

DELAWARE COUNTY, PA - TAX CLAIM BUREAU

DATE: 11/20/24

SALES REPORT

INTEREST CALCULATED AS OF: 12/12/2024

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FOLIO-NBR/OWNER/ADDRESS	LOCATION/DESCRIPTION/SIZE	SALE DATE:				
RECORD# 1	FOLIO-NBR 02-00-01703-00	12/12/24				ASTON
HESS ELIZABETH	32 NEW RD					
	1 1/2 STY HSE	CURRENT ASSESSMENT	149,620	TOTAL DUE:	1,056.79	
32 NEW RD	1AC					
ASTON PA 19014						
2022	CTY 149,620	SCH 149,620	TWN 149,620		1,056.79	
ASTON						

RECORD# 2	FOLIO-NBR 05-00-10368-00	SALE DATE: 12/12/24				BROOKHAVEN
B E T ASSOCIATES LLC	4007 EDMONT AVE					
	CELLULAR FACILITY [2]	CURRENT ASSESSMENT		TOTAL DUE:	24,659.02	
PO BOX 96	ROOF 4007-4011 N CW					
CONCORDVILLE PA 19331						
2022	CTY 794,120	SCH 794,120	TWN 794,120		24,659.02	
BROOKHAVEN						

RECORD# 3	FOLIO-NBR 06-00-00023-08	SALE DATE: 12/12/24				CHESTER HEIGHTS
ARCHITECTURAL UTOPIA LLC	9 IVY LN					
	S/L HSE	CURRENT ASSESSMENT	937,430	TOTAL DUE:	12,232.63	
42 E MARSHALL RD	228 X 504 X IRR					
LANSDOWNE PA 19050						
2022		SCH 937,430			12,232.63	

RECORD# 4	FOLIO-NBR 06-00-00092-00	SALE DATE: 12/12/24				CHESTER HEIGHTS
VALLEY BROOK REAL ESTATE	221 LLEWELLYN RD					
DEVELOPMENT LP	2 STY BLDG	CURRENT ASSESSMENT	325,460	TOTAL DUE:	9,486.55	
1120 CLOVER LN	178 X 318					
GLEN MILLS PA 19342						
2022	CTY 325,460	SCH 325,460	TWN 325,460		9,486.55	
CHESTER HEIGHTS						

RECORD# 5	FOLIO-NBR 10-00-00092-00	SALE DATE: 12/12/24				CLIFTON HEIGHTS
KMD REAL ESTATE DEVELOPMENT	2 0008 E BALTIMORE AVE 0008					
	ST BLDGS LODGE	CURRENT ASSESSMENT	503,710	TOTAL DUE:	25,527.55	
1120 CLOVER LN	106 X 66					
GLEN MILLS PA 19342						
2022	CTY 503,710	SCH 503,710	TWN 503,710		25,527.55	

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RECORD# 6 FOLIO-NBR 10-00-00093-00 SALE DATE: 12/12/24 CLIFTON HEIGHTS
 CGD REAL ESTATE DEVELOPMENT LP 10 0012 E BALTIMORE AVE 0012
 STORE APT CURRENT ASSESSMENT 200,630 TOTAL DUE: 10,338.63
 1120 CLOVER LN 34 X 57
 GLEN MILLS PA 19342
 2022 CTY 200,630 SCH 200,630 TWN 200,630 10,338.63

RECORD# 7 FOLIO-NBR 10-00-00437-00 SALE DATE: 12/12/24 CLIFTON HEIGHTS
 DUFFY JAMES P 0 BRIDGE ST
 GRD CURRENT ASSESSMENT 2,970 TOTAL DUE: 432.85
 1120 CLOVER LN 16 X 49 LOT 11
 GLEN MILLS PA 19342
 2022 CTY 2,970 SCH 2,970 TWN 2,970 432.85

RECORD# 8 FOLIO-NBR 10-00-00642-00 SALE DATE: 12/12/24 CLIFTON HEIGHTS
 ROSATO LOUIS 201 W BROADWAY AVE
 2 STY HSE GAR CURRENT ASSESSMENT 178,100 TOTAL DUE: 2,878
 201 W BROADWAY AVE 78.14 X 121.18
 CLIFTON HEIGHTS PA 19018
 2022 CTY 178,100 TWN 178,100 2,878.0

RECORD# 9 FOLIO-NBR 10-00-01827-01 SALE DATE: 12/12/24 CLIFTON HEIGHTS
 KMD REAL ESTATE DEVELOPMENT LP 0 S SPRINGFIELD RD
 GRD CURRENT ASSESSMENT 9,290 TOTAL DUE: 749.58
 1120 CLOVER LN 20.98 X 106.78 IRR
 GLEN MILLS PA 19342
 2022 CTY 9,290 SCH 9,290 TWN 9,290 749.58

RECORD# 10 FOLIO-NBR 10-00-02247-00 SALE DATE: 12/12/24 CLIFTON HEIGHTS
 EPSTEIN JESSICA LYNN 1 WINDSOR LN
 2 STY HSE CURRENT ASSESSMENT 83,760 TOTAL DUE: 1,445.27
 1 WINDSOR LN 41 X 95
 CLIFTON HEIGHTS PA 19018
 2022 CTY 83,760 SCH 83,760 TWN 83,760 1,445.27

