

DELAWARE COUNTY, PA - TAX CLAIM BUREAU

DATE: 12/02/25

SALES REPORT

INTEREST CALCULATED AS OF: 12/11/2025

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FOLIO-NBR/OWNER/ADDRESS	LOCATION/DESCRIPTION/SIZE	SALE DATE: 12/11/25	ASTON
RECORD# 1	FOLIO-NBR 02-00-00721-00		
DOWNES ROBERT W &	305 CROZERVILLE RD		
DOWNES EDITH M	1 STY HSE GAR	CURRENT ASSESSMENT	205,800 TOTAL DUE: 6,139.54
305 CROZERVILLE RD	99 X 567		
ASTON PA 19014			
2023	CTY 205,800	SCH 205,800	6,139.54
ASTON			

RECORD# 2	FOLIO-NBR 08-00-00185-36	SALE DATE: 12/11/25	LOWER CHICHESTER
BA COLUMBIA LLC	3901 COLUMBIA AVE		
	4/1 STY BLDGS	CURRENT ASSESSMENT	7,893,580 TOTAL DUE: 8,322.44
40 MORRIS AVE STE 230	9.58AC LOT 7		
BRYN MAWR PA 19010			
2023	CTY 7,893,580	SCH 7,893,580	8,322.44
LOWER CHICHESTER			

RECORD# 3	FOLIO-NBR 09-00-00091-00	SALE DATE: 12/11/25	UPPER CHICHESTER
BONHAGE RUTH ELLEN	1021 BEESON AVE		
	1 1/2 STY HSE GAR	CURRENT ASSESSMENT	137,480 TOTAL DUE: 5,564.41
1021 BEESON AVE	35 X 100		
BOOTHWYN PA 19061			
2023	CTY 137,480	SCH 137,480	TWN 137,480 5,564.41

RECORD# 4	FOLIO-NBR 09-00-02972-08	SALE DATE: 12/11/25	UPPER CHICHESTER
ALADETOHUN ACQUISTION 01 LLC	4301 RIDERS LN		
	2 STY HSE ADD 2C GAR	CURRENT ASSESSMENT	255,510 TOTAL DUE: 9,523.01
4301 RIDERS LN	A173 X 165 LOT 106		
BOOTHWYN PA 19061			
2023	CTY 255,510	SCH 255,510	TWN 255,510 9,523.01
UPPER CHICHESTER			

RECORD# 5	FOLIO-NBR 11-00-01685-00	SALE DATE: 12/11/25	COLLINGDALE
SOLOMON GARY & LENA M	134 MACDADE BLVD		
	2 STY HSE/APT	CURRENT ASSESSMENT	165,670 TOTAL DUE: 9,673.64
134 MACDADE BLVD APT B	27 X 108 IRR		
DARBY PA 19023			
2023	CTY 165,670	SCH 165,670	TWN 165,670 9,673.64
COLLINGDALE			

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RECORD# 6	FOLIO-NBR	15-00-01951-04	SALE DATE: 12/11/25		DARBY TWP.	
CRAIG GILBERT		1544 LINCOLN AVE				
		2 STY HSE GAR	CURRENT ASSESSMENT	101,750	TOTAL DUE:	5,362.18
1544 LINCOLN AVE		18 X 106				
SHARON HILL PA 19079						
2023	CTY	101,750	SCH	101,750	TWN	101,750
						5,362.18
DARBY TWP.						

