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MEET THE CRYPTOS PART 3: BATTLE OF CONTROL OF THE MONEY SYSTEM



By RSB

Ok, I was going to write about BRICS and reasons why they exist. Instead I will talk about cryptos and the halving of Bitcoin coming soon. This month April may be the biggest gains for Bitcoin yet. Some predict one coin will reach \$100K USD.

The Bitcoin halving means that it is a change in bitcoin's underlying blockchain technology, designed to reduce the rate at which new bitcoins are created. What's different about this run versus the one in 2020 and 2016 is that the USA

has approved 11 digital asset ETFs. An ETF is Exchange Traded Fund which means it mimics the movement of an Index. For example the SPDR S&P 500 ETF tracks the S&P 500 Index. So instead of you buying one share of each company in the S&P 500, you can buy \$40 worth of all the securities combined.

Also what's different is that the lawsuit between The Security and Exchange Commission (SEC) vs. XRP (aka Ripple) is still active and XRP has a strong case. We talked about this before but let me refresh you. SEC claims that XRP is a security and not a currency. XRP is the token (cash), the currency. Ripple (RippleNet) is a high performance payment system for liquidity- basically to move money cheaper and easier all around the world. What XRP does is transfers the cash amount into XRP (instead of a government cash like USD or

JPY) from one currency to another. So if I want to send money from Philadelphia to Tokyo, and if my method is XRP then instead of paying the exchange fees are eliminated and payments are processed on the spot. What financial institutions or banks use Ripple? American Express, Santander, PNC Bank, and MoneyGram are some of the hundreds of institutions that are on RippleNet. XRP is the cash used to move money on the Ripple platform

Basically, the Crypto markets are starting to operate like a Stock Exchange. And now since BlackRock, JPMorgan and etc are getting in the game, well you know what it is. In summary, if you haven't yet, you need to start getting familiar with cryptocurrency. You can go to YouTube and review videos (for example see TheGetMoneyShow on

YouTube, where StreetMoney and RS Broker discuss the future of cryptos).

And if you want to invest, please use link below. Whether your 20 or 60, a new transfer of wealth is upon the horizon. This isn't just the USA going through a change. The whole world is... It won't be easy, but you never know until to try. Oh, and don't forget to follow me on IG or YouTube at @TheGetMoneyShow. Believe in yourself, believe in your dreams, and always remember money a'int just green. Link to invest in cryptocurrency coinbase.com/join/saunde_qw3?src=android-link

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LOCAL LEADER FIGHTS AGAINST THE CONTROVERSIAL SMOKESHOP AT CHEW & CHELTEN

By Rasheed

Ajamu Germantown Coverage Sprints, News

The Chew & Cheltenham corridor has everything from a chicken spot on one corner to a daycare with childcare drop-off and pick-up on another. However, some locals consider one corner an "eyesore" that hurts the surrounding community. Community leader Douglas Rucker intends to lead a petition to shut down the convenience store and smokeshop at 800 East Cheltenham.

Rucker is the operator of the Chew & Cheltenham CDC, who also grew up in the area. He says that the shop promotes more crime in the area. Rucker has always paid close attention to this location.

He says, "I remember when [H&M Deli] closed down. Then came a company called Yahya. We put a lot of pressure on them and then Yahya went out. And then there's this new company that's been here ever since, but there's no sign up. They tried to say it was a T-Mobile shop, but that's not the case."

Germantown Info Hub (GIH) can confirm that there is no sign on the front of the store. There is only an old sign on the Chew Avenue side of the structure reading "ICE" with other things that the former operators H&M Deli used to offer.

Rucker says the idea for a petition arose from residents attending a community meeting in October 2023. In essence, Rucker says smokeshops "contribute to non-proactive business practices that don't align with community wholesome and prosperity." However, the CDC leader identifies more than philosophical reasons to close the establishment.

For one, Rucker says the store breaks many Philadelphia laws governing tobacco sales. He alleges sales to people younger than 21, not checking IDs, and selling loose cigarettes as significant concerns. During a visit to the shop on Saturday, February 24, around 9:35 a.m., the Germantown Info Hub secured a "loosie" (loose cigarette) for 75 cents without showing any identification. However, we could not confirm whether anyone under 21 has obtained tobacco products.

Rucker mentioned that he has observed some of the young boys he knows are under 21 purchase items, and he has also received reports from individuals who visit the CDC.

Aside from the alleged illegal activity by the store operators, Rucker also says the store allows drug dealing inside and outside the store. He says this activity has contributed to the deaths of four young men in the past year but could not provide details.

The Germantown Info Hub made several attempts to contact the establishment's owner to address the claims against them. After a visit to the store and an unanswered call, we were unsuccessful in reaching them.

Captain Tanisha Richardson of the 14th District says that she is aware of the concerns that Rucker and other locals share about the illegal practices of the store, citing the sale of loosies, the permission of nuisance activity on and around the grounds of the store, and regards to violent crime.

She echoes Rucker's thoughts about the intersection being notorious for criminal activities, particularly drug sales. She believes that shops that allow

such activities in their vicinity are contributing to the problem. On the other hand, Captain Richardson points out that 14th district police no longer intervene in loitering cases or other minor offenses like littering, public urination, or marijuana usage, based on a federal court-ordered program launched in 2021 to experiment with less stop-and-frisk policing. However, if business owners don't want people hanging around their establishment, they can inform the police. She adds that the owners of this particular business have not made such a request.

The 14th District captain shared the following recorded crime stats at the intersection, ranging from February 2023 to February 2024:

- Two shooting victims
 - One homicide (which contradicts Rucker's claims of four homicides)
 - Two gun-related robberies
 - 23 narcotics arrests (not including Code Violation Notices)
 - Eight VUFA (violations of the Uniform Firearms Act) arrests
 - Two shooting incidents
- Data gathered by Julie Christie of Resolve Philly shows 85 crimes happened in 2023 between 5300 to 5600 Chew Avenue and 700 to 800 Cheltenham Avenue, the exact coordinates Captain Richardson provided GIH with. Of these crimes, nine of them were gun-related, and 11 were considered violent crimes. Thus far, there has only been one gun-related crime at the intersection. Captain Richardson says they are taking several different measures to help enhance police presence in the 14th Police District's community.

"Back in the day, you would see stabbings and fights and a little robbery here and there," says Robinson, reminiscing on the

section of East Germantown she grew up in. "But now it's just shoot to kill. And you never know who, why, or what. And I think that's what makes it different."

This is a sentiment that both Captain Richardson and Rucker share, as well, agreeing that the smokeshop is just one piece of a larger puzzle to solve the neighborhood's crime issue. And while it's one piece, they all share sentiments that it's a crucial one.

She attributes this to a decreased sense of community that she says has shifted for the worse over generations after the crack era, which, according to West Philadelphia Collaborative History, reached epidemic levels between 1989 and 1991.

"[The crack epidemic] broke down the community," Robinson says. "No one knows each other. So I feel like the violence is more loose, meaning you never know who did what."

GIH must note that, based on the data gathered, overall crime has been slowly and slightly dropping at Chew & Cheltenham since 2018, going from 182 incidents to 94 last year. Both gun-related and violent crimes have remained steady. Gun-related crimes were almost cut in half last year, going from 16 in 2022 to 9 in 2023.

While she agrees that the store at 800 E Cheltenham Avenue has an issue with harboring criminal activity, she says this is a common issue with other businesses in the area, such as the corner stores and the Chinese food store near Chew & Locust Avenue. She

says, "They're not from the neighborhood, so they don't care. And they allow those boys and those drug addicts to hang on and around their businesses. Whereas me, they can't hang over here. When I pull up, they already know they gotta step off."

Identifying the possible harsh connotations of her feelings, she shares her thoughts about wanting to maintain a safe environment. "Bullets don't have a name on them. If they're coming around here, you don't know what the beef is or who the people are. And I don't want innocent bystanders on this side of the street getting hit by a stray bullet because you all want to stand on a corner."

Robinson says that if presented, she would sign the petition Rucker and other neighbors plan to pursue. She says people from the area and citywide need to feel safe enough to patronize the businesses. "These types of pain points in the neighborhood will deter business and won't help the neighborhood grow as a business corridor," she says.

Right now, the petition is still in the development stages, and Rucker is looking to get more eyes on the phrasing of it before it goes public. He also looks to get more community members and institutions involved.

He stands firm in his beliefs about the hazardousness of smokeshops to communities, saying, "They are a dangerous zone in every major city and target mostly the Black and Brown communities."