CLIFTON HEIGHTS

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RECORD# 11 FOLIO-NBR 11-00-00942-00 SALE DATE: 12/12/24 COLLINGDALE
 JONES BRYANT K 1026 HANSEN TERR
 2 STY HSE GAR CURRENT ASSESSMENT 77,200 TOTAL DUE: 2,381.43
 1026 HANSEN TERR 16 X 97 X 97 X 16
 COLLINGDALE PA 19023
 2022 CTY 77,200 SCH 77,200 TWN 77,200 2,381.43

RECORD# 12 FOLIO-NBR 11-00-01731-00 SALE DATE: 12/12/24 COLLINGDALE
 MECHANIC MIKES AUTO SERV LLC 610 MACDADE BLVD
 GAS STATION/BAYS CURRENT ASSESSMENT 148,320 TOTAL DUE: 8,598.32
 610 MACDADE BLVD 80 X 90
 COLLINGDALE PA 19023
 2022 CTY 148,320 SCH 148,320 TWN 148,320 8,598.32

COLLINGDALE

RECORD# 13 FOLIO-NBR 13-00-00402-01 SALE DATE: 12/12/24 CONCORD
 ARCHITECTURAL UTOPIA LLC 9 IVY LN
 LOT CURRENT ASSESSMENT 189,620 TOTAL DUE: 4,854.81
 42 E MARSHALL RD 230 X 105 X 215 X 269
 LANSLOWNE PA 19050
 2022 CTY 189,620 SCH 189,620 4,854.81

RECORD# 14 FOLIO-NBR 13-00-00402-02 SALE DATE: 12/12/24 CONCORD
 ARCHITECTURAL UTOPIA LLC 9 IVY LN
 LOT 45 CURRENT ASSESSMENT 17,140 TOTAL DUE: 724.45
 42 E MARSHALL RD 171.73 X 215.73
 LANSLOWNE PA 19050
 2022 CTY 17,140 SCH 17,140 724.45

RECORD# 15 FOLIO-NBR 13-00-00402-03 SALE DATE: 12/12/24 CONCORD
 ARCHITECTURAL UTOPIA LLC 0 IVY LN
 LOT 46 CURRENT ASSESSMENT 41,280 TOTAL DUE: 1,302.53
 42 E MARSHALL RD 3.02 X 277.81
 LANSLOWNE PA 19050
 2022 CTY 41,280 SCH 41,280 1,302.53

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RECORD# 16 FOLIO-NBR 13-00-00515-50 SALE DATE: 12/12/24 CONCORD
 MARSHALL GEORGE A 138 GOVERNOR MARKHAM DR
 1 1/2 STY HSE 2C GAR CURRENT ASSESSMENT 454,530 TOTAL DUE: 6,558.17
 138 GOVERNOR MARKHAM DR 1.616 ACRES
 GLEN MILLS PA 19342
 2022 CTY 454,530 SCH 454,530 TWN 454,530 6,558.17

RECORD# 17 FOLIO-NBR 13-00-00824-00 SALE DATE: 12/12/24 CONCORD
 PHILIPSIAN PAUL J JR 1166 SMITHBRIDGE RD
 2STY HSE GAR CURRENT ASSESSMENT 339,700 TOTAL DUE: 9,978.06
 1166 SMITHBRIDGE RD 112 X 238 X 71 REAR
 CHADDS FORD PA 19317
 2022 CTY 339,700 SCH 339,700 TWN 339,700 9,978.06

RECORD# 18 FOLIO-NBR 13-00-01067-00 SALE DATE: 12/12/24 CONCORD
 ARCHITECTURAL UTOPIA LLC 0 S IVY LN
 GRD CURRENT ASSESSMENT 27,660 TOTAL DUE: 976.37
 42 E MARSHALL RD 3.869 AC
 LANSDOWNE PA 19050
 2022 CTY 27,660 SCH 27,660 976.37

CONCORD

RECORD# 19 FOLIO-NBR 14-00-01062-14 SALE DATE: 12/12/24 DARBY BORO
 CARTER KEVIN 126 4TH ST
 2 STY HSE CURRENT ASSESSMENT 62,800 TOTAL DUE: 36,718.01
 126 N 4TH ST 16 X 100
 DARBY PA 19023
 2015 CTY 41,430 SCH TWN 41,430 4,752.63
 2016 CTY 41,430 SCH TWN 41,430 5,276.26
 2017 CTY 41,430 SCH 41,430 TWN 41,430 5,399.84
 2018 CTY 41,430 SCH 41,430 TWN 41,430 4,965.31
 2019 CTY 41,430 SCH 41,430 TWN 41,430 4,740.67
 2020 CTY 41,430 SCH 41,430 TWN 41,430 4,541.84
 2021 CTY 62,800 SCH 62,800 TWN 62,800 4,156.26
 2022 CTY 62,800 SCH 62,800 2,885.20

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RECORD# 25 FOLIO-NBR 14-00-03444-00 SALE DATE: 12/12/24 DARBY BORO
 FAUST MICHAEL T 330 N 10TH ST
 2 STY HSE CURRENT ASSESSMENT 72,490 TOTAL DUE: 2,538.67
 330 N 10TH ST 15 X 79 IRR
 DARBY PA 19023
 2022 CTY 72,490 SCH 72,490 2,538.67

