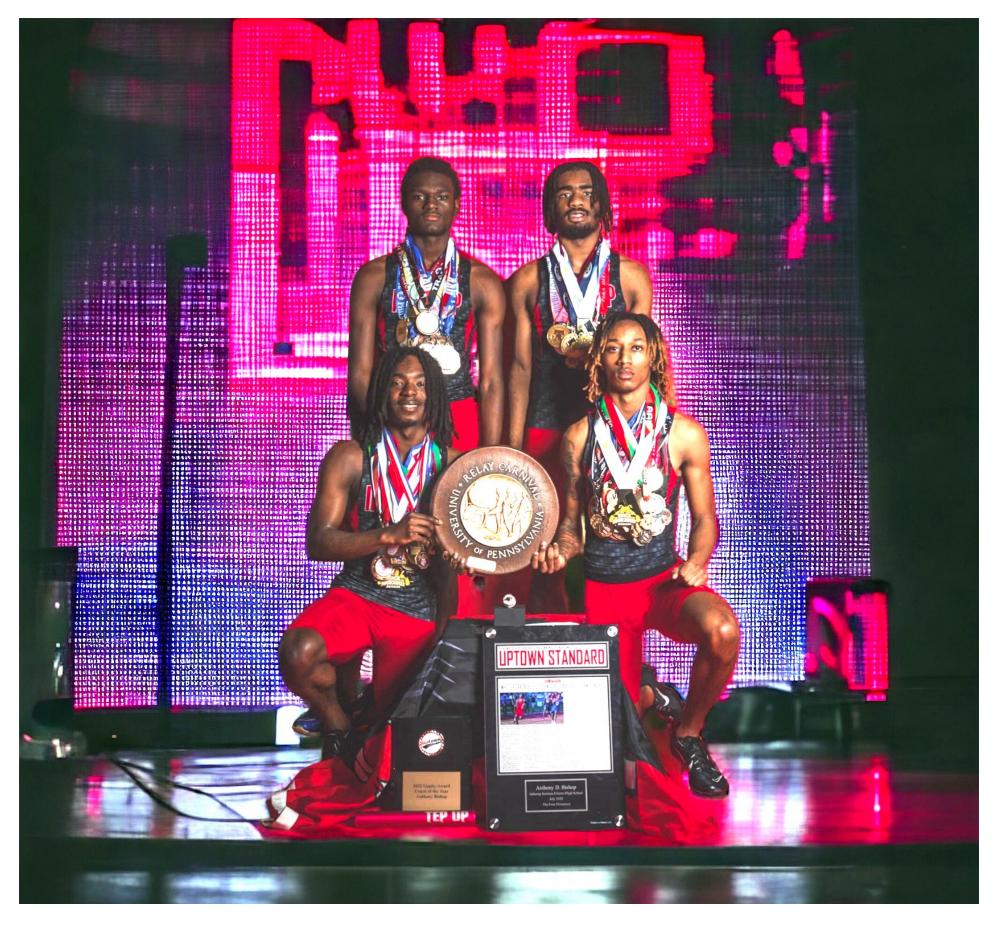


IAYDEN HORTON-MIMS RUN 46.85 TO WIN THE NIKE INDOOR HIGH SCHOOL NA-TIONAL CHAMPIONSHIPS AND JOINS SAMIR VAREEN, NASIR GORDON, AND CHASE TEMPLE TO WIN THE 4X400 NATIONAL CHAMPIONSHIP.



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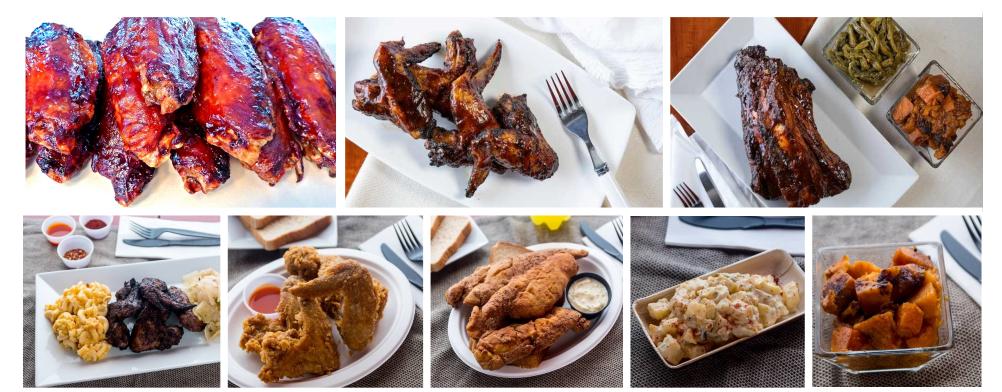
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\$18.50 (Whole)
\$9.50 (1/2)
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Catfish	\$15.25	
Swai	\$15.25	
Grilled Salmon	\$17.00	
Shrimp Platter-	\$27.50 (12)	
	\$17.00 (6)	
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ASK THE THERAPIST W/DR. DEE WILLIAMS



Dear Readers,

Welcome to "ASK THE THERAPIST," where your mental health questions find thoughtful answers. In this column, we aim to provide insights and guidance on the remind yourself that taking challenges many of us face in our daily lives.

