

# **2018 Continued 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 13<sup>th</sup> day of December, 2018 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. § S860.619a, 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any municipality in Montgomery County and that they are not acting as an agent for a person whose landlord license has been revoked.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.montcopa.org/569/Tax-Claim-Bureau](http://www.montcopa.org/569/Tax-Claim-Bureau). 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 2017, 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:

<b>Municipality</b>	<b>Sale No.</b>	<b>Parcel</b>	<b>Owner</b>	<b>BOA Location</b>	<b>Purchase Amount</b>	<b>Status</b>
Norristown	J18-0020	13-00-25932-00-2	TOSCO FINANCIAL	324 MOORE ST		Exposed Not Sold
Hatfield Township	J18-0047	35-00-02788-00-3	NORTH PENN REALTY ASSOCIATES LLC	DAIN AVE	\$6,000.00	Exposed Sold
Hatfield Township	J18-0050	35-00-10129-00-6	DERHAM JOHN F	ST JOHNS ST		Exposed Not Sold
Lower Providence	J18-0058	43-00-14731-00-4	PETERCUSKIE JOHN	THIRD ST		Exposed Not Sold
Upper Moreland	J18-0065	59-00-04339-00-3	ROSENWALD GLEN	DAVISVILLE RD	\$4,000.00	Exposed Sold