

2019 JUDICIAL SALE LIST

Final Sale 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 15th day of August, 2019 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.

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any municipality in Montgomery County and that they are not acting as an agent for a person whose landlord license has been revoked.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 2018 or earlier, upon delinquent tax claims filed for the previous tax years. Notice of the Upset Sale was advertised in The Times Herald, 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	Sal No.	Parcel	Former Owner	BOA Location	Status	Purchase Amount
Collegeville	J19-0001	04-00-00661-41-8	129 FIRST AVENUE LP	E FIRST AVE	Exposed Sold	\$2,248.17
Norristown	J19-0003	13-00-00192-00-2	CHIARAVALLOTI TEODORO & ROSINA	438 E AIRY ST	Exposed Not Sold	
Norristown	J19-0005	13-00-09016-00-7	LIPS DAVID J & DONNA J	656 CORSON ST	Exposed Sold	\$22,000.00
Norristown	J19-0006	13-00-09056-00-3	ARMITAGE LLC	617 CORSON ST	Exposed Sold	\$10,000.00
Norristown	J19-0007	13-00-09060-00-8	ARMITAGE LLC	619 CORSON ST	Exposed Sold	\$14,000.00
Norristown	J19-0011	13-00-18692-00-6	MINGES RONALD & MARTIN JOSEPH	830 KOHN ST	Exposed Not Sold	
Norristown	J19-0012	13-00-23432-00-9	VALERIO JOHN G	1246 MARKLEY ST	Exposed Sold	\$46,000.00
Norristown	J19-0014	13-00-28288-00-4	GRISAFI BENJAMIN M	534 NORRIS ST	Exposed Not Sold	
Norristown	J19-0019	13-00-39252-00-2	JAMISON FRANCES M	20 E WOOD ST	Exposed Sold	\$36,000.00
Pottstown	J19-0023	16-00-07936-00-4	LABELLE MARLA	1000 N EVANS ST	Exposed Sold	\$80,000.00
Pottstown	J19-0027	16-00-13040-00-3	SOUTHEASTERN PROPERTIES LLC	57 N HANOVER ST	Exposed Sold	\$20,000.00
Pottstown	J19-0029	16-00-19172-00-9	RUFFIN MILDRED M	549 LINCOLN AVE	Exposed Sold	\$26,000.00
Abington	J19-0035	30-00-44672-00-1	NADAV JOHNATHAN	MOREDON RD	Exposed Sold	\$33,000.00

Cheltenham	J19-0036	31-00-00868-00-1	LATIF KHALID	ASHBOURNE RD	Exposed Not Sold	
Cheltenham	J19-0037	31-00-22105-00-4	GREENBAUM ROBERT M & AMY BLUM	206 PARKVIEW RD	Exposed Sold	\$130,000.00
Lower Providence	J19-0042	43-00-01801-00-1	DANGELO ROCCO	BROAD ST	Exposed Sold	\$1,750.29
Skippack	J19-0045	51-00-01988-48-1	HIDDEN FOREST DRIVE REAL ESTATE TRUST	HIDDEN FOREST DR	Exposed Not Sold	
Upper Hanover	J19-0047	57-00-03140-00-4	BIELER ROBERT D	W SIXTH ST	Exposed Sold	\$1,709.43
Upper Merion	J19-0048	58-00-19301-25-2	JABMD II LLC	10711 VALLEY FORGE CIR	Exposed Sold	\$170,000.00
West Norriton	J19-0049	63-00-00541-00-8	EPIFANIO JOSEPH & MARY	BROAD ST	Exposed Sold	\$1,169.88
West Norriton	J19-0050	63-00-00544-00-5	EPIFANIO JOSEPH & MARY	BROAD ST	Exposed Sold	\$1,169.46
West Norriton	J19-0051	63-00-00547-00-2	EPIFANIO JOSEPH & MARY	BROAD ST	Exposed Sold	\$1,170.45
West Norriton	J19-0052	63-00-04753-00-8	EPIFANIO JOSEPH & LENA	LUDLOW ST	Exposed Not Sold	
West Norriton	J19-0053	63-00-04756-00-5	EPIFANIO JOSEPH & LENA	LUDLOW ST	Exposed Not Sold	
West Norriton	J19-0054	63-00-04759-00-2	EPIFANIO JOSEPH & LENA	LUDLOW ST	Exposed Not Sold	
West Norriton	J19-0055	63-00-04768-00-2	EPIFANIO JOSEPH & LENA	LUDLOW ST	Exposed Not Sold	
West Norriton	J19-0056	63-00-04771-00-8	EPIFANIO JOSEPH & LENA	LUDLOW ST	Exposed Not Sold	
West Norriton	J19-0057	63-00-04774-00-5	EPIFANIO JOSEPH & LENA	LUDLOW ST	Exposed Not Sold	
West Norriton	J19-0058	63-00-05497-00-2	EPIFANIO JOSEPH & MARY	NORRIS ST	Exposed Sold	\$1,169.46

West Norriton	J19-0059	63-00-05500-00-8	EPIFANIO JOSEPH & MARY	NORRIS ST	Exposed Sold	\$1,169.39
West Norriton	J19-0060	63-00-05503-00-5	EPIFANIO JOSEPH & MARY	NORRIS ST	Exposed Sold	\$1,169.19
West Norriton	J19-0061	63-00-05506-00-2	EPIFANIO JOSEPH & MARY	NORRIS ST	Exposed Sold	\$1,169.25
West Norriton	J19-0062	63-00-05509-00-8	EPIFANIO JOSEPH & MARY	NORRIS ST	Exposed Sold	\$1,170.37
West Norriton	J19-0063	63-00-07309-00-8	EPIFANIO JOSEPH & LENA	ROOSEVELT BLVD	Exposed Not Sold	
West Norriton	J19-0064	63-00-07315-00-2	EPIFANIO JOSEPH & LENA	ROOSEVELT BLVD	Exposed Not Sold	
West Norriton	J19-0065	63-00-07318-00-8	EPIFANIO JOSEPH & LENA	ROOSEVELT BLVD	Exposed Not Sold	
West Norriton	J19-0066	63-00-07321-00-5	EPIFANIO JOSEPH & LENA	ROOSEVELT BLVD	Exposed Not Sold	
West Norriton	J19-0067	63-00-07324-00-2	EPIFANIO JOSEPH & LENA	ROOSEVELT BLVD	Exposed Not Sold	
West Pottsgrove	J19-0068	64-00-03757-00-4	SDC SMKOZ LLC	455 OLD READING PIKE	Exposed Sold	\$43,000.00