Q: Dear Therapist, I often put others' needs before my own and neglect self-care. How can I prioritize my well-being without feeling guilty?

A: It's important to recognize that self-care is not selfish but necessary for overall well-being. Start by setting boundaries and allocating time for activities that recharge you, whether it's reading, exercising, or simply taking a break. Practice self-compassion and care of your needs enables you to better support others.

Q: Hi Therapist, I'm struggling with a personal issue and find it hard to open up to others. How can I begin to address and process my feelings?

A: Processing personal issues can be challenging, especially if you're used to keeping them bottled up. Consider journaling as a tool for self-reflection and expression. Additionally, confide in a trusted friend, family member, or therapist who can offer support and a non-judgmental space for you to explore your emotions. Remember, you don't

have to face your struggles alone.

Q: Dear Therapist, my stress levels seem to be constantly high, affecting my daily life. What are some effective strategies for managing chronic stress?

A: Chronic stress can take a toll on both mental and physical health. Prioritize stress-reduction techniques such as mindfulness meditation, progressive muscle relaxation, or yoga. Tap into your spiritual source and/or belief system. Establish healthy habits like regular exercise, adequate sleep,

and a balanced diet. Additionally, consider seeking professional support to develop personalized coping strategies tailored to your needs. Remember, managing stress is a journey, and it's okay to seek help along the way.

Have a question for me therapist DR. DEE WIL-LIAMS? Submit it to [column email] for a chance to have it featured in the next edition. Remember, seeking help is a sign of strength. Let's nav igate this journey together.

PHILLY BEHIND ON FEMALE CITY COUNCIL REPRESENTATION, REPORT FINDS



Philadelphia City Councilmember Quetcy Lozada.(Emma Lee/WHYY)

With only seven of its 17 city council members being women, a new Pew report found Philadelphia is falling behind other major U.S. cities in terms of female representation.

By Tom MacDonald, WHYY

With a lot of vacancies created by council members running for mayor of Philadelphia last year, an opportunity was not seized in the effort to balance the battle

of the sexes on Philadelphia City Council.

Currently only seven of the 17 members are female, and a new Pew report shows Philadelphia falling behind other major cities in the percentage of female council members.

Katie Martin, of the Pew Philadelphia Research and Policy Initiative, coauthored Houston and San Antonio the report, which showed all but two major cities — San

Diego and Washington, D.C. — boosting the number of women on their legislative bodies.

Martin explained, "The city increased its share of female representation from 35% to 41% but dropped in ranking from fifth to ninth. The other cities really grew their female representation."

showed greater increases than Philadelphia, and

Phoenix led the survey with close to 80% women in their council.

The review also included salaries for council members. Philadelphia did much better in that review, with salaries in the range of \$150,000 per year.

"It was the fourth highest among the comparison cities that we looked at," said Martin. "Los Angeles had the highest average council

member salary at more than \$230,000 a year, and San Antonio had the lowest at about \$47,000 per year." Members of Philadelphia City Council also receive cost of living adjustments for their wages.

Overall, the report said average council salaries in the U.S. have increased by 27% since 2016, but in Philadelphia, that number is only 20%. The largest increases were in California, where San Diego and San Jose went up the most.

Tenure was another aspect of the review. The current tenure of council members was 6.9 years, placing it third behind Chicago and the District of Columbia. The issue is that the majority of council members haven't served a full term.

The average is brought up by Councilman Brian O'Neill, who has served more than four terms in office.



IMHOTEP MIMMS WINS 400M NATIONAL CHAMPIONSHIP

JAYDEN HORTON-MIMS RUN 46.85 TO WIN THE NIKE INDOOR HIGH SCHOOL NA-TIONAL 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 What is the difference from 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"

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 looked at, but he still ran 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 So what's next for the team? 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

because he didn't want to let his team down.

"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!

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 case. We talked about this 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 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

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cash like USD or JPY) from TheGetMoneyShow on 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

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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> EJ Holt Editor

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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 were 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

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 taged groups. The city will investment of \$18 million in also give \$10 million to 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 twiceweekly 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" efforts throughout the city.

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 disadvan-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 childcare 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.





