

Montgomery County Tax Claim Bureau

2026 Upset Sale as of 9/21/2026 @ 4:00 PM

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 OR 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. on September 24, 2026** or any date to which the sale may be adjourned, re-adjourned, or continued, for the purpose of collecting unpaid 2024 and or ANY PRIOR REAL ESTATE TAXES, PRIOR LIENS, MUNICIPAL CLAIMS, and all costs hereto, the following described set forth.

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 until September 23, 2026, OR until the actual sale of this property.

THERE WILL BE NO REDEMPTION PERIOD AFTER THE ACTUAL SALE. THE ACTUAL SALE OCCURS WHEN PAYMENT OF THE FULL AMOUNT OF MONEY AGREED TO BE PAID AS THE SALE PRICE IS RECEIVED FROM THE SUCCESSFUL BIDDER OR PURCHASER AT 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 representation, guarantee or warranty whatsoever, either as to structure or lack of structure upon the land, the Liens, Title or any other matter or thing whatsoever. The Montgomery County Tax Claim Bureau, in accordance with the statute, has provided Notice to the record owner. Lien holders were not notified of the sale. All properties are being sold subject to any existing liens.

It is repeated that there is no redemption period after the actual sale of the property has occurred. 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 23, 2026, OR after the actual sale occurs.

THERE IS NO RIGHT OF REDEMPTION ONCE ACTUAL SALE OCCURS. If no payment has been received prior to the sale date, the property will be sold on September 24, 2026.

Prospective bidders must register and pay the registration fee before 4:00 PM on September 10th, 2026. **NO REGISTRATION APPLICATIONS WILL BE ACCEPTED THE DAY OF THE SALE.**

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

1. Prospective bidders 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 the Commonwealth of Pennsylvania**.
2. Prospective bidders shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not more than one year delinquent in paying municipal utility bills owed to municipalities within the Commonwealth of Pennsylvania.
3. Prospective bidders shall certify they are not bidding for, nor acting as an agent for, a person who is barred from participating in the Sale.
4. Prospective bidders shall certify they have not, within three (3) years preceding the filing of the application, engaged in a course of conduct causing, nor permitted, an uncorrected housing code violation to continue unabated after being convicted of an uncorrected housing code violation and has 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 as defined in Section 619(e) of the Real Estate Tax Law, 72 P.S. § 5860.619(e) .
5. A prospective bidder 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.
6. Pursuant to Section 601(d) of the Real Estate Tax Sale Law, 72 P.S. § 5860.601(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.
7. 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.

Registration and certification forms are available in the Tax Claim Bureau or online at www.montgomerycountypa.gov/taxclaim. Click on Upset Sale and bidder 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 OF PAYMENT PERIODS 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.

TERMS OF SALE: Payment of the bid price along with wire fees, transfer taxes and recording costs shall be made in the form of cashier's check or wire transfer no later than 4:00 PM on the day of the sale.

Please be advised that absent a Court Order, the Tax Claim Bureau will not 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, a stipulation, which has been executed by all parties, must be received by our Solicitor before the Deed is recorded.

IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO, PLEASE CHECK THE TAX CLAIM WEBSITE AT www.montgomerycountypa.gov/taxclaim, OR CONTACT THE BUREAU AT (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 Number	Parcel	BOA Owner Name	BOA: Location	Approx. Sale Price
Bridgeport	U26-0008	02-00-01056-00-4	PRIME PREMISES LLC	1070 DEKALB ST	\$79,610.14
Bridgeport	U26-0009	02-00-01060-00-9	PRIME PREMISES LLC	1082 DEKALB ST	\$30,567.53
Bridgeport	U26-0013	02-00-04712-00-2	OSTROSKI KIMBERLY BOVE	230 PROSPECT AVE	\$41,594.18
Collegeville	U26-0015	04-00-00304-00-7	GENARD C WILLIAM III	230 EIGHTH AVE	\$17,232.17
Conshohocken	U26-0017	05-00-00152-00-5	BYERLY BERTHA J & WESLEY J	110 E EIGHTH AVE	\$6,811.46
Conshohocken	U26-0021	05-00-02208-00-1	JOHNSON IDELL & FANNY B	305 E ELM ST	\$7,087.95
Conshohocken	U26-0031	05-00-11856-13-6	MILLENNIUM WATERFRONT ASSOCIATES II LP	WASHINGTON ST	\$8,896.43
Green Lane	U26-0034	07-00-00265-00-7	LEISTER BARRY L	436 MAIN ST	\$22,605.46
Jenkintown	U26-0045	10-00-04524-00-2	MOSES LESLIE	318 WASHINGTON LN	\$52,753.14
Lansdale	U26-0056	11-00-05509-00-6	HINKS EDWARD J & JUNE R	864 W FIFTH ST	\$106,937.42
Norristown	U26-0074	13-00-00156-00-2	BROWN JAMES H & GLADYS D	356 E AIRY ST	\$12,420.53
Norristown	U26-0080	13-00-00503-00-6	617 SWEDE ST LLC	629 E AIRY ST	\$10,298.35
Norristown	U26-0082	13-00-01076-00-9	BOYS2MEN EMPOWERMENT GROUP INC	17 W AIRY ST	\$27,186.69
Norristown	U26-0083	13-00-01316-00-3	CRIBS LLC	1101 W AIRY ST	\$5,799.13
Norristown	U26-0090	13-00-01752-00-8	HLS INVESTMENTS LLP	1200 ARCH ST	\$12,363.22
Norristown	U26-0091	13-00-01808-00-6	MARTIN BRETT L	1314 ARCH ST	\$8,430.45
Norristown	U26-0103	13-00-02756-00-3	FUERZA PROPERTIES LLC	648 ASTOR ST	\$6,217.80
Norristown	U26-0104	13-00-02788-00-7	HLS INVESTMENTS LP	670 ASTOR ST	\$16,382.36
Norristown	U26-0105	13-00-02800-00-4	HLS INVESTMENTS LP	704 ASTOR ST	\$7,773.14
Norristown	U26-0106	13-00-02820-00-2	HLS INVESTMENTS LP	714 ASTOR ST	\$7,773.14
Norristown	U26-0108	13-00-03512-00-3	GIPE RICHARD S & MARGARET A	1311 ASTOR ST	\$11,514.12
Norristown	U26-0112	13-00-04240-90-4	EWEN JOHN	E BASIN ST	\$570.94
Norristown	U26-0114	13-00-04400-00-6	ISLAS CHRISTIAN C	28 W BASIN ST	\$8,412.91
Norristown	U26-0118	13-00-07136-00-6	CURRERA JOANN & HENRY JAMES & RACHAEL	760 CHAIN ST	\$10,512.83
Norristown	U26-0120	13-00-07508-00-3	HLS LP	757 CHAIN ST	\$10,864.10
Norristown	U26-0130	13-00-07828-00-7	HLS INVESTMENTS LP	850 CHERRY ST	\$10,143.21
Norristown	U26-0131	13-00-07960-00-1	HLS INVESTMENTS LP	1056 CHERRY ST	\$6,506.82
Norristown	U26-0139	13-00-09056-00-3	HLS INVESTMENTS LP	617 CORSON ST	\$4,039.68
Norristown	U26-0140	13-00-09060-00-8	HLS INVESTMENTS LP	619 CORSON ST	\$2,313.58