RECORD# 26 FOLIO-NBR 14-00-03644-00 SALE DATE: 12/12/24 DARBY BORO
 GUERRIER PELEGE 705 WALNUT ST
 2 STY HSE CURRENT ASSESSMENT 64,650 TOTAL DUE: 569.19
 705 WALNUT ST 25 X 130
 DARBY PA 19023
 2022 CTY 64,650 SCH 64,650 569.19

DARBY BORO

RECORD# 27 FOLIO-NBR 15-00-00466-00 SALE DATE: 12/12/24 DARBY TWP.
 SMALL TASHA 656 BEECH AVE
 2 STY HSE CURRENT ASSESSMENT 90,100 TOTAL DUE: 542.13
 656 BEECH AVE 16 X 92
 GLENOLDEN PA 19036
 2022 CTY 90,100 SCH 90,100 TWN 90,100 542.13

RECORD# 28 FOLIO-NBR 15-00-01047-06 SALE DATE: 12/12/24 DARBY TWP.
 GRAHAM LEWIS L 1413 CLIFTON AVE
 GRAHAM MAUDE E 2 STY HSE GAR CURRENT ASSESSMENT 104,100 TOTAL DUE: 9,649.72
 1413 CLIFTON AVE 30 X 100
 SHARON HILL PA 19079
 2021 CTY 104,100 SCH 104,100 TWN 104,100 3,530.83
 2022 CTY 104,100 SCH 104,100 TWN 104,100 6,118.89

RECORD# 29 FOLIO-NBR 15-00-01047-15 SALE DATE: 12/12/24 DARBY TWP.
 BIRCH NICOLE 1431 CLIFTON AVE
 2 STY HSE GAR CURRENT ASSESSMENT 93,620 TOTAL DUE: 1,574.69
 41 HARBOR DR APT 5 18 X 100
 CLAYMONT DE 19703
 2022 CTY 93,620 SCH 93,620 TWN 93,620 1,574.69

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RECORD# 30 FOLIO-NBR 15-00-01391-00 SALE DATE: 12/12/24 DARBY TWP.
 MT ZION CME CHURCH 1530 FORRESTER AVE
 2 STY HSE GAR CURRENT ASSESSMENT 104,180 TOTAL DUE: 4,021.23
 1530 FORRESTER AVE 38 X 97
 SHARON HILL PA 19079
 2022 CTY 104,180 SCH 104,180 TWN 104,180 4,021.23

RECORD# 31 FOLIO-NBR 15-00-01513-00 SALE DATE: 12/12/24 DARBY TWP.
 WOMACK RICHARD 629 GREENHILL RD
 1 STY HSE E/P CURRENT ASSESSMENT 159,230 TOTAL DUE: 3,032.48
 1006 BURNSIDE RD 175 X 80
 SHARON HILL PA 19079
 2022 CTY 159,230 SCH 159,230 TWN 159,230 3,032.48

RECORD# 32 FOLIO-NBR 15-00-01951-04 SALE DATE: 12/12/24 DARBY TWP.
 CRAIG GILBERT 1544 LINCOLN AVE
 2 STY HSE GAR CURRENT ASSESSMENT 101,750 TOTAL DUE: 1,076.9
 1544 LINCOLN AVE 18 X 106
 SHARON HILL PA 19079
 2022 CTY 101,750 SCH 101,750 TWN 101,750 1,076.90

RECORD# 33 FOLIO-NBR 15-00-02149-00 SALE DATE: 12/12/24 DARBY TWP.
 DROBEL KRISTIN M 925 MAPLE AVE
 2 STY HSE GAR CURRENT ASSESSMENT 101,610 TOTAL DUE: 5,345.1
 925 MAPLE AVE 16 X 120
 GLENOLDEN PA 19036
 2022 CTY 101,610 SCH 101,610 TWN 101,610 5,345.10

RECORD# 34 FOLIO-NBR 15-00-02581-00 SALE DATE: 12/12/24 DARBY TWP.
 GOLDSBOROUGH ROBERT T 1054 ORANGE AVE
 1 STY HSE CURRENT ASSESSMENT 66,580 TOTAL DUE: 1,695.89
 1054 ORANGE AVE 18 X 85
 SHARON HILL PA 19079
 2022 CTY 66,580 SCH 66,580 TWN 66,580 1,695.89

DARBY TWP.