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

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

resources to take over where More money for SEPTA

FEDERAL RESERVE DECLINES TO CUT INTEREST RATES, SAYING IT'S NOT CLEAR INFLATION HAS SLOWED ENOUGH YET

By Casey Quinlen, Pennsylvania Capital-Star

The Federal Reserve declined Wednesday to cut interest rates, saying it remains uncertain inflation is slowing enough, but some economists warned the financial regulators risk waiting too long to make cuts. Fed Chairman Jerome Powell said the Fed has a lack of Price Index or PCE for sufficient data that inflation short, rose 0.3% from Deis slowing enough to justify taking the pressure off interest rates yet. The Fed started ber to December, which raising the federal funds rate some economic experts say in March 2022 to battle inflation and continued until

the latter half of last year, when it decided to pause rates

The Fed issued

a statement that it is waiting until it "has gained greater confidence" that inflation is moving toward its 2% goal to begin cutting rates. The Fed's preferred inflation indicator, the Personal **Consumption Expenditures** cember to January compared to 0.1% from Novemmay be partly behind the decision to hold off on rate

cuts. The PCE climbed 2.4% from a year ago compared to 5.4% from January 2022 to January 2023, an indication that inflation has been slowing in the long term.

Powell said, "We believe that our policy rate is likely at its peak for this tightening cycle and that if the economy evolves broadly as expected, it will likely be appropriate to begin dialing back policy restraint at some point this year." He added that the Fed does not want to ease too much or too soon if that would risk a chance that inflation returns. Powell did not rule out pausing the rate for longer.

Skanda Amarnath, executive director of Employ America, an economic policy research group, and a former analyst at the New York Fed, said the Fed should avoid being too reactive to monthly inflation data, particularly in January and February, which have been hotter months for inflation in the past few years.

A lot of businesses revise

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pricing with the new calendar year, Amarnath added, which can contribute to the rise.

Powell acknowledged on Wednesday that seasonal factors could have affected the data but that they didn't add to the Fed's confidence in slowing inflation either.

"Inflation is a volatile beast. Month to month, it can do weird things. But by and large, we're seeing if you look at the year-over-year change in the [Consumer Price Index] and PCE, you're broadly seeing progress," he said.

The economy has also not shown signs of overheating for some time, Amarnath added.

"From everything we're learning from the past, especially the last three to six months, it is a more normalized pace of job growth, a more normalized pace of wage growth ... It's largely moved in totality towards a still respectable and strong labor market," he said. Rakeen Mabud, chief economist and managing director of policy and research at the Groundwork Collaborative, an economic think tank, said she is worried that the Fed could wait too long to cut rates and damage the economy.

"All the Fed can do at this point is break this really strong recovery that we've had ... I'm worried now because rate hikes are a really imprecise tool that acts with lags. I don't know exactly when the full impact of these rate hikes are going to play out and neither does Jerome Powell," she said. Amarnath said that because Fed policy, although it is far from the only factor, has played a role in the past three recessions, the Fed should be careful with how it uses the federal funds rate in its campaign against inflation.

"You may not need to cut at this very meeting. But if you press your luck a little

too long in terms of 'OK, the economy is not collapsing right this second,' and if you wait till something breaks, it may prove to be too late," he said. Americans say their top policy priority this year is strengthening the economy, according to a Pew Research Survey taken in January.

The Fed's interest rate policies also affect housing supply and affordability. Mabud said that the Fed's approach to meeting one of its stated goals — lowering prices — is helping to drive up housing costs, which in turn affects inflation measures. The Consumer Price Index, another inflation measure, shows that in February, shelter and gasoline were responsible for more than 60% of the index's rise.

"Shelter costs continue to be a significant driver of inflation," she said. "We're seeing high mortgage rates which are driving up the cost of buying a house, which then pushes folks back into the potential rental market, which also pushes rents higher. The Fed's high interest rate regime is also making constructing new houses more expensive. We have a shortage of 6.5 million homes, at least, in this country."

The number of people recorded as unhoused on a single night rose to its highest level in January 2023, according to U.S. Department of Housing and Urban Development data released in December. The department attributed the rise in the number of unhoused people to the rental market, which has had high rent growth, and the ending of programs implemented early in the pandemic to keep people housed during an economic downturn.



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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 Rochelle Bilal, Sheriff

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

 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 ("Bid4Aesset?") ("Bid4Assets").

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

AGE OR OLDER TO BID. 3. All bidders must complete the Bid4Assets on-line 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 procenties that are listed on the 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% e applied towards the total balance due. If the 10% own payment required for all purchased properties greater than the \$10,000.00 Deposit, the balance due or reach the 10% down payment amount is due by 00PM on the next business day after the auction date. 4. All properties are sold "AS 15% with NO cpressed or implied warranties or guarantees hatsoever. The Sheriff and Bid4Assets shall not be able as a result of any cause whatsoever for any

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 perty, the bidder assumes all resp onsibility for ice. It is the responsibility of the bidder and unigence. It is the responsibility of the bidder o 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 'roposed Distribution").

sed Distribution"). The plaintiff's attorney shall submit the iff's upset price ("Upset Price") to Bid4Assets, a attorney online nexted at least or (1). plaining a upper price (optical, at least one (1) hour 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

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.

rection of the Sheriff. 7. If the reserve price is met, the highest bidder 11 be the purchaser. By close of business the next iness day after the auction, the purchaser is possible for 10% of the purchase price for each all be the purch perty purchased plus a buyer's premium of 1.5% of the total purchase price of each property purchas 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 rocessing fee by 5:00PM ED1 on the interna-) calendar day following the Auction Date s that day falls on a holiday or weekend day, the balance is due on the next business day by M EST. Payments are due as stated above, NO then the bal :00PM EST. Pav EXTENSIONS AND NO EXCEPTIONS

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.

