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MARCH 2024

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LA SALLE ART MUSEUM PRESENTS SOME OF THEIR TREASURED WORKS FROM BLACK ARTISTS FOR BLACK HISTORY MONTH AND THE REST OF SPRING



Hasan Ali, of Germantown, brought out his family to see the Black Artists Showcase at the La Salle Art Museum. (GIH | Maleka Fruean)

By Maleka Fruean
Germantown Info Hub

La Salle University, located in East Germantown, has its own art museum on campus, with a permanent collection of over 5,000 works. This month, the museum presents some of its most treasured works from Black artists, including names like Romare Bearden, Jacob Lawrence, and Barbara Bullock. “We brought out 14 works of art from our permanent collection that helped to represent Black artists that we have within the entirety of the collection. But we have more than 200 works in total. So this is just a selection,” said Carolyn Green, director and chief curator of the La Salle Art Museum. Green was most excited about a bigger piece from Jacob Lawrence, a well-known modern painter documenting African-

American experiences in collections such as The Migration Series. One of the paintings is “The Builders No. 3,” depicting three carpenters working with construction tools in bold and modernistic lines and artistic style. Green says that while it’s one of his later pieces, falling outside the range of the Harlem Renaissance, it still centers on social justice. She talks about his style, saying, “One of the things he’s noted for is using a lot of primary colors, which we see him utilize a lot in this piece.” It’s right next to “The Piano Lesson” by Romare Bearden, another well-known and prolific modern Black American artist. Both pieces are currently in the museum’s 20th-century gallery. Cherylyn Rush, Director of Multicultural Affairs at La Salle, was at the open-

ing and reception and was happy to see students and community out for the show. She said, “We’re working with our students, our African American Student League (AASL), as well as our mission of the diversity and equity and inclusion office for the campus to learn more about the collection that we have here of our Black artists and to bring more community around the city to what we have here.” Another prominent Black artist on display was Barbara Bullock. Bullock grew up in Philadelphia and lives in Germantown at age 85. Her solo exhibit, “Barbara Bullock: Fearless Vision,” just ended at the Woodmere Art Museum in Chestnut Hill and featured pieces of her work spanning over 60 years. Her piece, “Belief,” is currently hanging in the main hallway gallery and features some mixed media

qualities that Bullock is known for. Folks walked through each gallery, including entire families that came out for the show. Students from La Salle’s AASL were also there. De’Nara Polk, vice president of the AASL, has visited the museum multiple times but was happy for other folks to be introduced to the galleries. “I think the exhibit is very lovely. I’ve been down the art museum quite a few times since I’ve been here at La Salle, but I would say particularly the 21st and the 20th century is definitely my favorite art. So I’m glad that they’re displaying the artworks of African Americans, and I think that it’s also a great way to start off Black His-

tory Month and a way to get students more engaged and involved because sometimes it gets forgotten that the art museum is down here and doesn’t get a lot of foot traffic.” Jya Marshall, another student in the AASL, was also at the reception. “The national theme for this Black History Month is actually African Americans in the Arts,” said Marshall. “It’s great that we’re kicking off Black History Month with this art exhibit featuring a lot of galleries and a lot of pieces just by African American artists, so I’m very excited. This is one of my first times down here in the museum. It’s cool to see that La Salle has such a large collection of art pieces and sculptures by Black artists.” The museum is open to the public from Monday to Thursday from 10:00 am – 4:00 pm when the University is in session. When the University is not in session, the museum is open by appointment by emailing artmuseum@lasalle.edu. Neighbors can also visit the art museum’s website to view their online collection’s database, where folks can browse past and present exhibitions, see upcoming events, and browse artwork.

**GERMANTOWN
STANDARD**

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ON LOCATION W/ROB THE GOV



CHEW AND CHELTEN AVENUE SET FOR LOCAL BUSINESS TRANSFORMATION WITH LOCAL ENTREPRENEUR RASHIDAH ROBINSON



By Maleka Fruean
Germantown Info Hub

The blocks of Chew and Cheltenham Avenue in East Germantown are busy with foot traffic, and many of the neighbors in the area have been there for decades. It's also an area that has seen the impact of gun violence—a 12-year-old and two older men were shot and killed last summer right near Chew Avenue and East Locust Street. Community stakeholders, faith leaders, and elected officials have been working together and separately on solutions to support neighbors, provide jobs and mentoring, and reduce gun violence in the area.

New business revitalization and development and how that affects the neighborhood is one of the conversations held by community organizations like Chew and Cheltenham CDC, led by longtime neighbor Douglas Rucker. At a recent virtual meeting held by the CDC, Rashidah Robinson, a local entrepreneur who grew up in East Germantown, presented her Lavish Real Estate company's current projects and plans for business transformation right on the blocks.

Rashidah Robinson was born in South Philly but moved to the Germantown area when she was about two years old. She spent her fall and winter months in Germantown, gaining knowledge during her years at Pastorious Elementary School, Ada Lew-

is Middle School, and Central High School. During the summer months, she was in South Philly, helping at her family's different shops, including a penny candy store and a sporting goods store. She took that entrepreneurial spirit into adulthood after gaining a Bachelor of Science in Neuroscience from the University of Pittsburgh.

"I was slated to be a physician, but I quickly realized that the pharmaceutical industry was my niche," said Robinson. "But growing up, you know, it was always fun, right? It was a community. My parents would task me to clean the marble steps every Saturday and sweep the front. So we knew about being responsible and accountable for the look so that we could have clean streets at that Chew and Cheltenham corridor."

"When I grew up in the 80s, despite being plagued by drugs, people knew each other. There were churches in the neighborhood, there were bars in the neighborhood. So, the adults had an opportunity to get to know each other. And I think that's missing in our society and in our neighborhood now," she continued.

Robinson currently owns and operates Care Nest Home Care Agency on Chew Avenue and is opening up three businesses within the next two years. One is a daycare; another is a commissary kitchen that provides catering and prepared food services for schools, personal care homes, and daycares. The third is a coffee shop for the community, especially the older neighbors. "For me, I wanted to invest my money back into the neighborhood that I grew up in," said Robin-

son. "When you talk about revitalization, I know people always think, let me think of the next hot spot, but why not have that new hot spot be my old neighborhood? So I really honestly didn't think of any other neighborhood." Robinson said one of her first challenges was identifying who owned the storefronts at Chew and Cheltenham to put in offers for the properties. Another challenge she ran up against was finding the right kind of businesses that would support the neighborhood but also feel inviting for folks outside the neighborhood to become customers.

Robinson remembers growing up with storefronts like a bakery giving out shortbread cookies after school, a pizza shop, a thrift store, and an ice cream shop. She hopes the commissary kitchen and coffee shop bring that variety to the business corridor and welcome all kinds of neighbors.

She also hopes to help serve food with playstreets nearby through the commissary kitchen services and for the coffee shop to be an inviting community hub for folks to relax and enjoy coffee, light food, and even some "adult" drinks (she's currently applying for an alcoholic beverage license at the location). Yolanda Lewis Boykin, a co-block captain on a nearby block, moved to the area about nine years ago, but her husband's family has had a house here since the '80s. She wants to ensure new businesses work alongside the nearby residential neighbors in their business plans.