Norristown	U26-0144	13-00-10060-00-7	ARIO ENTERPRISES LLC	1009 DEKALB ST	\$7,485.74
Norristown	U26-0148	13-00-10632-00-2	HLS INVESTMENTS LP	215 E ELM ST	\$2,200.93
Norristown	U26-0149	13-00-10640-00-3	HLS INVESTMENTS LP	219 E ELM ST	\$4,321.94
Norristown	U26-0150	13-00-10656-00-5	HLS INVESTMENTS LP	227 E ELM ST	\$9,327.17
Norristown	U26-0151	13-00-10660-00-1	HLS INVESTMENTS LP	229 E ELM ST	\$7,245.47
Norristown	U26-0152	13-00-10664-00-6	HLS INVESTMENTS LP	231 E ELM ST	\$7,245.47
Norristown	U26-0154	13-00-10748-00-3	HLS INVESTMENTS LP	112 W ELM ST	\$4,291.85
Norristown	U26-0157	13-00-11684-00-3	K&K ACQUISITIONS LLC	600 E FORNANCE ST	\$43,407.29
Norristown	U26-0160	13-00-12024-00-5	HLS INVESTMENTS LP	112 W FORNANCE ST	\$12,194.15
Norristown	U26-0162	13-00-12612-00-2	DOUGLASS JOAN M	214 W FREEDLEY ST	\$9,737.92
Norristown	U26-0172	13-00-14484-00-2	HLS INVESTMENTS LP	919 GREEN ST	\$5,166.95
Norristown	U26-0176	13-00-14552-00-6	HOLLOMAN MARQUISE	1035 GREEN ST	\$27,578.17
Norristown	U26-0178	13-00-15512-00-9	HLS INVESTMENTS LP	329 HARDING BLVD	\$11,632.91
Norristown	U26-0183	13-00-16144-00-7	HLS INVESTMENTS LP	756 HAWS AVE	\$11,572.91
Norristown	U26-0184	13-00-16620-00-8	HLS INVESTMENTS LP	753 HAWS AVE	\$8,411.30
Norristown	U26-0193	13-00-18648-00-5	HLS INVESTMENTS LP	808 KOHN ST	\$10,470.13
Norristown	U26-0195	13-00-18792-00-5	HLS INVESTMENTS LP	533 KOHN ST	\$7,034.47
Norristown	U26-0197	13-00-19484-00-6	HLS INVESTMENTS LP	528 W LAFAYETTE ST	\$7,370.78
Norristown	U26-0199	13-00-19668-00-2	JAKIELASZEK WALTER V & EVELIN E TRS REVOCABLE LIVING TRUST	1028 W LAFAYETTE ST	\$9,997.36
Norristown	U26-0202	13-00-20084-00-9	HLS INVESTMENTS LP	1019 W LAFAYETTE ST	\$8,875.52
Norristown	U26-0206	13-00-21368-00-3	BARAJAS JAVIER	130 E MAIN ST	\$8,565.43
Norristown	U26-0209	13-00-21660-00-8	KIM CHANG I & CHAN OK	604 E MAIN ST	\$8,736.72
Norristown	U26-0211	13-00-21948-00-8	OZUNA DIEGO N SALINAS & TERRAZAS FABIOLA RICO	241 E MAIN ST	\$14,319.65
Norristown	U26-0212	13-00-21952-00-4	OZUNA DIEGO N SALINAS & TERRAZAS FABIOLA RICO	241 1/2 E MAIN ST	\$4,425.97
Norristown	U26-0222	13-00-22936-00-1	ESPINOZA-MEDINA RUFINO & EVANGELISTA- SALAS HERIBERTO	147 W MAIN ST	\$21,133.60
Norristown	U26-0226	13-00-23748-00-8	SCOTT HARRY	1221 MARKLEY ST	\$11,169.77
Norristown	U26-0230	13-00-24200-00-6	HLS INVESTMENTS LLP	334 E MARSHALL ST	\$5,740.26
Norristown	U26-0232	13-00-24260-00-9	HLS INVESTMENTS LP	400 E MARSHALL ST	\$8,337.14
Norristown	U26-0238	13-00-24324-00-8	HLS INVESTMENTS LP	440 E MARSHALL ST	\$9,383.03

