

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

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TAX CLAIM BUREAU

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FIRST DEPUTY

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SOLICITOR

NOTICE TO PROSPECTIVE TAX SALE BIDDERS

In accordance with Act No. 133 and Act No. 33, prospective purchasers at all tax sales are now required to certify to the Tax Claim Bureau as follows:

1. Prospective bidders shall be required to provide certification they are not delinquent in paying real estate taxes to any taxing district in this Commonwealth and that the applicant has no municipal utility bills, as defined in section 619.1(b), that are not more than one (1) year outstanding anywhere in this Commonwealth.
2. Prospective bidders shall be required to provide certification they are not bidding for or acting as an agent for a person who is barred from participating in the sale under section 601(d).
3. Prospective bidders shall be required to provide certification they have not within the three (3) years preceding the filing of the application, engaged in a course of conduct or permitted an uncorrected housing code violation, as defined in section 619(e), to continue unabated after being convicted of an uncorrected housing code violation, as defined in section 619(e), and has not either:
 - Failed to maintain property owned by the application in a reasonable manner such that the property posed a threat to health, safety or property; or
 - Permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property
4. Prospective bidders understand that an applicant who signs a bidder registration application knowing that it contains a false statement and who causes it to be filed with the bureau shall be subject to prosecution for the commission of a misdemeanor of the second degree in violation of 18 Pa. C.S. § 4904(a) (relating to unsworn falsification to authorities).
5. Prospective bidders must be registered in person no later than 4:00 PM on September 10th, 2026. No registration will be taken after said date. Registration and certification forms are attached.

6. Pursuant to Section 601(d) of the real Estate Tax Sale Law, 75 P.S. Section 5860.601(d), prospective bidders may not have had a landlord license revoked in any municipality within the County of Montgomery, and that they are not bidding for or acting as an agent for a person whose landlord license had been revoked.
7. If a successful bidder should tender a bad check, said 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.
8. Payment by the winning bidder is due in the form of a CASHIER'S CHECK OR WIRE TRANSFER NO LATER THAN 4:00 PM ON THE DAY OF THE SALE.
9. Prospective Bidders MUST APPEAR TO REGISTER IN-PERSON. **Mailed-in registrations WILL NOT BE ACCEPTED AND WILL BE REJECTED AND RETURNED ON THIS BASIS.**

William F. Caldwell

William F. Caldwell

Deputy Director

Montgomery County Tax Claim Bureau

Montgomery County Tax Claim Bureau

9/24/2026 Upset Sale Bidder Registration

Please complete the registration and certificate completely.

Please return the signed registration paperwork, submit a copy of your photo identification and a \$100 check/certified funds non-refundable fee to the Montgomery County Tax Claim Bureau.

The registration deadline is **September 10th, 2026, at 4:00 PM.**

Date_____

Name					
Address					
City		State		Zip	
Phone					
Email					
Signature					

**DEED IS TO BE RECORDED UNDER BIDDER REGISTRATION NAME AND ADDRESS.
NO EXCEPTIONS.**

**BIDDER REGISTRATIONS WILL ONLY BE ACCEPTED IN-PERSON AT THE BUREAU'S OFFICE. NO
REGISTRATION WILL BE ACCEPTED BY MAIL SEE 72 P.S. 5860.502-A.**

**ANY AND ALL MAILED REGISTRATIONS WILL BE REJECTED BASED ON THE BIDDER FAILING TO
APPEAR.**

**IF YOU ARE THE WINNING BIDDER, PAYMENT IS DUE IN THE FORM OF CASHIER'S CHECK OR
WIRE TRANSFER (WHICH MUST INCLUDE A \$20.00 WIRE FEE) NO LATER THAN 4:00 PM ON THE
DAY OF THE SALE.**

BIDDER'S CERTIFICATION

09/24/2026 Upset Sale

INDIVIDUAL BIDDER

I, _____, hereby certify the following:
(Name)

1. I am an adult individual authorized to make this Certification.
2. I am not delinquent in paying real estate taxes owed to taxing bodies within this Commonwealth, and I am not bidding for or acting as agent for a person or corporate entity that is delinquent in paying real estate taxes within this Commonwealth.
3. I am not delinquent in paying municipal utility bills owed to municipalities that are more than one year outstanding within this Commonwealth and am not bidding for or acting as agent for a person or corporate entity who is delinquent in paying municipal utility bills that are more than one year outstanding within this Commonwealth.
4. I have not, within the three (3) years preceding this filing, engaged in a course of conduct or permitted an uncorrected housing code violation, continue unabated after being convicted of an uncorrected housing code violation, and I have not either:
 - Failed to maintain property owned by the applicant in a reasonable manner such that the property posed a threat to health, safety or property; or
 - Permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property.
5. I have not had a landlord license revoked in any municipality within Montgomery County, and I am not bidding for or acting as an agent for a person or corporate entity whose landlord license has been revoked.
6. I understand that an applicant who signs a bidder registration application knowing that it contains a false statement and who causes it to be filed with the bureau shall be subject to prosecution for the commission of a misdemeanor of the second-degree violation of 18 Pa.C.S.4904(a) (relating to unsworn falsification to authorities).

I swear/affirm, under penalty of perjury, that this Certification is true and accurate.

Signature