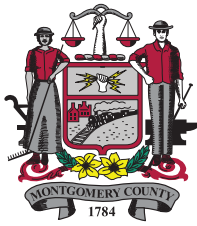


**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE JR., VICE CHAIR
JOSEPH C. GALE



TAX CLAIM BUREAU

MONTGOMERY COUNTY COURTHOUSE • PO Box 190
NORRISTOWN, PA 19404-0190

TAX CLAIM: 610-278-1216
FAX: 610-994-2881
EMAIL: TAXCLAIM@MONTCOPA.ORG
WWW.TAXCLAIM.MONTCOPA.ORG

JASON E. SALUS
TREASURER/DIRECTOR, TAX CLAIM

WILLIAM F. CALDWELL
FIRST DEPUTY

MICHAEL P. CLARKE
SOLICITOR

REPOSITORY SALES

1. All properties not sold at a Judicial Sale will go directly into repository status at which time NO bids may be placed on said properties for a period of five (5) business days once the Final Sale Results are posted on the Tax Claim Bureau's website. The Montgomery County Tax Claim Bureau will then entertain multiple bids on these new properties for five (5) business days. For a period of three (3) months after the sale, you may not bid less than the judicial sale opening bid.
2. Once three (3) months has elapsed, the minimum bid will decrease to the customary \$500.00 repository bid price. The Montgomery County Tax Claim Bureau will again entertain multiple bids for a period of five (5) business days on these properties.
3. Upon the bidder's completion of a repository sale bid form, bidder will deposit a \$100.00, **non-refundable** administrative processing fee in addition to the full repository bid amount, made payable to Montgomery County Tax Claim Bureau, in the form of a money order, cashier's check or other bank certified funds. The minimum amount that will be accepted for repository bids is \$500.00.
4. Repository bids are subject to the approval of the Director of the Tax Claim Bureau.
5. Upon receipt of repository bid, letters will be sent to the municipality and the school district asking for their approval of the bid.
6. If the municipality and /or school district disapprove the bid, a letter will be sent to the bidder notifying them of the disapproval, and a copy of the denial letter will be enclosed. If the bidder wishes to resolve the disapproval, it will be the bidder's responsibility to contact the municipality and/or school district in that regard and inform the Montgomery County Tax Claim Bureau of their intentions.
7. If the municipality and school district approves the bid, the bid will be sent to the Montgomery County Commissioners for approval. If the Montgomery County Commissioners approve the bid, the Tax Claim Bureau will prepare a deed in the name(s) specified by the bidder on their repository bid form. Costs associated with the deed recording fee, local and state transfer taxes will be added to the bid amount and must be paid in order to record the deed.
8. If no consent is provided within 60 days of the date notice was received by the taxing district, it shall be deemed that the taxing district consents to the sale of the property.
9. Once the deed is recorded, delinquent taxes on file with the Montgomery County Tax Claim Bureau will be exonerated. The deed will be recorded under the bidder registration and the original deed will be mailed to the address recorded.