MAYOR PARKER OFFERS PREVIEW OF 'ONE PHILLY BUDGET' SPENDING BLUEPRINT FOR THE CITY



Philadelphia Mayor Cherelle Parker delivered her first budget address to council at City Hall on March 14, 2024. (Kimberly Paynter/WHYY)

By Tom MacDonald, WHYY

Mayor Cherelle Parker called for a cleaner, greener, safer city and included a plan to keep and grow business as part of her spending blueprint.

More money for police, SEPTA, fighting crime and schools are just some of the highlights on what Mayor Cherelle Parker calls her “One Philly Budget.”

Parker delivered the budget speech, the first as mayor, to a packed City Council Chamber, saying “it’s big and it’s bold.” Parker told those in the chamber that “I want to say this loud and proud, no new taxes.”

She continued to say the spending plan is built on five pillars of spending “Public Safety, clean and green, economic opportunity, housing and education.”

The mayor said her spending plan is not just about the money, but about “exciting new approaches” to doing things in the city. One of the places where the new approaches will be used in the effort to make Philadelphia safer. The mayor referred to her efforts in making the city safer

when she said, “We’re laser-focused and unapologetic on improving public safety. For the people of Kensington: The Parker administration hears you! Help is on the way.”

Parker also referred to her plans to expand businesses while retaining current businesses in town.

“We’re taking the PHL Taking Care of Business (PHL TCB) neighborhood cleaning program to the next level, making it bigger and better,” Parker explained.

The business program is going to invest in disadvantaged groups to help them with start-ups and expanding their businesses. “We’re investing in workforce development and ‘upskilling’ city workers for more opportunities. We’ll work hand-in-glove with our unions and employers on job creation and building a pipeline to municipal jobs,” Parker said.

Parker also vowed to crack down on “quality of life” crimes. “Crime and retail theft may not matter to some people but I can tell you they matter to all of the residents and the people I’ve communicated to and with and they matter to me.” Parker also explained some

pilot programs for the city, including full-day schools, twice a week trash collection in some areas and working to expand home ownership.

“I want everyone to know, this budget comes from the ground up and reflects the voices of the people of Philadelphia,” Parker said. The mayor said she felt a “sense of urgency” to do things in the city, which includes spending \$250 million dollars in paving city streets, frontloading a plan that expects to spend a half billion dollars over the next



Philadelphia Police Commissioner Kevin Bethel applauded Mayor Cherelle Parker’s budget address to council on March 14, 2024. (Kimberly Paynter/WHYY)

five years.

Parker spoke about the decision to cut back on some harm reduction strategies, such as needle exchange, saying she wanted private

resources to take over where the city cannot afford to do so right now.

Parker also spoke about her clean and green initiative saying there is \$246 million to be invested in the city during a five year plan to work on making the city, “the cleanest and greenest big city in America.” She called for the towing of 10 thousand abandoned cars in the upcoming year and an investment of \$18 million in a residential cleaning program with dedicated crews for each councilmanic district along with the purchase of 60 new trash trucks to help with the mandate.

The move includes \$11 million for a pilot of twice-weekly trash collection in some of the neighborhoods, “most challenged by crime and litter.” In addition, there will be a bulk trash crew, more cameras focusing on illegal dumping spots in the city and 1,500 new trash cans, “with the staff to make sure they are dumped regularly.” Parker announced. The budget does not add any additional spending, just redirects priorities to what the Parker administration wants to do, with measurable “see and touch” ef-

orts throughout the city. The city also plans to continue the Rebuild initiative that started with the Kenney administration to fix parks, recreation centers and libraries.

More money for SEPTA and schools are also in the spending plan, with Parker calling for the transit agency to make the system safer. The mayor called on help from the state to raise the minimum wage to improve life for workers and the city. The plan additionally calls for \$130 million for economic opportunity and training programs, especially for historically disadvantaged groups. The city will also give \$10 million to Community College of Philadelphia to create a “first in the nation College for Municipal Employment.”

Parker also said they would help with the training of people for life-sciences and other high tech careers in the city.

She called for people to help the city and vowed to tour in a series of town hall meetings and budget briefings to sell the spending plan.

The budget also includes money to start the creation of 30 thousand new housing units in the city, calling on people, “to hold me to it.” Parker called on the city to figure out a way to allow retired city workers to return to the job while also collecting their pension checks.

She believes retirees will come back if given the opportunity.

Parker talked about a “return to office” for all city employees and said child-care and eldercare will be part of the way the city cushions the blow of asking workers to come back. “My administration will treat you with respect,” Parker said.



RISE IN RESIDENTIAL DEVELOPMENT IN GERMANTOWN SPARKS OPTIMISM — AND CAUTION



Germantown Hall in Philadelphia. (Kimberly Paynter/WHYY)

For decades, Germantown was not the kind of place developers held ribbon-cutting ceremonies. But that's changing.

By Aaron Moselle, WHYY

On a brisk December morning, Philip Balderston wore a black overcoat and a wide smile as he stood inside an unfinished commercial space in Germantown. Balderston, founder and CEO of Odin Properties, came to the neighborhood to cut the ribbon on a pair of modern apartment buildings on Germantown Avenue. They have high ceilings, granite countertops, and stainless steel appliances. One of the properties has a rooftop lounge. "It's a great neighborhood for us because of its history, because of its people, because of its thriving small business, and of course because of the location. We're just a stone's throw from Center City," Balderston told the bundled group before him.

He said residential density is key to driving positive change in Germantown. "The more apartments you have in Germantown, especially kind of high quality and affordable, the more retail activity you're gonna have on Germantown Avenue. That's going to increase opportunities for small business and that's going to kind of enrich the community," said Balderston.

The weekday ceremony was brief but significant. For decades, few private developers wanted to invest in Germantown — a pre-

dominantly Black, family-friendly community with a high poverty rate and its fair share of blight. Until recently, a single company was behind most of the major developments in the neighborhood.

That's no longer the case. Over the last few years, Germantown has experienced a wave of residential construction that's seen at least a dozen developers enter the market, a multimillion-dollar shift that's become a hot topic of conversation among residents. While some think the influx has the potential to improve Germantown, others find the rate of new development alarming and fear swift gentrification is well on its way. Cautious optimism
Odin's new apartment buildings sit near the commercial heart of Germantown, about a 20-minute drive from City Hall. Each building has 47 units. Most are one- and two-bedrooms with monthly rents Balderston calls "value-oriented" — attainable for residents earning 80% of the area median income. In 2022, that translated to \$75,900 for a family of three.

One-bedroom apartments range between \$1,300 and \$1,400 a month, while tenants are paying \$1,600 to \$1,900 for a two-bedroom place, depending on the size. Vernon Lofts is an adaptive reuse project that fills the former C.A. Rowell Department Store, the country's first Black-owned department store. Kenyon Lofts is a brand new development built on top of an old parking lot.

For Larry and Stacey Henry, Kenyon Lofts was a perfect fit.

For nearly 20 years, the couple lived in a three-bedroom house in nearby Roxborough. They loved their time there, but were ready to downsize once they became

empty nesters.

"Our age had a big thing to do with it. Got tired of cutting grass and things like that. So we just wanted to try to move where we didn't have to keep up with the upkeep of the property and could just try to enjoy the last few years of our golden years," said Larry Henry, 62.

"It was time for a new chapter," added Stacey Henry. The couple also has ties to Germantown. Stacey is a longtime member of a church in the neighborhood. Larry grew up close by, making the move a "full circle" moment for him. And while the neighborhood of 47,000-plus is changing, Larry said he doesn't find the development "overwhelming" the way it did in Roxborough, which also has seen a surge in development.

Most of the projects built or planned for Germantown are by-right apartment buildings offering studios, one-bedrooms and two-bedrooms, meaning they don't require any zoning approvals for construction to start. Since 2019, at least 400 units have come online, according to commercial real estate giant CoStar. That total is expected to more than double in 2025. The majority of the new developments are ground-up construction, but the list does include some renovations of existing properties, including Vernon Lofts. Developers are also transforming Germantown High School into a 240-unit apartment building with ground floor commercial space. The vacant property is one of three neighborhood landmarks residents have desperately wanted developers to revive.

"It just makes us look blighted and failed," said community activist Yvonne Haskins in May.

The developments are largely clustered around Germantown Avenue or located in West Germantown, where there is generally more wealth and less crime compared to other parts of the neighborhood.