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

SHERIFF'S SALE

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

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 (1^{S1}) business day following the auction date. On that date the second bidder will be any side of the statue of the winning bidder?

be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept

deposit. The second bidder shall also be told h

she is liable for the 90% balance fifteen (15) calendar

days from this date, if the highest bidder does not

the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a

days to complete the sale. If that 5⁴¹ 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, was second the acle offic the automatic discretion.

may cancel the sale after the auction closes for any

Office prior to 3:00PM the day before the auction

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.

that occurs during the auction. 15. The Plaintiff, pursuant to Court Order, may

described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)

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 anunregistered 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 unrecistered fictitious remes chall be forefield as if the

unregistered fictitious name shall be forfeited as if the

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 bythe Sheriff.
 The Sheriff will file in the Prothonotary's office a Schedule of Distribution Thirty (40) Dave

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

e tho

eafter. Any balance exceeding the payo

shall be paid to the homeowner at the time of sale.

When the Sheriff's Deed Poll is issued to

When the Sheriff's Deed Foll is issued to winning bidder, he/she becomes the official new er of the property. If the property is occupied, new owner must start a judicial procedure for

the new owner must start a judicial procedure for ejectment to have the occupant removed. 22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local

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.

SHERIFF'S SALE OF

TUESDAY.

APRIL 2, 2024

Very truly yours, ROCHELLE BILAL, Sheriff

City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com

prosecuted to the fullest extent of the law.

the Schedule of Distribution and Exception

The Sheriff reserves the right to refuse

bidder failed to meet the terms of sale.

All bidding after the minimum bid, as

cancel the sale after the Auction closes for any reason

13.

16.

19.

21

The Plaintiff shall submit any pre-sale ements or stays to the Philadelphia Sheriff's

ply. If the highest bidder did not complete

 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.
 On any auction that results in a third-party scale, the bidder, when we discut workids by the 2404-301 7328 Claridge St 19111 56th Wd. 3,164.5 Sq. Ft. BRT #561043100 Improvements: Residen tial Property

MARGARET GRABER C.P. Sept 2018 No. 00629 \$129,515.84 KML Law Group, P.C.

SHERIFF'S SALE

2404-302

2175 Haworth St 19121 62nd Wd. 4,403 Sq. Ft. BRT #622035710 Improvements: Residential Property SOUKCHAY BOUAPASEUT AKA SOUK-CHAY LEBRON C.P. Oct 2022 No. 02615 \$123,224.56 KML Law Group, P.C.

2404-303

3418 N 20th St 19140 11th Wd. 1.349 Sq. Ft. BRT #112287700 Improvements: Residential Property ANDREA TAYLOR SOLELY IN HER CA-

PACITY 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: Residen 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 Aug 2022 No. 02356 \$178,262.50 KML Law Group, P.C.

2404-308

6816 Finch Pl 19142 40th Wd. 1624 Sq. Ft. BRT #406577500 Improvements: Resid 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 AND UNKOWN SURVIVING HEIRS OF SATOKO SMITH C.P. May 2023 No. 01301 \$125,805.86 Mc-Cabe, 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 Mc-Cabe, Weisberg & Conway, LLC

2404-312

3236 F St 19134 33rd Wd. 960 Sq. Ft. BRT #331284700 Improvements: Residential Prop-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. Spen-cer Street 19141 17th Wd. 1,320 Sq. Ft. BRT #171261600 Improvements: Residential Prop-

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 Mc-Cabe, 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 Prop-

ertv VANRY YOEUN 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: Residen-DONIELLE DAVALOS A/K/A DONIELLE DAVALOS OBERHOLTZER, ADMINISTRA-

TRIX OF THE ESTATE OF KEITH OBER-HOLTZER AND REAL OWNER C.P. July 2023 No. 00499 \$122,827.93 McCabe, Weis-berg & Conway, LLC

2404-319

5408 Diamond St 19131 52nd Wd. 1,600 Sq. Ft. BRT #522085700 Improvements: Residential Property DAVE BROOKS SOLELY IN HIS CAPAC-ITY AS ADMINISTRATOR OF THE ESTATE OF BEVERLY ATKINSON GREGORY, DE-CEASED 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 CA-GROSS, DECEASED DARIUS GROSS SOLELY IN HIS CAPACITY AS HEIR OF HOBSON HUESTON GROSS, DECEASED AND THE UNKNOWN HEIRS OF HOB-SON 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, GUARAN-TOR C.P. Oct 2021 No. 00592 \$278,241.49 KML Law Group, P.C.