Norristown	U26-0252	13-00-24780-00-2	HLS INVESTMENTS LP	361 E MARSHALL ST	\$5,732.93
Norristown	U26-0254	13-00-24964-00-7	HLS INVESTMENTS LP	124 W MARSHALL ST	\$6,083.85
Norristown	U26-0255	13-00-25040-00-3	COLON DAMARIS	330 W MARSHALL ST	\$8,734.43
Norristown	U26-0261	13-00-25616-00-3	HLS INVESTMENTS LP	705 W MARSHALL ST	\$20,659.85
Norristown	U26-0279	13-00-26056-00-4	WALLS EARL	436 MOORE ST	\$4,629.27
Norristown	U26-0313	13-00-28260-00-5	617 SWEDE ST LLC	520 NORRIS ST	\$5,949.41
Norristown	U26-0315	13-00-28352-00-3	CONACE JAMES V & ELEANOR M	531 NORRIS ST	\$6,927.56
Norristown	U26-0318	13-00-28844-00-6	TRIBBLE NATHANIEL	402 E OAK ST	\$7,776.82
Norristown	U26-0321	13-00-29564-00-6	617 SWEDE ST LLC	208 PEARL ST	\$3,631.25
Norristown	U26-0327	13-00-30844-00-4	HLS INVESTMENTS LP	1038 POWELL ST	\$9,151.96
Norristown	U26-0328	13-00-30848-00-9	HLS INVESTMENTS LP	1040 POWELL ST	\$9,127.62
Norristown	U26-0330	13-00-30864-00-2	HLS INVESTMENTS LP	1048 POWELL ST	\$9,399.69
Norristown	U26-0354	13-00-34152-00-8	CRIBS LLC	232 W SPRUCE ST	\$5,587.72
Norristown	U26-0358	13-00-35216-00-6	HLS INVESTMENTS LP	31 STANBRIDGE ST	\$9,619.32
Norristown	U26-0360	13-00-35320-00-1	HLS INVESTMENTS LP	503 STANBRIDGE ST	\$8,588.72
Norristown	U26-0367	13-00-36364-00-1	617 SWEDE ST LLC	701 SWEDE ST	\$8,447.12
Norristown	U26-0375	13-00-36660-00-2	HLS INVESTMENTS LP	1209 SWEDE ST	\$6,620.76
Norristown	U26-0378	13-00-37080-00-5	WHITAKER VENITA M	1242 TYLER ST	\$10,523.77
Norristown	U26-0390	13-00-38320-00-7	MCFARLAND VIRGINIA	937 W WASHINGTON ST	\$8,626.63
Norristown	U26-0391	13-00-38392-00-7	XPLPA LLC	130 WAYNE AVE	\$6,611.79
Norristown	U26-0393	13-00-38516-00-9	COPO ALFREDO ISAIAS MEJIA	1038 WILLOW ST	\$10,923.35
Norristown	U26-0394	13-00-38520-00-5	COPO ALFREDO ISAIAS MEJIA	1040 WILLOW ST	\$9,614.53
Norristown	U26-0396	13-00-38568-00-2	HLS INVESTMENTS LP	1066 WILLOW ST	\$5,383.06
Norristown	U26-0403	13-00-38812-00-1	HLS INVESTMENTS LP	1115 WILLOW ST	\$10,031.76
Norristown	U26-0408	13-00-39412-00-4	HLS INVESTMENTS LP	309 E WOOD ST	\$2,419.38
Norristown	U26-0409	13-00-39496-00-1	ESPINOSA RUFINO & GILBERTO	204 W WOOD ST	\$12,232.76
North Wales	U26-0413	14-00-01544-00-8	WALTERS PATRICIA A	503 E MONTGOMERY AVE	\$15,021.86
North Wales	U26-0418	14-00-04204-00-3	L & E MANAGEMENT LLC	501 E WALNUT ST	\$46,291.91
Pennsburg	U26-0420	15-00-01198-00-2	VASS GROUP LLC	702 LONG ALLEY	\$33,779.25
Pottstown	U26-0421	16-00-00212-00-6	MADARA BRUCE C	543 N ADAMS ST	\$6,742.14

Pottstown	U26-0422	16-00-00436-00-7	COPO ALFREDO ISAIAS MEJIA	366 APPLE ST	\$4,661.47
Pottstown	U26-0423	16-00-01492-00-4	XPLOSION LLC	377 BEECH ST	\$3,491.66
Pottstown	U26-0424	16-00-01498-00-7	MT OLIVE PENTECOSTAL CHURCH OF THE LIVING GOD	379 BEECH ST	\$4,496.86
Pottstown	U26-0427	16-00-05872-00-7	GRAHAM KENNETH E & JEANNE M	11 CHESTNUT ST	\$11,777.44
Pottstown	U26-0429	16-00-06348-00-8	ENGELMAN JEFFREY	545 CHESTNUT ST	\$4,371.98
Pottstown	U26-0433	16-00-08840-00-9	CAMPITELLI DOMINIC R	810 FARMINGTON AVE	\$6,088.03
Pottstown	U26-0436	16-00-10516-00-7	ROLLINS MARCIA D	377 N FRANKLIN ST	\$9,349.49
Pottstown	U26-0437	16-00-11844-00-2	SIMMONS DAVID V & BEVERLY D	703 GRANT ST	\$3,329.96
Pottstown	U26-0438	16-00-12152-00-9	MCALPINE EUGENE H SR & KING-MAHDI DONNA & BROWN WANDA L	510 HALE ST	\$1,699.63
Pottstown	U26-0441	16-00-13540-00-7	MEDUNIC THERESA M	675 HAWTHORNE AVE	\$1,629.17
Pottstown	U26-0446	16-00-16400-00-9	IANNINI ANTHONY J	327 JEFFERSON AVE	\$1,483.47
Pottstown	U26-0447	16-00-17200-00-1	CK INVESTMENT 500 LLC	110 KING ST	\$1,778.48
Pottstown	U26-0448	16-00-17448-00-5	LAUFFER MICHAEL R & SAMPSON-LAUFFER JESSICA L	512 KING ST	\$1,087.29
Pottstown	U26-0452	16-00-21448-00-1	STAFFORD JESSE J	361 NEW ST	\$1,459.05
Pottstown	U26-0455	16-00-25824-00-8	TRI-COUNTY FOOD DISTRIBUTION WAREHOUSE LLC	244 SHOEMAKER RD	\$18,759.64
Pottstown	U26-0457	16-00-27652-00-7	GUEST JARROD & AMANDA	512 SPRUCE ST	\$1,443.78
Pottstown	U26-0463	16-00-30052-00-1	ALLEN GERALDINE & ABRAHAM	426 WALNUT ST	\$1,782.69
Pottstown	U26-0464	16-00-30208-00-7	CLIFFORD GARY P	560 WALNUT ST	\$1,433.75
Pottstown	U26-0466	16-00-32316-00-5	WALLACE RIAN T	129 N WASHINGTON ST	\$734.22
Pottstown	U26-0467	16-00-32344-00-4	MURRAY ALICIA M	219 N WASHINGTON ST	\$1,973.64
Souderton	U26-0482	21-00-00276-00-9	SCHULZ PAULINE T	203 W BROAD ST	\$73,355.64
Souderton	U26-0483	21-00-02660-00-1	HERIDIA FRANCESCA & MICHAEL W	220 S FIFTH ST	\$38,525.93
Abington	U26-0490	30-00-01768-00-2	BOLDEN LEONARD D & GEORGETTE R	1563 ARLINE AVE	\$317.06
Abington	U26-0492	30-00-02532-00-3	STRATTON EDWARD T & MABEL L	1722 ARNOLD AVE	\$12,269.15
Abington	U26-0495	30-00-09512-00-7	PRESTON NANCY P & RUFIBACH PATRICIA PRESTON	129 CLIVEDEN AVE	\$26,048.61
Abington	U26-0496	30-00-09892-00-5	ROTHBERG REI W & FRANCIS SARAH E	825 COATES RD	\$74,226.23
Abington	U26-0497	30-00-10056-00-3	COSTELLO JOHN MATTHEW & LAURA	871 COLWYN RD	\$27,430.78
Abington	U26-0499	30-00-11660-00-1	DISCAVAGE GEORGE & JEAN ANN	415 CRICKET AVE	\$21,917.10