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RECORD# 35 FOLIO-NBR 16-01-00369-00 SALE DATE: 12/12/24 UPPER DARBY
 MURRELL GAIL & 6852 CLOVER LN
 MURRELL STACEY 2 STY HSE GAR CURRENT ASSESSMENT 86,370 TOTAL DUE: 1,260.88
 6852 CLOVER LN 18 X 80
 UPPER DARBY PA 19082
 2022 CTY 86,370 SCH 86,370 1,260.88

RECORD# 36 FOLIO-NBR 16-01-01153-00 SALE DATE: 12/12/24 UPPER DARBY
 MILLER CHRISTOPHER D 25 POWELL LN
 MILLER GERALDINE 2 STY HSE GAR CURRENT ASSESSMENT 118,890 TOTAL DUE: 904.76
 25 POWELL LN 26 X 90
 UPPER DARBY PA 19082
 2022 CTY 118,890 SCH 118,890 904.76

RECORD# 37 FOLIO-NBR 16-01-01195-00 SALE DATE: 12/12/24 UPPER DARBY
 PASHA NAFIS 177 POWELL LN
 177 POWELL LN 2 STY HSE & GAR CURRENT ASSESSMENT 110,730 TOTAL DUE: 739.89
 UPPER DARBY PA 19082 25 X 80.89
 2022 CTY 110,730 SCH 110,730 739.89

RECORD# 38 FOLIO-NBR 16-02-00229-00 SALE DATE: 12/12/24 UPPER DARBY
 PYLE TODD T 205 CHAPMAN AVE
 205 CHAPMAN AVE 2 1/2 STY HSE & GAR CURRENT ASSESSMENT 93,460 TOTAL DUE: 367.43
 LANSDOWNE PA 19050 25 X 125
 2022 CTY 93,460 SCH 93,460 367.43

RECORD# 39 FOLIO-NBR 16-03-00843-00 SALE DATE: 12/12/24 UPPER DARBY
 JOHNSON EDDIE & 520 HAMPDEN RD
 JOHNSON DOROTHY L 2 STY HSE & GAR CURRENT ASSESSMENT 68,150 TOTAL DUE: 711.7
 520 HAMPDEN RD 16 X 70
 UPPER DARBY PA 19082
 2022 CTY 68,150 SCH 68,150 711.70

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RECORD# 40	FOLIO-NBR	16-04-00798-00	SALE DATE:	12/12/24	UPPER DARBY		
SWINTON YAKOUB KAHLIL TRUST & SWINTON YAHCOB TRUSTEE 7215 GUILFORD RD UPPER DARBY PA 19082 2022		7215 GUILFORD RD HSE GAR 14 X 62				CURRENT ASSESSMENT	59,620 TOTAL DUE: 2,458.56
		CTY	59,620	SCH	59,620		2,458.56
RECORD# 41	FOLIO-NBR	16-05-00649-00	SALE DATE:	12/12/24	UPPER DARBY		
EFTHIMIADIS OLGA 85 S KEYSTONE AVE UPPER DARBY PA 19082 2022		85 S KEYSTONE AVE 2 STY HSE 99 X 57				CURRENT ASSESSMENT	128,390 TOTAL DUE: 4,344.65
		CTY	128,390	SCH	128,390		4,344.65
RECORD# 42	FOLIO-NBR	16-05-01329-00	SALE DATE:	12/12/24	UPPER DARBY		
LEPPOLAND PROPERTY MGMT LLC 242 HIGHLAND AVE UPPER DARBY PA 19082 2022		121 S STATE RD 2 STY BLDG STORE APT 20 X 82 X IRREG				CURRENT ASSESSMENT	180,000 TOTAL DUE: 6,713.41
		CTY	180,000	SCH	180,000		6,713.41
RECORD# 43	FOLIO-NBR	16-09-00792-00	SALE DATE:	12/12/24	UPPER DARBY		
LEONARD DANIEL A JR & LEONARD SHARON M 460 IRVINGTON RD DREXEL HILL PA 19026 2022		460 IRVINGTON RD 2 1/2 STY HSE GAR & POOL 70 X 96.90				CURRENT ASSESSMENT	266,800 TOTAL DUE: 1,014.62
		CTY	266,800	SCH	266,800		1,014.62
RECORD# 44	FOLIO-NBR	16-09-00852-09	SALE DATE:	12/12/24	UPPER DARBY		
PROSPECT CCMC LLC C/O PROSPECT MEDICAL HOLDING INC 3415 S SEPULVEDA BLVD 9TH FL LOS ANGELES CA 90034 2022		2100 KEYSTONE AVE 5 STY BLDG MED OFFICE				CURRENT ASSESSMENT	16,183,299 TOTAL DUE: 578,333.06
		CTY	16,183,299	SCH	16,183,299		578,333.06

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RECORD# 45 FOLIO-NBR 16-09-00991-15 SALE DATE: 12/12/24 UPPER DARBY
 PROSPECT CCMC LLC 0 LANSDOWNE AVE
 C/O PROSPECT MED HOLDINGS INC HOSPITAL COMPLEX CURRENT ASSESSMENT 108,303,618 TOTAL DUE: 3,452,531.84
 3415 S SEPULVEDA BLVD 9TH FL
 LOS ANGELES CA 90034
 2022 CTY 108,303,618 SCH 108,303,618 3,452,531.84

RECORD# 46 FOLIO-NBR 16-11-00322-00 SALE DATE: 12/12/24 UPPER DARBY
 CAPUZZI ALDO 5232 ARROWHEAD LN
 1 STY HSE CURRENT ASSESSMENT 154,930 TOTAL DUE: 4,697.22
 5232 ARROWHEAD LN 37 X 142 X IRR
 DREXEL HILL PA 19026
 2022 CTY 154,930 SCH 154,930 4,697.22