2404-323 6724 Woolston 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

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 Sa. 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 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 OUIANA BULLOCK AKA OUIANA POL-

LARD 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 CA-

PACITY AS HEIR OF THERESA WILSON LAMMONS, DECEASED, KELLY WILSON SOLELY IN HER CAPACITY AS HEIR OF THERESA WILSON LAMMONS, DE-CEASED, 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 SOLE-LY IN HER CAPACITY AS HEIR OF THE-RESA 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 Prop-

FRANCIS PILLER C.P. May 2023 No. 02869 \$381,768.46 KML Law Group, P.C.

2404-331

1330 East Steinber Street Aka 1330 Stein-ber Street 19124 33rd Wd. 878 Sq. Ft. BRT #331243500 Improvements: Residential Prop-OSHUA 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

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 UN-KNOWH HEIRS OF RUTH JACKSON DE-

CEASED C.P. Jan 2022 No. 01764 \$211,322.79 KML Law Group, P.C.

2404-334

5621 Mcmahon Ave 19144 12th Wd. 1686 Sq. BRT #122207100 Improvements: Reside tial 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: Reside Property THE UNKNOWN HEIRS OF MAUREEN

DAWKINS, DECEASED AND QUENTIN DAWKINS SOLELY IN HIS CAPACITY AS HEIR OF MAUREEN DAWKINS, DE-CEASED C.P. May 2021 No. 00956 \$22,130.71 KML Law Group, P.C.

2404-336

929 Brill St 19124 35th Wd. 1057 Sq. Ft. BRT 1186800 Improvements: Residential Prop-DARRYL MCDUFFIE C.P. Feb 2002 No.

00204 \$131,086.13 KML Law Group, P.C.

2404-337 1643 N 55th 19131 4th Wd. 2065 Sq. Ft. BRT

#041308900 Improvements: Residential Propertv DEMARCUS WAITES C.P. Jan 2023 No.

02932 \$90,432.15 McCabe, Weisberg & Con-way, LLC

2404-338

1500 Champlost 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

2404-339 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

2404-340

1147 Brill St 19124 62nd Wd. 1,208 Sq. Ft BRT #621039600 Improvements: Residentia DAVID HARRISON C.P. July 2022 No. 01916 \$8,975.18 McCabe, Weisberg & Conway, LLC

432 Woodhaven Rd 19116 58th Wd. 2,365 Sq. Ft. BRT #582339800 Improvements: Residential Property CAROL JONES EXECUTRIX KNOWN SURVIVING HEIR OF THE ES-TATE OF PHYLLIS CAREY AND UNKOWN SURVIVING HEIRS OF PHYLLIS CAREY C.P. Dec 2021 No. 01170 \$240,743.24 Mc-Cabe, Weisberg & Conway, LLC

2404-342

817 E Rittenhouse St 19138 59th Wd. 1,614 Sq. Ft. BRT #591130900 Improvements: Resi-

dential 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 SPRY, UNKOWN SURVIVING HEIRS OF PATRICIA SCRUGGS, AND UNKOWN SUR-VIVNG HEIRS OF DANINE SPRY C.P. Mar 2023 No. 03179 \$113,394.67 McCabe, Weisberg & Conway, LLC

2404-343

2112 Scattergood St 19124 62nd Wd. 992 Sq. Ft. BRT #622131000 Improvements: Residential Property UNKOWN SURVIVING HEIRS OF ADOLF

J. SCHMIEDER C.P. July 2021 No. 00866 \$64,364.02 McCabe, Weisberg & Conway, LLC

2404-344

7254 Cornelius St 19138 10th Wd. 1,166 Sq. Ft. BRT #102378100 Improvements: Residen-

tial Property TAMELA M HURTT, KNOWN SURVIV-ING HEIR OF MONIQUE T. HURTT, TANG MONIQUE T. HURTT. GERALD L. HURTT. KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, TAMIQUIANA L HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, JARMEL K HURTT, KNOWN SURVIVING HEIR OF MONIOUE T. HURTT. DAVDRIAN WYNDELLA HURTT KNOWN

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 MONIOUE T. HURTT C.P. Aug 2022 No 00487 \$117 148 90 McCabe Weis-

SHERIFF'S SALE

2404-345

berg & Conway, LLC

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

2404-346

5208 Hawthorne St 19124 23rd Wd. 1,494 Sq. 5208 Hawmorne St 19124 25rd wd. 1,494 5q. Ft. BRT #622251700 Improvements: Residen-tial Property Subject To Mortgage ANNA BUKRITSKY C.P. Oct 2022 No. 02655 \$78,384.28 Manley Deas Kochalski LLC

2404-347

4218 Shelmire Ave 19136 41st Wd. 1,327 Sq. Ft. BRT #412217800 Improvements: Residen tial Property BRETT NICK C.P. Jun 2023 No. 00104 \$125,147.47 Manley Deas Kochalski 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 ES-TATE 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

2404-349

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.

2404-350

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.

