

Land Bank Board Agenda
Go-To Meeting
March 22, 2021
11:00 A.M.

1. Public Comment
2. Roll Call
3. Approval of meeting minutes for November 23, 2020 and February 22, 2021
4. Bills and Communications
5. Report of the Executive Director or other appropriate staff
 - a. PHARE grant update
 - b. Property sourcing, acquisition, and disposition processes
 - c. Requests for quotes – Appraisals and Title Searches - update
6. Unfinished Business
 - a. Biannual Review of Policies and Procedures
 - b. Community Outreach and Education – Proposed virtual “Buying Property through the Land Bank” zoom meeting
 - c. Blighted Property List
 - i. Certified Blighted and Sent to County Redevelopment Authority

Documents:

[Properties Blighted - Certified to Mont. Cty. Redev. Auth. \(March 2020\) 202102110851505685.pdf](#)

- ii. Certified Blighted But Not Sent to County Redevelopment Authority

Documents:

[Properties Blighted - Certified But Not Sent to Mont. Cty. Redev. Auth. \(March 2020\) 202102110851299741.pdf](#)

- iii. Sent to Planning Commission

Documents:

[Pottstown Borough Planning Commission \(March 2020\).pdf](#)

d. Sheriff, Upset and Judicial Sales

i. Montgomery County Judicial Sale List April 22, 2021

Documents:

[Montgomery County Judicial-Sale-List April 2021.pdf](#)

7. New Business

a. Memorandum of Understanding with the Pottstown Area Industrial Development (PAID)

8. Adjournment

**PROPERTIES BLIGHTED AND CERTIFIED TO
MONTGOMERY COUNTY REDEVELOPMENT AUTHORITY
MARCH 2, 2020**

Property Address	Date Certified to Montgomery County Redevelopment Authority
323 King Street	December, 2009
423 Lincoln Avenue	December, 2009
68 N. Washington St. a/k/a 504 Chestnut St.	December, 2009
351 Walnut Street	November, 2008
355 Walnut Street	November, 2008

**PROPERTIES BLIGHTED AND CERTIFIED BUT NOT SENT
TO MONTGOMERY COUNTY REDEVELOPMENT AUTHORITY
MARCH 2, 2020**

Property Address	Date Certified
244 3 rd Street	03/22/12
129 Beech Street	05/18/16
248 Beech Street	09/30/10
310 Beech Street	09/30/10
326 Beech Street	11/16/16
350 Beech Street	05/18/16
527 Beech Street	04/18/18
653 Beech Street	09/18/19
300 Cherry Street	09/17/14
29 Chestnut Street	06/18/14
40 Chestnut Street	03/19/14
403 Chestnut Street	05/18/16
539 Chestnut Street	03/25/10
549 Chestnut Street	03/28/13
880 Cross Street	11/21/13
327 Grant Street	11/19/14
329 Grant Street	10/17/18
28 S. Hanover Street	10/25/12
433 High Street	08/23/12
542 High Street	09/30/10
123 S. Keim Street	11/21/13
325 King Street	06/18/14
431 King Street	11/16/16
451 King Street	11/17/10
603 Lincoln Avenue	03/19/14
311 South Street	05/18/16
422 South Street	04/29/10
853 South Street	08/23/12
122 E. Third Street	09/18/19
8 Walnut Street	11/19/14
128 Walnut Street	05/18/16
383 Walnut Street	02/19/20
629 Walnut Street	09/30/10
119 S. Washington Street	02/24/11