RECORD# 47 FOLIO-NBR 16-11-00716-01 SALE DATE: 12/12/24 UPPER DARBY
 FEDERICO EDWARD T 764 BURMONT RD
 DUPLEX HSE APT CURRENT ASSESSMENT 161,750 TOTAL DUE: 2,864.61
 764 BURMONT RD 2,630 SF
 DREXEL HILL PA 19026
 2022 SCH 161,750 2,864.61

RECORD# 48 FOLIO-NBR 16-12-00828-00 SALE DATE: 12/12/24 UPPER DARBY
 KOERNER FREDERICK E JR & 3455 VALLEY GREEN DR
 KOERNER FREDERICK E IV 2 STY HSE GAR CURRENT ASSESSMENT 120,350 TOTAL DUE: 663.15
 3455 VALLEY GREEN DR 18 X 127
 DREXEL HILL PA 19026
 2022 SCH 120,350 663.15

RECORD# 49 FOLIO-NBR 16-13-01387-00 SALE DATE: 12/12/24 UPPER DARBY
 DIMATTIA ARMANDO ETUX 252 CHILDS AVE
 2 STY HSE GAR CURRENT ASSESSMENT 114,530 TOTAL DUE: 754.17
 252 CHILDS AVE 27 X 99
 DREXEL HILL PA 19026
 2022 CTY 114,530 754.17

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RECORD# 50 FOLIO-NBR 16-13-03255-00 SALE DATE: 12/12/24 UPPER DARBY
 FLANNERY DOROTHY J & 540 SYCAMORE AVE
 FLANNERY DOROTHY JOAN 2 STY HSE GAR CURRENT ASSESSMENT 127,450 TOTAL DUE: 1,441.58
 540 SYCAMORE AVE 185 X 16
 CLIFTON HEIGHTS PA 19018
 2022 SCH 127,450 1,441.58

RECORD# 51 FOLIO-NBR 16-13-03537-00 SALE DATE: 12/12/24 UPPER DARBY
 BOZZETTO EDWARD J & 5233 WESTBROOK DR
 BOZZETTO KATHRYN 2 STY HSE & GAR CURRENT ASSESSMENT 126,730 TOTAL DUE: 3,261.14
 5233 WESTBROOK DR 16 X 120
 CLIFTON HGTS PA 19018
 2022 CTY 126,730 SCH 126,730 3,261.14

UPPER DARBY

RECORD# 52 FOLIO-NBR 17-00-00287-00 SALE DATE: 12/12/24 EAST LANSDOWNE
 NGUYEN MICHAEL 15 LEWIS AVE
 2 1/2 STY HSE CURRENT ASSESSMENT 148,790 TOTAL DUE: 1,316.15
 15 LEWIS AVE 50 X 120
 EAST LANSDOWNE PA 19050
 2022 CTY 148,790 SCH 148,790 1,316.15

EAST LANSDOWNE

RECORD# 53 FOLIO-NBR 18-00-00014-00 SALE DATE: 12/12/24 EDDYSTONE
 HONORE JOHN J & 727 ASHLAND AVE
 HONORE EILEEN 2 STY HSE GAR CURRENT ASSESSMENT 81,790 TOTAL DUE: 2,700.18
 727 ASHLAND AVE 18 X 135
 EDDYSTONE PA 19022
 2022 CTY 81,790 SCH 81,790 TWN 81,790 2,700.18

EDDYSTONE

RECORD# 54 FOLIO-NBR 19-00-00229-00 SALE DATE: 12/12/24 EDMONT
 CLOVER LN FAMILY LIMIT PARTNER 1104 CLOVER LN
 2 STY HSE 3C GAR CURRENT ASSESSMENT 827,680 TOTAL DUE: 19,591.43
 1120 CLOVER LN 4 ACRES
 GLEN MILLS PA 19342
 2022 CTY 827,680 SCH 827,680 TWN 827,680 19,591.43

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RECORD# 55 FOLIO-NBR 19-00-00230-00 SALE DATE: 12/12/24 EDGMONT
 THE DUFFY FAMILY LP 1101 CLOVER LN
 1 1/2 STY HSE GARS CURRENT ASSESSMENT 440,880 TOTAL DUE: 10,568.48
 1120 CLOVER LN 6 ACRES
 GLEN MILLS PA 19342
 2022 CTY 440,880 SCH 440,880 TWN 440,880 10,568.48

EDGMONT

RECORD# 56 FOLIO-NBR 20-00-00518-09 SALE DATE: 12/12/24 FOLCROFT
 ZAMPIRRO DOMENICK 2126 DELMAR DR
 ZAMPIRRO MARIE 2 STY HSE GAR CURRENT ASSESSMENT 100,280 TOTAL DUE: 4,727.03
 2126 DELMAR DR 18 X 104
 FOLCROFT PA 19032
 2022 CTY 100,280 SCH 100,280 TWN 100,280 4,727.03

FOLCROFT

RECORD# 57 FOLIO-NBR 21-00-01246-00 SALE DATE: 12/12/24 GLENOLDEN
 BROWN ARONDAE & 24 N LLANWELLYN AVE
 GHEBRE-BROWN EDEN 2 1/2 STY HSE CURRENT ASSESSMENT 140,140 TOTAL DUE: 6,614.61
 24 N LLANWELLYN AVE 25 X 276
 GLENOLDEN PA 19036
 2022 CTY 140,140 SCH 140,140 TWN 140,140 6,614.61