2404-351

1727 Dallas St 19126 10th Wd. 1,478 Sq. Ft. BRT #101289900 Improvements: Residential AKIN LACKEY AKA AKIN O. LACKEY C.P. Feb 2002 No. 01280 \$152,286.74 KML Law Group, P.C.

2404-352

6545 Culter St 19126 17th Wd. 1440 Sq. Ft. BRT #172075100 Improvements: Residential Property THE UNKNOWN HEIRS OF ELLIS WHITE-HURST DECEASED C.P. Sept 2021 No. 02203 \$161,518,57 KML Law Group, P.C.

2404-353

5 23rd St 19146 36th Wd. 960 Sq. Ft. BRT #364129700 Improvements: Residential RAHUL GOGINENI. C.P. May 2023 No. 00136 \$247,806.69 Law Office Of Gregory Ja-vardian, LLC

2404-354

1035 E Gorgas Ln 19150 50th Wd. 2,830 Sq. Ft. BRT #502420800 Improvements: Residen-WANDA MIAL C.P. Sept 2018 No. 03603 \$27,868.39 Law Office Of Gregory Javardian, LLC

Javardian LLC

2014 68th Ave 19138 10th Wd. 903 Sa. Ft. BRT #102437700 Improvements: Residential Property JANET E. JONES C.P. Feb 2020 No. 00407 \$65,140.44 Law Office Of Gregory Javardian, LLC

2404-355

2404-356 1828 S Broad St 19145 48th Wd. 1.440 Sq. Ft.

BRT #481149100 Improvements: Residential Property LUCILLE ANN BONGIOVANNI, PERSON-AL REPRESENTATIVE C.P. Aug 2023 No. 01228 \$307,947.59 Law Office Of Gregory

SHERIFF'S SALE

2404 357

1970 73rd Ave 19138 10th Wd. 1,050 Sq. Ft. BRT #101347200 Improvements: Residential Property GERALD D BAILEY A/K/A GERALD BAI-LEY C.P. Oct 2022 No. 01619 \$104,460.86 Stern & Eisenberg PC

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

2404-359

2512 W Gordon St 19132 28th Wd. 1,110 Sq. Ft. BRT #281211500 Improvements: Residential Property

KEITH COLEMAN SOLELY IN HIS CA-PACITY AS HEIR OF GLORIA COLEMAN, DECEASED, AND STACEY A COLEMAN SOLELY IN HER CAPACITY AS HEIR OF GLORIA COLEMAN, DECEASED, AND THE UNKOWN HEIRS OF GLORIA COLE-MAN DECEASED. C.P. Jun 2022 No. 01717 \$93,791.39 Stern & Eisenberg PC

2404-360

3010 Weikel St 19134 25th Wd 553 Sa Et BRT #252394500 Improvements: Reside Property Subject To Mortgage Property Subject To Mortgage FAMILY HOUSING LLC C.P. Aug 2023 No. 02794 \$149,702.99 Friedman Vartolo LLP

2404-361

08 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. STE-VENSON C.P. Jul 2021 No. 00286 \$78,961.51 Friedman Vartolo LLP

2404-362

1246 S 21st St 19146 36th Wd 1 110 Sa Ft RAT #361215005 Improvements: Residential Property Subject To Mortgage RA-TAH K. JOHNSON C.P. Jun 2022 No. 01183 \$317.882.28 Friedman Vartolo LLP

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

2404-364

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

2404-365

1725 N Taney 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 366

1723 N Taney St 19121 32nd Wd. 750 Sq. Ft. BRT #324121500 Improvements: Residential Property Subject To Mortgage SFR PHILADEL PHIA LLC C.P. Jun 2023 No 02224 \$184,451.62 Friedman Vartolo LLF

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

2404-369

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

2404-370

417 West Penn Street 19144 12th Wd. 2,104 Sq. Ft. BRT #124028300 Improvements: Resi-dential 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

2404-371

2032 S 68th St 19142 40th Wd 808 Sa Ft Property Subject To Mortgage PERN PROPERTIES INVESTMENT GROUP, LLC AND SHAHEED COLEN C.P. Aug 2023 No. 00387 \$704,657.68 Eisenberg, Gold & Agrawal, PC

SHERIFF'S SALE

SHERIFF'S SALE

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

2404-383

BRT #341240700 Improvements: Residential

Property SHAWN O. DRUMMOND C.P. Jun 2023 No.

02966 \$37,115.13 Hladik, Onorato & Feder-

2404-384

1837 East Pastorius Street 19138 10th Wd.

1490 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 AR-

NOLD D. MINES, SR., DECEASED, C.P. Jan 2019 No. 01372 \$76,748.41 Hladik, Onora

2404-385

2404-385 1629 Pennington Rd 19151 34th Wd. 1,468 Sq. Ft. BRT #343321000 Improvements: Resi-dential Property DERRICK L. SMITH C.P. Dec 2022 No. 01851 \$163,221.78 Brock & Scott, PLLC

2404-386

Ft. BRT #572289850 Improvements: Reside

02307 \$129,885.03 Brock & Scott, PLLC

9200 Outlook Ave 19114 57th Wd. 4,368 Sq.

tial Property TIMOTHY SEAN KELLY C.P. Apr 2023 No.

