

September 26, 2019 Upset Sale List

Final Results

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 OF MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

NOTICE is hereby given by 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. the 26th day of September, 2019, or any date to which the sale may be adjourned, re-adjourned, or continued, for the purpose of collecting unpaid 2017 and or 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 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 guarantee or warranty whatever, either as to structure or lack of structure upon the land, the Liens, Title or any other matter of thing whatever. Montgomery County Tax Claim Bureau 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 cashier's checks, money orders, or certified checks. The right to redeem the property expires on September 25, 2019.

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 September 26, 2019.

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 Attorney's Office for prosecution under Pennsylvania Crimes Codes, 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.

Registration and certification forms are available in the Tax Claim Bureau or on-line at <http://www.montcopa.org/569/Tax-Claim-Bureau>. Click on Upset Sale and bidder's registration.

**Montgomery County Tax Claim Bureau
William Caldwell, First Deputy 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, cost, Commonwealth Liens, Municipal Liens, and Government Liens.

EXTENSION for the elderly may be available pursuant to Section 504.

Interest accrues at the rate of 9% per year. $\frac{3}{4}\%$ each month.

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 person with disabilities. Please notify this Tax Claim Bureau if special accommodations are required. The Tax Claim Bureau can be contacted at Phone: 610-278-1216 or Fax: 610-994-2881.

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.

IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO, PLEASE CONTACT THE TAX CLAIM BUREAU. (610-278-1216)

* “Owner,” the person in whose name 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 another business association that has any individual as part of the business association who had any ownership interest or rights in the property.

Municipality	Sale No.	Parcel	Former Owner	BOA Location	Status	Purchase Amount
Bridgeport	U19-0016	02-00-05248-00-6	SUCOLOSKI CAROLYN M	26 W RAMBO ST	Exposed Sold	\$90,000.00
Norristown	U19-0078	13-00-00200-00-3	KITCHENS LANE LLC	442 E AIRY ST	Exposed Not Sold	
Norristown	U19-0080	13-00-00636-00-8	CDEL PROPERTIES LLC	128 W AIRY ST	Exposed Not Sold	
Norristown	U19-0081	13-00-00660-00-2	CDEL PROPERTIES LLC	140 W AIRY ST	Exposed Not Sold	
Norristown	U19-0082	13-00-00664-00-7	CDEL PROPERTIES LLC	142 W AIRY ST	Exposed Not Sold	
Norristown	U19-0084	13-00-01104-00-8	CDEL PROPERTIES LLC	115 W AIRY ST	Exposed Not Sold	
Norristown	U19-0091	13-00-02192-00-9	JOHNSON RICHARD C JR	515 ARCH ST	Exposed Sold	\$32,000.00
Norristown	U19-0106	13-00-06060-00-2	MCS HOLDINGS LLC	BUTTONWOOD ST	Exposed Not Sold	
Norristown	U19-0115	13-00-08008-00-7	411 CHERRY STREET LLC	411 CHERRY ST	Exposed Sold	\$44,000.00
Norristown	U19-0116	13-00-08132-00-9	CDEL PROPERTIES LLC	621 CHERRY ST	Exposed Not Sold	
Norristown	U19-0117	13-00-08156-00-3	CDEL PROPERTIES LLC	633 CHERRY ST	Exposed Not Sold	
Norristown	U19-0121	13-00-08824-00-1	CDEL PROPERTIES LLC	29 W CHESTNUT ST	Exposed Not Sold	
Norristown	U19-0149	13-00-13176-00-5	ZIELINSKI MICHAEL F	732 GEORGE ST	Exposed Sold	\$22,000.00
Norristown	U19-1236	13-00-14160-00-2	QUINN AUGUSTA P	922 GREEN ST	Exposed Not Sold	