GLENOLDEN

RECORD# 58 FOLIO-NBR 22-05-00622-00 SALE DATE: 12/12/24 HAVERFORD
 DAVIS DAVID 842 MARTIN AVE
 DAVIS BARBARA F 2STY HSE GAR CURRENT ASSESSMENT 237,330 TOTAL DUE: 4,268.62
 842 MARTIN AVE 25X180
 BRYN MAWR PA 19010
 2022 CTY 237,330 SCH 237,330 TWN 237,330 4,268.62

HAVERFORD

RECORD# 59 FOLIO-NBR 23-00-00460-00 SALE DATE: 12/12/24 LANSDOWNE
 BECK MELISSA R 182 BERKLEY AVE
 RANCHER 2C GAR CURRENT ASSESSMENT 164,810 TOTAL DUE: 4,155.5
 651 GEORGE LN 124 X 140 LOTS 780 TO 786
 ARDMORE PA 19003
 2022 CTY 164,810 SCH 164,810 4,155.50

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RECORD# 60 FOLIO-NBR 23-00-00875-00 SALE DATE: 12/12/24 LANSDOWNNE
 CROWDER ALLISON 263 W ESSEX AVE
 263 W ESSEX AVE 2 STY HSE GAR CURRENT ASSESSMENT 125,460 TOTAL DUE: 1,970.23
 LANSDOWNNE PA 19050 27 X 95
 2022 CTY 125,460 SCH 125,460 1,970.23

RECORD# 61 FOLIO-NBR 23-00-01100-00 SALE DATE: 12/12/24 LANSDOWNNE
 MYRICK CLAUDINE & 65 FAIRVIEW AVE
 WRAY ROY G 2 STY HSE GAR CURRENT ASSESSMENT 152,190 TOTAL DUE: 3,063.42
 65 FAIRVIEW AVE 43 X 176 IRR
 LANSDOWNNE PA 19050
 2022 CTY 152,190 SCH 152,190 3,063.42

RECORD# 62 FOLIO-NBR 23-00-01105-00 SALE DATE: 12/12/24 LANSDOWNNE
 NEWMAN ALFRED W JR & 91 FAIRVIEW AVE
 NEWMAN EMMA 2 STY HSE CURRENT ASSESSMENT 114,880 TOTAL DUE: 722.33
 91 FAIRVIEW AVE
 LANSDOWNNE PA 19050
 2022 SCH 114,880 722.33

RECORD# 63 FOLIO-NBR 23-00-02449-00 SALE DATE: 12/12/24 LANSDOWNNE
 ALLEN DARRYL A SR 193 OWEN AVE
 193 OWEN AVE 2 STY HSE GAR CURRENT ASSESSMENT 164,570 TOTAL DUE: 4,788.64
 LANSDOWNNE PA 19050 25 X 192
 2022 CTY 164,570 SCH 164,570 4,788.64

RECORD# 64 FOLIO-NBR 23-00-02862-00 SALE DATE: 12/12/24 LANSDOWNNE
 MORALES DERRICK E 71 SAYERS AVE
 71 SAYERS AVE 2 STY HSE APTS CURRENT ASSESSMENT 135,850 TOTAL DUE: 1,585.03
 LANSDOWNNE PA 19050 31 X 113
 2022 CTY 135,850 SCH 135,850 1,585.03

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RECORD# 65 FOLIO-NBR 23-00-02964-00 SALE DATE: 12/12/24 LANSDOWNE
 COLYER LAUREN & 117 SHADELAND AVE
 FLOOD JOHN 2 STY HSE GAR CURRENT ASSESSMENT 122,570 TOTAL DUE: 1,231.3
 117 SHADELAND AVE 40 X 100
 LANSDOWNE PA 19050
 2022 CTY 122,570 SCH 122,570 1,231.30

RECORD# 66 FOLIO-NBR 23-00-03521-00 SALE DATE: 12/12/24 LANSDOWNE
 WALTERS ERROL B 43 WINDERMERE AVE
 2 1/2 STY HSE CURRENT ASSESSMENT 209,450 TOTAL DUE: 2,625.92
 43 WINDERMERE AVE 60 X 229
 LANSDOWNE PA 19050
 2022 CTY 209,450 SCH 209,450 2,625.92

RECORD# 67 FOLIO-NBR 23-00-03606-05 SALE DATE: 12/12/24 LANSDOWNE
 SEALS JAMAR 48 WYCOMBE AVE
 2 STY HSE CURRENT ASSESSMENT 114,880 TOTAL DUE: 2,968.55
 48 WYCOMBE AVE 40 X 87
 LANSDOWNE PA 19050
 2022 SCH 114,880 2,968.55

LANSDOWNE

RECORD# 68 FOLIO-NBR 24-00-00914-00 SALE DATE: 12/12/24 MARCUS HOOK
 TROUTMAN PAUL E & 1117 WASHINGTON ST
 TROUTMAN EILEEN E 2 STY HSE CURRENT ASSESSMENT 81,570 TOTAL DUE: 370.13
 1117 WASHINGTON ST 25 X 100
 MARCUS HOOK PA 19061
 2022 SCH 81,570 TWN 81,570 370.13