RECORD# 7	FOLIO-NBR	16-01-00311-00	SALE DATE: 12/11/25		UPPER DARBY	
MCCLOY WILLIAM		6639 CHURCH LN				
		2 STY HSE REAR ADD	CURRENT ASSESSMENT	65,870	TOTAL DUE:	2,136.38
6639 CHURCH LN		16 X 132				
UPPER DARBY PA 19082						
2023	CTY	65,870	SCH	65,870		2,136.38

RECORD# 8	FOLIO-NBR	16-02-00050-00	SALE DATE: 12/11/25		UPPER DARBY	
RAHAMAN AZGARER &		7054 ABERDEEN RD				
YEASMIN SHANZIDA		2 STY HSE ADD GAR	CURRENT ASSESSMENT	56,210	TOTAL DUE:	2,557.58
7054 ABERDEEN RD		16 X 70				
UPPER DARBY PA 19082						
2022	CTY	56,210	SCH	56,210		247.91
2023	CTY	56,210	SCH	56,210		2,309.67

RECORD# 9	FOLIO-NBR	16-02-00968-00	SALE DATE: 12/11/25		UPPER DARBY	
TALMADGE CHERYL		7146 GREENWOOD AVE				
		HSE GAR	CURRENT ASSESSMENT	71,880	TOTAL DUE:	1,348.78
7146 GREENWOOD AVE		16 X 94				
UPPER DARBY PA 19082						
2023	CTY	71,880	SCH	71,880		1,348.78

RECORD# 10	FOLIO-NBR	16-03-00800-00	SALE DATE: 12/11/25		UPPER DARBY	
GEATHERS PATRICIA		308 HAMPDEN RD				
		2 STY HSE	CURRENT ASSESSMENT	60,840	TOTAL DUE:	1,692.76
308 HAMPDEN RD		15 X 80				
UPPER DARBY PA 19082						
2023	CTY	60,840	SCH	60,840		1,692.76

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RECORD# 11	FOLIO-NBR	16-03-00971-00	SALE DATE: 12/11/25	UPPER DARBY
STUDENT-RUN EMERGENCY HOUSING	107 LONG LN			
UNIT OF PHILADELPHIA INC	2 STY BLDG		CURRENT ASSESSMENT	250,300 TOTAL DUE: 8,372.25
302 MYSTIC LN	37 X 71			
MEDIA PA 19063				
2023	CTY	250,300	SCH	250,300 8,372.25
RECORD# 12	FOLIO-NBR	16-03-01579-00	SALE DATE: 12/11/25	UPPER DARBY
DEPOMPEO SHARI L &	7162 RUSKIN LN			
DEPOMPEO EDWARD F	BR HSE & GAR		CURRENT ASSESSMENT	71,720 TOTAL DUE: 555.67
7162 RUSKIN LN	16 X 80			
UPPER DARBY PA 19082				
2023	CTY	71,720	SCH	71,720 555.67
RECORD# 13	FOLIO-NBR	16-06-00941-00	SALE DATE: 12/11/25	UPPER DARBY
SIMMONS SHAWN P	128 N PENNOCK AVE			
	2 STY HSE & GAR		CURRENT ASSESSMENT	93,250 TOTAL DUE: 4,749.2
128 N PENNOCK AVE	25 X 110			
UPPER DARBY PA 19082				
2022	CTY	93,250	SCH	93,250 1,074.69
2023	CTY	93,250	SCH	93,250 3,674.51
RECORD# 14	FOLIO-NBR	16-08-01470-00	SALE DATE: 12/11/25	UPPER DARBY
CHURCH OF CHRIST	801 HARPER AVE			
A PA NON PROFIT CORP	2 STY HSE & GAR		CURRENT ASSESSMENT	192,540 TOTAL DUE: 5,932.76
801 HARPER AVE	75 X 100			
DREXEL HILL PA 19026				
2023	CTY	192,540	SCH	192,540 5,932.76
RECORD# 15	FOLIO-NBR	16-08-01942-00	SALE DATE: 12/11/25	UPPER DARBY
BRANCATO MICHAEL	247 N LINDEN AVE			
BRANCATO M M	2 STY HSE GAR		CURRENT ASSESSMENT	110,880 TOTAL DUE: 4,279.84
216 PICKWICK RD	16 X 100			
HAVERTOWN PA 19083				
2023	CTY	110,880	SCH	110,880 4,279.84