Norristown	U19-0161	13-00-14540-00-9	ELMWOOD LODGE NO # 438	1025 GREEN ST	Exposed Sold	\$8,000.00
Norristown	U19-0162	13-00-14552-00-6	ELMWOOD LODGE 438 I P ORDER OF ELKS	1035 GREEN ST	Exposed Sold	\$35,184.78
Norristown	U19-0163	13-00-14612-00-9	STANFORD MONCEZ & TYCHE	1123 GREEN ST	Exposed Sold	\$16,813.01
Norristown	U19-1237	13-00-16708-00-1	QUINN AUGUSTA P	514 HIGH ST	Exposed Not Sold	
Norristown	U19-0181	13-00-18196-00-7	PERU PARTNERS LP	103 KNOX ST	Exposed Not Sold	
Norristown	U19-0190	13-00-19564-00-7	CALLEJA JUAN & ANAYA AUSENCIA	722 W LAFAYETTE ST	Exposed Sold	\$32,000.00
Norristown	U19-0192	13-00-19976-00-9	PERU PARTNERS LP	721 W LAFAYETTE ST	Exposed Not Sold	
Norristown	U19-1238	13-00-24340-00-1	QUINN ROY L & AUGUSTA P REID	528 E MARSHALL ST	Exposed Not Sold	
Norristown	U19-0300	13-00-27796-00-1	MITCHELL CIAUDIUS J	213 NOBLE ST	Exposed Sold	\$50,000.00
Norristown	U19-0324	13-00-30912-00-8	MEADE JANEMARIE	1088 POWELL ST	Exposed Sold	\$9,000.00
Norristown	U19-1239	13-00-31544-00-6	QUINN AUGUSTA P	1101 POWELL ST	Exposed Not Sold	
Norristown	U19-0333	13-00-32564-00-3	WELDON BRADLEY	738 ROOSEVELT AVE	Exposed Not Sold	
Norristown	U19-0344	13-00-33892-00-7	WALLS EARL STEPHEN	400 E SPRUCE ST	Exposed Not Sold	
Norristown	U19-0372	13-00-37212-00-8	WELDON BRADLEY	916 VIOLET ST	Exposed Sold	\$50,684.53
Norristown	U19-1240	13-00-39288-00-2	QUINN AUGUSTA P	222 E WOOD ST	Exposed Not Sold	
Pennsburg	U19-0408	15-00-01267-00-5	COMBS CINDY C	862 MAIN ST	Exposed Sold	\$65,000.00
Pottstown	U19-0415	16-00-01492-00-4	ELGOGARY PEGGY	377 BEECH ST	Exposed Not Sold	
Pottstown	U19-0416	16-00-01648-00-1	NEVELS VERA	529 BEECH ST	Exposed Not Sold	
Pottstown	U19-0425	16-00-04016-00-9	MIKELES LLC	603 N CHARLOTTE ST	Exposed Sold	\$1,810.00
Pottstown	U19-0430	16-00-06248-00-9	WALLACE NEIL R	439 CHESTNUT ST	Exposed Not Sold	
Pottstown	U19-0432	16-00-06348-00-8	BLUESKYE INVESTMENTS LLC	545 CHESTNUT ST	Exposed Not Sold	
Pottstown	U19-0438	16-00-09464-00-6	RETTW ALBERT J & JUDITH Y	72 W FIFTH ST	Exposed Not Sold	
Pottstown	U19-0441	16-00-09836-00-3	PLASCO EDNA M	12 W FOURTH ST	Exposed Not Sold	
Pottstown	U19-0448	16-00-12492-00-2	SMITH RANDY A	213 N HANOVER ST	Exposed Not Sold	
Pottstown	U19-0458	16-00-19064-00-9	ANDERSON CHRISTOPHER	429 1/2 LINCOLN AVE	Exposed Not Sold	
Pottstown	U19-0459	16-00-19912-00-7	HARTRANFT JOHN & JANET	482 MANATAWNY ST	Exposed Sold	\$18,000.00
Pottstown	U19-0464	16-00-19972-36-1	POLLICK MARY ANN	620 MANATAWNY ST	Exposed Sold	\$11,581.69
Pottstown	U19-0465	16-00-19988-00-3	MCS HOLDINGS LLC	662 MANATAWNY ST	Exposed Not Sold	

