENN REALTY ASSOCIATES LLC	BETHLEHEM PIKE		Paid in Full

	J17-0060	35-00-00367-00-3	NORTH PENN REALTY ASSOCIATES LLC	BETHLEHEM PIKE		Paid in Full
	J17-0061	35-00-00388-00-9	HATFIELD BERGEY LP	3016 BETHLEHEM PIKE		Continued
	J17-0062	35-00-02788-00-3	NORTH PENN REALTY ASSOCIATES LLC	DAIN AVE		Continued
	J17-0063	35-00-08470-00-9	3120 PENN ASSOCIATES LLC	3120 PENN ST		Continued
Limerick	J17-0064	37-00-00195-00-2	HATCHETT ERIC LAMAR	BENNER RD		Continued
	J17-0065	37-00-02236-01-1	SCHROYER KAREN L & CONNOR ROBERT I	N TOWNSHIP LINE RD		Paid in Full
	J17-0066	37-00-05530-10-3	SMITH AMANDA	165 W RIDGE PIKE		Continued
	J17-0067	37-00-05596-00-1	BENNER ELIZABETH & SAMSEL JOSEPH	165 W RIDGE PIKE		Continued
	J17-0068	37-00-05670-00-8	HORNING BRIAN	165 W RIDGE PIKE		Continued
Lower Frederick	J17-0069	38-00-02869-00-9	SCAVELLO GENARO S JR	13 WALNUT LN		Paid in Full
Lower Merion	J17-0070	40-00-47570-48-6	WEISMAN LEON & LIBBY	191 PRESIDENTIAL BLVD	\$170,000.00	Exposed Sold
Lower Pottsgrove	J17-0071	42-00-02491-00-5	STRUNK DANIEL G & PATRICIA E	1997 N KEIM ST		Sale Exception
	J17-0072	42-00-05789-50-5	FOOSE ROBIN	3000 E HIGH ST		Continued
Lower Providence	J17-0073	43-00-00847-10-9	WALLACE RICHARD A	AUDUBON RD	\$1,656.23	Exposed Sold
	J17-0074	43-00-16942-00-7	UMH PROPERTIES INC DBA SUNNYSIDE MHC	44 IVY CIR		Continued
	J17-0075	43-00-16960-04-3	UMH PROPERTIES INC DBA SUNNYSIDE MHC	38 IVY CIR		Continued
	J17-0076	43-00-17128-50-5	HOLLIS SHARON	108 BRATTON DR		Continued
	J17-0077	43-00-17204-00-6	MACDOWELL ANDREW	122 BUTCHER DR		Continued

Perkiomen	J17-0078	48-00-00316-00-5	182 TRAPPE ROAD LLC	182 TRAPPE RD		Paid in Full
Plymouth	J17-0079	49-00-00625-00-1	HAZZARD YVONNE	1030 BELVOIR RD		Paid in Full
Skippack	J17-0080	51-00-01988-48-1	HIDDEN FOREST DRIVE REAL ESTATE TRUST	HIDDEN FOREST DR		Sale Exception
Springfield	J17-0081	52-00-13777-00-4	DUSENBURY DELWIN B & BARBARA D REV TR	8719 PATTON RD		Continued
Towamencin	J17-0082	53-00-01212-00-4	RIVERS MICHAEL	1900 BUSTARD RD		Continued
	J17-0083	53-00-11018-16-1	BENNETT STANLEY JR	68 WOOD HOLLOW DR		Continued
Upper Dublin	J17-0084	54-00-00397-10-7	STEWART DENIS & PATRICIA	AMBLER RD		Paid in Full
	J17-0085	54-00-13858-26-3	ARBOUR HILL ASSOCIATES INC	RINGNECK LOOP		Sale Exception
Upper Moreland	J17-0086	59-00-09826-02-4	SANNUTI DONNA M	0 HUNTINGDON RD		Continued
Upper Providence	J17-0087	61-00-02752-00-4	TRIBBLE HENRY SR & FRANCES E	184 JACOBS ST		Paid in Full
West Pottsgrove	J17-0088	64-00-00172-00-7	MULLEN RICHARD J	322 ASH ST	\$20,000.00	Exposed Sold
	J17-0089	64-00-00526-00-4	BUTTONWOOD REAL ESTATE TRUST	125 BUTTONWOOD ST	\$22,000.00	Exposed Sold
Whitemarsh	J17-0090	65-00-13006-00-6	LEDERER LARS & REBECCA KUBERT	2034 WISTERIA LN		Paid in Full