

DELAWARE COUNTY, PA - TAX CLAIM BUREAU

DATE: 12/11/25

SALES REPORT

INTEREST CALCULATED AS OF: 12/11/2025

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FOLIO-NBR/OWNER/ADDRESS LOCATION/DESCRIPTION/SIZE

RECORD# 1	FOLIO-NBR	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# 2	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# 3	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# 4	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# 5	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
UPPER DARBY						

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RECORD# 6	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	TOTAL DUE: 14,145.76
6 CHESTNUT RD		60 X 100				
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# 7	FOLIO-NBR	19-00-00052-00	SALE DATE: 12/11/25		EDGMONT	
BUNN MONIQUE		0 CHESTNUT RD				
		GRD		CURRENT ASSESSMENT	87,560	TOTAL DUE: 7,205.12
6 CHESTNUT RD		40 X 100 LOT 74-75				
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# 8	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# 9	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