

DELAWARE COUNTY, PA - TAX CLAIM BUREAU

DATE: 11/26/25

SALES REPORT

INTEREST CALCULATED AS OF: 12/11/2025

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FOLIO-NBR/OWNER/ADDRESS	LOCATION/DESCRIPTION/SIZE						
RECORD# 1	FOLIO-NBR	02-00-00721-00		SALE DATE: 12/11/25		ASTON	
DOWNES ROBERT W & DOWNES EDITH M 305 CROZERVILLE RD ASTON PA 19014 2023	305 CROZERVILLE RD 1 STY HSE GAR 99 X 567 CTY	205,800		CURRENT ASSESSMENT	205,800	TOTAL DUE:	6,139.54
				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 40 MORRIS AVE STE 230 BRYN MAWR PA 19010 2023	3901 COLUMBIA AVE 4/1 STY BLDGS 9.58AC LOT 7 CTY	7,893,580		CURRENT ASSESSMENT	7,893,580	TOTAL DUE:	8,322.44
				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 BOOTHWYN PA 19061 2023	1021 BEESON AVE 1 1/2 STY HSE GAR 35 X 100 CTY	137,480		CURRENT ASSESSMENT	137,480	TOTAL DUE:	5,564.41
				SCH	137,480	TWN	5,564.41
					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 BOOTHWYN PA 19061 2023	4301 RIDERS LN 2 STY HSE ADD 2C GAR A173 X 165 LOT 106 CTY	255,510		CURRENT ASSESSMENT	255,510	TOTAL DUE:	9,523.01
				SCH	255,510	TWN	9,523.01
					255,510		9,523.01
UPPER CHICHESTER							
RECORD# 5	FOLIO-NBR	11-00-00125-00		SALE DATE: 12/11/25		COLLINGDALE	
ANDREWS MATTHEW & ANDREWS MARY E 815 BARTRAM AVE COLLINGDALE PA 19023 2022 2023	815 BARTRAM AVE 2 1/2 STY HSE GAR 50 X 208 X IRR CTY CTY	115,200 115,200		CURRENT ASSESSMENT	115,200	TOTAL DUE:	6,919.74
				SCH	115,200	TWN	693.31
				SCH	115,200	TWN	6,226.43

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RECORD# 6	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
134 MACDADE BLVD APT B	27 X 108 IRR			TOTAL DUE: 9,673.64
DARBY PA 19023				
2023	CTY	165,670	SCH 165,670	TWN 165,670
				9,673.64

RECORD# 7	FOLIO-NBR	11-00-02631-00	SALE DATE: 12/11/25	COLLINGDALE
MONTANO HARRY M &	1001 SPRUCE ST			
MONTANO KATHLEEN E	2 STY HSE		CURRENT ASSESSMENT	94,530
1001 SPRUCE ST	25 X 100			TOTAL DUE: 1,400.96
COLLINGDALE PA 19023				
2023			SCH 94,530	TWN 94,530
				1,400.96

COLLINGDALE

RECORD# 8	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
1544 LINCOLN AVE	18 X 106			TOTAL DUE: 5,362.18
SHARON HILL PA 19079				
2023	CTY	101,750	SCH 101,750	TWN 101,750
				5,362.18

DARBY TWP.

RECORD# 9	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
6639 CHURCH LN	16 X 132			TOTAL DUE: 2,136.38
UPPER DARBY PA 19082				
2023	CTY	65,870	SCH 65,870	
				2,136.38

RECORD# 10	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
7054 ABERDEEN RD	16 X 70			TOTAL DUE: 2,557.58
UPPER DARBY PA 19082				
2022	CTY	56,210	SCH 56,210	247.91
2023	CTY	56,210	SCH 56,210	2,309.67

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RECORD# 11	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# 12	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

RECORD# 13	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# 14	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# 15	FOLIO-NBR	16-04-00619-00	SALE DATE: 12/11/25	UPPER DARBY
SHELTON ROLAND		814 GARRETT RD		
		2 STY STR APT	CURRENT ASSESSMENT	152,030 TOTAL DUE: 5,727.83
339 W STATE ST		16.5 X 85.03		
MEDIA PA 19063				
2023	CTY	152,030	SCH 152,030	5,727.83