Most of the projects are going up on what was underutilized or vacant land. Ken Weinstein, who leads Philly Office Retail, largely welcomes the company after years of being one of the only private developers investing in the neighborhood. Most recently, his company bought an old factory building as part of a \$56 million revitalization plan launched more than a decade ago to breathe new life into the blocks in and around SEPTA's Wayne Junction Station.

"We're seeing property values increase slowly. We're seeing rents increase slowly. And that is resulting in less blight in Germantown, which is what we're after," said Weinstein, who started investing in the neighborhood nearly 40 years ago.

He's cautiously optimistic that Germantown can avoid the kind of rapid gentrification other neighborhoods like Northern Liberties and University City have experienced.

"It sounds kind of weird for a developer to say that, but I am not in favor of fast explosive growth because that's what results in displacement," said Weinstein. "We're looking for continued slow steady growth and I believe that's possible here in Germantown."

Cause for concern
Between 2012 and 2022, the median sale price for a home in Germantown jumped 142% to \$184,000, in part because people were seeking larger homes with work space during the pandemic.

And while today there are some outliers, many of the homes currently listed for sale in Germantown are still priced below the city median of \$235,000. At the same time, census data shows the neighborhood's racial demographics have remained largely unchanged despite a rise in population between 2015 and 2022. Black residents still make up more than 70% of Germantown's population.

"What we're seeing in Germantown is that there's reinvestment in the housing stock and some stabilizing home values, but without a major shift in the types of people who are able to access the neighborhood," said Emily Dowdall, president of policy solutions at the Reinvestment Fund.

Neighbors like Rosalind McKelvey still see cause for concern. The multifamily buildings she sees popping up around the neighborhood are a big reason why. To her, they signal a troubling shift away from the core of Germantown's population: families.

McKelvey, who has lived in Germantown for 40 years, said adding smaller apartments won't spur the kind of neighborhood improvement longtime residents want to see. It also bothers her that existing homeowners aren't getting the help they need to fix up and maintain their properties, at the same time private developers are putting up brand new apartment buildings seemingly geared towards students and young professionals.

"It doesn't encourage growth. It doesn't encourage unity," said McKelvey. Douglas Rucker, executive director of the Chew and Cheltenham CDC, agreed. In an effort to keep homeowners in the neighborhood, he's taking pains to encourage neighbors in his section not to sell, especially when they receive offers, something he said is happening a lot more these days.

“To avoid some of the displacement and whatever else comes with gentrification, it calls for community involvement. If you sit there dormant, they’ll walk right over you, and then who’s to blame?” said Rucker. “We have to put some type of limit to it where we too can coexist in our own community.”

That spirit of preservation is part of what drove a successful campaign to create a new historic district. Awarded in February, the designation protects from demolition dozens of properties spanning more than 250 years of Germantown history — from its colonial roots through its days as an industrial epicenter.

The Philadelphia Historical Commission will also have to review the designs for any new developments proposed for the district, a par-

tial check on the rise of residential projects. “That’s how most places get protected is when they become threatened,” said historic preservationist Oscar Beisert, who wrote the nomination for the district.

Back in business
If there’s a potential silver lining for concerned residents, it’s that the increased development activity could help improve the neighborhood’s struggling commercial corridors — by delivering more disposable income and foot traffic.

During the early part of the 20th century, Germantown’s central business district was the second-largest shopping district in Philadelphia outside of Center City. But by the 1970s, the district was a shell of its former self as Germantown lost population to the suburbs. Malls soon made matters worse.

As of last summer, the district’s vacancy rate sat at 18%, according to data provided to the city’s Commerce Department. That translates to 50 out of 282 storefronts. A 5% vacancy rate is generally considered to be “healthy” for a busy retail corridor.

Emaleigh Doley, executive director of Germantown United CDC, said an influx of residential development, particularly around the business district, could potentially change those fortunes if the additional density motivates new businesses to open up shop.

The district, for example, has a dearth of sit-down restaurants, particularly ones serving dinner.

“We have a lot of financial loss where people living in Germantown are spending all or the majority of their

money outside of the neighborhood. So we can potentially see a better and healthier, more local economy with growth in the business corridor,” said Doley, who has called Germantown home for much of her life.

That reality is a big reason why longtime resident Villia Abdul-Lateef is thrilled that Weavers Way Co-op is opening one of its markets on Cheltenham Avenue. Abdul-Lateef, an education specialist in Delaware County, typically drives to Chinatown or the Reading Terminal on her way home from work to get groceries. While she’s down there, she sometimes hits retail shops in Center City before returning to Germantown.

“And I just keep saying, ‘I just want to do this in my own community,’” said Abdul-Lateef.

When she looks at all the new apartment buildings in her neighborhood, she sees the potential for positive change — even as she continues to get offers for her home, even after she watched three neighbors on her block move out because their landlord raised the rent beyond what they could afford.

And she thinks the neighborhood has room to grow, especially when it comes to its commercial corridors. “I’m trying to just hopefully see where this goes. I would love to see this keep going forward,” said Abdul-Lateef. “I’m hoping not at the expense of people leaving.”



IMHOTEP MIMMS WINS 400M NATIONAL CHAMPIONSHIP

JAYDEN HORTON-MIMS RUN 46.85 TO WIN THE NIKE INDOOR HIGH SCHOOL NATIONAL CHAMPIONSHIPS AND JOINS SAMIR VAREEN, NASIR GORDON, AND CHASE TEMPLE TO WIN THE 4X400 NATIONAL CHAMPIONSHIP.



By EJ Holt, Editor

I got a chance to catch up with Imhotep Track team head coach Anthony Bishop. He has taken the Imhotep track team to a different level this season and people are seeing the difference. This season the team has placed 2nd in the Philadelphia Public Leagues, 2nd in the State and 4th at Nationals. Add in a run that broke a thirty eight year old record and you can see why people are getting excited about track this spring. I sat down

with Coach Bishop to see how he's gotten so much improvement in such a little amount of time: Back in January Imhotep's own Jayden Horton Mims broke a 38 year old record for the Men's 300m dash with a ridiculous time of 32.92. Horton-Mims has always had the speed, but he just needed to put it together. Here's what Coach Bishop had to say:

"Jayden had his troubles last year to where he couldn't compete. But we had our

conversations and came in this year with a different mindset. He told me This is my year. His first run was a sub 49 400m (which is already super fast to us regular people) and the times only got lower from there"

What is the difference from last year to this year?

"It's been more growth. I have more time. Now I'm available to work with the kids 6 days a week. We been able to take 7 athletes to States this year, last year it was 4. The parents are more involved. Last year at our meet the coaches event we had like 3 parents, this year we had 30. The kids are more comfortable, more locked in, more hungry. They're used to winning now."

What did you learn about your kids that you didn't know before?

"I learned that each one has their own issues, like life issues. As a Coach you really have to wear different hats, sometimes you have to be the Father figure, the Uncle, the big brother etc. You have to meet the kid where they're at, if I got a guy that I know is energetic, and one day he's not, I'll talk with him and see what's going on. And the kids open up to you, I try and make myself a safe space for them. At the same time you can't be their friend, they cannot look at you as an equal. You have to be that authority figure where you're making sure they watch their language, making sure they stay off their phone. I have penalties for being on your phone during practice. If you see something in your phone you don't like that may ruin your focus for what you're doing right now. Also how much heart these kids have. I had a kid at a meet who sprained his foot, but he still

wanted to compete, so I had him call his mom and set up an appointment to get looked at, but he still ran because he didn't want to let his team down.

So what's next for the team?

"We got a little time off for Spring Break, then we got a meet in Oregon in April and then the Penn Relays."

Make sure you are keeping up with Coach Bishop and what he's got going on over at Imhotep. Not only is he helping the track team, he's helping the kids as individuals and young adults too. You heard it here first, it's something special going on this year!

Sheriff's Sale Notices for April 2, 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, April 2, 2024 at:

<https://www.bid4assets.com/philadelphia>
10:00 AM EDT
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 EDT 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 EDT 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,
ROCHELE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY, APRIL 2, 2024

SHERIFF'S SALE

2404-301
7328 Claridge St 19111 56th Wd. 3,164.5 Sq. Ft. BRT #561043100 Improvements: Residential Property
MARGARET GRABER C.P. Sept 2018 No. 00629 \$129,515.84 KML Law Group, P.C.

2404-302
2175 Haworth St 19140 11th Wd. 1,349 Sq. Ft. BRT #622035710 Improvements: Residential Property
SOUKCHAY BOUAPASEUT AKA SOUKCHAY LEBRON C.P. Oct 2022 No. 02615 \$123,224.56 KML Law Group, P.C.

