SHERIFF SALE SUPPLEMENT

Montgomery County Law Reporter - Compliments of the Montgomery Bar Association and Sean P. Kilkenny, Sheriff

July 29, 2026
CONDITIONS OF SALE

All properties are sold "AS IS," with NO expressed or implied warranties OR guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable for any loss or damage to the premises sold resulting from any cause whatsoever. In anticipation of participating in this auction and purchasing a property the bidder assumes all responsibility for "due diligence."

Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a $10,000 deposit (plus a $35.00 processing fee) to Bid4Assets before the start of the auction. This single deposit will be associated with a particular auction date and allows a bidder to bid on all of the auctions that close on that particular date.

The plaintiff's attorney may submit their "upset price" to Bid4Assets prior to the start of the auction. The "upset price" is the least amount the plaintiff will accept for a property and it will become the new minimum bid for the auction.

The successful bidder shall pay the exact amount of the remaining balance within **12 calendar days** of the sale. If the payment falls on a federal holiday, the payment deadline shall be the close of business the first day after that date. Payment shall be made to Bid4Assets. **Failure to pay the balance by the due date will result in a default and the forfeiture of the deposit. You will also be banned from participating in future auctions.** In the event of a default the next highest bidder may be notified by Bid4Assets. Sheriff may settle with the second bidder who has complied with all of the conditions of sale. The defaulting party shall be liable to the plaintiff and/or the Sheriff for any and all costs incurred for the resale of the property.

Winning bidder shall comply with all post-sale instructions required by the Sheriff's Office and Bid4Assets. Buyer shall be responsible for the cost of preparing the deed poll and such other costs that are imposed by law. Payment extensions are uncommon. If one is necessary the decision will be made by the plaintiff's attorney once the Sheriff's Office is notified and provides consent.

In the event an overpayment is received, of the balance due, no funds less than $15 will be refunded.

The Plaintiff, at the discretion of the Sheriff's Office, can at any time cancel the sale after the auction closes for reasons of bankruptcy and any other reason that may arise.

It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or additional mortgages that may be held against the property and may not be satisfied by the post-sale Schedule "A" distribution. The bidder assumes all responsibility for "due diligence" in anticipation of participating in this auction and purchasing a property.

The Schedule "A" distribution will be completed, within approximately 30 days after the sale by the sheriff's title company, for all properties sold to third party bidders.

The Schedule "A" distribution directs how the purchase price of the property will be disbursed and which liens will be satisfied. Disbursement payments are listed in priority order. Our title company follows the Pennsylvania Rules of Civil Procedure when determining these payments.

Once we receive and review the distribution we will email a copy to the third party bidder and all parties involved.

The Schedule "A" Distribution is available for 10 days at the Sheriff's Office. It is also posted on the website https://www.montcopa.org/397/Sheriff's-Office and is made part of the case history at the Prothonotary's office.

Distribution payments will be made in accordance with the proposed Schedule "A" unless exceptions are filed on or before the tenth day of the distribution date.

Pending litigation will delay processing the distribution and deed.

The sheriff's deed is the last step in the distribution process.

Deed processing will begin approximately 15 days after the distribution date, provided no legal actions are pending against the purchase.

Winning bidder must comply with all post-sale instructions required by Bid4Assets and the Sheriff's Office. The Sheriff's office must receive your vesting instructions, to process your deed, along with two completed and signed Pennsylvania Realty Transfer Tax Statement of Value forms, with original signatures on both. The deed cannot be emailed to you. Our office must receive a self-addressed standard business envelope with approximately .75 postage to mail one recorded deed.

Important points to remember:

