

Montgomery County Tax Claim Bureau

## **2021 Judicial Sale Final Results**

**As of 8-12-2021**

### 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. on August 12, 2021. The sale will be held virtually as an online auction through GovDeals.com.** 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. Instructions on the virtual sale are available at the Bureau's website [www.taxclaim.montcopa.org](http://www.taxclaim.montcopa.org) or by calling 610-278-1216. Please make reference to the Tax Parcel Number and Property Identification Number with all correspondence

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. § S5860.619a, 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any municipality in Montgomery County and that they are not acting as an agent for a person whose landlord license has been revoked.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 online fees, transfer taxes and recording costs shall be due and owing as soon as of the close of business on the Tuesday following the sale. In the event that said amount is not paid, the property will be offered to the next highest bidder at their last bid offer. Should that bidder decline the offer 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.

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(c) on certain properties listed for sale under the Real Estate Tax Sale Law, 72 P.S. §5860.101 et seq., Montgomery County Tax Claim Bureau will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(c) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the previously agreed upon price and no other bids will be accepted.

**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 AFTER THE REGISTRATION CLOSE DATE. All Prospective Bidders must (1) Register as a bidder with [www.govdeals.com/MontCoTaxClaim](http://www.govdeals.com/MontCoTaxClaim); (2) Download and fill out the bidder registration forms. Registration and Certification forms are available in the Tax Claim Bureau and online at [www.taxclaim.montcopa.org](http://www.taxclaim.montcopa.org); (3) Complete the forms and have them notarized (4) Return the notarized forms, a copy of your driver's license, and a check for the bidder registration fee in the amount of \$100.00 made payable to the Montgomery County Tax Claim bureau. You will be informed by email of your approval to bid. 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 2019 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:

<b>Municipality</b>	<b>Sale No.</b>	<b>Parcel</b>	<b>Former Owner</b>	<b>BOA Location</b>	<b>Status</b>
Norristown	J21-0002	13-00-04060-10-3	CODY RONALD	624 E BASIN ST	Exposed Not Sold
Norristown	J21-0003	13-00-07248-00-2	MARTIN ELEANOR	207 CHAIN ST	Exposed Not Sold
Norristown	J21-0004	13-00-08800-00-7	HARP SONYA DENISE & ALFONSO	421 E CHESTNUT ST	Exposed Sold
Norristown	J21-0005	13-00-15888-00-2	DELISSER LAWTON	308 HAWS AVE	Exposed Sold
Norristown	J21-0008	13-00-28700-00-6	HAINES JOHN & ELIZABETH	216 E OAK ST	Exposed Sold
Pottstown	J21-0016	16-00-20916-00-2	KELLY WINSTON J & WILLAMENA	429 MAY ST	Exposed Sold
Cheltenham	J21-0019	31-00-19288-00-4	SCUTTI ANDREW	MONTGOMERY AVE	Exposed Not Sold
Horsham	J21-0021	36-00-02192-38-2	CN HORSHAM TOWNE LP	CHURCH RD	Exposed Not Sold
Limerick	J21-0022	37-00-03478-07-6	MANFREDI PETER N	0 POSSUM HOLLOW RD	Exposed Sold

Upper Salford	J21-0028	62-00-01534-00-6	WOJCIK DANIELA & JOHN	379 SCHWENKSVILLE RD	Exposed Sold
Abington	J21-0030	30-00-60743-50-8	JNR KWADNO BOTI AKOMEAH & STREETER TALEEN LYNN	RUSCOMBE AVE	Exposed Sold
Norristown	J21-0032	13-00-01512-00-5	OLD HOLDINGS LLC	514 ARCH ST	Exposed Sold
Norristown	J21-0033	13-00-33812-00-6	GARDNER WAYNE	114 E SPRUCE ST	Exposed Sold
Pottstown	J21-0035	16-00-10952-00-3	SCHENCK RICHARD S	22 S FRANKLIN ST	Exposed Not Sold
Pottstown	J21-0036	16-00-19372-00-7	OLD HOLDINGS LLC	779 LINCOLN AVE	Exposed Sold
Abington	J21-0037	30-00-56948-00-1	ANDERSON CHIPI M	ROBINSON AVE	Exposed Sold
Lower Pottsgrove	J21-0038	42-00-01355-00-7	AIREY ADRIAN	HAUSE AVE	Exposed Not Sold
Upper Hanover	J21-0039	57-00-00703-00-5	CHANDLER LARRY J & TAMARA J	W FOURTH ST	Exposed Not Sold
Norristown	J21-0041	13-00-27304-00-7	JONES BYRON	242 NEW ST	Exposed Sold