2404-387

7411 Torresdale Ave 19136 65th Wd. 1,177 Sq. Ft. BRT #651261200 Improvements: Resi-

dential Property TYREE CLARK C.P. Dec 2022 No. 02607

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

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

2404-390 **405 W Stafford St 19144** 59th Wd. 2,717.72 Sq. Ft. BRT #593007400 Improvements: Resi-

PHILLIP DAVIDSON GABRIELLE E. DAVIDSON C.P. Mar 2017 No. 00384 \$254,169.96 LOGS Legal Group LLP

2404-391

722 E Unsal St 19119 22nd Wd. 3070 Sq. Ft.

BRT #221087200 Improvements: Residential

GLADYS RODGERS C.P. Oct 2021 No. 00682 \$252,501.64 LOGS Legal Group LLP

2404-392 **5317 Kershaw St 19131** 44th Wd. 1,190 Sq. Ft. BRT #442150900 Improvements: Residen-

tial Property AARON GOODSON, EXECUTOR OF THE

ESTATE OF WILHELMINA BRASWELL A/K/A WILHELMENIA BRASWELL, DE-

CEASED C.P. Sept 2022 No. 00336 \$69,380.26 LOGS Legal Group LLP

2404-393

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, Anschtz, Schneid, Crane & Partners, PLLC

2404-394

2329 N 20th St 19132 16th Wd. 1,030 Sq. Ft. BRT #162132800 Improvements: Residential

LEVESTER LITTLES C.P. Nov 2022 No.

2404-395 4631 Tampa St 19120 42nd Wd. 1,453 Sq. Ft.

BRT #421581600 Improvements: Residential

Anschtz,

02671 \$18,860.61 Robertson, Schneid, Crane & Partners, PLLC

Property

Property

\$86,119.29 Hill Wallack LLP

\$134,851.74 Brock & Scott, PLLC

& Scott. PLLC

dential Property

n St 19139 34th Wd. 1,048 Sq. Ft.

\$294,267.58 Robert

Deas Kochalski LLC

DC

man, LLP

Federman, LLP

Crane & Partners, PLLC

n, Anschtz, Schneid,

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

2404-373

1682 North 56th St 19131 4th Wd. 1,089 Sq. Ft. BRT #043271400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, AS-

SIGNS 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

2404-374

6445 Dicks Ave 19142 40th Wd. 992 Sq. Ft. BRT #406280100 Improvements: Resid 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

2404-375

7254 Leonard St 19149 54th Wd. 1,452 Sq. Ft. 1/254 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

2404-370

2404-377

1401 N. 29th Street 19132 29th Wd. 1,165 Sq. Ft. BRT #871133900 Improvements: Residen-

LLC, GREGORY PARKER AND DANI-ELLE MORRIS C.P. Nov 2022 No. 01779 \$461,124.94 Mester & Schwartz, P.C.

2404-378

2736 W. Sterner Street 19132 28th Wd. 630 Sq. Ft. BRT #281389100 Improvements: Resi-

dential Property TESSI REALTY LLC AND TOBOULAYEFA

A. HOUESSOU ADIN C.P. Mar 2023 No. 03345 \$134,093.75 Mester & Schwartz, P.C.

5125 Newhall St 19144 12th Wd. 3.414 Sq. Ft.

Property UNKOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE

OR INTEREST FROM OR UNDER RICH-

ARD BALDWIN ASHLEY REAVIS IN HER

CAPACITY AS HEIR OF RICHARD BALD-WIN C.P. Oct 2021 No. 01727 \$143,824.29

Robertson, Anschtz, Schneid, Crane & Part-

2404-380 5711 Ashland Ave 19143 51st Wd. 1,900 Sq. Ft. BRT #513079400 Improvements: Residen-

tial Property JOHN BLACK WELL, INDIVIDUALLY AND

AS ADMINISTRATOR OF THE ESTATE OF REMONIA M. BLACKWELL A/K/A RE-

MONIA BLACKWELL A/K/A REMONIA

BALCKWELL; UNKNOWN HEIRS, SUC-

CESSORS, ASSIGNS AND ALL PERSONS , FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR

UNDER REMONIA M. BLACKWELL A/K/A

REMONIA BLACKWELL A/K/A REMO-

NIA BALCKWELL C.P. Oct 2020 No. 02353 \$62,393.54 Robertson, Anschtz, Schneid, Crane & Partners, PLLC

2404-381

1318 Lafayette Pl 19122 14th Wd. 1,890 Sq. Ft. BRT #141141800 Improvements: Residen-

tial Property UNKNOWN HEIRS, SUCCESSORS, AS-

SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TI-TLE, OR INTEREST FROM OR UNDER DO-NEL BLACKS AK/A DARNELL BLACKS;

DONEL ADAMS, IN HIS CAPACITY AS

HEIR OF DONEL BLACKS A/K/A DAR-

NELL BLACKS C.P. Apr 2018 No. 01583

ners, PLLC

BRT #123219400 Improvements: Reside

UNLIMITED

tial Property PROPERTIES

3629 N 19th St 19140 13th Wd. 1,440 Sq. Ft. BRT #131270600 Improvements: Residential Property M&BBB INVESTING LLC, ET AL. MI-CHAEL HICKS AND JEROME BUTLER C.P. Dec 2022 No. 01234 \$224,393.75 Mester & Schwartz, P.C.