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RECORD# 16	FOLIO-NBR	16-08-02006-00	SALE DATE: 12/11/25	UPPER DARBY	
HUDSON WENDY		2219 LYNN BLVD			
		2 STY HSE & GAR	CURRENT ASSESSMENT	118,310	TOTAL DUE: 3,005.13
2219 LYNN BLVD		16 X 95			
UPPER DARBY PA 19026					
2023	CTY	118,310	SCH	118,310	3,005.13
RECORD# 17	FOLIO-NBR	16-08-02715-00	SALE DATE: 12/11/25	UPPER DARBY	
DIGRAZIO MALATESTA KATHLEEN		841 TURNER AVE			
		2 STY HSE & GAR	CURRENT ASSESSMENT	244,780	TOTAL DUE: 9,135.29
841 TURNER AVE		60 X 100			
DREXEL HILL PA 19026					
2023	CTY	244,780	SCH	244,780	9,135.29
RECORD# 18	FOLIO-NBR	16-08-03022-00	SALE DATE: 12/11/25	UPPER DARBY	
CAPOFERRI LORI		2212 WINDSOR AVE			
		2 STY HSE & GAR	CURRENT ASSESSMENT	119,070	TOTAL DUE: 4,055.05
2212 WINDSOR AVE		16 X 111			
DREXEL HILL PA 19026					
2023	CTY	119,070	SCH	119,070	4,055.05
RECORD# 19	FOLIO-NBR	16-09-00879-00	SALE DATE: 12/11/25	UPPER DARBY	
VANGUILDER GABRIELLE		330 LAKEVIEW AVE			
		2 STY HSE & GAR	CURRENT ASSESSMENT	114,350	TOTAL DUE: 3,156.24
330 LAKEVIEW AVE		25 X 125			
DREXEL HILL PA 19026					
2023	CTY	114,350	SCH	114,350	3,156.24
RECORD# 20	FOLIO-NBR	16-13-00093-00	SALE DATE: 12/11/25	UPPER DARBY	
221 PROPERTIES LLC		4009 ALBERMARLE AVE			
		2 STY HSE GAR	CURRENT ASSESSMENT	101,430	TOTAL DUE: 3,969.3
604 W ASHLAND AVE		26.5 X 110			
GLENOLDEN PA 19036					
2023	CTY	101,430	SCH	101,430	3,969.30

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RECORD# 21	FOLIO-NBR	16-13-00625-00	SALE DATE: 12/11/25	UPPER DARBY
BARIONNETTE MARC &		400 S BISHOP AVE		
BARIONNETTE ANELIA		1 STY HSE 3C GAR	CURRENT ASSESSMENT	244,000
400 S BISHOP AVE		120 X 570 X IRR		TOTAL DUE: 9,077.19
CLIFTON HEIGHTS PA 19018				
2023	CTY	244,000	SCH	244,000
				9,077.19

RECORD# 22	FOLIO-NBR	16-13-01633-00	SALE DATE: 12/11/25	UPPER DARBY
GRS INVESTMENTS LLC		3921 DENNISON AVE		
		3STY BLDG 5 APTS	CURRENT ASSESSMENT	269,360
PO BOX 305		174.78 X 100 IRR LOT 3		TOTAL DUE: 10,021.09
CENTER VALLEY PA 18034				
2023	CTY	269,360	SCH	269,360
				10,021.09

UPPER DARBY

RECORD# 23	FOLIO-NBR	18-00-00419-02	SALE DATE: 12/11/25	EDDYSTONE
JUSTICE MELISSA A		207 LEXINGTON AVE		
CUBLER FREDERICK W		3 STY HSE	CURRENT ASSESSMENT	77,220
207 LEXINGTON AVE		12 X 55		TOTAL DUE: 3,257.89
EDDYSTONE PA 19022				
2023	CTY	77,220	SCH	77,220
			TWN	77,220
				3,257.89