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RECORD# 16	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# 17	 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# 18	 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
 RECORD# 19	 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# 20	 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

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RECORD# 21	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# 22	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# 23	FOLIO-NBR	16-10-01273-00	SALE DATE: 12/11/25	UPPER DARBY	
HOLLOWAY SHANIYA &		825 MORGAN AVE			
HOLLOWAY TEDDY		2 1/2 STY HSE 2-C GAR	CURRENT ASSESSMENT	210,320	TOTAL DUE: 784.01
825 MORGAN AVE		60 X 120			
DREXEL HILL PA 19026					
2023	CTY	210,320	SCH	210,320	784.01
RECORD# 24	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
RECORD# 25	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	TOTAL DUE: 9,077.19
400 S BISHOP AVE		120 X 570 X IRR			
CLIFTON HEIGHTS PA 19018					
2023	CTY	244,000	SCH	244,000	9,077.19

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RECORD# 26	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# 27	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# 28	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
2022	CTY	191,630	SCH	191,630
			TWN	191,630
2023	CTY	191,630	SCH	191,630
			TWN	191,630
				5,044.52
				4,526.47
				4,574.77

RECORD# 29	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

RECORD# 30	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
100 WASHINGTON AVE		50 X 150		TOTAL DUE: 4,426.73
HAVERTOWN PA 19083				
2023	CTY	573,750	SCH	573,750
				4,426.73

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RECORD# 31	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# 32	FOLIO-NBR	23-00-01514-00	SALE DATE: 12/11/25	LANSDOWNE		
FREEMAN ANITA &		174 HANSELL RD				
FREEMAN OLIVER		2 STY HSE GAR	CURRENT ASSESSMENT	105,830	TOTAL DUE:	4,885.64
174 HANSELL RD		21 X 82 IRR				
LANSDOWNE PA 19050						
2023	CTY	105,830	SCH	105,830		4,885.64

LANSDOWNE

RECORD# 33	FOLIO-NBR	29-00-00061-00	SALE DATE: 12/11/25	MORTON		
TAYLOR MELANIE L		106 BAKER ST				
		2 STY HSE	CURRENT ASSESSMENT	155,170	TOTAL DUE:	3,025.22
106 BAKER ST		100 X 100				
MORTON PA 19070						
2023	CTY	155,170	SCH	155,170	TWN	155,170
						3,025.22

RECORD# 34	FOLIO-NBR	29-00-00497-00	SALE DATE: 12/11/25	MORTON		
KING CAROL & GECI DANIEL &		28 PROVIDENCE RD				
KEVIS PHYLLIS & ETAL		2 STY HSE	CURRENT ASSESSMENT	279,360	TOTAL DUE:	2,044.45
28 PROVIDENCE		58 X 132				
MORTON PA 19070						
2023			SCH	279,360	TWN	279,360
						2,044.45

MORTON

RECORD# 35	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

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RECORD# 36	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# 37	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

RECORD# 38	FOLIO-NBR	38-04-01140-00	SALE DATE: 12/11/25		RIDLEY TWP.	
PATZIG STEPHEN &		659 HIGHLAND TERR				
TAYLOR CHARLENE		1 STY HSE	CURRENT ASSESSMENT	205,420	TOTAL DUE:	2,920.69
659 HIGHLAND TERR		60 X 150				
HOLMES PA 19043						
2023	CTY	205,420	SCH	205,420		2,920.69

RECORD# 39	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# 40	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 103,180	2,705.44
2023	CTY	103,180	SCH	103,180	TWN 103,180	4,971.87

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RECORD# 41	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	125,060
						6,201.10

SHARON HILL

RECORD# 42	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	360,820
						3,700.17

RECORD# 43	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				
LANSDOWNE PA 19050						
2022	CTY	138,680	SCH	138,680	TWN	138,680
						3,269.28
2023	CTY	138,680	SCH	138,680	TWN	138,680
						6,787.15

RECORD# 44	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# 45	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