**Parcels Removed form Sale:**

<b>Municipality</b>	<b>Sale No</b>	<b>Parcel</b>	<b>Former Owner</b>	<b>BOA: Location</b>	<b>Sale Activity</b>
Hatboro	J21-0001	08-00-06652-00-9	58 YORK PARTNERS LLC	58 S YORK RD	Sale Exception
Norristown	J21-0006	13-00-19064-00-3	GUZMAN MANUEL	825 KOHN ST	Paid in Full
Norristown	J21-0007	13-00-26364-00-2	SMITH TAMEKA	331 MOORE ST	Bankruptcy
Norristown	J21-0009	13-00-31992-00-8	HART ROBERT S & DOROTHY	19 ROBERTS ALLEY	Paid in Full
Norristown	J21-0010	13-00-34996-00-1	CIANCIULLI & SONS INVESTMENTS LLC	1014 STANBRIDGE ST	Paid in Full
Norristown	J21-0011	13-00-38804-00-9	ROGERS MILDRED & PATRICIA ANN & WALTER THOMAS	1111 WILLOW ST	Continued

Pottstown	J21-0012	16-00-01276-00-4	ROBERTS MARY E	57 BEECH ST	Continued
Pottstown	J21-0013	16-00-01452-00-8	GIBBONS LAKISHA	351 BEECH ST	Paid in Full
Pottstown	J21-0014	16-00-11144-00-9	LUDY TIMOTHY B	208 GABLE AVE	Continued
Pottstown	J21-0015	16-00-12288-00-8	KEYSTONE MASONIC LODGE NO 113	421 HALE ST	Continued
Abington	J21-0017	30-00-67172-00-1	103 TOWNSHIP LINE HOLDINGS LLC	103 TOWNSHIP LINE RD	Paid in Full
Cheltenham	J21-0018	31-00-05686-00-7	MILLER YVONNE O	1827 CHELTENHAM AVE	Continued
Cheltenham	J21-0020	31-00-23005-00-4	EQUITY TRUST CO FBO DENNIS T REGAN IRA	220 RICES MILL RD	Sale Exception
Lower Pottsgrove	J21-0023	42-00-03925-00-2	CHOINIERE CHRISTOPHER D & CONNIE L	3232 PRUSS HILL RD	Paid in Full
Lower Providence	J21-0024	43-00-06805-00-1	SOOFI GHULAM MURTAZA	LANTERN LN	Continued
Marlborough	J21-0025	45-00-02617-00-2	GODSHALL LEON & ROSE	3160 MAIN ST	Continued
Upper Pottsgrove	J21-0026	60-00-02542-00-8	PNC NATIONAL ASSOC	212 PINEFORD RD	Paid in Full
Upper Providence	J21-0027	61-00-05041-00-1	JANUM LAND BANK LLC	N TOWNSHIP LINE RD	Continued
West Pottsgrove	J21-0029	64-00-03604-00-4	Y A H R U B A GROUP INC	1020 MANATAWNY RD	Continued
Hatfield Township	J21-0031	35-00-00388-00-9	HATFIELD BERGEY LP	3016 BETHLEHEM PIKE	Continued
Pottstown	J21-0034	16-00-01648-00-1	NEVELS VERA	529 BEECH ST	Continued
Pottstown	J21-0040	16-00-06248-00-9	WALLACE NEIL R	439 CHESTNUT ST	Continued