Lewis Boykin attended the virtual meeting where Robinson presented her

business plans. She liked the business ideas but wondered about parking and other impacts on nearby residential neighbors, saying that revitalization could bring an influx of people from other areas. Lewis Boykin says, "That's good because that's what you're looking for. But you also have to keep in mind other persons that already live there and the situations that we already currently are facing. How are you going to integrate that into what you're proposing?"

She also wondered about local businesses providing job opportunities for the nearby community. Robinson plans to provide jobs with the businesses but stresses the importance of the social connections and community building the businesses can provide—for both younger and older people.

"I'm hoping that it'll help with employment by hiring baristas and cooks and chefs for the coffee shop, but it'll also bring some sense of social gathering and entertainment to the neighborhood for our aging adults and even our more senior adults, giving them an opportunity to get out of their homes for 30 minutes to one hour to come in and have a cup of tea, sit and watch the news, read the newspaper before they go back in for the rest of the day. And they can bring their caregiver, or they can bring their family member with them."

Thus far, Robinson has worked with Chew and Cheltenham CDC and other neighborhood groups to present her business plans and current real estate projects, and local elected officials like State Representatives Stephen Kinsey and Darisha Parker and

City Councilmember Cindy Bass are aware of her plans.

She wants to stay engaged in the community she grew up in as her business projects move forward, with her overall vision of a business corridor with various stores that provide all kinds of goods and services. actual patrolling themselves but want to enlist Philly Truce's help getting people out there. Casher understands their concerns.

"So in this little interim period, the idea was that we would get the people that expressed interest together, see how many bodies we could pull, and see if we could take turns supporting each other so that somebody doesn't have to be on their block doing it. So if it's six of us, five of us will go, you don't have to do it on your block, but (maybe) you do it on the next block, and that person sits out, or some kind of system like that," said Casher.

He continued, "But that was the idea we're going to explore because we are pressing different government officials—city council and some state reps, and applying for money, so we're in the process of funding it the way we envision it. But in an attempt to keep the momentum, we wanted to at least engage the people who've expressed interest."

You can visit www.phillytruce.com to learn more about Operation Hug The Block, Philly Truce's work in general, or how to support or donate to their organization.

PENNSYLVANIA GOV. SHAPIRO PROPOSES \$48 BILLION BUDGET WITH FOCUS ON EDUCATION, ECONOMY, AND PEOPLE



PHOTO CREDIT: GOV SHAPIRO TWITTER/X

Spending plan would provide \$1 billion in new public education funding in response to fair funding ruling

By Peter Hall, John Cole, and Kim Lyons
Pennsylvania Capital Star

Gov. Josh Shapiro said he wants to invest in the people of Pennsylvania with a \$48.3 billion budget that directs new funding to education, economic growth, and creating better opportunities for residents.

“We need to build a more competitive Pennsylvania that starts in our classrooms, runs through our union halls and small businesses, through our farmlands and our high rises, our college campuses, and leads to a life of opportunity and a retirement with dignity,” Shapiro said during his budget address Tuesday in the state Capitol rotunda – the first time a governor has given an address there in the building’s nearly 120-year history.

Shapiro spoke about the successes of his first year in office, which ended with an upgrade in Pennsylvania’s bond rating and a \$14 billion surplus. In his second

year, Shapiro said he believes it is time to invest some of the surplus “squirreled away in Harrisburg.”

“Look, it is not a badge of honor, nor is it something to be politically proud of for some lawmakers out there to say: I took more money from the good people of Pennsylvania than I needed and then bragged about how I just kept it in some bank account here in the Capitol,” Shapiro said, in a rebuke to lawmakers who argue the commonwealth should safeguard its reserves.

Shapiro noted that even if every one of the proposals in his budget passes, the state would still have an \$11 billion surplus at the end of June 2025.

The spending proposal includes a response to the state court ruling last year that Pennsylvania’s K-12 education funding system is unconstitutional by providing more than \$1 billion in new funding for public schools.

Shapiro’s budget builds on a 2022 campaign pledge to provide career pathways for young adults with a plan to

overhaul the commonwealth’s public university and community college system, with a 15% increase in funding for state-owned universities and a 5% increase for the state’s four land grant universities.

It proposes more than \$500 million in investments in the state’s first economic development strategy in more than 20 years while continuing a phased reduction in corporate income taxes, speeding state permitting to “work at the speed of business,” and redirecting more than \$283 million in state sales tax to avoid public transit fare hikes and service cuts.

Republican leaders responded with criticism that the plan is unrealistic and does little to improve the state’s economic prospects.

“Today, we heard not a moderate Gov. Shapiro,” Senate President Pro Tempore Kim Ward (R-Westmoreland) said after Shapiro’s address. “But obviously a very liberal-minded Gov. Shapiro.”

Ward expressed concern that Shapiro’s plan didn’t address state regulations

that she said caused Pennsylvania to lose business, jobs and population to other states. Ward also called the plan a “budget of unicorns and rainbows.”

“We will dig into this budget, we will look at it hard, we will try to find out where he’s coming up with the money to pay for this,” Ward said. “In addition to just raiding the rainy day fund, where is this money coming from?”

‘The future of the commonwealth’

House Speaker Joanna McClinton (D-Philadelphia) said she is confident that much of Shapiro’s proposal would become a reality as lawmakers and stakeholders negotiate in the coming months.

“No longer will we wait to invest in the future of the commonwealth of Pennsylvania, because the future starts right now, today,” McClinton said.

House Appropriations Committee Chairperson Jordan Harris (D-Philadelphia) said Pennsylvania can’t afford another year without raising the minimum wage, without fixing toxic and crumbling schools, or without making college affordable.

“You’re going to hear people talk about how much this costs. But look, the cost is too great for us not to do it,” Harris said, adding “... We can’t afford another year of disinvestment in the Commonwealth of Pennsylvania.”

But House Minority Leader Bryan Cutler (R-Lancaster) described the budget as a “phishing scam” that claims to offer a fix for education and mass transit while keeping taxes low and making Pennsylvania more competitive.

“With a proposal like this, I can see why at first blush that many Pennsylvanians would want to buy in,” Cutler said, adding, “... just because it looks good, you shouldn’t click the link because it could lead to ruin.”

In his address, Shapiro prodded lawmakers to move this year on initiatives that have languished in the Pennsylvania Legislature as neighboring states have acted decisively.

Shapiro called on lawmakers to raise Pennsylvania’s minimum wage from \$7.25, where it has been since 2009, to \$15 an hour to keep pace with each of its neighbors.

“We are falling behind, it’s anticompetitive, and it’s hurting our workers,” Shapiro said. “We have seen proof that Pennsylvania workers living in border counties would rather drive into another state for work so they can earn a higher wage than take a job at home in Pennsylvania.”

The governor’s budget calls for tapping a new revenue source by legalizing and taxing the recreational use of cannabis by adults, which all of Pennsylvania’s neighbors — save West Virginia — have already done. Administration officials said revenue from legal marijuana is projected to reach \$250 million annually in five years.

Shapiro said that in addition to ensuring that the new industry is regulated and taxed, legislation should create jobs and build wealth in the communities that have been disproportionately impacted by criminalization of marijuana. It should also provide for the expungement of criminal records for people convicted of nonviolent possession of small amounts of marijuana,

he said.

Not mentioned in Shapiro's address but included in the budget is a plan to regulate and tax slot machine-like skill games, which have proliferated in a legal gray area outside the authority of the state's Gaming Control Board. Administration officials estimate it would generate \$150.4 million in the first year.