EDDYSTONE

RECORD# 24	FOLIO-NBR	19-00-00051-00	SALE DATE: 12/11/25	EDGMONT
BUNN MONIQUE		6 CHESTNUT RD		
		1 STY HSE ADD GAR	CURRENT ASSESSMENT	191,630
6 CHESTNUT RD		60 X 100		TOTAL DUE: 14,145.76
NEWTOWN SQUARE PA 19073				
2021	CTY	191,630	SCH	191,630
			TWN	191,630
				5,044.52
2022	CTY	191,630	SCH	191,630
			TWN	191,630
				4,526.47
2023	CTY	191,630	SCH	191,630
			TWN	191,630
				4,574.77

RECORD# 25	FOLIO-NBR	19-00-00052-00	SALE DATE: 12/11/25	EDGMONT
BUNN MONIQUE		0 CHESTNUT RD		
		GRD	CURRENT ASSESSMENT	87,560
6 CHESTNUT RD		40 X 100 LOT 74-75		TOTAL DUE: 7,205.12
NEWTOWN SQUARE PA 19073				
2021	CTY	87,560	SCH	87,560
				2,537.42
2022	CTY	87,560	SCH	87,560
			TWN	87,560
				2,271.58
2023	CTY	87,560	SCH	87,560
			TWN	87,560
				2,396.12

EDGMONT

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RECORD# 26	FOLIO-NBR	22-01-02301-00	SALE DATE: 12/11/25		HAVERFORD	
WELSH MATTHEW J JR &		100 WASHINGTON AVE				
WELSH BETH M		2 STY HSE GAR	CURRENT ASSESSMENT	400,000	TOTAL DUE:	4,426.73
100 WASHINGTON AVE		50 X 150				
HAVERTOWN PA 19083						
2023	CTY	573,750	SCH	573,750		4,426.73

RECORD# 27	FOLIO-NBR	22-03-01581-00	SALE DATE: 12/11/25		HAVERFORD	
TUREK ANDREW F		217 E MARTHART AVE				
		2 STY HSE	CURRENT ASSESSMENT	242,020	TOTAL DUE:	7,934.9
217 E MARTHART AVE		50 X 125				
HAVERTOWN PA 19083						
2023	CTY	242,020	SCH	242,020	TWN	242,020
						7,934.90

HAVERFORD

RECORD# 28	FOLIO-NBR	33-00-01540-00	SALE DATE: 12/11/25		PROSPECT PARK	
ROLEK ELIZABETH		807 PENNSYLVANIA AVE				
		2 STY HSE GAR	CURRENT ASSESSMENT	154,840	TOTAL DUE:	2,070.58
807 PENNSYLVANIA AVE		50X115				
PROSPECT PARK PA 19076						
2023	CTY	154,840	SCH	154,840	TWN	154,840
						2,070.58

PROSPECT PARK

RECORD# 29	FOLIO-NBR	34-00-00154-00	SALE DATE: 12/11/25		NETHER PROVIDENCE	
OSHEA JARED C &		309 BEATTY RD				
OSHEA MICHELLE L		1 STY HSE	CURRENT ASSESSMENT	495,470	TOTAL DUE:	20,660.11
309 BEATTY RD		167 X 256 IRR				
MEDIA PA 19063-1641						
2023	CTY	495,470	SCH	495,470		20,660.11

NETHER PROVIDENCE

RECORD# 30	FOLIO-NBR	37-00-02056-50	SALE DATE: 12/11/25		RIDLEY PARK	
CLAYPOOLE KELLY		33 CHESTER PK				
		CONDO	CURRENT ASSESSMENT	112,400	TOTAL DUE:	6,900.07
33 WEST CHESTER PK E2		UNIT E2				
RIDLEY PARK PA 19078						
2022	CTY	112,400	SCH	112,400		2,393.19
2023	CTY	112,400	SCH	112,400		4,506.88