Abington	U26-0500	30-00-12324-00-3	RESURRECCION CATALINO A III & STACEY L	2148 CURTIS AVE	\$22,444.15
Abington	U26-0501	30-00-12680-00-7	LARocca JULIUS	1829 DAVISVILLE RD	\$21,500.05
Abington	U26-0509	30-00-15432-00-9	CLEGG HARRY M & CHARLOTTE	842 EDGE HILL RD	\$37,494.15
Abington	U26-0527	30-00-40904-00-7	SPENCER JOHN B	109 MAPLE AVE	\$17,758.81
Abington	U26-0528	30-00-40908-00-3	SPENCER JOHN B	119 MAPLE AVE	\$2,758.25
Abington	U26-0545	30-00-52808-00-1	DISCAVAGE GEORGE W & JEAN ANN	511 PENN AVE	\$22,595.88
Abington	U26-0546	30-00-53556-00-9	DINKINS WALKER JOAN & WALKER THOMAS & BENJAMIN JR	2622 PHIPPS AVE	\$10,358.87
Abington	U26-0547	30-00-56900-00-4	ABARA-ALABI VIVIEN	ROBINSON AVE	\$2,776.78
Abington	U26-0551	30-00-60064-00-8	DENNIS BELGIA & HILL MARIE & BROWN BETTY	1569 ROTHLEY AVE	\$23,195.66
Abington	U26-0552	30-00-60728-00-1	WELSH MICHELLE R	314 RUSCOMBE AVE	\$24,448.75
Abington	U26-0557	30-00-63964-00-5	RTL REO LLC	1668 SUMMIT AVE	\$19,833.01
Abington	U26-1187	30-00-65296-00-5	EPPS MCGUIRE & CLARA	2146 SUSQUEHANNA RD	\$29,562.56
Abington	U26-0564	30-00-74584-00-5	SCHULZ PAULINE T	1251 WUNDERLAND RD	\$19,580.33
Cheltenham	U26-0565	31-00-00163-00-4	WILLIAMS SARAMICHELE	116 ANDREA RD	\$14,439.68
Cheltenham	U26-0567	31-00-05116-00-1	SLADE ANDERSON L & JOAN	1803 CHELSEA RD	\$8,448.12
Cheltenham	U26-0585	31-00-20545-00-7	CRUZ JORGE SR & ELEE ANNETTE	8102 NEW SECOND ST	\$11,265.04
Cheltenham	U26-0588	31-00-21100-00-1	GEHYIGON GARRY N & PASCALIAH OMIYA	7918 OAK HILL DR	\$18,497.66
Cheltenham	U26-0598	31-00-28738-00-4	SCOTT MARION & MARC	1715 1717 WILLOW AVE	\$10,659.13
Cheltenham	U26-0599	31-00-28834-00-7	JACKSON MOMPIE C & LINDA M	1500 WILLOW AVE	\$9,608.91
Cheltenham	U26-0602	31-00-29758-00-1	SEIFERT RICHARD F & KAREN LEE	7611 WOODLAWN AVE	\$13,849.13
Douglass	U26-0612	32-00-04765-40-5	CHRISTMAN ROBERT C & ERB CARL L	NORTH HILLS RD	\$922.94
East Norriton	U26-0615	33-00-00047-05-5	NEILL JOHN H JR	163 PERCY CT	\$30,332.39
East Norriton	U26-0617	33-00-01245-44-1	GRECO DANA	2117 CAROL LN	\$19,801.36
East Norriton	U26-0618	33-00-02397-35-1	JANUZELLI LEONARD A & SUZANNE E	3130 EISENHOWER DR	\$40,060.81
East Norriton	U26-0624	33-00-04666-00-8	MODERN PARTNERS GROUP LLC	311 W JOHNSON HWY	\$24,181.98
East Norriton	U26-0625	33-00-05722-00-5	ZLOTNICK GARY	26 MILL RD	\$14,667.85
East Norriton	U26-0626	33-00-05767-10-4	WOOTEN CARLTON & JACKSON ANN D	146 MILL RD	\$32,739.59
East Norriton	U26-0637	33-00-10885-00-8	DISCAVAGE GEORGE A LIV TR	204 WOODLAWN RD	\$17,542.42