2404-303
3418 N 20th St 19121 62nd Wd. 1,349 Sq. Ft. BRT #112287700 Improvements: Residential Property
ANDREA TAYLOR SOLELY IN HER CAPACITY AS HEIR OF DORIS J. TAYLOR, DECEASED THE UNKNOWN HEIRS OF DORIS J. TAYLOR DECEASED C.P. Mar 2022 No. 00823 \$39,095.45 KML Law Group, P.C.

2404-304
8804 Cottage St 19136 65th Wd. 2,221 Sq. Ft. BRT #652232003 Improvements: Residential Property
ROSA MAIA C.P. May 2023 No. 02596 \$37,272.12 KML Law Group, P.C.

2404-305
2954 Secane Drive 19154 66th Wd. 2,107 Sq. Ft. BRT #663066100 Improvements: Residential Property
THERESA MASI C.P. July 2022 No. 02565 \$151,759.98 KML Law Group, P.C.

2404-306
314-22 N 12th St Unit 606 19107 6th Wd. 730 Sq. Ft. BRT #888057566 Improvements: Residential Property
THE UNKNOWN HEIRS OF DALE CHARLES PERKINS, DECEASED C.P. Aug 2022 No. 02356 \$178,262.50 KML Law Group, P.C.

2404-308
6816 Finch Pl 19142 40th Wd. 1,624 Sq. Ft. BRT #406577500 Improvements: Residential Property
ELSIE NICHOLS; BOBBIE GIVENS C.P. Feb 2017 No. 04211 \$87,133.46 Manley Deas Kochalski LLC

2404-309
8242 Williams Ave 19150 50th Wd. 1,993 Sq. Ft. BRT #502246700 Improvements: Residential Property
OCTAVIA ROSSER C.P. Jun 2023 No. 00793 \$171,073.99 Manley Deas Kochalski LLC

2404-310
915 Wadsworth Ave 19150 50th Wd. 1,738 Sq. Ft. BRT #502499800 Improvements: Residential Property
ROBERT SMITH, KNOWN SURVIVING HEIR OF SATOKO SMITH AND UNKOWN SURVIVING HEIRS OF SATOKO SMITH C.P. May 2023 No. 01301 \$125,805.86 McCabe, Weisberg & Conway, LLC

2404-311
8242 Frankford Ave 19136 64th Wd. 1,200 Sq. Ft. BRT #642085000 Improvements: Residential Property
MICHELLE NICOLE HITE, EXECUTRIX OF THE ESTATE OF ALEXANDER MACK-EY C.P. July 2022 No. 00965 \$125,123.88 McCabe, Weisberg & Conway, LLC

2404-312
3236 F St 19134 33rd Wd. 960 Sq. Ft. BRT #331284700 Improvements: Residential Property
MATTHEW LEWIS JOHNSON III C.P. Dec 2022 No. 02610 \$109,958.19 McCabe, Weisberg & Conway, LLC

2404-313
1951 West Spencer Street Aka 1951 W. Spencer Street 19141 17th Wd. 1,320 Sq. Ft. BRT #171261600 Improvements: Residential Property
THE UNKNOWN HEIRS OF NICHOL D. TUNNELL, DECEASED C.P. Jan 2001 No.

SHERIFF'S SALE

01873 \$108,265.32 KML Law Group, P.C.

2404-314
1532 Beverly Rd 19138 10th Wd. 1,166 Sq. Ft. BRT #102162300 Improvements: Residential Property
SUSAN L. ESTES, KNOWN SURVIVING HEIR OF JAMES L. SMITH AND UNKOWN SURVIVING HEIRS OF JAMES L. SMITH C.P. May 2023 No. 01637 \$225,626.80 McCabe, Weisberg & Conway, LLC

2404-315
1537 Mohican St 19138 10th Wd. 1,250 Sq. Ft. BRT #102244200 Improvements: Residential Property
MICHAEL MURPHY, ADMINISTRATOR OF THE ESTATE OF OMAR T. MURPHY III A/K/A OMAR TYREECE MURPHY III C.P. Jan 2023 No. 00724 \$171,792.13 McCabe, Weisberg & Conway, LLC

2404-316
713 Tree St 19148 39th Wd. 840 Sq. Ft. BRT #393091800 Improvements: Residential Property
VANRY YOYUN C.P. Apr 2017 No. 02545 \$118,252.08 McCabe, Weisberg & Conway, LLC

2404-317
1725 Dallas St 19126 10th Wd. 1,356 Sq. Ft. BRT #101289800 Improvements: Residential Property
MARCUS E. HARMON C.P. Sept 2023 No. 01078 \$90,226.45 McCabe, Weisberg & Conway, LLC

2404-318
2210 Memphis St 19125 31st Wd. 1,230 Sq. Ft. BRT #312003800 Improvements: Residential Property
DONIELLE DAVALOS A/K/A DONIELLE DAVALOS OBERHOLTZER, ADMINISTRATRIX OF THE ESTATE OF KEITH OBERHOLTZER AND REAL OWNER C.P. July 2023 No. 00499 \$122,827.93 McCabe, Weisberg & Conway, LLC

2404-319
5408 Diamond St 19131 52nd Wd. 1,600 Sq. Ft. BRT #522085700 Improvements: Residential Property
DAVE BROOKS SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF BEVERLY ATKINSON GREGORY, DECEASED C.P. Mar 2022 No. 00166 \$91,352.50 KML Law Group, P.C.

2404-320
8011 Temple Rd 19150 50th Wd. 1,511 Sq. Ft. BRT #501096500 Improvements: Residential Property
CLAUDETTE GROSS SOLELY IN HER CAPACITY AS HEIR OF HOBSON HUESTON GROSS, DECEASED DARIUS GROSS SOLELY IN HIS CAPACITY AS HEIR OF HOBSON HUESTON GROSS, DECEASED AND THE UNKNOWN HEIRS OF HOBSON HUESTON GROSS DECEASED C.P. Feb 2022 No. 00826 \$136,350.96 KML Law Group, P.C.

2404-321
1502 Mount Vernon St Unit 3 19130 8th Wd. 836 Sq. Ft. BRT #888049796 Improvements: Residential Property
CHRISTOPHER J. DONNELLY C.P. Dec 2022 No. 02668 \$303,253.78 KML Law Group, P.C.

2404-322
67 High St 19144 59th Wd. 10,356 Sq. Ft. BRT #592039300 Improvements: Residential Property
Y AND S REALESTATE GROUP LLC NICKI G. SCOTT A/K/A NICK SCOTT, GUARANTOR C.P. Oct 2021 No. 00592 \$278,241.49 KML Law Group, P.C.

2404-323
6724 Woolton Ave 19138 10th Wd. 1,120 Sq. Ft. BRT #102405200 Improvements: Residential Property
GARFIELD EDWARDS C.P. Jul 2023 No. 00088 \$122,857.76 KML Law Group, P.C.

2404-324
740 South 59th St 19143 3rd Wd. 1170 Sq. Ft.

SHERIFF'S SALE

BRT #033195400 Improvements: Residential Property
PAUL ROBERT NICKLIN AND USHA ELIZABETH PITTS C.P. Oct 2022 No. 01898 \$142,204.23 KML Law Group, P.C.

2404-325
314 Roseberry St 19148 39th Wd. 731 Sq. Ft. BRT #392209200 Improvements: Residential Property
KURT HORSTMAN AND ANNA MARIE HORSTMAN A/K/A ANNA HORSTMAN C.P. Apr 2017 No. 00156 \$131,453.35 KML Law Group, P.C.

2404-326
137 W Gale St 19120 42nd Wd. 1783 Sq. Ft. BRT #422300700 Improvements: Residential Property
GEORGE GARCIA AND JACQUELINE GARCIA C.P. Jun 2022 No. 00792 \$30,989.71 KML Law Group, P.C.

2404-327
2521 N 12th St 19133 37th Wd. 1,018 Sq. Ft. BRT #371223300 Improvements: Residential Property
LEVEL 4 HOLDINGS LLC AND DEVIN PRIEST, GUARANTOR C.P. Sept 2023 No. 00180 \$309,438.73 KML Law Group, P.C.