"While I expect you will carefully analyze my proposals and seek your own in the final budget, your analysis shouldn't be used as an excuse for paralysis," Shapiro said. "It's time to solve these pressing problems, to meet this moment responsibly and with bipartisan compromise."

Education funding

The February 2023 Commonwealth Court decision declaring Pennsylvania's education funding system unconstitutional provided the overarching narrative for much of Shapiro's first year in office.

By choosing to forego an appeal in the state Supreme Court, legislative leaders accepted the court's mandate to change the system, Shapiro said Tuesday. He called on lawmakers to build on the commitment to students and teachers they have already shown by approving money for building repairs, in-school mental health services and free school breakfast.

Shapiro's proposal would adopt the recommendation of the bipartisan Basic Education Funding Commission to bring each of Pennsylvania's school districts up to an adequate funding level based on the expenditures of its most successful districts.

It would provide \$872 million in the first installment to close the \$5.4 billion gap over the next seven years. In addition, school districts would receive an additional \$200 million in basic education funding

through the state's fair funding formula and reset the base amount each school district receives at 2023-24 levels so that no district sees a cut.

The proposal also follows the commission's recommendation to spend \$300 million a year over the next five years to repair school buildings.

Shapiro called on lawmakers to update what he called an antiquated charter school law that forces school districts to overpay for charter school tuition. He noted that when Pennsylvania first allowed charter schools in 1997, online charter schools were almost unheard of. Today, nearly 60,000 students attend cyber charter schools..

The charter school law provides the same funding to online charter schools as it does to brick-and-mortar charters. That amount varies widely from one school district to another. By setting a statewide charter school tuition at \$8,000, school districts would save \$262 million a year, Shapiro said.

"If you combine those savings with the new money I'm proposing for 500 school districts, that would mean nearly \$2 billion more for public schools next year," Shapiro said.

Shapiro said it's also incumbent upon the state to make sure students have the freedom to chart their own course and determine their next steps after graduating from school.

"If you're in the 10th or 11th grade and you're excited about being a welder or a plumber, we should celebrate that and we should treat that career path with the same level of respect to someone who chooses to go to college," Shapiro said.

Shapiro said his budget would build on record investments in vocational and technical schools and trade apprenticeships by establishing a program to connect

young workers with skills to thousands of employers who need them.

And for those who choose college, Shapiro said his budget would improve access by capping state university and community college tuition at \$1,000 per semester and increase state grants for private university students to nearly \$7,000 a year.

In his first budget address last year, Shapiro said Pennsylvania's higher education system was broken. On Tuesday, he outlined a plan to unite the 10 state-owned universities with the state's 15 community colleges while preserving local leadership. The budget would provide \$975 million in new funding for the combined public university and college system.

"Together our public colleges and universities will create pathways to affordable credentials and degrees while opening up the doors of opportunity and meeting the Commonwealth's workforce needs," Shapiro said.

Shapiro's proposal would also change the way Pennsylvania's state-related universities – the University of Pittsburgh, and Penn State, Temple and Lincoln universities – are funded to make state appropriations performance-based rather than writing a blank check.

'...sick and tired of losing to friggin Ohio'

While Shapiro touted his administration's wins in attracting new industry and its work to improve the business environment, he said Pennsylvania is still outspent by neighbors in its economic development efforts.

"Let's be frank. Their investment is paying off and I am sick and tired of losing to friggin Ohio. We need to catch up right now," Shapiro said.

At the core of Shapiro's economic development

strategy is a \$500 million bond issue to make industrial sites ready for business by obtaining permits and installing utilities.

Economic growth should not be solely focused on city high rises and suburban office parks, Shapiro said, noting that 600,000 Pennsylvania residents work in agriculture on 53,000 farms that contribute \$132 billion to the state's economy.

"To ignore that is not only disrespectful to our farmers, it doesn't make sense economically. In the same sentence when we talk about life sciences, manufacturing, robotics, we should be talking about investing in our farms and in our farmers," Shapiro said.

To that end, the proposed budget includes investments to help farmers upgrade their equipment and to promote animal health and disease prevention by funding a new state animal testing laboratory in western Pennsylvania.

Speaking about human services, Shapiro told the story of a 60-year-old single mother who cares for her adult son who requires 24/7 care. Although funding has been available for in-home care, many families who need such services have been unable to obtain them because too few people are willing to do the job for the wages offered by the state.

"I've listened to those families. I've seen the exhaustion and the desperation in the eyes of parents and caregivers who are doing everything right. But they still can't get their kids the services they need. It's heartbreaking," Shapiro said.

Shapiro's budget would provide \$216 million that would allow the state to draw down another \$266 million in federal money to allow community based service providers to pay higher wages to in-home care providers.

In another anecdote, Shapiro recalled Nicolas Elizalde, a 14-year-old student killed in an ambush shooting after a football game at Roxborough High School in Philadelphia. His mother Meredith, who was in the audience Tuesday, has been a vocal advocate for gun safety laws, Shapiro said.

"With gun violence at unacceptable levels in our communities, it is long past time for us to take real action," Shapiro said.

His budget proposal includes \$75 million in new funding for gun violence intervention, prevention, investigation, and prosecution. It would also provide \$30 million in school- and community-based gun prevention, security for non-profit institutions such as synagogues and churches, and create the Office of Gun Violence within the Pennsylvania Commission on Crime and Delinquency.

But Shapiro called on lawmakers to do more, noting that many "talk a big game on law and order," yet allow loopholes in background check requirements to go unclosed.

In closing, Shapiro pointed to the lavish murals that adorn the walls of the Capitol rotunda, saying that their images of Pennsylvania history give him hope for the commonwealth.

"When I walk these halls, and I see these depictions of our past, I can't help but feel optimistic about our future, a future we will build together staying true to the words and the creed of William Penn as we work to do what is truly wise and just."

Sheriff's Sale Notices for March 5, 2024

SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, March 5, 2024 at:

<https://www.bid4assets.com/philadelphia>
10:00 AM EST
Rochele Bilal, Sheriff

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention ("CDC") and Pennsylvania Department of Health ("Department of Health") due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com ("Bid4Assets").

2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.

3. All bidders must complete the Bid4Assets online registration process to participate in the auction ("Auction"). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date ("Auction Date") and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.

4. All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 ("Schedule of Proposed Distribution").

5. The plaintiff's attorney shall submit the plaintiff's upset price ("Upset Price") to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff's costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.

6. The sale of the property will not be stopped unless The Sheriff's Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.

7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer's premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.

8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default ("Default") and the down payment shall be forfeited by the bidder.

9. If a bidder wins multiple properties and does not comply with the conditions of sale for each property he is deemed in Default and all of the consequences of a Default will apply.

SHERIFF'S SALE

10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.

11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.

12. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.

13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff's Office prior to 3:00PM the day before the auction.

14. The Plaintiff's attorney shall enter any auction day postponements or stays on his/her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff's Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.

15. The Plaintiff, pursuant to Court Order, may cancel the sale after the auction closes for any reason.

16. All bidding after the minimum bid, as described in Paragraph 4, shall be in increments of at least One Thousand Dollars (\$1,000.00)

17. If the Sheriff's grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff's Office of Philadelphia.

18. The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff's sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.

20. The Sheriff will file in the Prothonotary's office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.

21. When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejection to have the occupant removed.

22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

WARNING: All Sheriff's Sales are strictly monitored for any and all suspicious and fraudulent activity (including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff's office detects any suspicious and/or fraudulent activity during any sale, at the Sheriff's discretion, the bidder's account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.