Hatfield Township	U26-0646	35-00-03487-00-6	MCCARRON THOMAS	FAIRMOUNT ST	\$1,039.76
Hatfield Township	U26-0654	35-00-10723-00-6	FOUR FIVE PAUL LLC	2135 E VINE ST	\$21,416.47
Hatfield Township	U26-0655	35-00-11440-00-9	GOLD ANDREW	1621 WERNER RD	\$19,346.64
Hatfield Township	U26-0657	35-00-11890-00-9	CHRISTOFFERS BONNIE KAY	3 FIRST ST	\$5,307.86
Horsham	U26-0659	36-00-00472-11-8	MOSES BRANDON TODD & JUDITH A	509 BARRINGTON ST	\$68,033.31
Horsham	U26-0681	36-00-11143-00-8	MOROCCO DOUGLAS J	UPLAND AVE	\$962.98
Limerick	U26-0688	37-00-00095-29-3	BLESSING DAVID W & GETTE HEIDI L	176 AZALEA CIR	\$13,479.40
Limerick	U26-0703	37-00-05452-02-7	JACKOWSKI DWIGHT ANDREW	165 W RIDGE PIKE	\$4,121.34
Limerick	U26-0706	37-00-05752-11-5	HUNTER RICHARD	165 W RIDGE PIKE	\$2,284.17
Lower Frederick	U26-0708	38-00-01891-20-4	JEREMICZ JOHN JR	12 N RYANFORD RD	\$3,548.60
Lower Gwynedd	U26-0713	39-00-01801-43-7	ZUCCARO NANCY E TR	77 HARLOW CIR	\$18,678.21
Lower Merion	U26-0722	40-00-01472-00-9	ADAMS DARCHELLE	231 ARDMORE AVE	\$18,300.87
Lower Merion	U26-0732	40-00-11153-16-5	GREEN ESTHER	1001 CITY AVE	\$9,922.43
Lower Merion	U26-0733	40-00-11153-52-5	WALTERS SUSANNE FAMILY TRUST	1001 CITY AVE	\$10,331.67
Lower Merion	U26-0734	40-00-11153-68-7	BURT MARCUS & ADELINE	1001 CITY AVE	\$11,593.29
Lower Merion	U26-0739	40-00-19748-00-3	AMMON STEPHEN R & THERESA P	505 GORDON AVE	\$24,229.52
Lower Merion	U26-0740	40-00-20188-00-4	MASSENGILL SKIP J	400 GLYNWYNNE RD	\$132,349.40
Lower Merion	U26-0752	40-00-30229-66-4	ARORA VIVEK & MIRCHANDANI SHEETAL	346 E LANCASTER AVE	\$15,332.90
Lower Merion	U26-0756	40-00-33276-00-2	ARDMORE RE PARTNERS LLC	23 LLANFAIR RD	\$56,676.79
Lower Merion	U26-0757	40-00-33280-00-7	ARDMORE RE PARTNERS LLC	27 LLANFAIR RD	\$59,568.79
Lower Merion	U26-0760	40-00-34820-00-6	ASP DEVELOPMENT LLC	MAPLE AVE	\$3,296.37
Lower Merion	U26-0763	40-00-37232-00-6	VEGA DANIEL & JANET URENA	932 MERION SQUARE RD	\$118,354.00
Lower Merion	U26-0769	40-00-47568-32-6	BLASSINGAME-JOAQUIM AMANDA	191 PRESIDENTIAL BLVD	\$12,119.85
Lower Merion	U26-0778	40-00-48076-00-7	ROGERS AMOS JR	63 PROSPECT AVE	\$5,751.34
Lower Merion	U26-0785	40-00-54284-00-9	BYRD DENISE A	216 SHEAS TER	\$15,290.92
Lower Moreland	U26-0797	41-00-03514-00-9	KDW REALTY LLC	1503 GRASSHOPPER RD	\$159,099.44