- The Sheriff's Office highly recommends that you seek the advice of an attorney to review the pros and cons of a Sheriff Sale purchase.
- The Sheriff's Office does not guarantee clear tile to any property being sold.
- The winning bidder may be responsible for additional liens; your due diligence is required.
- The winning bidder may be responsible for completing an eviction. Seek legal advice for all matters related to the eviction process.
- The Sheriff's Office and Bid4Assets do not have keys to any of the properties.
- Prospective bidders cannot inspect the interior of any property listed for sale.
- Each purchase is unique; situations and issues will vary from case to case.
- The Sheriff's Office complies with the Pennsylvania Rules of Civil Procedure.
- The Montgomery Bar Association, *Law Reporter,* publishes an on-line list of properties being offered for sale. Visit their website or subscribe at www.montgomerybar.org
- Properties are advertised in the local newspaper or the Philadelphia Inquirer bi-monthly.
- Handbills are posted on each property and also posted outside of the Sheriff's Office at the Montgomery County Courthouse.
- The full listing of properties is available on the Sheriff's website under Real Estate Sheriff's Sales www.montcopa.org/397/Sheriff's-Office or you can also stay up-to-date by downloading the Montgomery County PA Sheriff App in the iOS App store or in Android's Goggle Play Store.
- Sales are typically scheduled for the last Wednesday of every month. A calendar of dates is published on the sheriff's office website.
- The sales are open to the public via an on-line format at www.Bid4Assets.com/MontcoPASheriff - registration is required.
- Deeding instruction packet for properties Sold for Costs to the Plaintiff must include;
  - The law firms cover letter stating plaintiffs vesting instructions.
  - Two completed Pennsylvania Realty Transfer Tax Statement of Value forms with original signatures on both.
  - One copy of the complete mortgage and assignment of mortgage; both should include the official county cover page or the commissioner's registry stamp.
  - A 6x9 self-addressed stamped envelope for the return of the recorded deed.
  - Open invoices must be paid prior to the recording of the deed.
  - Case refunds will be mailed with the cost sheet after the deed has been recorded.

If you wish to participate in the auction and do not have access to a computer one is available for public use at the front counter of the sheriff's office. However, the Bid4Assets website can be accessed on mobile devices and tablets. An "offline" bid packet can be obtained by contacting Bid4Assets.

Terms and conditions are subject to change by the Sheriff and Bid4Assets.
Updated 7-1-2021

Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber
1	2010-06715	Cheltenham	Rainford, Patsy B.	$1,413.77	31-00-16474-00-1
2	2012-07314	Upper Hanover	Thomas, Scott	$70,851.92	57-00-02221-50-3
3	2012-10707	Lower Merion	Siwoniku, Abraham A. and Alero Smith-Kidd	$945,433.21	40-00-45448-00-7
4	2014-29320	Horsham	Josephson, Daniel H. and Andrea J.	$250,142.82	36-00-00855-16-2
5	2015-02659	Abington	Edwards, Calvin	$420,365.83, plus costs	30-00-19292-00-1

	Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber	
	6	2015-15095	Abington	McDonald, Robert T. and Margret E. Anderson	$497,389.02	30-00-43300-00-5	
	7	2016-04774	Pottstown	Ludy, Karen L.	$3,597.01	16-00-11748-00-8	
	8	2016-07461	Pottstown	Lauffer, Michael R. and Jessica L. Sampson-Lauffer	$4,350.48	16-00-17448-00-5	
	9	2016-12944	Pottstown	Vinson, Lisa	$7,575.46	16-00-30188-00-9	
	10	2016-23484	Abington	Dickerson, Elizabeth M.	$423,200.83*	30-00-63992-00-4	
	11	2017-20454	Norristown	Katherine Jackson Estate, et al.	$147,492.39, plus interest to Sale date	13-00-19328-00-9	
	12	2018-00886	Norristown	Callahan, Darby W.	$6,143.67	13-00-29244-00-2	
	13	2018-01096	Pottstown	Shawell, Todd E. M. and Theresa L.	$1,515.35	16-00-30876-00-5	
	14	2018-04557	Cheltenham	Nichols, Barbara Louise	$212,784.98	31-00-09871-00-7	
	15	2018-27553	West Conshohocken	McCarthy, III, John J. a/k/a John J McCarthy III	$329,759.25	24-00-00380-00-1	
	16	2018-27940	Skippack	Schaeffer, Bethany L.	$347,320.33	51-00-01694-03-7	
	17	2018-28976	Upper Merion	Helen Scott Estate, et al.	$242,034.73	58-00-13840-00-7	
	18	2019-03411	Upper Dublin	Rubenstein, Michael and Mary	$120,092.96	54-00-14989-00-5	
	19	2019-24545	Lower Pottsgrove	Peiffer, Brian and Jackie	$260,861.84	42-00-04021-00-5	
	20	2019-26335	Telford	Schatz, Carolyn J.	$333,247.08	22-02-01891-00-2	
	21	2019-28590	Abington	Kowalczyk, Margaret M., Individually and Solely, as Heir, et al.	$234,219.13	30-00-38296-00-5	
	22	2020-02775 A/B	Lansdale	Islam, Ashraful and Dilruba	$188,518.21, plus legal interest in the amount of $16,763.56 for a subtotal of $205,281.57	11-00-09548-00-8 (Premises "A"); and 46-00-00811-00-7 (Premises "B")	
	23	2020-04979	Pottstown	DiCampello, Kristina A. and Michael R.	$139,659.17	16-00-00268-00-4	
	24	2020-13853	Pottstown	Colon, Jose and Lindsay	$3,523.50	16-00-15188-00-6	
	25	2020-14315	Lower Moreland	Sargent, Lea B. and Stephanie A.	$27,731.49	41-00-06532-00-6	
	26	2020-17946	Pottstown	Keyser, Zakqary A.	$14,439.96	16-00-07728-00-5	
	27	2020-18355	Trappe	Carden Jr., Donald and Anne Marie	$6,659.95	23-00-00880-45-6	
	28	2021-15131	Pottstown	Smith, Donald	$19,218.77	16-00-06036-00-5	
	29	2021-15851	Bridgeport	O'Toole, Kevin R.	$10,654.47	02-00-02804-00-2	
	30	2021-18539	Lower Merion	Finch, Dena R. a/k/a Dena R. Simpson	$84,640.61	40-00-59604-00-8	
	31	2021-20439	Abington	Resurreccion, Stacey L.	$2,577.36	30-00-12324-00-3	
	32	2021-20472	Abington	Preston, Nancy P. and Patricia Preston-Rufibach	$2,114.78	30-00-09512-00-7	
	33	2021-22950	Horsham	Cottom Jr., David and Kelli	$763,029.99	36-00-10713-06-9	
	34	2021-22970	Cheltenham	Hamilton-Richardson, Nicole A., Victoria A. Hamilton-Mattie, et al.	$200,080.21	31-00-03049-00-7	
	35	2022-05111	Upper Providence	Barbine, Thomas M. and Toni-Marie	$354,219.96	61-00-01361-32-4	
	36	2022-13179	Horsham	Coniglio, Joanne and Joseph	$440,693.71	36-00-11059-00-2	
	37	2022-18328	Pottstown	Eschbach Jr., Robert W.	$3,652.75	16-00-09840-00-8	
	38	2022-20949	Lower Merion	Estate of Adeline Burt, et al.	$134,721.81	40-00-11153-68-7	
	39	2022-20954	Springfield	Torpey, Jeanette M. a/k/a Jeanette Torpey	$24,343.00	52-00-01153-00-1	

	Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber	
	40	2022-23416	Pottstown	Krause, Kevin D. and Amber S.	$86,552.30	16-00-25488-00-2	
	41	2023-03174	Hatboro	Pagano, Kimberly A. and Steven	$259,976.82	08-00-02656-00-9	
	42	2023-04652	Souderton	Heridia, Michael W. a/k/a Michael Herdia	$1,867,953.71	21-00-02660-00-1	
	43	2023-09924	Royersford	Chuck, Mark T., Individually and as Executor	$36,876.96	19-00-04576-00-4	
	44	2023-10141	Cheltenham	Conmy, Emily M. and Michael P.	$273,355.19	31-00-03853-00-4	
	45	2023-10332	Lower Pottsgrove	Cook, William S.	$142,974.23	42-00-03042-33-6	
	46	2023-15315	Norristown	Wachira, Francis M., Marie Magera Mbui; and Wamamu Mgmt. Co.	$84,522.36	13-00-19092-00-2	
	47	2023-18100	Cheltenham	Assembly of Self Inquiry Meditation, Inc., et al.	$151,359.75	31-00-21121-00-7	
	48	2023-19382	Lower Frederick	Barndt, Tami L.	$5,501.79	38-00-02855-18-5	
	49	2023-19398	Abington	Sylvia D. Washington a/k/a Sylvia Doreen Washington a/k/a Sylvia King Washington, dec'd.	$81,518.22	30-00-54816-00-9	
	50	2023-20772	Whitpain	Mulbah, Johnson S.	$132,054.19	66-00-04918-00-2	
	51	2023-22873	Pottstown	Baldwin, Brendan and Cecelia	$4,804.66	16-00-25280-00-3	
	52	2024-02339	Upper Gwynedd	Walters, Sylvannya C.	$298,811.91	56-00-04556-20-3	
	53	2024-02707	Bridgeport	Estate of Theresa A. Williams, et al.	$120,952.39	02-00-01460-00-5	
	54	2024-07608	Cheltenham	Estate of Deborah A. Wright, et al.	$103,454.66	31-00-17338-91-8	
	55	2024-07642	New Hanover	Burghardt, Shannon	$274,822.78	47-00-05020-58-1	
	56	2024-07867	Upper Moreland	Maglio, Michael	$226,289.34	59-00-11518-00-6	
	57	2024-08494	Hatfield	Dastider, Luna and Ranendu	$268,616.17	35-00-10133-14-6	
	58	2024-09170	Souderton	Shearer, Robert P. and Sonja D.	$230,664.43 (calculated with interest through 01/29/2025)	21-00-06220-00-5	
	59	2024-14519	Horsham	Burnett, William L. and Alison	$64,563.43	36-00-10725-17-4	
	60	2024-14901	Montgomery	Estate of Robin M. Ruggie, et al.	$181,192.66	46-00-01686-43-7	
	61	2024-16892	Upper Providence	Hoffman, Bruce C. and Theresa R.	$270,533.52	61-00-00337-00-7	
	62	2024-17766	West Norriton	Kardick, Mary A. and James Manion, dec'd.	$157,590.83	63-00-02512-00-8	
	63	2024-18518	West Norriton	Lyons, Brian	$185,381.98	63-00-01914-30-9	
	64	2024-18571	Norristown	Estate of Dorothy Coles, et al.	$145,227.95, plus interest to date of sale	13-00-35704-00-4	
	65	2024-19766	Lower Pottsgrove	Charbonneau, Lisa and Bradley	$253,208.81	42-00-01087-00-5	
	66	2024-20990	Abington	Mattox, Martin S. and Danielle Marie	$178,451.60	30-00-52100-00-7	
	67	2024-24232	Pottstown	Lilly, Jessica L. and Kenneth Burns	$193,064.33	16-00-31724-00-3	
	68	2024-24235	Upper Providence	Stewart, Jaime Lee	$344,003.92	61-00-03521-70-2	
	69	2024-25879	Norristown	Estate of Anthony P. Muni, et al.	$172,565.64	13-00-30436-00-7	
	70	2024-27518	Lower Merion	Estate of Philippa S. Fellheimer, et al.	$9,591.56, plus interest, fees and costs from 01/08/2025	40-00-44101-02-2	