2404-328
6607 Claridge St 19111 35th Wd. 1,736 Sq. Ft. BRT #353291457 Improvements: Residential Property
QUIANA BULLOCK AKA QUIANA POLLARD SOLELY IN HER CAPACITY AS HEIR OF DEBRA P. PHELPS, DECEASED THE UNKNOWN HEIRS OF DEBRA P. PHELPS DECEASED C.P. Mar 2022 No. 02995 \$120,172.74 KML Law Group, P.C.

2404-329
2130 E Sanger St 19124 41st Wd. 1,003 Sq. Ft. BRT #411035000 Improvements: Residential Property
JOSEPH LAMMONS SOLELY IN HIS CAPACITY AS HEIR OF THERESA WILSON LAMMONS, DECEASED, KELLY WILSON SOLELY IN HER CAPACITY AS HEIR OF THERESA WILSON LAMMONS, DECEASED, KENNETH WILSON SOLELY IN HIS CAPACITY AS HEIR OF THERESA WILSON LAMMONS, DECEASED, KIRK WILSON SOLELY IN HIS CAPACITY AS HEIR OF THERESA WILSON LAMMONS, DECEASED, RAHEEM WILSON SOLELY IN HIS CAPACITY AS HEIR OF THERESA WILSON LAMMONS, DECEASED, TONY WILSON SOLELY IN HIS CAPACITY AS HEIR OF THERESA WILSON LAMMONS, DECEASED AND EBONI T. WILSON SOLELY IN HER CAPACITY AS HEIR OF THERESA WILSON LAMMONS, DECEASED C.P. Dec 2018 No. 02907 \$36,406.86 KML Law Group, P.C.

2404-330
130 Jamestown Street Aka 130 Jamestown Ave 19127 21st Wd. 907.35 Sq. Ft. BRT #211069800 Improvements: Residential Property
FRANCIS PILLER C.P. May 2023 No. 02869 \$381,768.46 KML Law Group, P.C.

2404-331
1330 East Steiner Street Aka 1330 Steiner Street 19124 33rd Wd. 878 Sq. Ft. BRT #331243500 Improvements: Residential Property
JOSHUA VALLE C.P. Jan 2022 No. 02345 \$79,700.31 KML Law Group, P.C.

2404-332
4472 East Thompson Street 19137 45th Wd. 2465 Sq. Ft. BRT #453222700 Improvements: Residential Property
RICHARD KRYSZTOFORSKI C.P. Aug 2022 No. 00925 \$133,799.49 KML Law Group, P.C.

2404-333
1612 French Street Aka 1612 West French St 19121 32nd Wd. 870 Sq. Ft. BRT #321054800 Improvements: Residential Property
MICHAEL JACKSON SOLELY IN HIS CAPACITY AS HEIR OF RUTH JACKSON, DECEASED AND THE UNKNOWN HEIRS OF RUTH JACKSON DE-