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Pottstown	U19-0480	16-00-30248-00-3	SMITH STEPHEN ANTHONY & SUSAN	618 WALNUT ST	Exposed Not Sold	
Rockledge	U19-0488	18-00-01357-00-2	MARSHALL JEFFREY C	619 HUNTINGDON PIKE	Exposed Sold	\$21,513.79
Souderton	U19-0500	21-00-00972-00-6	PULLI ANGELO & JOAN	504 E BROAD ST	Exposed Sold	\$65,000.00
Trappe	U19-0509	23-00-00500-35-9	MOORE GERALD W JR & AMY L	313 LAUREL DR	Exposed Sold	\$80,000.00
Abington	U19-0550	30-00-19104-00-9	BROWN DARNETTA L	1525 FAIRVIEW AVE	Exposed Sold	\$32,000.00
Abington	U19-0560	30-00-22608-00-6	WELDON BRADLEY D	FRANKLIN AVE	Exposed Not Sold	
Abington	U19-0561	30-00-22612-00-2	WELDON BRADLEY D	FRANKLIN AVE	Exposed Not Sold	
Abington	U19-0562	30-00-22852-00-5	KOTARSKI FRANCES A	2820 GALLOWAY AVE	Exposed Not Sold	
Abington	U19-0564	30-00-28273-00-2	BURDUMY LORNA	HENRIETTA AVE	Exposed Not Sold	
Abington	U19-0587	30-00-54668-00-4	TWYMAN JAMES & CHRISTINE	1560 PROSPECT AVE	Exposed Sold	\$26,000.00
Abington	U19-0589	30-00-55504-00-5	JEFFRIES ALEXIS	REESE AVE	Exposed Not Sold	
Abington	U19-0591	30-00-56948-00-1	ANDERSON CHIPI M	ROBINSON AVE	Exposed Sold	\$55,000.00
Abington	U19-0595	30-00-60743-50-8	JNR KWADNO BOTI AKOMEAH & STREETER TALEEN LYNN	RUSCOMBE AVE	Exposed Not Sold	
Cheltenham	U19-0610	31-00-01486-00-4	BATTISTELLI JOHN J & RUTH	219 BARCLAY CIR	Exposed Not Sold	
Cheltenham	U19-0611	31-00-02821-00-1	COOKE MELBA S & KEVIN	48 BONCOUER RD	Exposed Not Sold	
Cheltenham	U19-0614	31-00-05452-00-7	MILLENIUM INVESTMENTS LLC	511 CHELTENHAM AVE	Exposed Sold	\$40,000.00
Cheltenham	U19-0617	31-00-07615-00-4	MANIRE KAREN	518 CREST AVE	Exposed Sold	\$45,000.00
Cheltenham	U19-0622	31-00-09643-00-1	BATCHELOR DORIS	7433 EUSTON RD	Exposed Sold	\$71,377.06
Cheltenham	U19-0626	31-00-12757-00-1	MOORE JOHN W	1012 GREENWOOD AVE	Exposed Sold	\$48,000.00
Cheltenham	U19-0628	31-00-13081-00-1	HALL JULIA A	8005 HAMMOND RD	Exposed Sold	\$110,000.00
Douglass	U19-0647	32-00-01140-00-7	LARSON BRUCE C & EDWARD N & CRAIG O	233 CONGO NIANTIC RD	Exposed Sold	\$26,000.00
East Norriton	U19-0654	33-00-00718-00-5	JONES MICHAEL R & RICHARDSON TAHSEEN J	2019 BIRCHWOOD DR	Exposed Sold	\$120,000.00
Franconia	U19-0681	34-00-05020-13-9	DENNIS GEORGE & ELIZABETH	10 BRIGHTON PL	Exposed Sold	\$8,055.67

Hatfield Township	U19-0683	35-00-00388-00-9	HATFIELD BERGEY LP	3016 BETHLEHEM PIKE	Exposed Not Sold	
Horsham	U19-0708	36-00-06511-00-5	MAPLE GLEN REALTY PART LP	890 WELSH RD	Exposed Not Sold	
Horsham	U19-0716	36-00-12104-32-5	PASSIOTTI JOSH	3 -B LEARY DR	Exposed Not Sold	
Limerick	U19-0743	37-00-05752-01-6	PULVER TINA	165 W RIDGE PIKE	Exposed Not Sold	
Lower Frederick	U19-0756	38-00-02389-00-3	SOWERS GEORGE	18 SECOND AVE	Exposed Sold	\$32,000.00
Lower Gwynedd	U19-0758	39-00-00610-00-8	SHINN KEVIN & HYE	CATHCART RD	Exposed Not Sold	
Lower Gwynedd	U19-0759	39-00-00613-00-5	SHINN KEVIN & HYE	303 CATHCART RD	Exposed Sold	\$400,000.00
Lower Merion	U19-0778	40-00-20188-00-4	MASSENGILL SKIP J	400 GLYNWYNNE RD	Exposed Not Sold	
Lower Merion	U19-0800	40-00-43173-29-3	YI IL SONG	1750 OAKWOOD TER	Exposed Sold	\$135,000.00
Lower Pottsgrove	U19-0822	42-00-00972-00-3	BODGE TRAVIS & MONICA	1980 N CHARLOTTE ST	Exposed Not Sold	
Lower Pottsgrove	U19-0825	42-00-01355-00-7	AIREY ADRIAN	HAUSE AVE	Exposed Not Sold	
Lower Pottsgrove	U19-0841	42-00-05518-00-2	MILLER KIM	3000 E HIGH ST	Exposed Not Sold	
Lower Pottsgrove	U19-0842	42-00-05627-05-5	YOST CRYSTAL YOUSE	3000 E HIGH ST	Exposed Not Sold	
Lower Pottsgrove	U19-0843	42-00-05654-00-1	MILLER KEN	3000 E HIGH ST	Exposed Not Sold	
Lower Providence	U19-0857	43-00-03802-00-7	SARTO MARCO	ELIZABETH DR	Exposed Sold	\$1,350.52
Lower Providence	U19-0893	43-00-17005-57-4	CROMPTON JOHN & JOANNE	84 MARK LN	Exposed Not Sold	
Lower Providence	U19-0897	43-00-17348-00-6	REESE JACK & TURNER TIMOTHY	119 LAFAYETTE DR	Exposed Not Sold	
Lower Providence	U19-0898	43-00-17412-00-5	GLISSON MABEL	113 NESTER DR	Exposed Not Sold	
Montgomery	U19-0931	46-00-03286-52-9	TUCKER ROBERT T & BARBARA J	303 RUTLEDGE CT	Exposed Sold	\$90,000.00
Montgomery	U19-0934	46-00-04500-88-1	MERRITT EDWIN	88 NESHAMINY FALLS CIR	Exposed Not Sold	