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	71	2024-28350	Lower Providence	Shala, Anton and Vjollca	$190,343.34	43-00-01687-00-7	
	72	2024-28538	Lower Providence	Barton, Aja and Dante	$611,624.99	43-00-00459-01-1	
	73	2024-29103	Plymouth	Scolora, Dara G. and Salvatore Scalora	$416,926.09	49-00-01288-42-7	
	74	2024-29355	Douglass	Lannen, Lawrence J. and Betsy L.	$22,385.84	32-00-07946-20-3	
	75	2025-00847	Upper Merion	Holubowsky, Victor	$322,455.39	58-00-02974-00-1 a/k/a 58026L002 a/k/a 580002974001	
	76	2025-01599	Lower Merion	Sossaman II, Daniel M. and Abigail Sossaman	$281,812.91	40-00-21996-00-5	
	77	2025-01755	Upper Dublin	Bathini Constructions Group LLC	$494,324.43	54-00-16278-00-3	
	78	2025-01775	Norristown	Welliott Investment Group, LLC and Andrea Jack	$191,506.13	13-00-14568-00-8	
	79	2025-02270	Hatfield	Krol, Kristen	$149,415.69	09-00-00046-00-8	
	80	2025-02493	East Norriton	Ulmer, Courtney A. a/k/a Courtney	$238,857.02	33-00-01246-00-8	
	81	2025-02627	Lower Pottsgrove	Galloway, Angela and John M. Carrelli a/k/a John M. Galloway	$261,307.37	42-00-01012-18-1	
	82	2025-02818	Upper Salford	Konopski, Joseph and Cheryl	$224,745.17	62-00-00790-00-3	
	83	2025-03324	Norristown	Carver, Patricia A.	$137,109.85	13-00-07308-00-5	
	84	2025-03582	Abington	Milnes, Wade A. and Melissa, h/w	$151,044.27	30-00-07948-00-5	
	85	2025-03645	Abington	Tro1, LLC	$239,163.36	30-00-70012-00-5	
	86	2025-06317	Norristown	Estate of Richard Mitchell, et al.	$241,961.26	13-00-20136-00-2	
	87	2025-06355	Towamencin	Thompson, Rose M.	$142,060.48	53-00-03253-26-7	
	88	2025-06545	Abington	Hughes, Amanda a/k/a Amanda L. Hughes	$456,737.81	30-00-02300-00-1 and 30-00-02304-00-6	
	89	2025-07132	Cheltenham	Jackson, Leone and Shabazz Juwan	$505,119.66	31-00-00688-80-1	
	90	2025-07215	Telford	Shearer, Lori Beth and Lisa M. Schwalm	$101,777.50	22-02-01132-11-3	
	91	2025-08417	Lower Merion	Estate of Ronda Travers, et al.	$99,113.91	40-00-11151-40-1	
	92	2025-08568	Pottstown	Nixon, Janae	$144,402.54	16-00-09240-00-5	
	93	2025-08569	Norristown	Johnson, Gloria	$91,711.55	13-00-10120-00-1 and 13-00-33808-00-1	
	94	2025-10261	Upper Merion	Williams, Nancy M.	$224,799.85	58-00-13465-00-4	
	95	2025-14395	Cheltenham	Aycox, Stefanie	$458,876.76	31-00-01441-00-4	
	96	2025-14584	Abington	Berry III, Richard T.	$182,638.18	30-00-51516-00-6	
	97	2025-14652	East Greenville	Heberlig, David M. a/k/a David M. Fitzpatrick	$101,868.48	06-00-03392-00-4	
	98	2025-15940	North Wales	Debbie J. Rittenhouse and James Rittenhouse, Jr.	$198,540.56	14-00-00148-00-9	
	99	2025-16068	Lower Merion	Bristow, Bonnie M. a/k/a Bonnie Bristow	$34,196.13	40-00-55040-00-9 a/k/a 400055040009 a/k/a 40-00-55	
	100	2025-16670	Upper Moreland	Varshanidze, Irakli	$475,592.08	59-00-00481-00-9	
	101	2025-16679	Whitemarsh	DDH Fund, LLC and Brandon Mendenhall	$488,821.79	65-00-00808-00-9	
	102	2025-17385	Hatfield	Lynch, David a/k/a David K. Lynch and Kathleen P. Lynch, dec'd.	$207,925.60	35-00-01340-28-1	
	103	2025-17486	Pottstown	Quinter, Krystal	$185,158.98	16-00-28092-00-8	
	104	2025-18007	Franconia	Pohl, Jennifer and John	$367,689.16	34-00-04933-00-1	
	105	2025-18468	Whitpain	Smalls, Ezekiel and Wilhemina, h/w	$298,335.42	66-00-06142-00-2	