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
CEASED C.P. Jan 2022 No. 01764 \$211,322.79 KML Law Group, P.C.	SURVIVING HEIR OF MONIQUE T. HURTT, ALBERTA R. HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, DESTINY KAMILLIA HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, MONIQUE T. HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, TRAMIECE MISTY HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, JAMAL HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, AND UNKNOWN SURVIVING HEIR OF MONIQUE T. HURTT C.P. Aug 2022 No. 00487 \$117,148.90 McCabe, Weisberg & Conway, LLC	2404-357 1970 73rd Ave 19138 10th Wd. 1,050 Sq. Ft. BRT #101347200 Improvements: Residential Property GERALD D. BAILEY A/K/A GERALD BAILEY C.P. Oct 2022 No. 01619 \$104,460.86 Stern & Eisenberg PC	2404-372 2716 North Hollywood St 19132 28th Wd. 756 Sq. Ft. BRT #282037200 Improvements: Residential Property Subject To Mortgage PENN PROPERTIES INVESTMENT GROUP, LLC AND SHAHEED COLEN C.P. Aug 2023 No. 00387 \$704,657.68 Eisenberg, Gold & Agrawal, PC	\$294,267.58 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2404-334 5621 McMahon Ave 19144 12th Wd. 1686 Sq. Ft. BRT #122207100 Improvements: Residential Property ANGELINA HOPE GREEN-LEWIS AND EUGENE LEWIS JR. C.P. Mar 2019 No. 03125 \$152,488.03 KML Law Group, P.C.	2404-335 2653 North Douglas Street A/k/a 2653 North Douglass Street 19132 28th Wd. 570 Sq. Ft. BRT #282224300 Improvements: Residential Property THE UNKNOWN HEIRS OF MAUREEN DAWKINS, DECEASED AND QUENTIN DAWKINS SOLELY IN HIS CAPACITY AS HEIR OF MAUREEN DAWKINS, DECEASED C.P. May 2021 No. 00956 \$22,130.71 KML Law Group, P.C.	2404-358 5700 N Marvine St 19141 49th Wd. 1,275 Sq. Ft. BRT #493105200 Improvements: Residential Property SHANITA OUTING C.P. Sep 2018 No. 02973 \$92,948.53 Stern & Eisenberg PC	2404-373 1682 North 56th St 19131 4th Wd. 1,089 Sq. Ft. BRT #043271400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIE D. SMAW, DECEASED DAQUAN DAVIS, EXECUTOR OF THE ESTATE OF WILLIE D. SMAW, DECEASED C.P. Aug 2018 No. 02456 \$49,645.05 LOGS Legal Group LLP	2404-382 2221 N 10th St 19133 37th Wd. 1,455 Sq. Ft. BRT #371154600 Improvements: Residential Property Subject To Rent DC 123 LIMITED LIABILITY COMPANY C.P. Nov 2023 No. 00563 \$256,728.86 Manley Deas Kochalski LLC
2404-336 929 Brill St 19124 35th Wd. 1057 Sq. Ft. BRT #351186800 Improvements: Residential Property DARRYL MCDUFFIE C.P. Feb 2002 No. 00204 \$131,086.13 KML Law Group, P.C.	2404-345 446 East Girard Avenue 19125 18th Wd. 1,866 Sq. Ft. BRT #871096050 Improvements: Residential Property BENJAMIN BARON C.P. Jan 2023 No. 02219 \$80,316.51 Manley Deas Kochalski LLC	2404-359 2512 W Gordon St 19132 28th Wd. 1,110 Sq. Ft. BRT #281211500 Improvements: Residential Property KEITH COLEMAN, SOLELY IN HIS CAPACITY AS HEIR OF GLORIA COLEMAN, DECEASED, AND STACEY A COLEMAN SOLELY IN HER CAPACITY AS HEIR OF GLORIA COLEMAN, DECEASED, AND THE UNKNOWN HEIRS OF GLORIA COLEMAN DECEASED. C.P. Jun 2022 No. 01717 \$93,791.39 Stern & Eisenberg PC	2404-374 6445 Dicks Ave 19142 40th Wd. 992 Sq. Ft. BRT #406280100 Improvements: Residential Property THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CATHERINE T. MITCHELL, DECEASED C.P. Apr 2023 No. 00716 \$110,483.21 Hill Wallack LLP	2404-383 41 N Felton St 19139 34th Wd. 1,048 Sq. Ft. BRT #341240700 Improvements: Residential Property SHAWN Q. DRUMMOND C.P. Jun 2023 No. 02966 \$37,115.13 Hladik, Onorato & Federman, LLP
2404-337 1643 N 55th 19131 4th Wd. 2065 Sq. Ft. BRT #041308900 Improvements: Residential Property DEMARCUS WAITES C.P. Jan 2023 No. 02932 \$90,432.15 McCabe, Weisberg & Conway, LLC	2404-346 5208 Hawthorne St 19124 23rd Wd. 1,494 Sq. Ft. BRT #622251700 Improvements: Residential Property Subject To Mortgage ANNA BUKRITSKY C.P. Oct 2022 No. 02655 \$78,384.28 Manley Deas Kochalski LLC	2404-360 3010 Weikel St 19134 25th Wd. 553 Sq. Ft. BRT #252394500 Improvements: Residential Property Subject To Mortgage FAMILY HOUSING LLC C.P. Aug 2023 No. 02794 \$149,702.99 Friedman Vartolo LLP	2404-375 7254 Leonard St 19149 54th Wd. 1,452 Sq. Ft. BRT #542482600 Improvements: Residential Property Subject To Mortgage JOSEPH A. BRAUER C.P. Feb 2022 No. 02809 \$53,057.99 Friedman Vartolo LLP	2404-384 1837 East Pastorius Street 19138 10th Wd. 1,490 Sq. Ft. BRT #102183300 Improvements: Residential Property BRUCE M. MINES, AS OWNER AND AS ADMINISTRATOR OF ARNOLD D. MINES A/K/A ARNOLD DANIEL MINES A/K/A ARNOLD D. MINES, SR., DECEASED. C.P. Jan 2019 No. 01372 \$76,748.41 Hladik, Onorato & Federman, LLP
2404-338 1500 Champlot Ave 19141 17th Wd. 1,414 Sq. Ft. BRT #171198200 Improvements: Residential Property LINCOLN R. KERR C.P. Aug 2022 No. 01370 \$92,445.64 McCabe, Weisberg & Conway, LLC	2404-347 4218 Shelmire Ave 19136 41st Wd. 1,327 Sq. Ft. BRT #412217800 Improvements: Residential Property BRETT NICK C.P. Jun 2023 No. 00104 \$125,147.47 Manley Deas Kochalski LLC	2404-361 6208 W Stiles St 19151 34th Wd. 1,566 Sq. Ft. BRT #341066100 Improvements: Residential Property Subject To Mortgage TRACEY R. REED A/K/A TRACEY R. STEVENSON C.P. Jul 2021 No. 00286 \$78,961.51 Friedman Vartolo LLP	2404-376 3629 N 19th St 19140 13th Wd. 1,440 Sq. Ft. BRT #131270600 Improvements: Residential Property M&BBB INVESTING LLC, ET AL. MICHAEL HICKS AND JEROME BUTLER C.P. Dec 2022 No. 01234 \$224,393.75 Mester & Schwartz, P.C.	2404-385 1629 Pennington Rd 19151 34th Wd. 1,468 Sq. Ft. BRT #343321000 Improvements: Residential Property DERRICK L. SMITH C.P. Dec 2022 No. 01851 \$163,221.78 Brock & Scott, PLLC
2404-339 6126 Gardenia St 19144 59th Wd. 1,280 Sq. Ft. BRT #592215300 Improvements: Residential Property WAYNE GM HAYNES C.P. Dec 2022 No. 01403 \$48,757.81 McCabe, Weisberg & Conway, LLC	2404-348 1418 N 56th St 19131 4th Wd. 900 Sq. Ft. BRT #043053900 Improvements: Residential Property MICHELLE CUFF, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF EULA M. SCOTT, UNKNOWN HEIRS AND/OR ADMINISTRATOR OF THE ESTATE OF EULA M. SCOTT (IF ANY), C.P. Oct 2022 No. 02196 \$16,279.70 Manley Deas Kochalski LLC	2404-362 1246 S 21st St 19146 36th Wd. 1,110 Sq. Ft. BRT #361215005 Improvements: Residential Property Subject To Mortgage RA-TAH K. JOHNSON C.P. Jun 2022 No. 01183 \$317,882.28 Friedman Vartolo LLP	2404-377 1401 N. 29th Street 19132 29th Wd. 1,165 Sq. Ft. BRT #871133900 Improvements: Residential Property KASH PROPERTIES UNLIMITED LLC, GREGORY PARKER AND DANIELLE MORRIS C.P. Nov 2022 No. 01779 \$461,124.94 Mester & Schwartz, P.C.	2404-386 9200 Outlook Ave 19114 57th Wd. 4,368 Sq. Ft. BRT #572289850 Improvements: Residential Property TIMOTHY SEAN KELLY C.P. Apr 2023 No. 02307 \$129,885.03 Brock & Scott, PLLC
2404-340 1147 Brill St 19124 62nd Wd. 1,208 Sq. Ft. BRT #621039600 Improvements: Residential Property DAVID HARRISON C.P. July 2022 No. 01916 \$8,975.18 McCabe, Weisberg & Conway, LLC	2404-349 319 W Duncannon Ave 19120 42nd Wd. 2,090 Sq. Ft. BRT #422224400 Improvements: Residential Property SOCHEADE TIANG C.P. Jun 2023 No. 01494 \$38,223.66 KML Law Group, P.C.	2404-363 13045 Townsend Rd H1 19154 66th Wd. 1,500 Sq. Ft. BRT #888660126 Improvements: Residential Property Subject To Mortgage CHARLOTTE GENTER C.P. Aug 2022 No. 03395 \$122,710.27 Friedman Vartolo LLP	2404-378 2736 W. Sterner Street 19132 28th Wd. 630 Sq. Ft. BRT #281389100 Improvements: Residential Property TESSI REALTY LLC AND TOBOULAYEFA A. HOUESOU ADIN C.P. Mar 2023 No. 03345 \$134,093.75 Mester & Schwartz, P.C.	2404-387 7411 Torresdale Ave 19136 65th Wd. 1,177 Sq. Ft. BRT #651261200 Improvements: Residential Property TYREE CLARK C.P. Dec 2022 No. 02607 \$134,851.74 Brock & Scott, PLLC
2404-341 432 Woodhaven Rd 19116 58th Wd. 2,365 Sq. Ft. BRT #582339800 Improvements: Residential Property CAROL JONES, EXECUTRIX AND KNOWN SURVIVING HEIR OF THE ESTATE OF PHYLLIS CAREY AND UNKOWN SURVIVING HEIRS OF PHYLLIS CAREY C.P. Dec 2021 No. 01170 \$240,743.24 McCabe, Weisberg & Conway, LLC	2404-350 3611 N 11th St 19140 43rd Wd. 1,200 Sq. Ft. BRT #432135800 Improvements: Residential Property CHERYL L. ROBINSON C.P. Jun 2023 No. 01727 \$24,775.78 KML Law Group, P.C.	2404-364 1712 N 25th St 19121 32nd Wd. 1,128 Sq. Ft. BRT #324086700 Improvements: Residential Property Subject To Mortgage SFR PHILADELPHIA LLC C.P. Jun 2023 No. 01287 \$165,360.14 Friedman Vartolo LLP	2404-379 5125 Newhall St 19144 12th Wd. 3,414 Sq. Ft. BRT #123219400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD BALDWIN; ASHLEY REAVIS, IN HER CAPACITY AS HEIR OF RICHARD BALDWIN C.P. Oct 2021 No. 01727 \$143,824.29 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2404-388 9038 Lykens Ln 19128 21st Wd. 2,692 Sq. Ft. BRT #214261465 Improvements: Residential Property Subject To Mortgage ERIC REPICE, ADMINISTRATOR OF THE ESTATE OF JAMES P. REPICE, DECEASED C.P. May 2023 No. 01496 \$277,058.80 Brock & Scott, PLLC
2404-342 817 E Rittenhouse St 19138 59th Wd. 1,614 Sq. Ft. BRT #591130900 Improvements: Residential Property ELAINE GARCIA, KNOWN SURVIVING HEIR OF DANINE SPRY, WALTER SPRY, KNOWN SURVIVING HEIR OF DANINE SPRY, TROY SPRY, KNOWN SURVIVING HEIR OF DANINE SPRY, PATRICIA SPRY, KNOWN SURVIVING HEIR OF DANINE SPRY, UNKNOWN SURVIVING HEIRS OF PATRICIA SCRUGGS, AND UNKOWN SURVIVING HEIRS OF DANINE SPRY C.P. Mar 2023 No. 03179 \$113,394.67 McCabe, Weisberg & Conway, LLC	2404-351 1727 Dallas St 19126 10th Wd. 1,478 Sq. Ft. BRT #101289900 Improvements: Residential Property AKIN LACKEY AKA AKIN O. LACKEY C.P. Feb 2002 No. 01280 \$152,286.74 KML Law Group, P.C.	2404-365 1725 N Tancy St 19121 32nd Wd. 750 Sq. Ft. BRT #324121600 Improvements: Residential Property Subject To Mortgage SFR PHILADELPHIA LLC C.P. July 2023 No. 00536 \$191,724.04 Friedman Vartolo LLP	2404-380 5711 Ashland Ave 19143 51st Wd. 1,900 Sq. Ft. BRT #513079400 Improvements: Residential Property JOHN BLACKWELL, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF REMONIA M. BLACKWELL A/K/A REMONIA BLACKWELL A/K/A REMONIA BALCKWELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER REMONIA M. BLACKWELL A/K/A REMONIA BALCKWELL C.P. Oct 2020 No. 02353 \$62,393.54 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2404-389 2557 Massey St 19142 40th Wd. 1,018 Sq. Ft. BRT #406115400 Improvements: Residential Property FOFIE KAMARA C.P. Feb 2022 No. 01401 \$86,119.29 Hill Wallack LLP
2404-343 2112 Scattergood St 19124 62nd Wd. 992 Sq. Ft. BRT #622131000 Improvements: Residential Property UNKNOWN SURVIVING HEIRS OF ADOLF J. SCHMIEDER C.P. July 2021 No. 00866 \$64,364.02 McCabe, Weisberg & Conway, LLC	2404-352 6545 Culter St 19126 17th Wd. 1,440 Sq. Ft. BRT #172075100 Improvements: Residential Property THE UNKNOWN HEIRS OF ELLIS WHITEHURST DECEASED C.P. Sept 2021 No. 02203 \$161,518.57 KML Law Group, P.C.	2404-366 1723 N Tancy St 19121 32nd Wd. 750 Sq. Ft. BRT #324121500 Improvements: Residential Property Subject To Mortgage SFR PHILADELPHIA LLC C.P. Jun 2023 No. 02224 \$184,451.62 Friedman Vartolo LLP	2404-381 1318 Lafayette Pl 19122 14th Wd. 1,890 Sq. Ft. BRT #141141800 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DONEL BLACKS A/K/A DARNELL BLACKS; DONEL ADAMS, IN HIS CAPACITY AS HEIR OF DONEL BLACKS A/K/A DARNELL BLACKS C.P. Apr 2018 No. 01583	2404-390 405 W Stafford St 19144 59th Wd. 2,717.72 Sq. Ft. BRT #593007400 Improvements: Residential Property PHILLIP DAVIDSON GABRIELLE E. DAVIDSON C.P. Mar 2017 No. 00384 \$254,169.96 LOGS Legal Group LLP
2404-344 7254 Cornelius St 19138 10th Wd. 1,166 Sq. Ft. BRT #102378100 Improvements: Residential Property TAMELA M HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, TANG M HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, GERALD L HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, TAMQUIANA L HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, JARMEL K HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, DAVDRIAN WYNDELLA HURTT, KNOWN	2404-353 1406 S 23rd St 19146 36th Wd. 960 Sq. Ft. BRT #364129700 Improvements: Residential Property RAHUL GOGINENI C.P. May 2023 No. 00136 \$247,806.69 Law Office Of Gregory Javardian, LLC	2404-367 1336 Jackson St 19148 39th Wd. 1,037 Sq. Ft. BRT #394284600 Improvements: Residential Property Subject To Mortgage JAMES DEMARCO C.P. Nov 2021 No. 00975 \$186,939.54 Friedman Vartolo LLP	2404-382 8131 Buist Ave 19153 40th Wd. 1,975 Sq. Ft. BRT #405795967 Improvements: Residential Property RHONDA GAY BURROW C.P. Jun 2023 No. 00716 \$149,736.28 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2404-391 722 E Upsal St 19119 22nd Wd. 3070 Sq. Ft. BRT #221087200 Improvements: Residential Property GLADYS RODGERS C.P. Oct 2021 No. 00682 \$252,501.64 LOGS Legal Group LLP
	2404-354 1035 E Gorgas Ln 19150 50th Wd. 2,830 Sq. Ft. BRT #502420800 Improvements: Residential Property Subject To Mortgage WANDA MIAL C.P. Sept 2018 No. 03603 \$27,868.39 Law Office Of Gregory Javardian, LLC	2404-368 150 North 61st St 19139 34th Wd. 1,093 Sq. Ft. BRT #341142400 Improvements: Residential Property Subject To Mortgage PENN PROPERTIES INVESTMENT GROUP, LLC AND SHAHEED COLEN C.P. Aug 2023 No. 00387 \$704,657.68 Eisenberg, Gold & Agrawal, PC	2404-383 2329 N 20th St 19132 16th Wd. 1,030 Sq. Ft. BRT #162132800 Improvements: Residential Property LEVESTER LITTLES C.P. Nov 2022 No. 02671 \$18,860.61 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	
	2404-355 2014 68th Ave 19138 10th Wd. 903 Sq. Ft. BRT #102437700 Improvements: Residential Property JANET E. JONES C.P. Feb 2020 No. 00407 \$65,140.44 Law Office Of Gregory Javardian, LLC	2404-369 417 West Penn Street 19144 12th Wd. 2,104 Sq. Ft. BRT #124028300 Improvements: Residential Property Subject To Mortgage PENN PROPERTIES INVESTMENT GROUP, LLC AND SHAHEED COLEN C.P. Aug 2023 No. 00387 \$704,657.68 Eisenberg, Gold & Agrawal, PC	2404-384 4631 Tampa St 19120 42nd Wd. 1,453 Sq. Ft. BRT #421581600 Improvements: Residential Property	
	2404-356 1828 S Broad St 19145 48th Wd. 1,440 Sq. Ft. BRT #481149100 Improvements: Residential Property LUCILLE ANN BONGIOVANNI, PERSONAL REPRESENTATIVE C.P. Aug 2023 No. 01228 \$307,947.59 Law Office Of Gregory Javardian, LLC	2404-370 2032 S 68th St 19142 40th Wd. 808 Sq. Ft. BRT #403190300 Improvements: Residential Property Subject To Mortgage PENN PROPERTIES INVESTMENT GROUP, LLC AND SHAHEED COLEN C.P. Aug 2023 No. 00387 \$704,657.68 Eisenberg, Gold & Agrawal, PC		