Very truly yours,
ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY, MARCH 5, 2024

SHERIFF'S SALE

2403-301
2708 East Indiana Avenue 19134 25th Wd. 1,127 Sq. Ft. BRT #251092400 Improvements: Residential Dwelling
MARGARET WERYNSKI AND JOHN LEWISKI JR. C.P. Aug 2021 No. 02268 \$269,812.58
McCabe, Weisberg & Conway, LLC

2403-302
2949 N. 9th Street 19133 37th Wd. 1,827 Sq. Ft. BRT #881147296 Improvements: Residential Dwelling
17TH ST. LLC C.P. Apr 2023 No. 200403 \$616,447.19
McCabe, Weisberg & Conway, LLC

2403-303
2710 North 19th Street 19132 11th Wd. 838 Sq. Ft. BRT #111219700 Improvements: Residential Dwelling
COLLIN BROWN, KNOWN SURVIVING HEIR OF CHARLES W. BROWN SR., COLLEEN P. BROWN, KNOWN SURVIVING HEIR OF CHARLES W. BROWN SR., AND UNKNOWN SURVIVING HEIRS OF CHARLES W. BROWN SR. C.P. Oct 2019 No. 01289 \$97,176.82
McCabe, Weisberg & Conway, LLC

2403-304
2071 E Tioga Street 19134 45th Wd. 996 Sq. Ft. BRT #452114400 Improvements: Residential Dwelling
MARION F. PATTERSON AND ANTONIA LIND MARIE LONG-DEJESUS C.P. Jan 2023 No. 03027 \$124,528.33
McCabe, Weisberg & Conway, LLC

2403-305
5221 Church Road 19131 52nd Wd. 1,550 Sq. Ft. BRT #521213700 Improvements: Residential Dwelling
RHONDA BURROUGHS-GRIFFINS, KNOWN SURVIVING HEIR OF MARIE BURROUGHS, UNKNOWN SURVIVING HEIRS OF MARIE BURROUGHS, AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. Sept 2022 No. 01663 \$200,455.21
McCabe, Weisberg & Conway, LLC

2403-306
827 South Vogles Street 19143 46th Wd. 1,028 Sq. Ft. BRT #463201900 Improvements: Residential Dwelling
NUHOME INVESTMENT PROPERTIES, LLC. C.P. Jul 2023 No. 01849 \$146,093.03
Padgett Law Group

2403-307
237 South Ithan Street 19139 60th Wd. 945 Sq. Ft. BRT #604222000 Improvements: Residential Dwelling
MUHAMMAD Q. HOGUE C.P. Apr 2023 No. 02711 \$47,465.26
Padgett Law Group

2403-308
5311 Market Street 19139 44th Wd. 1,200 Sq. Ft. BRT #871201450 Improvements: Residential Dwelling
DURTY DEVILZ PROPERTY INVESTMENTS LLC. C.P. Apr 2023 No. 01656 \$249,870.67
Padgett Law Group

2403-309
258 West Queen Ln 19144 12th Wd. 1,126 Sq. Ft. BRT #123119500 Improvements: Residential Dwelling Subject To Mortgage
NUHOME INVESTMENT PROPERTIES, LLC. C.P. Sept 2023 No. 01011 \$127,684.49
Padgett Law Group

2403-310
3148 North 6th Street Aka 3148 N 6th St 19133 37th Wd. 1073 Sq. Ft. BRT #372010800 Improvements: Residential Property
EUGENE ROXBURY AKA EUGENE J. ROXBURY C.P. Jan 2023 No. 0715 \$99,595.55
KML Law Group, P.C.

2403-311
1009 N 64th St 19151 34th Wd. 3327 Sq. Ft. BRT #344243300 Improvements: Residential Property
THE UNKNOWN HEIRS OF JOSEPH L. BARR DECEASED C.P. Sept 2022 No. 02787 \$225,492.62
KML Law Group, P.C.

SHERIFF'S SALE

2403-312
5436 Ridgewood St 19143 51st Wd. 1013 Sq. Ft. BRT #513249200 Improvements: Residential Property
RUSSELL TRAVERS JR. C.P. Sept 2021 No. 02119 \$171,905.43
KML Law Group, P.C.

2403-313
5707 Malvern Ave 19131 52nd Wd. 1886 Sq. Ft. BRT #522117900 Improvements: Residential Property
UNKNOWN HEIRS OF THURKIEL E. EPPS C.P. Oct 2021 No. 00149 \$119,963.73
KML Law Group, P.C.

2403-314
1907 S 29th St 19145 48th Wd. 1,450 Sq. Ft. BRT #482379300 Improvements: Residential Property
VINCENT DIGREGORIO C.P. May 2023 No. 00087 \$121,035.72
KML Law Group, P.C.

2403-315
3507 Nottingham Ln 19114 66th Wd. 1260 Sq. Ft. BRT #661238600 Improvements: Residential Property
SHARYN JACKSON C.P. Jun 2022 No. 00501 \$239,669.89
Powers Kim, LLC

2403-316
2713 N 11th St 19133 37th Wd. 1,260 Sq. Ft. BRT #372222700 Improvements: Residential Property
JEWELYN P. WILLIAMS A/K/A JEWELYN WILLIAMS EARLE T. WILLIAMS C.P. May 2023 No. 01179 \$20,333.35
Powers Kim, LLC

2403-317
312 E Eleanor St 19120 42nd Wd. 1,260 Sq. Ft. BRT #421097200 Improvements: Residential Property
ANNA BUKRITSKY C.P. Oct 2022 No. 00586 \$75,472.92
Powers Kim, LLC

2403-318
144 West Apsley St 19144 12th Wd. 8,250 Sq. Ft. BRT #123004010 Improvements: Residential Property
TIMOTHY M. JOHNSON C.P. Apr 2023 No. 03060 \$228,167.76
KML Law Group, P.C.

2403-319
4709 Disston St 19135 15th Wd. 2,160 Sq. Ft. BRT #412039900 Improvements: Residential Property
DELORES PETERS AND HARRY F. PETERS C.P. Jun 2022 No. 02271 \$139,173.98
KML Law Group, P.C.

2403-320
4709 Ashburner St 19136 65th Wd. 1,200 Sq. Ft. BRT #652042400 Improvements: Residential Property
CHRISTIAN NEGRON C.P. Oct 2022 No. 00524 \$137,371.74
Hill Wallack LLP

2403-321
3011 Redner St 19121 29th Wd. 846.98 Sq. Ft. BRT #292219900 Improvements: Residential Property
DIAMANTE ESTATES LLC C.P. Apr 2023 No. 01290 \$274,326.53
Hill Wallack LLP

2403-322
1430 N Corlies St 19121 29th Wd. 926 Sq. Ft. BRT #292306210 Improvements: Residential Property
PARKER ESTATES LLC C.P. Apr 2023 No. 01628 \$255,772.25
Hill Wallack LLP

2403-323
5815 Akron St 19149 62nd Wd. 1,240 Sq. Ft. BRT #621440500 Improvements: Residential Property
ALEZIA BREWER C.P. Dec 2022 No. 02201 \$151,114.36
KML Law Group, P.C.