New Hanover	U19-0941	47-00-06553-20-4	HAMMER ALAN L	277 N SCHAFFER RD	Exposed Sold	\$70,000.00
Plymouth	U19-0957	49-00-02257-00-7	LEAHY JOSEPH J SR & PETER	616 CLOVER LN	Exposed Sold	\$85,000.00
Plymouth	U19-0968	49-00-04110-01-7	CONSTABLE EDWARD W & ANNABELLE M	666 W GERMANTOWN PIKE	Exposed Sold	\$2,000.00
Plymouth	U19-0969	49-00-04110-03-5	MOLES CHARLES L	666 W GERMANTOWN PIKE	Exposed Sold	\$1,000.00
Plymouth	U19-0984	49-00-10513-00-4	WALLS EARL S	1202 E RIDGE PIKE	Exposed Not Sold	
Plymouth	U19-0985	49-00-11215-00-4	TAORMINA ANGELO & MARY C	1508 SANDY HILL RD	Exposed Sold	\$150,000.00
Springfield	U19-0996	52-00-01664-36-3	RFK LLC	1811 BETHLEHEM PIKE	Exposed Not Sold	
Springfield	U19-0997	52-00-01664-38-1	RFK LLC	1811 BETHLEHEM PIKE	Exposed Not Sold	
Upper Dublin	U19-1029	54-00-01237-00-5	CUNNANE JOHN & MARY ELLEN	3012 LINCOLN AVE	Exposed Sold	\$75,000.00
Upper Hanover	U19-1056	57-00-01496-00-4	GRAVEL REALTY LP	57 GRAVEL PIKE	Exposed Not Sold	
Upper Hanover	U19-1061	57-00-03630-00-3	REITZ DAVID O	1237 WATER ST	Exposed Sold	\$7,149.76
Upper Merion	U19-1072	58-00-05692-00-1	SMITH SELMA INGERSOLL	512 DARTMOUTH DR	Exposed Sold	\$160,000.00
Upper Moreland	U19-1125	59-00-17332-00-6	HOWARD CHARLES E & CLARA E	4115 THISTLEWOOD RD	Exposed Sold	\$170,000.00
Upper Pottsgrove	U19-1133	60-00-02800-00-2	MB CONSTRUCTION INC	1 HARDING ST	Exposed Sold	\$10,000.00
Upper Providence	U19-1151	61-00-05076-52-4	GUYER CAROLYN A	9 TROTTER LN	Exposed Not Sold	
Upper Salford	U19-1153	62-00-00205-00-3	GRAY DIANE	2939 PEART LN	Exposed Sold	\$14,112.37
West Norriton	U19-1167	63-00-03592-00-8	LAROCCA ROBERTA A & RICHARD E TR	81 W INDIAN LN	Exposed Sold	\$90,000.00
West Pottsgrove	U19-1185	64-00-00184-00-4	ROHRBACH RALPH R & ELIZABETH	314 ASH ST	Exposed Not Sold	
Whitpain	U19-1218	66-00-03791-00-4	HONG HYUN J	590 HIDDEN LAIR DR	Exposed Not Sold	