SHERIFF'S SALE

LYDIA RODRIGUEZ-TORRES C.P. Oct 2022 No. 00225 \$99,580.06 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2404-396

7236 Elmwood Ave 19142 40th Wd. 1,312 Sq. Ft. BRT #404234100 Improvements: Residential Property

ADEMOLU SHODIYA C.P. Feb 2023 No. 02439 \$56,266.90 Brock & Scott PLLC

2404-397

1703 Wagner Ave 19141 17th Wd. 1,050 Sq. Ft. BRT #171029900 Improvements: Residential Property Subject To Mortgage

SHELTON MATTHEWS, AS HEIR IN HIS CAPACITY TO THE ESTATE OF GALE P. MATTHEWS, DECEASED; PAMELA MATTHEWS, AS HEIR IN HER CAPACITY TO THE ESTATE OF GALE P. MATTHEWS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GALE P. MATTHEWS, DECEASED; LISA MATTHEWS, AS HEIR IN HER CAPACITY TO THE ESTATE OF GAYLE P. MATTHEWS, DECEASED C.P. July 2022 No. 02575 \$33,582.87 Brock & Scott PLLC

2404-398

5305 Chestnut Street 19141 46th Wd. 990 Sq. Ft. BRT #603008500 Improvements: Residential Property Subject To Mortgage

ISIAH HEYWARD C.P. Dec 2022 No. 01359 \$27,032.44 Brock & Scott PLLC

2404-399

1706 Waterloo St 19122 18th Wd. 735 Sq. Ft. BRT #183078130 Improvements: Residential Property Subject To Mortgage

AIDA L. CABRERA, A/K/A AIDA LUZ CABRERA C.P. Apr 2023 No. 01185 \$81,806.20 Brock & Scott PLLC

2404-400

4629 Ella St 19120 42nd Wd. 1,810.55 Sq. Ft. BRT #421310700 Improvements: Residential Property Subject To Mortgage

CRISTINO SANTIAGO PEGUERO; TEANNY A PENA-MENDEZ C.P. Jul 2022 No. 01951 \$100,035.02 Brock & Scott PLLC

2404-401-A

3058 N 5th St 19140 19th Wd. 1,224 Sq. Ft. BRT #193132800 Improvements: Residential Property

HWAL CHUN CHO AND HAW SUCK CHO C.P. Aug 2019 No. 04493 \$84,579.34 Law Office Of Gregory Javardian, LLC

SHERIFF'S SALE

2404-401-B
3060 N 5th St 19133 19th Wd. 1,296 Sq. Ft. BRT #885849080 Improvements: Residential Property
HWAL CHUN CHO AND HAW SUCK CHO C.P. Aug 2019 No. 04493 \$84,579.34 Law Office Of Gregory Javardian, LLC

2404-402

109 S 21st St, Unit #5 19103 8th Wd. 532 Sq. Ft. BRT #888088820 Improvements: Residential Property Subject To Mortgage Subject To Rent

NEW YORK PREMIER, INC C.P. Oct 2023 No. 00508 \$266,835.08 Hourigan, Kluger & Quinn, PC