2403-324
4946-48 W Stiles St 19131 44th Wd. 1400 Sq. Ft. BRT #442095505 Improvements: Residential Property
EMPRESS TASHA ALISA TIPPETT BEY A/K/A TASHA UNDERWOOD C.P. Oct 2020 No. 00064 \$118,863.23
KML Law Group, P.C.

2403-325
658 E Cornwall St 19134 33rd Wd. 743 Sq. Ft. BRT #331114600 Improvements: Residen-

SHERIFF'S SALE

tial Property
THE UNKNOWN HEIRS OF SHIRLEY BUTLER AKA SHIRLEY G. BUTLER, DECEASED C.P. Jan 2022 No. 00987 \$57,003.33
KML Law Group, P.C.

2403-326
5811 Chester Ave 19143 40th Wd. 1,911 Sq. Ft. BRT #401113700 Improvements: Residential Property
PHYLLIS BUCHANAN A/K/A PHYL BUCHANAN C.P. Dec 2022 No. 01653 \$154,675.10
Stern & Eisenberg, PC

2403-327
5216 Montour Street 19124 35th Wd. 1,360 Sq. Ft. BRT #351363500 Improvements: Residential Property
PHILIP TRIBBLE C.P. May 2023 No. 00467 \$120,409.77
KML Law Group, P.C.

2403-328
912 Anchor St 19124 35th Wd. 938 Sq. Ft. BRT #351270300 Improvements: Residential Property
JOSEPH ATKINSON AND KIMBERLY ATKINSON C.P. Apr 2023 No. 02069 \$83,835.21
KML Law Group, P.C.

2403-329
3048 W Oxford St 19121 29th Wd. 1370 Sq. Ft. BRT #292226200 Improvements: Residential Property
REHAB QUEEN LLC C.P. Apr 2023 No. 01630 \$318,669.61
Hill Wallack LLP

2403-330
1433 N Corlies St 19121 29th Wd. 1591.52 Sq. Ft. BRT #292303000 Improvements: Residential Property
PARKER ESTATES LLC C.P. May 2023 No. 01523 \$240,006.45
Hill Wallack LLP

2403-331
1765 N 29th St 19121 32nd Wd. 1,629 Sq. Ft. BRT #324179800 Improvements: Residential Property
DIAMANTE INVESTMENT GROUP LIMITED LIABILITY COMPANY C.P. June 2023 No. 01320 \$245,046.49
Hill Wallack LLP

2403-332
3046 Redner St 19121 29th Wd. 1845.65 Sq. Ft. BRT #292219000 Improvements: Residential Property
DIAMANTE ESTATES LLC C.P. May 2023 No. 02043 \$193,700.23
Hill Wallack LLP

2403-333
1245 N Newkirk St 19121 29th Wd. 1118 Sq. Ft. BRT #292108701 Improvements: Residential Property
TWELVE FORTY FIVE LLC C.P. May 2023 No. 01519 \$191,845.39
Hill Wallack LLP

2403-334
3868 Alberta Pl 19154 66th Wd. 1796 Sq. Ft. BRT #662584800 Improvements: Residential Property
DEBORAH CAMPBELL AKA DEBBIE CAMPBELL, SOLELY IN HER CAPACITY AS HEIR OF ELIZABETH FRANZ AKA ELIZABETH M. FRANZ, DECEASED THE UNKNOWN HEIRS OF ELIZABETH FRANZ AKA ELIZABETH M. FRANZ, DECEASED LINDA WILHELM SOLELY IN HER CAPACITY AS HEIR OF ELIZABETH FRANZ AKA ELIZABETH M. FRANZ, DECEASED C.P. Dec 2022 No. 02099 \$248,012.12
KML Law Group, P.C.

2403-335
7450 Brockton Rd 19151 34th Wd. 1,434 Sq. Ft. BRT #343146338 Improvements: Residential Dwelling
DENITA L. THOMAS C.P. Oct 2022 No. 00675 \$95,389.82
Hladik Onorato And Federman LLP

2403-336
7259 Ridge Avenue 19128 21st Wd. 11,859 Sq. Ft. BRT #214137520 Improvements: Residential Dwelling
CHERYL A. DOUGAR A/K/A CHERYL DOUGAR C.P. Mar 2021 No. 01812 \$150,100.46
Hladik Onorato And Federman LLP

SHERIFF'S SALE

2403-337
3559 Sheffield Ave 19136 64th Wd. 1,600 Sq. Ft. BRT #642229400 Improvements: Residential Dwelling
 MINH CHUNG LAM C.P. Jul 2023 No. 029699 \$175,072.43 Hladik Onorato And Federman LLP

2403-338
3120 N Rosewood St 19132 11th Wd. 880 Sq. Ft. BRT #111144300 Improvements: Residential Dwelling
 MARVIN CAPPS AND THE UNITED STATES OF AMERICA C.P. Jul 2023 No. 03123 \$126,592.08 Hladik Onorato And Federman LLP

2403-339
1637 N Corties St 19121 32nd Wd. 1924 Sq. Ft. BRT #324193900 Improvements: Residential Dwelling
 SIXTEEN THIRTY SEVEN LLC C.P. May 2023 No. 01525 \$265,582.07 Hladik Onorato And Federman LLP

2403-340
2827 N 9th St 19133 37th Wd. 963 Sq. Ft. BRT #372137500 Improvements: Residential Dwelling
 ARMANDO HERNANDEZ C.P. Sept 2023 No. 00788 \$29,103.91 Hladik Onorato And Federman LLP

2403-341
1946 E Pike St 19124 45th Wd. 2,048 Sq. Ft. BRT #452217300 Improvements: Residential Dwelling
 RAFAEL RIVERA, AS SURVIVING HEIR OF ANIBAL RIVERA SERRANO, DECEASED, RAMON ROSA, AS SURVIVING HEIR OF ANIBAL RIVERA SERRANO, DECEASED AND UNKNOWN SURVIVING HEIRS OF ANIBAL RIVERA SERRANO, DECEASED C.P. Feb 2023 No. 02613 \$52,259.10 Hladik Onorato And Federman LLP

2403-342
5429 Valley St 19124 62nd Wd. 1,123 Sq. Ft. BRT #622333700 Improvements: Residential Property
 SPENCERETTE JONES C.P. Apr 2023 No. 02330 \$102,338.77 Brock & Scott, PLLC

2403-343
3574 Emerald St 19134 45th Wd. 1,072 Sq. Ft. BRT #452343600 Improvements: Residential Property
 ANNA BUKRITSKY C.P. Oct 2022 No. 01789 \$72,762.47 Brock & Scott, PLLC

2403-344
3222 Salmon Street 19134 45th Wd. 704 Sq. Ft. BRT #451178100 Improvements: Residential Property
 ADAM KUSZ C.P. Jun 2019 No. 05736 \$139,110.65 Logs Legal Group LLP

2403-345
154 W Godfrey Ave 19120 61st Wd. 1,200 Sq. Ft. BRT #611280300 Improvements: Residential Property
 MICHAEL JOHNSON AND CYNTHIA M. JOHNSON A/K/A CYNTHIA JOHNSON C.P. June 2017 No. 01164 \$158,300.44 Hill Wallack LLP

