**Montgomery County Tax Claim Bureau**

# 2026 Continued Judicial Sale List

# 10/6/2026

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 December 10, 2026 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 618 of the Real Estate Tax Sale Law, 72 PS.§ 5860.618, the owner shall not be permitted to repurchase said property**.

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 delinquent in paying municipal utility bills owed within the Commonwealth of Pennsylvania.

3. Prospective bidders shall certify they are not bidding for or 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 or permitted an uncorrected housing code violation, 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 619(d) of the Real Estate Tax Sale Law, 72 P.S. § 5860.619(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.

** 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.

TERMS OF SALE: Payment of the bid price along with transfer taxes and recording costs shall be made in the form of certified funds or by wire (which must include a $20.00 wire fee in addition to other fees and costs) no later than 4:00 pm on the day of 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, the sale will be voided.

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.

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) Download the bidder registration forms. Registration forms are available online at www.montgomerycountypa.gov/taxclaim (2) Complete the forms in their entirety (3) Return the forms in person with a copy of your photo identification, and a check for the bidder registration fee in the amount of $100.00 made payable to the

Montgomery County Tax Claim Bureau. Failure to present photo identification at the time of registration will prevent a prospective bidder from being registered to bid.

Petitioner exposed certain parcels of land to Upset Sale in September 2025 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** | **Sale No.** | **Parcel** | **Owner** | **BOA Location** | **Min. Bid.** |
|---|---|---|---|---|---|
| Pottstown | J26-0002 | 16-00-00020-00-9 | WALLACE DAVID VAN | 76 N ADAMS ST | $2,804.11 |
| Douglass | J26-0006 | 32-00-03125-05-6 | HILBERT MICHAEL D | 11 ACORN DR REAR | $2,183.03 |
| Hatfield Township | J26-0009 | 35-00-05553-02-7 | GRACE BUILDING COMPANY | LEHIGH AVE | $1,568.21 |
| Hatfield Township | J26-0010 | 35-00-05553-03-6 | GRACE BUILDING COMPANY | LEHIGH AVE | $1,683.85 |
| Hatfield Township | J26-0011 | 35-00-05553-04-5 | GRACE BUILDING COMPANY | LEHIGH AVE | $1,683.85 |
| Lower Providence | J26-0012 | 43-00-00847-10-9 | 10 SPHERE INVESTMENTS LLC | AUDUBON RD | $2,153.44 |
| New Hanover | J26-0013 | 47-00-00850-00-9 | NEW HANOVER NEIGHBORS LP | ROMIG RD | $2,330.67 |
| West Norriton | J26-0017 | 63-00-05497-00-2 | GREEN MARLENA & KENT CAMILLE & DEPAUL NOVA | NORRIS ST | $2,423.10 |