SHERIFF'S SALE

LYDIA RODRIGUEZ-TORRES C.P. Oct 2022 No. 00225 \$99,580.06 Robertson, Anschtz, 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: Residen-tial 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, SUCCES-SORS, ASSIGN AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GALE P. MATTHEWS, DECEASED: LISA MATTHEWS, AS HEIR IN HER CAPAC-ITY TO THE ESTATE OF GAYLE P. MAT-THEWS, DECEASED C.P. July 2022 No. 02575 \$33,582.87 Brock & Scott PLLC

2404-39

5305 Chestnut Street 19141 46th Wd. 990 Sq. FL 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 CA-BRERA 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 TE-ANNY 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 Of-fice Of Gregory Javardian, LLC

2404-401-B 3060 N 5th St 19133 19th Wd. 1,296 Sq. Ft. BRT #885849080 Improvements: Residential 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

2404-402 109 S 21st St, Unit #5 19103 8th Wd. 532 Sq. Ft. BRT #888088820 Improvements: Residen-tial Property Subject To Mortgage Subject To

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 Prop-erty Subject To Mortgage

BRIAN IRWIN IN HIS CAPACITY AS HEIR OF THE ESTATE OF SAMUEL IRWIN JR, DECEASED, UNKNOWN HEIRS, SUC-CESSORS, 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 ES-TATE 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: Residen-

tial 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: Resi-

dential 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 Galla-gher 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 Kirn, LLC

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

2404-409

Hladik, Onorato & Federman, LLP

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 Improve-ments: Residential Property ANERA HILTON A/K/A ANERA HILTON-BOONE, KNOWN HEIR OF CUTORA HILTON, DECEASED ZHIVAGO HILTON, KNOWN HEIR OF CUTORA HILTON, DE-CEASED BERNARD HILTON, KNOWN HEIR OF CUTORA HILTON, DECEASED ANTWAN HILTON, KNOWN HEIR OF CUTORA HILTON, KNOWN HEIR OF CUTORA HILTON, DECEASED UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS CLAIMING RIGHT, ITTLE AND INTEREST FROM OR UNDER CUTO-

2404-411

7514 Thouron Ave 19150 10th Wd. 1,606.4 Sq. Ft. BRT #102494500 Improvements: Resi-dential Property LORRANINE POOLE-NARANJO A/K/A DR.

LORRANINE POOLE-NARANJO, IN HER CAPACITY AS EXECUTRIX OF THE ES-TATE 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

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

SHERIFF'S SALE

411201400 Improvements: Residential Prop-etty Subject To Mortgage DARNELL RUSSELL INVESTMENTS, LLC, C.P. Apr 2023 No. 01636 \$173,394.16 Padgett

2404-415

1007 N North 6th St 19123 5th Wd. 2,214 Sq. Ft. BRT #057159900 Improvements: Residen-tial Property Subject To Mortgage KEITH M. SCRIVEN C.P. Feb 2020 No. 01031

Property Subject To Mortgage DURTY DEVILZ PROPERTY INVEST-MENTS 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. RT #871539330 Improvements: Residential Property Subject To Mortgage HONOR AND INTEGRITY LLC C.P. Aug 2023 No. 01462 \$329,075.33 Leopold & As-sociates, 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

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

LLP

2538 S Percy St 19148 39th Wd. 1.069 Sq. Ft. 2356 SPECty St 1916 39th wu. 1,009 St, 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 LI-ABILITY 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 JENNI-FER 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. REP. 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. 4001 Multiperty St 19124 2514 wd. 849 St, Ft. BRT #871529170 Improvements: Residential Property Subject To Mortgage SIMONA ALVAREZ BOBADILA D/B/A ES-PEJO FOOD MARKET AND OSIRA B. RO-SARIO 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 PC 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** Improve-ments: 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 &

No. 02180 \$167,982.90 The Law Offices Of Michael Kuldiner, PC

RA HILTON, DECEASED C.P. Oct 2021 No 01734 \$99,308.89 Pincus Law Group, PLLC

2404-414 4616 Vista St 19136 41st Wd. 900 Sq. Ft. BRT

Law Group

\$654,930.79 Padgett Law Group

2404-416

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

2404-419 8643 Agusta St 19152 56th Wd. 3,619 Sq. Ft. BRT #562358700 Improvements: Residential

2404-420

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