2404-403

2737 Plum St 19137 45th Wd. 945 Sq. Ft. BRT #453081100 Improvements: Residential Property Subject To Mortgage

BRIAN IRWIN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SAMUEL IRWIN JR, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MATTHEW W. IRWIN, DECEASED, IN THEIR CAPACITY AS HEIR OF THE ESTATE OF SAMUEL IRWIN JR, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SAMUEL IRWIN JR, DECEASED. C.P. Jun 2023 No. 01248 \$137,801.35 Barley Snyder LLP

2404-404

4940 Rubicam St 19144 12th Wd. 2,518 Sq. Ft. BRT #121189600 Improvements: Residential Property

LORD & COMPANY, LLC C.P. May 2023 No. 03097 \$64,014.35 Webber Gallagher Simpson Stapleton Fires & Newby, LLP

2404-405

6420 Chelwynde Ave 19142 40th Wd. 1,222 Sq. Ft. BRT #406274300 Improvements: Residential Property

SABALI LLC C.P. Sept 2023 No. 01668 \$152,678.32 Webber Gallagher Simpson Stapleton Fires & Newby, LLP

2404-406

2312 N 21st 19132 16th Wd. 1,104 Sq. Ft. BRT #162185000 Improvements: Residential Property

FLAWLESS INVESTMENTS LLC C.P. Jan 2023 No. 01822 \$231,767.90 Webber Gallagher Simpson Stapleton Fires & Newby, LLP

SHERIFF'S SALE

2404-407
1150 N 65th St 19151 34th Wd. 1,614 Sq. Ft. BRT #344315000 Improvements: Residential Property
LORETTA A. KILBY C.P. Mar 2023 No. 00317 \$131,139.22 Powers Kim, LLC

2404-408

5336 Yocum St 19143 51st Wd. 767 Sq. Ft. BRT #512094800 Improvements: Residential Property

WILLIE A. LUKE, SR. A/K/A WILLIE LUKE AND MINNIE LUKE A/K/A MINNIE LEE LUKE C.P. Mar 2023 No. 00846 \$74,415.01 Hladik, Onorato & Federman, LLP

2404-409

1252 N 56th St 19131 4th Wd. 1,328 Sq. Ft. BRT #043050900 Improvements: Residential Property

TOWANDA D. MOON A/K/A TAWANDA MOON C.P. Jul 2022 No. 01328 \$72,908.47 Hladik, Onorato & Federman, LLP

2404-410

327 East Haines Street, #a, 19144 59th Wd. 1,750.1 Sq. Ft. BRT #592005110 Improvements: Residential Property

ANERA HILTON A/K/A ANERA HILTON-BOONE, KNOWN HEIR OF CUTORA HILTON, DECEASED ZHIVAGO HILTON, KNOWN HEIR OF CUTORA HILTON, DECEASED BERNARD HILTON, KNOWN HEIR OF CUTORA HILTON, DECEASED ANTWAN HILTON, KNOWN HEIR OF CUTORA HILTON, DECEASED UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER CUTORA HILTON, DECEASED C.P. Oct 2021 No. 01734 \$99,308.89 Pincus Law Group, PLLC

2404-411

7514 Thouron Ave 19150 10th Wd. 1,606.4 Sq. Ft. BRT #102494500 Improvements: Residential Property

LORRANINE POOLE-NARANJO A/K/A DR. LORRANINE POOLE-NARANJO, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE L.V. LEWIS A/K/A L. VINMAR LEWIS A/K/A LARNIE VINMAR LEWIS VALERIE RANSOM, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF L.V. LEWIS A/K/A L. VINMAR LEWIS A.K.A LARINE VINMAR LEWIS C.P. Dec 2018 No. 02026 \$103,285.17 Pincus Law Group, PLLC

2404-413

2446 N Gratz St 19132 32nd Wd. 900 Sq. Ft. BRT #321164300 Improvements: Residential Property

SHERIFF'S SALE

PAGE ST LLC; CHARLES HARRIS C.P. Mar 2022 No. 02162 \$185,670.39 Mattioni, Ltd.

2404-414

4616 Vista St 19136 41st Wd. 900 Sq. Ft. BRT #412201400 Improvements: Residential Property Subject To Mortgage
DARNELL RUSSELL INVESTMENTS, LLC, C.P. Apr 2023 No. 01636 \$173,394.16 Padgett Law Group

2404-415

1007 N North 6th St 19123 5th Wd. 2,214 Sq. Ft. BRT #057159900 Improvements: Residential Property Subject To Mortgage

KEITH M. SCRIVEN C.P. Feb 2020 No. 01031 \$654,930.79 Padgett Law Group

2404-416

1251 S 50th St 19143 27th Wd. 1,104 Sq. Ft. BRT #273078100 Improvements: Residential Property Subject To Mortgage

DURTY DEVILZ PROPERTY INVESTMENTS LLC C.P. Apr 2023 No. 02472 \$208,587.26 Padgett Law Group

2404-417

1462 N Dover St 19121 29th Wd. 1,496 Sq. Ft. BRT #871539330 Improvements: Residential Property Subject To Mortgage

HONOR AND INTEGRITY LLC C.P. Aug 2023 No. 01462 \$329,075.33 Leopold & Associates, PLLC

2404-418

2716 W Montgomery Ave 19121 32nd Wd. 1,300 Sq. Ft. BRT #324079100 Improvements: Residential Property Subject To Mortgage

DENA'S HAPPY HOMES LLC C.P. Jun 2023 No. 00949 \$201,789.65 Leopold & Associates, PLLC

2404-419

8643 Agusta St 19152 56th Wd. 3,619 Sq. Ft. BRT #562358700 Improvements: Residential Property

MOHAMED A. MOHAMED C.P. July 2022 No. 00580 \$185,256.32 LOGS Legal Group LLP

2404-420

2538 S Percy St 19148 39th Wd. 1,069 Sq. Ft. BRT #393458500 Improvements: Residential Property Subject To Mortgage

EDWARD G. PATRONE C.P. Mar 2023 No. 01219 \$107,953.76 Weltman, Weinberg & Reis, Co. LPA

2404-421

1001 S 60th St 19143 3rd Wd. 1,800 Sq. Ft. BRT #033201600 Improvements: Residential Property

SHERIFF'S SALE

KINSDALE INVESTMENTS LIMITED LIABILITY COMPANY AND MARLO EVANS C.P. Aug 2023 No. 01323 \$288,988.63 Larocca Hornik Rosen & Greenberg, LLP

2404-422

2412 Memphis St 19125 31st Wd. 1,145 Sq. Ft. BRT #312006500 Improvements: Residential Property

RYAN PATRICK MCGUIRE AND JENNIFER L NEWTON C.P. May 2022 No. 01580 \$193,802.58 Albertelli Law

2404-423

1125 S 20th St 19146 36th Wd. 1,184 Sq. Ft. BRT #871547880 Improvements: Residential Property Subject To Mortgage

R.E.P. PROPERTY GROUP LLC C.P. May 2021 No. 00285 \$581,400.52 Klehr Harrison Harvey Branzburg LLP

2404-424

4801 Mulberry St 19124 23rd Wd. 849 Sq. Ft. BRT #871529170 Improvements: Residential Property Subject To Mortgage

SIMONA ALVAREZ BOBADILA D/B/A ESPEJO FOOD MARKET AND OSIRA B. ROSARIO C.P. July 2020 No. 00076 \$33,770.20 Kivitz & Kivitz, P.C.

2404-425

18 E Hortter St 19119 22nd Wd. 1,297 Sq. Ft. BRT #221159600 Improvements: Residential Property Subject To Mortgage

HARRY MAPP C.P. Sep 2023 No. 02866 \$83,361.04 Kaplin Stewart Meloff Reiter & Stein, P.C.

2404-426

1907 S 30th St 19145 48th Wd. 1,434 Sq. Ft. BRT #482395400 Improvements: Residential Property

DAVID J. DONAHUE C.P. May 2023 No. 01216 \$37,762.31 Duane Morris LLP

2404-427

3939 Conshohocken Ave 19131 52nd Wd. 141,746 Sq. Ft. BRT #881161010 Improvements: Residential Property Subject To Rent

BRITH SHOLOM WINIT, LP C.P. Nov 2020 No. 00908 \$28,364,977.99 Starfield & Smith, P.C.

2404-428

1129 N 65th St 19151 34th Wd. 1,360 Sq. Ft. BRT #344301000 Improvements: Residential Property

WOOD HOME IMPROVEMENT, LLC & TAYLOR RENEE THOMAS C.P. Sep 2023 No. 02180 \$167,982.90 The Law Offices Of Michael Kuldiner, PC

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