2403-346
1515 N 61st St 19151 34th Wd. 1,247 Sq. Ft. BRT #342242900 Improvements: Residential Property
 DIANE D. MYERS, AKA DIANE E. MYERS, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ELSIE D. MYERS; UNKNOWN HEIRS, UNKOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF ELSIE D. MYERS C.P. Aug 2023 No. 01440 \$19,638.10 Manley Deas Kochalski LLC

2403-347
1912 S Chadwick St 19145 26th Wd. 588 Sq. Ft. BRT #481215700 Improvements: Residential Property
 THOMAS BUXTON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF PETER BUXTON; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF PETER BUXTON C.P. Aug 2023 No. 01443 \$86,539.48 Manley Deas Kochalski LLC

2403-348
5411 Vicaris St 19128 21st Wd. 1,617 Sq. Ft. BRT #213221130 Improvements: Residential Property
 ELLIS LESACK; BEATRIZ LESACK C.P. Mar 2022 No. 02482 \$93,513.98 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2403-349
5425 Rising Sun Ave 19120 42nd Wd. 6,250

SHERIFF'S SALE

Sq. Ft. BRT #421270800 Improvements: Residential Property
 YUNIOR ALEXANDER MOTA MORLA, IN HIS CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; MARIANELLA ROJAS, IN HER CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; ALVARO ROJAS, IN HIS CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; ARIANA ROJAS, IN HER CAPACITY AS HEIR OF NELLY OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; PAOLLA ALCANTARA, IN HER CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; PAOLLA ALCANTARA, IN HER CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY V. ALCANTARA; PAOLLA ALCANTARA, IN HER CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY V. ALCANTARA; UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA C.P. Nov 2022 No. 01249 \$173,704.12 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2403-350
1425 N 29th St 19121 29th Wd. 1,024 Sq. Ft. BRT #292156100 Improvements: Residential Property
 JAMES E. SMITH C.P. Jan 2023 No. 00548 \$177,685.32 Stern & Eisenberg, PC

2403-351
5422 Larchwood Ave 19143 46th Wd. 1,056 Sq. Ft. BRT #463001300 Improvements: Residential Property
 THE UNKNOWN HEIRS OF PRISCILLA GOLPHIN, DECEASED C.P. Feb 2023 No. 01460 \$99,973.29 Stern & Eisenberg, PC

2403-352
257 S 16th St 19102 8th Wd. 3,872 Sq. Ft. BRT #881031500 Improvements: Commercial Property Subject To Mortgage
 USRE 257 LLC C.P. Sept 2023 No. 1940 \$12,455,556.90 Stradley Ronon Stevens & Young, LLP

2403-354
2220 Bonaffon St 19142 40th Wd. 953 Sq. Ft. BRT #403059400 Improvements: Residential Property
 SHE DOES FLIPS LLC; SUNSARAE GARDNER C.P. Oct 2023 No. 00033 \$187,421.90 Larocca Hornik Rosen & Greenberg LLP

2403-355
537 East Sanger Street 19120 35th Wd. 1,109 Sq. Ft. BRT #351212800 Improvements: Residential Property
 SHERRI L. ASHFORD AS ADMINISTRATRIX OF THE ESTATE OF CRYSTAL LITTLE DECEASED C.P. Oct 2018 No. 03961 \$109,148.23 KML Law Group, P.C.

2403-356
624 Gerritt Street 19147 1st Wd. 718 Sq. Ft. BRT #012036500 Improvements: Residential Property
 RODRIGO A. RAMIREZ C.P. Apr 2023 No. 00886 \$197,534.12 KML Law Group, P.C.

2403-357
5438 N Fairhill St 19120 61st Wd. 2,525 Sq. Ft. BRT #612293600 Improvements: Residential Property
 JAMAR H. YOUNG AKA JAMAR YOUNG C.P. Mar 2020 No. 02767 \$63,348.09 KML Law Group, P.C.

2403-358
10211 Ambridge Pl 19114 66th Wd. 2,728 Sq. Ft. BRT #661047000 Improvements: Residential Property
 MARK GOWLAND AND JENNIFER LIS C.P. Jun 2019 No. 07211 \$79,379.64 KML Law Group, P.C.

2403-359
807 E Haines St 19138 59th Wd. 17,520 Sq. Ft. BRT #592013000 Improvements: Residential Property
 MARIE JEROME AND JOSEPH EDDY JEROME, ADMINISTRATOR OF THE ESTATE OF MARIE TERESA JEROME, DECEASED AS ADMINISTRATOR ON FEBRUARY 23, 2023, PHILADELPHIA REGISTER OF WILLS FILE NUMBER A0856-2023 C.P. Dec 2015 No. 00282 \$333,789.80 KML Law Group, P.C.

SHERIFF'S SALE

2403-360
1461 North 60th St Aka 1461 N 60th St 19151 34th Wd. 1,350 Sq. Ft. BRT #342192100 Improvements: Residential Property
 PATRICIA STANCIL C.P. Sept 2022 No. 021716 \$28,703.08 KML Law Group, P.C.

2403-361
4114 Princeton Ave 19135 55th Wd. 3,249 Sq. Ft. BRT #552200000 Improvements: Residential Property
 RAYMOND W. VITALI, JR AND JAMIE A. VITALI C.P. Jan 2020 No. 03852 \$138,424.28 McCabe, Weisberg & Conway, LLC

2403-362
31 N 58th St 19139 4th Wd. 1,160 Sq. Ft. BRT #042084700 Improvements: Residential Property
 JOSEPH JENKINS, KNOWN SURVIVING HEIR OF ELIZABETH P. BAKER, STEVEN JENKINS, KNOWN SURVIVING HEIR OF ELIZABETH P. BAKER, AND UNKNOWN SURVIVING HEIRS OF ELIZABETH BAKER C.P. Feb 2019 No. 00087 \$71,982.16 McCabe, Weisberg & Conway, LLC

2403-363
727 S 58th St 19143 46th Wd. 1,125 Sq. Ft. BRT #871217650 Improvements: Residential Property
 LASHAWN FARRAR C.P. Aug 2022 No. 03063 \$46,356.94 Richardson Law

2403-364
4650 Oakland St 19124 23rd Wd. 1,927 Sq. Ft. BRT #234229900 Improvements: Residential Property
 YOLANDA S. BROWNLEE C.P. Apr 2018 No. 01509 \$49,387.93 Manley Deas Kochalski LLC

2403-365
3317 Elliston Cir 19114 66th Wd. 2,030 Sq. Ft. BRT #661159500 Improvements: Residential Property
 KEVIN SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE; MICHAEL SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE; PAMELA SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE; UNKOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF DEBORAH M. MCGUIRE C.P. Jul 2021 No. 00672 \$217,233.82 Manley Deas Kochalski LLC

2403-366
1719 S Mole St 19145 36th Wd. 616 Sq. Ft. BRT #365102800 Improvements: Residential Property
 GERTRUDE TAYLOR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DOROTHY BARR-SMITH; UNKOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF DOROTHY BARR-SMITH C.P. Mar 2023 No. 01169 \$167,558.99 Manley Deas Kochalski LLC

2403-367
1817 Willington St 19121 32nd Wd. 1,036 Sq. Ft. BRT #321103700 Improvements: Residential Property Subject To Mortgage
 MARGARET DAVIS, AKA MARGARET CAULETTA DAVIS, AKA MARGARET C DAVIS C.P. Jun 2017 No. 00265 \$68,147.73 Manley Deas Kochalski LLC