RIDLEY PARK

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RECORD# 31	FOLIO-NBR	38-05-00174-00	SALE DATE: 12/11/25	RIDLEY TWP.		
LEWIS EDWARD &		410 BELMONT AVE				
LEWIS PATRICIA ESCHER		1 1/2 STY HSE	CURRENT ASSESSMENT	180,280	TOTAL DUE:	8,654.39
410 BELMONT AVE		50 X 125				
MILMONT PARK PA 19033						
2022	CTY	180,280	SCH	180,280		1,615.37
2023	CTY	180,280	SCH	180,280		7,039.02

RIDLEY TWP.

RECORD# 32	FOLIO-NBR	41-00-00091-00	SALE DATE: 12/11/25	SHARON HILL		
GREEN ERNEST		141 BARTLETT AVE				
		2 1/2 STY HSE GAR	CURRENT ASSESSMENT	103,180	TOTAL DUE:	7,677.31
141 BARTLETT AVE		27 X 127				
SHARON HILL PA 19079						
2022	CTY	103,180	SCH	103,180	TWN	2,705.44
2023	CTY	103,180	SCH	103,180	TWN	4,971.87

RECORD# 33	FOLIO-NBR	41-00-01066-00	SALE DATE: 12/11/25	SHARON HILL		
RAW AUTO SOLUTIONS LLC		201 GARVIN BLVD				
WASHINGTON RICHARD A III		2 STY HSE GAR	CURRENT ASSESSMENT	125,060	TOTAL DUE:	6,201.1
201 GARVIN BLVD		35 X 109				
SHARON HILL PA 19079						
2023	CTY	125,060	SCH	125,060	TWN	6,201.10

SHARON HILL

RECORD# 34	FOLIO-NBR	48-00-00904-00	SALE DATE: 12/11/25	YEADON		
ZION PENTECOSTAL CHURCH OF		536 CHURCH LN				
GOD OF NEW DIRECTION INC		2 STY STORE/APT	CURRENT ASSESSMENT	180,410	TOTAL DUE:	3,700.17
536 CHURCH LN		50 X 145				
YEADON PA 19050						
2023			SCH	360,820	TWN	3,700.17

RECORD# 35	FOLIO-NBR	48-00-01487-00	SALE DATE: 12/11/25	YEADON		
LOTHARP BURMAN & ALICE G		1046 DUNCAN AVE				
C/O LOTHARP MARC A		2 STY HSE GAR E/P	CURRENT ASSESSMENT	138,680	TOTAL DUE:	10,056.43
1046 DUNCAN AVE		23 X 100				
LANSLOWNE PA 19050						
2022	CTY	138,680	SCH	138,680	TWN	3,269.28
2023	CTY	138,680	SCH	138,680	TWN	6,787.15

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RECORD# 36	FOLIO-NBR	48-00-01813-00	SALE DATE: 12/11/25		YEADON	
BOOTHE HUGH &		804 FERN ST				
BOOTHE MAUREEN		2 STY HSE GAR E/P	CURRENT ASSESSMENT	155,740	TOTAL DUE:	368.22
804 FERN ST		24 X 112				
YEADON PA 19050						
2023		CTY 155,740	SCH 155,740	TWN 155,740		368.22

RECORD# 37	FOLIO-NBR	48-00-02446-00	SALE DATE: 12/11/25		YEADON	
AWOLUSI TOLULOPE &		518 ORCHARD AVE				
CLERMONT JESSICA		2 1/2 STY HSE	CURRENT ASSESSMENT	112,730	TOTAL DUE:	7,053
518 ORCHARD AVE		25 X 130				
YEADON PA 19050						
2022		CTY 112,730	SCH 112,730	TWN 112,730		1,614.04
2023		CTY 112,730	SCH 112,730	TWN 112,730		5,438.96

YEADON