**POTTSTOWN BOROUGH PLANNING COMMISSION
MARCH 2, 2020**

ADDRESS	RESOLUTION	CERTIFICATION	MONTGOMERY COUNTY REDEVELOPMENT AUTHORITY
257 Beech Street	03/22/12		
*520 Beech Street	11/15/17		
635 Beech Street	08/23/12		
366 N. Charlotte Street	11/16/16		
418 Cherry Street	10/17/18		
357 Chestnut Street	02/21/18		
36 W. Eighth Street	02/21/18		
306 N. Evans Street	04/18/18		
784 Farmington Avenue	09/18/19		
104 S. Franklin St.	05/20/15		
920 Glasgow Street	09/17/14		
553 Grant Street	10/30/08		
549 High Street	02/15/17		
566 High Street	09/18/19		
56 King Street	02/15/17		
58 King Street	02/15/17		
435 King Street	03/22/12		
361 New Street	02/28/13		
207 Potts Drive	02/19/20		
450 South Street	10/17/18		
350 Walnut Street	Action Needed		
645 Walnut Street	10/17/18		
674 Walnut Street	04/18/18		
173 N. York Street	11/16/16		
310 N. York Street	09/18/19		

*PROCESS RESTARTED

2021 APRIL JUDICIAL SALE

SALE LIST

AS OF: 3/5/2021

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 April 22, 2021. Due to the ongoing COVID-19 Pandemic, the 2021 April Judicial 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 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.§ S860.619a, 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 Wednesday 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.

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; (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; (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:

Municipality	Sale No	Parcel	Owner	BOA: Location	Min. Bid
Norristown	J21-0001	13-00-00200-00-3	KITCHENS LANE LLC	442 E AIRY ST	\$1,512.60
Norristown	J21-0002	13-00-01512-00-5	OLD HOLDINGS LLC	514 ARCH ST	\$3,455.81
Norristown	J21-0005	13-00-16708-00-1	QUINN AUGUSTA P	514 HIGH ST	\$7,488.47
Norristown	J21-0009	13-00-27304-00-7	JONES BYRON	242 NEW ST	\$26,387.79
Norristown	J21-0011	13-00-32564-00-3	WELDON BRADLEY	738 ROOSEVELT AVE	\$7,665.25
Norristown	J21-0012	13-00-33812-00-6	GARDNER WAYNE	114 E SPRUCE ST	\$5,463.61
Pottstown	J21-0015	16-00-01492-00-4	ELGOGARY PEGGY	377 BEECH ST	\$2,023.03
Pottstown	J21-0016	16-00-01648-00-1	NEVELS VERA	529 BEECH ST	\$1,520.85
Pottstown	J21-0017	16-00-06248-00-9	WALLACE NEIL R	439 CHESTNUT ST	\$1,588.93
Pottstown	J21-0021	16-00-10952-00-3	SCHENCK RICHARD S	22 S FRANKLIN ST	\$2,523.08
Pottstown	J21-0024	16-00-19372-00-7	OLD HOLDINGS LLC	779 LINCOLN AVE	\$2,782.98
Abington	J21-0028	30-00-55504-00-5	JEFFRIES ALEXIS	REESE AVE	\$1,321.11
Abington	J21-0029	30-00-56948-00-1	ANDERSON CHIPI M	ROBINSON AVE	\$1,276.18

Abington	J21-0030	30-00-60743-50-8	JNR KWADNO BOTI AKOMEAH & STREETER TALEEN LYNN	RUSCOMBE AVE	\$879.97
Hatfield Township	J21-0032	35-00-00388-00-9	HATFIELD BERGEY LP	3016 BETHLEHEM PIKE	\$2,244.74
Lower Merion	J21-0034	40-00-20188-00-4	MASSENGILL SKIP J	400 GLYNWYNNE RD	\$9,500.50
Lower Pottsgrove	J21-0035	42-00-00972-00-3	BODGE TRAVIS & MONICA	1980 N CHARLOTTE ST	\$1,542.55
Lower Pottsgrove	J21-0036	42-00-01355-00-7	AIREY ADRIAN	HAUSE AVE	\$2,015.36
Upper Hanover	J21-0039	57-00-00703-00-5	CHANDLER LARRY J & TAMARA J	W FOURTH ST	\$1,697.13

Parcels Removed from the Sale

Municipality	Sale No.	Parcel	Owner	BOA Location	Status
Cheltenham	J21-0031	31-00-02821-00-1	COOKE MELBA S & KEVIN	48 BONCOUER RD	Paid in Full