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	106	2025-18727	Abington	Williams, Darryl V. and Marcyta	$95,263.07	30-00-21088-00-5	
	107	2025-19187	Cheltenham	Bounsanga, Linda and Phetsakhone	$240,356.13	31-00-07837-00-7	
	108	2025-19846	Lower Pottsgrove	Hatfield, Joseph P.	$7,574.28	42-00-03239-14-8	
	109	2025-19896	Cheltenham	Thomas III, Allen C.	$99,896.93	31-00-16156-00-4 a/k/a 31-00-16156-004	
	110	2025-20586	Abington	Cooper, Debra; Michael Micciolo; and Donna Micciolo	$191,075.54	30-00-02220-00-9	
	111	2025-20663	Cheltenham	Lewis, Jasen D. and Teagan N. Robinson	$200,684.59	31-00-00337-00-1	
	112	2025-21565	Montgomery	Baxter, Dennis and Jannet E.	$339,232.17	46-00-03287-04-2	
	113	2025-21809	Lower Frederick	Weiss, Christopher and Kathryn	$240,906.64	38-00-01688-08-3	
	114	2025-22131	West Norriton	Jacobs, Tommy and Yolanda	$284,654.22	63-00-01652-40-9	
	115	2025-22341	West Pottsgrove	Granger, Karen L.	$20,322.48	64-00-04324-00-4	
	116	2025-22426	Norristown	Lowery, Christina	$190,994.87	13-00-31288-00-1	
	117	2025-23291	Upper Moreland	Soundar, Moune and Somsanith Phommachanh, dec'd.	$207,374.20	59-00-13372-00-6	
	118	2025-23344	Lower Providence	Estate of Coleen Marie Donahue, et al.	$170,081.67	43-00-05860-97-3	
	119	2025-23355	New Hanover	Matthews III, James	$241,055.93	470007696006 a/k/a 47-00-07696-00-6	
	120	2025-23592	West Pottsgrove	Rivera, Antonio	$175,658.01	64-00-05410-00-7	
	121	2025-23618	Hatboro	Rafa, Jeffrey A.	$170,869.12	08-00-01723-00-6	
	122	2025-24223	Springfield	Estate of Jeanette M. Torpey	$142,903.49	52-00-01153-00-1	
	123	2025-25062	Douglass	Estate of Peggy S. Fosnocht, et al.	$223,839.84	32-00-07852-00-9	
	124	2025-25260	Upper Merion	Kemper, Jeffrey S.	$138,333.03	58-00-00619-00-7	
	125	2025-25355	Pennsburg	Keller, Glen R.	$82,238.85	15-00-01972-00-2	
	126	2025-25697	Pottstown	Butler, Ryan	$325,065.66	16-00-19300-02-5	
	127	2025-26037	Lower Merion	Traynham, Kyle and Laura	$596,535.03	40-00-22456-00-4	
	128	2025-26402	Upper Pottsgrove	Estate of Mariano Biundo a/k/a Mario Biundo, et al.	$567,022.70	60-00-02797-00-5	
	129	2025-26495	West Norriton	O'Brien, James Patrick	$235,646.51	63-00-08201-42-1	
	130	2025-26591	Lower Pottsgrove	Hatfield, Joseph P. a/k/a J.P. Hatfield	$163,604.11	42-00-03239-14-8	
	131	2025-27819	Abington	Dimmack, Zachary J. and The Secretary of Housing and Urban Development	$204,676.71	30-00-40724-00-7	
	132	2025-28207	Upper Moreland	Goodrich, Raymond V. and Christine A., h/w	$90,853.41	59-00-09580-00-9	
	133	2025-28825	Montgomery	Ku, Jun S.	$96,665.31	460001039292 a/k/a 46-00-01039-292 a/k/a 46-00-01039-29-2	
	134	2025-28886	Abington	Goode, Alfred	$275,056.07	30-00-50732-00-7	
	135	2025-28924	Norristown	DelGado, Jenniffer M. and Radames Irizarry, Jr.	$140,673.09	13-00-09720-25-4	
	136	2025-29728	Cheltenham	Sampson, Gregory W. a/k/a Gregory a/k/a Gregory Wayne	$213,692.10	31-00-24436-00-4	
	137	2025-30068	Skippack	Caikoski, Frank and Melissa Caikoski a/k/a Melissa Fittipaldi	$413,646.40	51-00-01609-03-2	
	138	2025-31324	Cheltenham	Estate of Gail Bunting a/k/a Gail Evans-Bunting, et al.	$272,919.35	31-00-17146-00-4	
	139	2025-31338	Abington	Cahill, Michael J. and The Secretary of Housing and Urban Development	$163,334.40	300052816002 a/k/a 30-00-52816-00-2	

	Sale No.	WritNumber	Locality	Name	Debt	ParcelNumber	
	140	2025-31415	Horsham	Estate of Roy C. Karlsen, et al.	$437,338.60	36-00-10408-29-3	
	141	2026-00704	Rockledge	Conlan, Margaret D. a/k/a Margaret Conlan	$102,874.05	18-00-01033-50-6	
	142	2026-01174	Cheltenham	Montgomery Court Realty Co., L.P.	$486,732.12	31-00-19210-00-1	
	143	2026-03151	Salford	Kooker, Bradley K. and Denise M.	$104,282.69	44-00-00535-00-6	