Montgomery County Tax Claim Bureau
2026 Continued Upset Sale as of 11/09/2026

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 December 10, 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 December 9, 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 December 9, 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 December 10, 2026.

Prospective bidders must register and pay the registration fee before 4:00 PM on November 24, 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. ¾% 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
Conshohocken	U26-0031	05-00-11856-13-6	MILLENNIUM WATERFRONT ASSOCIATES II LP	WASHINGTON ST	$6,571.62
Norristown	U26-0091	13-00-01808-00-6	MARTIN BRETT L	1314 ARCH ST	$14,396.38
Norristown	U26-0191	13-00-17960-00-9	MAGUIRE LINDA FOX	1431 JUNIPER ST	$17,906.40
Norristown	U26-0222	13-00-22936-00-1	ESPINOZA-MEDINA RUFINO & EVANGELISTA-SALAS HERIBERTO	147 W MAIN ST	$23,696.64
Norristown	U26-0239	13-00-24328-00-4	GEORGE N ALTHOUSE MEM ASSOC INC AMERICAN LEGION POW 39	500 E MARSHALL ST	$16,693.53
Norristown	U26-0240	13-00-24328-10-3	GEORGE N ALTHOUSE MEM ASSOC INC AMERICAN LEGION POW 39	508 E MARSHALL ST	$2,773.92
Norristown	U26-0354	13-00-34152-00-8	CRIBS LLC	232 W SPRUCE ST	$7,525.81
Norristown	U26-0409	13-00-39496-00-1	ESPINOSA RUFINO & GILBERTO	204 W WOOD ST	$17,637.98
Pottstown	U26-0436	16-00-10516-00-7	ROLLINS MARCIA D	377 N FRANKLIN ST	$36,428.31
Pottstown	U26-0446	16-00-16400-00-9	IANNINI ANTHONY J	327 JEFFERSON AVE	$7,728.84
Pottstown	U26-0455	16-00-25824-00-8	TRI-COUNTY FOOD DISTRIBUTION WAREHOUSE LLC	244 SHOEMAKER RD	$20,733.56
Souderton	U26-0483	21-00-02660-00-1	HERIDIA FRANCHESCA & MICHAEL W	220 S FIFTH ST	$30,357.29
Abington	U26-0501	30-00-12680-00-7	LAROCCA JULIUS	1829 DAVISVILLE RD	$15,500.85
Cheltenham	U26-0565	31-00-00163-00-4	WILLIAMS SARAMICHELE	116 ANDREA RD	$172,895.82
Cheltenham	U26-0567	31-00-05116-00-1	SLADE ANDERSON L & JOAN	1803 CHELSEA RD	$18,677.56
Douglass	U26-0612	32-00-04765-40-5	CHRISTMAN ROBERT C & ERB CARL L	NORTH HILLS RD	$1,046.94
Hatfield Township	U26-0655	35-00-11440-00-9	GOLD ANDREW	1621 WERNER RD	$15,106.53
Limerick	U26-0703	37-00-05452-02-7	JACKOWSKI DWIGHT ANDREW	165 W RIDGE PIKE	$3,537.11
Lower Gwynedd	U26-0713	39-00-01801-43-7	ZUCCARO NANCY E TR	77 HARLOW CIR	$13,248.65
Lower Merion	U26-0760	40-00-34820-00-6	ASP DEVELOPMENT LLC	MAPLE AVE	$2,575.61
Lower Merion	U26-0793	40-00-66308-00-9	FICCHI STEPHEN F & DONNA A	281 WINDING WAY	$91,223.04
Lower Providence	U26-0833	43-00-03679-10-3	GOLD ANDREW DAVID	2825 EGYPT RD	$1,423.60
Springfield	U26-0954	52-00-01664-46-2	CHH COMMUNITY HEALTH	1811 BETHLEHEM PIKE	$18,835.04
Springfield	U26-0955	52-00-01664-48-9	CHH COMMUNITY HEALTH	1811 BETHLEHEM PIKE	$18,832.92
Towamencin	U26-0984	53-00-04946-43-7	BRAJKOVICH GREGORY	MONROE DR	$999.93

Upper Merion	U26-1047	58-00-15355-00-4	AMOORE CHERIE	521 PRINCETON DR	$8,639.25
Whitemarsh	U26-1138	65-00-02062-00-6	SOWA THADDEUS M & ALICE	3004 CHESTNUT ST	$12,171.41