2403-368
37 Wyneva St 19144 12th Wd. 1,702 Sq. Ft. BRT #123027100 Improvements: Residential Property
 RASHAAN THOMAS, AKA RASHAAN G. THOMAS; SADE THOMAS C.P. Sep 2018 No. 02431 \$156,250.06 Manley Deas Kochalski LLC

2403-369
157 Parker Ave 19128 21st Wd. 5,459 Sq. Ft. BRT #212335040 Improvements: Residential Property Subject To Mortgage Subject To Rent
 FARIBORZ FALLAHNEJAD C.P. Sept 2023 No. 03189 \$209,773.01 Brown McGarry Nimeroff LLC

2403-370
1359 E Price St 19138 59th Wd. 1,134 Sq. Ft. BRT #591100200 Improvements: Residential Property
 BLUEFACE ENTERPRISES LLC C.P. Oct 2023 No. 01068 \$289,008.34 Romano, Garubo & Argentieri

2403-371
8816 Ridge Ave Apt 14 19128 21st Wd. 1,988 Sq. Ft. BRT #212522832 Improvements: Residential Property Subject To Mortgage
 OTIS L.BARLOW AND YOULANDA Y. BARLOW C.P. Mar 2018 No. 01000 \$6,618.42

SHERIFF'S SALE

Gawthrop Greenwood, PC
2403-372
1982 Medary Avenue 19141 17th Wd. 1,455 Sq. Ft. BRT #171309500 Improvements: Residential Property
 HOWARD UPSEY C.P. Sept 2023 No. 01821 \$35,572.23 Kaplin Stewart Meloff Reiter & Stein, P.C.

2403-373
2415 S 20th St 19145 26th Wd. 920 Sq. Ft. BRT #262150300 Improvements: Residential Property
 LINDA HALL; UNKOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MILDRED CHAMBERS; RAE K SEMIDEY C.P. Jan 2020 No. 00581 \$196,255.28 Manley Deas Kochalski LLC

2403-374
5824 Trinity St 19143 40th Wd. 1,312 Sq. Ft. BRT #401106200 Improvements: Residential Property
 BEATRICE SMITH, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF WILLIAM WALTERS; UNKOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF WILLIAM WALTERS C.P. Mar 2022 No. 00220 \$87,061.92 Manley Deas Kochalski LLC

2403-375
1508 N Myrtlewood St 19121 29th Wd. 778 Sq. Ft. BRT #292279100 Improvements: Residential Property
 SHAD REAL ESTATE LLC C.P. Mar 2023 No. 00511 \$257,093.59 Manley Deas Kochalski LLC

2403-376
2936 W Lehigh Ave 19132 28th Wd. 1,216 Sq. Ft. BRT #282378700 Improvements: Residential Property Subject To Rent
 LEVEL 4 HOLDINGS, LLC C.P. Jul 2023 No. 02292 \$123,278.05 Manley Deas Kochalski LLC

2403-377
16 N Salford Street 19139 4th Wd. 1,210 Sq. Ft. BRT #042124600 Improvements: Residential Property
 STANLEY OKORO C.P. Jan 2023 No. 01177 \$189,936.82 Mester & Schwartz, P.C.

2403-378
1318 Hale St 19111 53rd Wd. 1,140.63 Sq. Ft. BRT #531031100 Improvements: Residential Property
 JOSEPH MCCAUSLAND AND SABRINA ASCH C.P. Apr 2023 No. 02890 \$198,696.81 Hill Wallack LLP

2403-379
6222 N 10th St 19141 49th Wd. 1,440 Sq. Ft. BRT #492193100 Improvements: Residential Property
 PHYLLIS OLIVER C.P. Sept 2014 No. 02488 \$230,727.26 Hill Wallack LLP

2403-380
2427-35 W York St 19132 28th Wd. 44,903 Sq. Ft. BRT #884691100 Improvements: Residential Property Subject To Mortgage Subject To Rent
 WEST YORK HOLDING LLC AND CORNICHE CAPITAL, LLC AND DAVID EBRAHIMZADEH C.P. Jun 2023 No. 00016 \$6,225,629.93 Salducci Law Group

2403-381
1521 N Franklin St Apt 4 19122 20th Wd. 2184 Sq. Ft. BRT #888200758 Improvements: Residential Property Subject To Mortgage
 DANIEL ROACH A/K/A DANIEL D ROACH C.P. Jan 2023 No. 02612 \$341,240.46 McCabe, Weisberg & Conway, LLC

2403-382
5922 Chestnut St 19139 46th Wd. 1,414 Sq. Ft. BRT #031028600 Improvements: Residential Property
 LUCILLE TRIBBLE C.P. Nov 2021 No. 00929 \$103,760.58 McCabe, Weisberg & Conway, LLC

2403-383
6349 Lawndale St 19111 35th Wd. 1,986 Sq. Ft. BRT #353283100 Improvements: Residential Property Subject To Mortgage
 GEORGE E. CULP III C.P. Feb 2021 No. 01183 \$160,848.39 Friedman Vartolo LLP

2403-384
2032 Wilder St 19146 36th Wd. 700 Sq. Ft. BRT #363037900 Improvements: Residential Property Subject To Mortgage
 GEORGE CLIFFORD BLACKMON C.P. Jan 2022 No. 02444 \$253,135.74 Friedman Vartolo LLP

2403-386
222 E Price St 19144 59th Wd. 6,262 Sq. Ft. BRT #591057500 Improvements: Residential

SHERIFF'S SALE

Property Subject To Mortgage
 165 RENNER LLC A/K/A 265 RENNER LLC D/B/A 222 E. PRICE STREET LLC C.P. Feb 2023 No. 02781 \$451,288.55 Friedman Vartolo LLP

2403-387
224 Stearly St 19111 35th Wd. 1,212 Sq. Ft. BRT #352169300 Improvements: Residential Property
 DONIELLE A/K/A DANIELLE N. FLETCHER C.P. Dec 2022 No. 02149 \$122,709.45 Romano, Garubo & Argentieri

2403-388
7303 Malvern Ave 19151 34th Wd. 1,443 Sq. Ft. BRT #344088100 Improvements: Residential Property Subject To Mortgage
 SCOTT R. WINFREE AND MONIQUE L. WINFREE C.P. Apr 2022 No. 01634 \$48,435.31 The Law Office Of Gregory Javardian

2403-389
1402 S 54th St 19143 51st Wd. 1,580 Sq. Ft. BRT #514002100 Improvements: Residential Property
 MONIQUE KNOX C.P. Jun 2023 No. 00556 \$128,165.99 Larocca Hornik Rosen & Greenberg LLP

2403-390
2261 N Van Pelt St 19132 16th Wd. 1,120 Sq. Ft. BRT #162191100 Improvements: Residential Property
 JENEL S. ODOM C.P. Nov 2019 No. 00001 \$103,415.61 Stern & Eisenberg, PC

2403-391
3502 Grant Ave 19114 57th Wd. 2,897 Sq. Ft. BRT #572179000 Improvements: Residential Property
 KARA KOLIMAGA A/K/A KARA KANE; ANDREW J. KOLIMAGA C.P. Feb 2020 No. 02473 \$214,153.34 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2403-392
2954 Cedar St 19134 25th Wd. 1,200 Sq. Ft. BRT #251437800 Improvements: Residential Property
 UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, AND ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN CHOMEN C.P. Nov 2019 No. 01003 \$49,131.29 Hladik Onorato And Federman LLP

2403-393
3871 Jasper St 19124 45th Wd. 1,225 Sq. Ft. BRT #452375400 Improvements: Residential Property Subject To Mortgage
 WALTER CARRASQUILLO, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CHRISTINE F. CARRASQUILLO A/K/A CHRISTINA CARRASQUILLO, DECEASED, UNKOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER UNKOWN HEIRS, SUCCESSORS, AND ASSIGNS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTINE F. CARRASQUILLO A/K/A CHRISTINA CARRASQUILLO, DECEASED C.P. May 2023 No. 03287 \$145,482.93 Barley Snyder LLP

2403-394
1818 S 31st St 19145 48th Wd. 2,913 Sq. Ft. BRT #482409200 Improvements: Residential Property
 PAUL LEWIS SOLELY IN HIS CAPACITY AS HEIR OF BARBARA ROBINSON, AND THE UNKNOWN HEIRS OF BARBARA ROBINSON DECEASED C.P. May 2023 No. 02876 \$100,561.72 KML Law Group, P.C.