Lower Providence	U26-0824	43-00-00634-20-5	ARCOLA ROAD INC	HOY CIR	\$792.17
Lower Providence	U26-0825	43-00-00634-22-3	ARCOLA ROAD INC	HOY CIR	\$792.17
Lower Providence	U26-0827	43-00-01342-94-6	ERICSON SHANE B	1126 BAYLESS PL	\$14,636.72
Lower Providence	U26-0833	43-00-03679-10-3	GOLD ANDREW DAVID	2825 EGYPT RD	\$1,411.28
Lower Providence	U26-0837	43-00-06805-00-1	XPLPA LLC	LANTERN LN	\$933.63
Lower Providence	U26-0843	43-00-12004-00-4	UPLAND FINANCIAL INVESTMENT INC	3311 RIDGE PIKE	\$31,802.62
Lower Providence	U26-0856	43-00-16684-60-7	MCQUILLAR MATTHEW & BRUNNE HEATHER	137 DEVON DR	\$1,891.71
Lower Providence	U26-0857	43-00-16684-76-5	LINSINBIGLER ROBERT	149 DEVON DR	\$4,625.50
Lower Providence	U26-0858	43-00-16691-00-6	MCKEOWN BRIAN & CHERMANSKY CRYSTAL	232 GLADE DR	\$1,756.98
Lower Providence	U26-0866	43-00-17743-01-6	CASTANON GABRIELLA	112 WASHINGTON DR	\$4,423.20
Marlborough	U26-0870	45-00-03378-01-5	QUINN IAN & ELISE	403 OAK DR	\$7,426.04
Montgomery	U26-0884	46-00-04249-00-7	1364 WELSH RD LP	1364 WELSH RD	\$163,216.98
New Hanover	U26-0891	47-00-01744-00-9	HOSS CHARLES R & LAVINIA M	2673 FAUST RD	\$20,954.26
Plymouth	U26-0918	49-00-04107-60-5	MCDONALD MAUREEN & STEPHEN	666 W GERMANTOWN PIKE	\$6,251.21
Springfield	U26-0952	52-00-01522-00-1	1199 INGLEWOOD REALTY LLC	717 BETHLEHEM PIKE	\$102,420.77
Springfield	U26-0954	52-00-01664-46-2	CHH COMMUNITY HEALTH	1811 BETHLEHEM PIKE	\$23,427.01
Springfield	U26-0955	52-00-01664-48-9	CHH COMMUNITY HEALTH	1811 BETHLEHEM PIKE	\$23,424.89
Springfield	U26-0958	52-00-01819-00-1	1316 BETHLEHEM LLC	1316 BETHLEHEM PIKE	\$69,670.92
Springfield	U26-0959	52-00-02773-00-1	DELACATO DAVID F	9 BYSHER AVE	\$22,509.54
Springfield	U26-0972	52-00-13372-00-4	NCUBE PATRICIA H	2004 PAPER MILL RD	\$26,614.23
Springfield	U26-0974	52-00-16423-00-4	MILLER CHRISTINE M	218 STATION AVE	\$19,349.02
Towamencin	U26-0978	53-00-01086-08-5	FERNANDEZ RICHARD C	1579 BROMLEY DR	\$17,010.69
Towamencin	U26-0984	53-00-04946-43-7	BRAJKOVICH GREGORY	MONROE DR	\$760.09
Towamencin	U26-0993	53-00-11017-08-1	FAISON PATRICIA	24 WOODBINE CT EAST	\$5,378.13
Towamencin	U26-0994	53-00-11018-16-1	BENNETT STANLEY JR	68 WOOD HOLLOW DR	\$6,876.89