MARCUS HOOK

RECORD# 69 FOLIO-NBR 25-00-03070-09 SALE DATE: 12/12/24 MARPLE
 MCGONIGLE PATRICIA 1001 CABLE HILL DR
 CONDO 102 B CURRENT ASSESSMENT 148,610 TOTAL DUE: 1,055.43
 1001 CABLE HILL DR UNIT 1001 UNT TYPE AE
 SPRINGFIELD PA 19064
 2022 CTY 148,610 SCH 148,610 TWN 148,610 1,055.43

MARPLE

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RECORD# 70 FOLIO-NBR 26-00-00278-00 SALE DATE: 12/12/24 MEDIA
 NEAL NORMA 118 W 5TH ST
 2 STY HSE CURRENT ASSESSMENT 332,300 TOTAL DUE: 2,720.71
 118 W 5TH ST 22 X 80
 MEDIA PA 19063
 2022 CTY 332,300 SCH 332,300 TWN 332,300 2,720.71
MEDIA

RECORD# 71 FOLIO-NBR 27-00-02457-00 SALE DATE: 12/12/24 MIDDLETOWN
 RUMFORD ROLAND F JR 9 RHOADS LN
 2 STY HSE GAR (2 PARCELS) CURRENT ASSESSMENT 232,040 TOTAL DUE: 1,491.24
 9 RHOADS LN 40 X 110 2-50 X 263.80
 MEDIA PA 19063
 2022 SCH 232,040 TWN 232,040 1,491.24
MIDDLETOWN

RECORD# 72 FOLIO-NBR 29-00-00317-00 SALE DATE: 12/12/24 MORTON
 NEAL RICHARD A JR 116 MAPLE ST
 2 STY HSE CURRENT ASSESSMENT 122,200 TOTAL DUE: 1,068.57
 116 MAPLE ST 26 X 75
 MORTON PA 19070
 2022 CTY 122,200 SCH 116,679 TWN 122,200 1,068.57

RECORD# 73 FOLIO-NBR 29-00-00497-00 SALE DATE: 12/12/24 MORTON
 KING CAROL & GECI DANIEL & 28 PROVIDENCE RD
 KEVIS PHYLLIS & ETAL 2 STY HSE CURRENT ASSESSMENT 279,360 TOTAL DUE: 1,872.91
 28 PROVIDENCE 58 X 132
 MORTON PA 19070
 2022 CTY 279,360 SCH 279,360 TWN 279,360 1,872.91
MORTON

RECORD# 74 FOLIO-NBR 35-00-00071-00 SALE DATE: 12/12/24 UPPER PROVIDENCE
 GASTON VILNA WALDRON 720 BOBBIN MILL RD
 1 STY HSE GAR CURRENT ASSESSMENT 329,930 TOTAL DUE: 1,454.1
 720 BOBBIN MILL RD 100 X 360
 MEDIA PA 19063
 2022 CTY 329,930 SCH 329,930 TWN 329,930 1,454.10
UPPER PROVIDENCE

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RECORD# 75 FOLIO-NBR 37-00-00327-01 SALE DATE: 12/12/24 RIDLEY PARK
 PROSPECT CCMC LLC 0 CHESTER PK
 C/O PROSPECT MEDICAL HOLDINGS HOSPITAL COMPLEX CURRENT ASSESSMENT 60,629,460 TOTAL DUE: 1,923,198.47
 INC 15.952AC
 3415 S SEPULVEDE BLVD 9TH FL
 LOS ANGELES CA 90034
 2022 CTY 60,629,460 SCH 60,629,460 1,923,198.47

RECORD# 76 FOLIO-NBR 37-00-01125-00 SALE DATE: 12/12/24 RIDLEY PARK
 ROHRBACH HERBERT & 312 HOLLAND ST
 ROHRBACH BRENDA LEE 2 STY HSE CURRENT ASSESSMENT 163,880 TOTAL DUE: 1,926.96
 312 HOLLAND ST 30 X 170
 CRUM LYNNE PA 19022
 2022 CTY 163,880 SCH 163,880 1,926.96

RIDLEY PARK

RECORD# 77 FOLIO-NBR 38-02-01785-00 SALE DATE: 12/12/24 RIDLEY TWP.
 TURNIER EDWARD D 709 7TH AVE CIR
 2 STY HSE CURRENT ASSESSMENT 151,070 TOTAL DUE: 2,360.92
 709 7TH AVE CIR 26 X 100
 SWARTHMORE PA 19081
 2022 CTY 151,070 SCH 151,070 2,360.92

RECORD# 78 FOLIO-NBR 38-04-01436-00 SALE DATE: 12/12/24 RIDLEY TWP.
 CZWALINA ROSEZANNA M & WALTER 2204 LOCUST RD
 CZWALINA THOMAS GEORGE 2 STY HSE CURRENT ASSESSMENT 205,860 TOTAL DUE: 1,189.65
 2204 LOCUST RD 50.47 X 106 X 108.5 X 67
 MORTON PA 19070
 2022 SCH 205,860 1,189.65

