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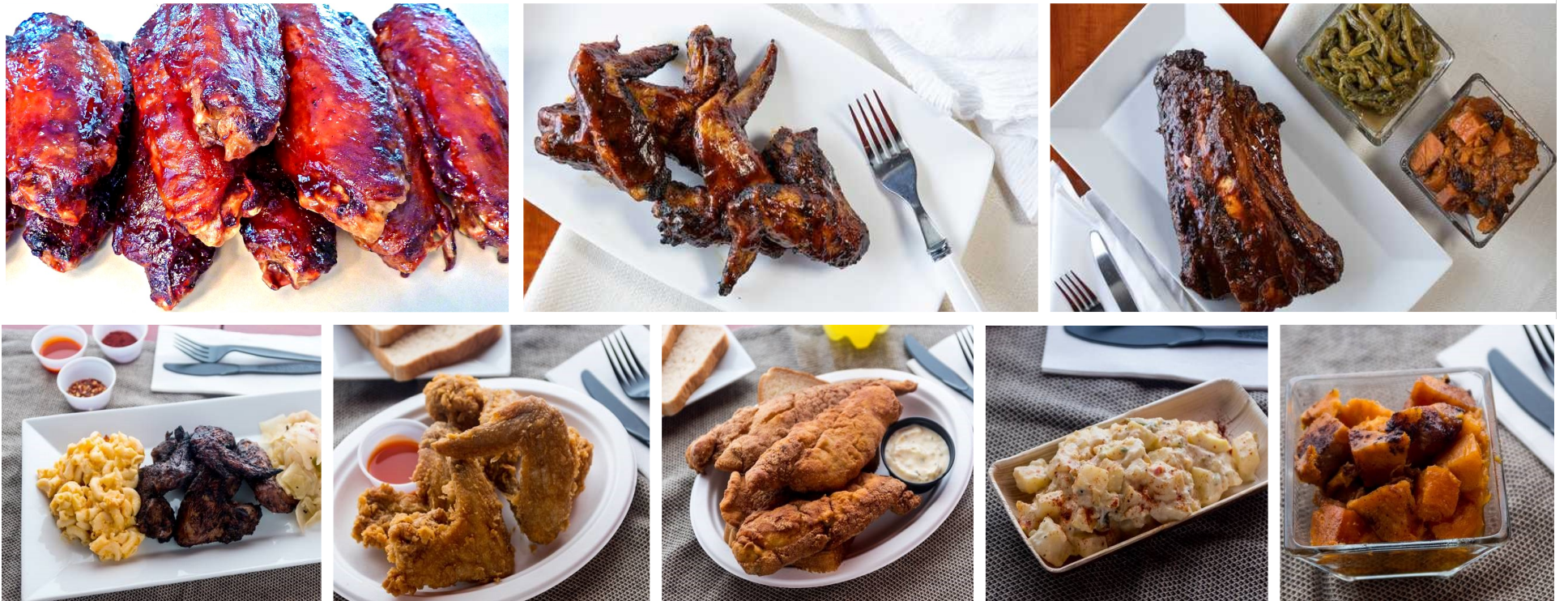
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# ASK THE THERAPIST W/DR. DEE WILLIAMS



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 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 remind yourself that taking 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 WILLIAMS? 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 navigate 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 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."

Houston and San Antonio 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.



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**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!

# 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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# 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” efforts 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.



# 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 sufficient data that inflation is slowing enough to justify taking the pressure off interest rates yet. The Fed started raising the federal funds rate 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 Price Index or PCE for short, rose 0.3% from December to January compared to 0.1% from November to December, which some economic experts say may 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

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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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, 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 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

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## 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

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## 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. Jul 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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