Upper Dublin	U26-0998	54-00-02395-00-8	STANISLAUS GREGORY	214 BETHLEHEM PIKE	\$20,481.24
Upper Dublin	U26-1003	54-00-08818-00-2	GRIMES OSCAR R & BERTHA C	133 JACKSON AVE	\$57,792.63
Upper Hanover	U26-1020	57-00-00142-00-8	XPLPA LLC	2214 E BUCK RD	\$7,570.36
Upper Hanover	U26-1028	57-00-03658-00-2	BUTTERWORTH DAVID G	1050 PEEVY RD	\$67,343.77
Upper Merion	U26-1037	58-00-05806-00-4	SUTTON JOHN & FLORENCE	140 DAVID RD	\$16,226.98
Upper Merion	U26-1042	58-00-13346-01-5	MANCILL MILL HOTEL LLC	MANCILL MILL RD	\$8,820.12
Upper Merion	U26-1045	58-00-14506-18-7	MANTON CAROL ANNMARIE	725 PERSHING ST	\$13,816.56
Upper Merion	U26-1047	58-00-15355-00-4	AMOORE CHERIE	521 PRINCETON DR	\$14,598.70
Upper Merion	U26-1051	58-00-17017-00-7	STEVENS JANE G	920 TRINITY LN	\$17,934.61
Upper Merion	U26-1060	58-00-20689-00-7	VOGT SCOT C	221 WESTFALL AVE	\$14,607.65
Upper Moreland	U26-1062	59-00-01834-00-6	PAPADOPOLOUS THOMAS	2910 BYBERRY RD	\$33,105.07
Upper Pottsgrove	U26-1080	60-00-02797-00-5	BIUNDO MARIO	817 N STATE ST	\$15,077.10
Upper Providence	U26-1083	61-00-01660-17-8	MORIARITY JOYCE L	507 MEADOWVIEW LN	\$4,719.56
Upper Providence	U26-1087	61-00-03320-06-6	BICKLE DAVID B & LAURA A	LOVERS LN	\$4,774.58
Upper Providence	U26-1093	61-00-04079-66-6	MAJ DANUTA	16 PENMORE PL	\$22,388.98
Upper Providence	U26-1096	61-00-04389-32-9	SWIFT-JOSEY STEVEN	208 PROVIDENCE FORGE	\$11,085.06
Upper Providence	U26-1098	61-00-05072-10-5	KUHNSMAN ROBERT E	702 S TRAPPE RD	\$20,747.30
Upper Salford	U26-1104	62-00-01222-00-3	LEAR KATHLEEN ANNE & SMITH DAVID ALAN JR	1677 QUARRY RD	\$12,568.67
West Norriton	U26-1191	63-00-00527-12-1	REED RITAJEAN & WNUKOWSKI JOHN J	113 BRANDON RD	\$10,751.50
West Norriton	U26-1112	63-00-04795-00-2	BENZ PAUL A JR	2 LYNN DR	\$18,681.05
West Pottsgrove	U26-1126	64-00-00766-00-7	KIKER EMILY	CYPRESS RD	\$1,215.91
West Pottsgrove	U26-1128	64-00-01549-00-7	RUDDOCK CEYON & NICKEISHA	1133 GLASGOW ST	\$35,998.63
Whitemarsh	U26-1134	65-00-00808-00-9	DDH FUND LLC	552 S BETHLEHEM PIKE	\$30,719.13
Whitemarsh	U26-1138	65-00-02062-00-6	SOWA THADDEUS M & ALICE	3004 CHESTNUT ST	\$14,352.45
Whitemarsh	U26-1140	65-00-03949-00-9	KOCHANOWICZ EMILY R & VALERIE A	416 FLOURTOWN RD	\$15,925.81
Whitemarsh	U26-1156	65-00-10660-00-3	JAGGER INVESTMENTS LLC	7000 BUTLER PIKE	\$14,835.25

Whitpain	U26-1158	66-00-01078-00-8	WALKER TONYA J	1601 CLEARVIEW AVE	\$35,306.73
Worcester	U26-1180	67-00-04243-00-1	MCCARTY JOHN MALCOLM	3 W ADAIR DR	\$1,299.34