RECORD# 79 FOLIO-NBR 38-04-01773-00 SALE DATE: 12/12/24 RIDLEY TWP.
 WATTERSON WILLIAM E JR 738 QUINCE LN
 1 1/2 STY HSE ADD CURRENT ASSESSMENT 152,360 TOTAL DUE: 1,284.7
 738 QUINCE LN 47.5 X 75 X 100
 SECANE PA 19018
 2022 SCH 152,360 1,284.70

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RECORD# 80 FOLIO-NBR 38-05-00048-00 SALE DATE: 12/12/24 RIDLEY TWP.
 BIGGER S SLOAN & EVA 536 ARLINGTON AVE
 C/O GUARDIAN SERVICES OF PA 2 STY HSE CURRENT ASSESSMENT 248,500 TOTAL DUE: 7,816.1
 PO BOX 346 55 X 140
 MEDIA PA 19063
 2022 CTY 248,500 SCH 248,500 7,816.10
RIDLEY TWP.

RECORD# 81 FOLIO-NBR 41-00-00098-00 SALE DATE: 12/12/24 SHARON HILL
 WALLS FELICIA ANNE 215 BARTLETT AVE
 2 STY HSE GAR CURRENT ASSESSMENT 100,650 TOTAL DUE: 1,573.31
 215 BARTLETT AVE 25 X 120
 SHARON HILL PA 19079
 2022 SCH 91,622 TWN 100,650 1,573.31
SHARON HILL

RECORD# 82 FOLIO-NBR 42-00-01747-07 SALE DATE: 12/12/24 SPRINGFIELD
 DIVITO ROBERT & 716 EVANS RD
 DIVITO ZOE HSE GAR CURRENT ASSESSMENT 305,120 TOTAL DUE: 1,718.46
 716 EVANS RD 65 X 142 X IRR
 SPRINGFIELD PA 19064
 2022 SCH 305,120 TWN 305,120 1,718.46
SPRINGFIELD

RECORD# 83 FOLIO-NBR 48-00-00893-00 SALE DATE: 12/12/24 YEADON
 GRIFFIN RAY 426 CHURCH LN
 2 1/2 STY HSE GAR E/P CURRENT ASSESSMENT 132,540 TOTAL DUE: 5,982.38
 426 CHURCH LN 50 X 125
 YEADON PA 19050
 2022 CTY 132,540 SCH 132,540 TWN 132,540 5,982.38

RECORD# 84 FOLIO-NBR 48-00-01580-00 SALE DATE: 12/12/24 YEADON
 PHAM QUANG QUOC & VUONG THANN& 20 ELDER AVE
 PHAM BINH THANH 2 STY HSE E/P CURRENT ASSESSMENT 177,700 TOTAL DUE: 1,753.94
 20 ELDER AVE 50 X 102 X IRR
 YEADON PA 19050
 2022 CTY 177,700 SCH 177,700 1,753.94

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RECORD# 85 FOLIO-NBR 48-00-02632-00 SALE DATE: 12/12/24 YEADON
 PASSAWE MIATA & 119 PROVIDENCE RD
 ADEOWO ZAINAB 2 STY HSE CURRENT ASSESSMENT 127,500 TOTAL DUE: 5,170.8
 119 E PROVIDENCE RD 63 X 92
 LANSDOWNE PA 19050
 2022 CTY 127,500 SCH 127,500 TWN 127,500 5,170.80

RECORD# 86 FOLIO-NBR 48-00-03288-00 SALE DATE: 12/12/24 YEADON
 ANDERSON SAMUEL 703 YEADON AVE
 2 STY HSE GAR CURRENT ASSESSMENT 123,430 TOTAL DUE: 1,033.2
 703 YEADON AVE 28 X 100
 LANSDOWNE PA 19050
 2022 CTY 123,430 SCH 123,430 1,033.20

RECORD# 87 FOLIO-NBR 48-00-03301-00 SALE DATE: 12/12/24 YEADON
 BROWN ANTHONY 731 YEADON AVE
 2 STY HSE E/P CURRENT ASSESSMENT 91,450 TOTAL DUE: 2,708.37
 731 YEADON AVE 25 X 100
 LANSDOWNE PA 19050
 2022 CTY 91,450 SCH 91,450 TWN 91,450 2,708.37

RECORD# 88 FOLIO-NBR 48-00-03398-00 SALE DATE: 12/12/24 YEADON
 RIDLEY ANTOINETTE M & 1049 YEADON AVE
 COYETT SHARIF M 2 1/2 STY HSE/GAR CURRENT ASSESSMENT 118,850 TOTAL DUE: 3,230.55
 1049 YEADON AVE 25 X 100
 YEADON PA 19050
 2022 CTY 118,850 SCH 118,850 TWN 118,850 3,230.55

YEADON

RECORD# 89 FOLIO-NBR 49-02-01351-00 SALE DATE: 12/12/24 CHESTER CITY
 GENERATION SMITH LLC 1007 MORTON AVE
 2 STY HSE CURRENT ASSESSMENT 10,250 TOTAL DUE: 353.39
 1007 MORTON AVE 18 X 61
 CHESTER PA 19013
 2022 CTY 10,250 353.39

CHESTER CITY