2403-395
1539 S 19th St 19146 36th Wd. 1,040 Sq. Ft. BRT #363202600 Improvements: Residential Property
 MADELEINE WYKSTRA C.P. May 2023 No. 03236 \$193,561.02 KML Law Group, P.C.

2403-396
1616 W Loudon St 19141 13th Wd. 1,120 Sq. Ft. BRT #132404000 Improvements: Residential Property
 SYDNEY GILLIAM C.P. Feb 2023 No. 01583 \$223,425.78 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2403-397
141 Benjamin Court, Unit G-141 A/k/a 141 Benjamin Court #141, 19114 57th Wd. 1,553 Sq. Ft. BRT #888570482 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER

SHERIFF'S SALE

NANCY POLIN A/K/A NANCY JOAN POLIN, DECEASED C.P. Nov 2021 No. 00467 \$272,496.84 Powers Kim, LLC

2403-398

7705 Cherokee St 19118 9th Wd. 13,431 Sq. Ft. BRT #092321500 Improvements: Residential Property

RICHARD A. MARTIN JR. ADMINISTRATOR OF THE ESTATE OF ERNA T. MARTIN AND GREGORY MARTIN ADMINISTRATOR OF THE ESTATE OF ERNA T. MARTIN C.P. Jun 2019 No. 06257 \$474,379.57 McCabe, Weisberg & Conway, LLC

2403-400

5357 N Sydenham St 19141 17th Wd. 1,680 Sq. Ft. BRT #172087400 Improvements: Resi-

SHERIFF'S SALE

dential Property
JOHN PERRIN KNOWN SURVIVING HEIR OF CORNELL T. HALL, UNKNOWN SURVIVING HEIRS OF CORNELL T. HALL C.P. Sept 2019 No. 02003 \$94,200.93 McCabe, Weisberg & Conway, LLC

2403-401

2227 N 21st St 19132 16th Wd. 1,182 Sq. Ft. BRT #162175800 Improvements: Residential Property Subject To Mortgage
SMART INVESTMENTS KG, LLC C.P. Jul 2023 No. 01195 \$790,601.01 Friedman Vartolo LLP

2403-402-A

1728 S Cleveland St 19145 36th Wd. 630 Sq. Ft. BRT #363186300 Improvements: Residen-

SHERIFF'S SALE

tial Property
GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.

2403-402-B

7162 Keystone St 19135 65th Wd. 1,800 Sq. Ft. BRT #651304500 Improvements: Residential Property
GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.

2403-403-A

3549 Jasper St 19134 45th Wd. 855 Sq. Ft. BRT #452369000 Improvements: Residential Property
GREGORY HANNAH C.P. Mar 2023 No.

SHERIFF'S SALE

02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.

2403-403-B

1912 E Clearfield St 19134 25th Wd. 899 Sq. Ft. BRT #252227700 Improvements: Residential Property
GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.

2403-404-A

3027 Agate St 19134 25th Wd. 758 Sq. Ft. BRT #252330000 Improvements: Residential Property
GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.

SHERIFF'S SALE

2403-404-B

3738 N Percy St 19140 43rd Wd. 720 Sq. Ft. BRT #432339500 Improvements: Residential Property
GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.

2403-404-C

1632 E Hewson St 19125 18th Wd. 798 Sq. Ft. BRT #181222300 Improvements: Residential Property
GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.



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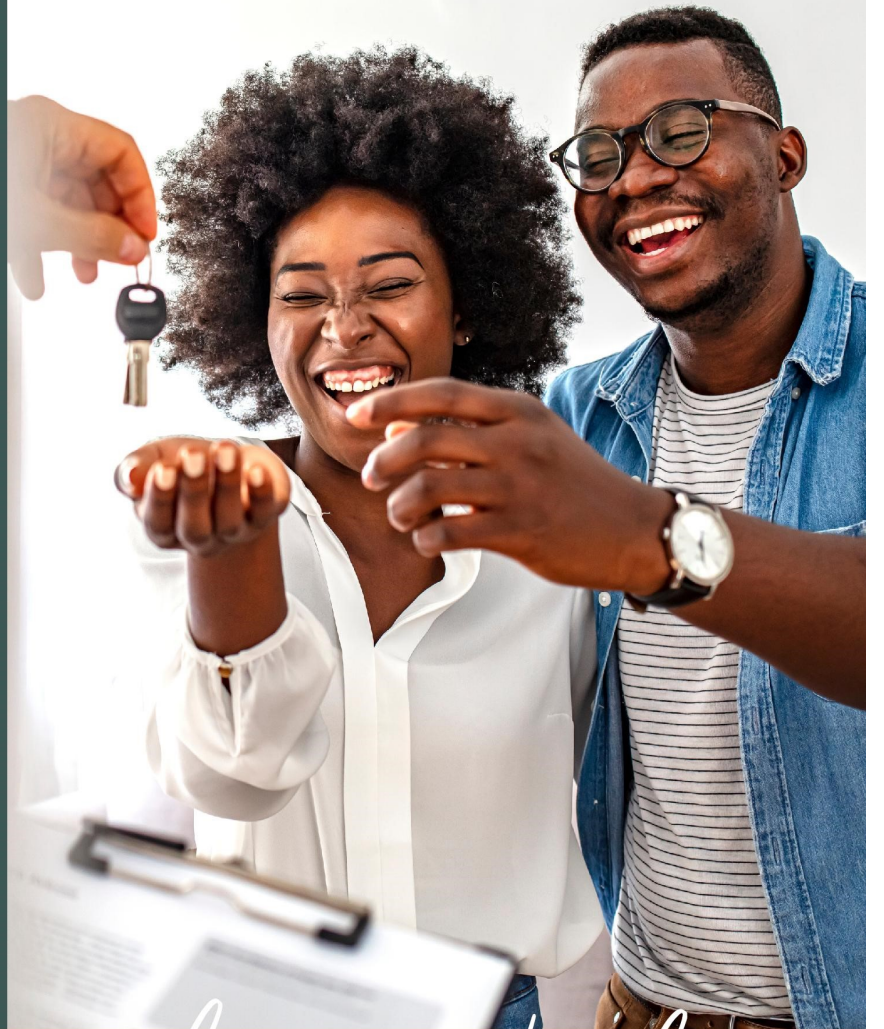
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