

SERVING OVER 20,000 READERS IN GERMANTOWN AND MOUNT AIRY MAY 2024

GERMANTOWN STANDARD

A HISTORY UNTOLD

THE PHILADELPHIA SHERIFF'S OFFICE



PHOTO CREDIT: SHERIFF'S OFFICE FACEBOOK

OP ED: A HISTORY UNTOLD- THE PHILADELPHIA SHERIFF'S OFFICE



On January 6, 2020, I was sworn into the Philadelphia Sheriff's Office promising change to the residents of Philadelphia. A change in leadership, executive and administrative management, and operational function. Though reporters and the editorial staff from The Philadelphia Inquirer, The Philadelphia Daily News (owned and operated by the Philadelphia Media Network) and a few other Philadelphia media sources have attempted to tarnish the Sheriff's Office's and my reputation, we are still prevailing and building an Office, through a series of effective and efficient improvements, that the residents of Philadelphia can be proud of and confident in.

To begin, when I first entered the Office in 2020, my goal was, and still is, transparency and rebuilding trust between the Sheriff's Office and the community. To accomplish these goals, I first conducted a thorough assessment of the previous and current state of the Sheriff's Office. Second, I began to develop a culture within the Office to go above and beyond when meeting the needs of this City and County. I believe that a leader is effective when they first become knowledgeable of the people they are charged with leading and the systems that are in place, before establishing changes.

After assessment, I began to put people, policies, and procedures in place to make the necessary changes to better the Office. Below is a brief outline of the many accomplishments the Sheriff's Office has achieved, and we do not plan to stop

here:

Creation of an Undersheriff Unit

Before my administration, there was only one attorney at the Sheriff's Office, the Undersheriff. After examining the significant function, the Office has as the arm of the court, I recognized the need to have a legal team who can dissect issues and make sure the Office is compliant with its many statutorily driven responsibilities. Now, under the leadership of my Undersheriff, Tariq K. El-Shabazz, Esq., I have employed two additional attorneys, Shyann Gales-Poland, Esq. and LaVanda K. Harris, Esq., to handle matters concerning real estate, contracts, right to know requests, onboarding of new contractors, complex accounting matters, communications with the City Law Department and other legal matters that arise across Units within the Sheriff's Office.

Improvements in the Real Estate Process

The Real Estate Division, responsible for conducting Sheriff's Sales of real property, is one of the largest Units within the Sheriff's Office. Some of the challenges this Unit faced before my administration were mismanagement of funds, insufficient policies, bidder intimidation, unequal bidder opportunity, lack of competitive bidding, etc. Understanding how impactful this Unit is, I wanted to ensure a level of transparency that was not upheld in previous administrations. Now, the Sheriff's Sale process is conducted completely online through Bid4Assets, which alleviates the challenges listed above. This system allows us to take full control of the Sheriff's Sale process and create a competitive bidding experience that results in homeowners receiving more excess proceeds than ever before.

To illustrate, the total amount of excess proceeds

returned to homeowners during the 2015-2019 administration was \$3,715,815.66. The total amount of excess proceeds during my administration in a brief period of three years (2020-2023), has more than doubled to \$8,312,647.28. Further, the online sale process allows our Office to stay or postpone a property, before, during, or after a sale, with no risks to the overall sale process. We have also made tremendous changes regarding advertising by reducing the cost per case by 70%.

Lastly, our Office has taken on the escheatment process for unclaimed excess proceeds. Under a Memorandum of Understanding between the City and the Commonwealth of Pennsylvania (that expired in 2016), the City Law Department and Finance were primarily responsible for the escheatment of unclaimed funds for our Office. The MOU was a result of previous administrations not following the Commonwealth's statutory guidelines for the escheatment of unclaimed funds. To date, we have taken back control and timely conducted the escheatment process, in-house, for 2023 and 2024.

Establishing Effective Accounting Principals

I took Office recognizing that there were discrepancies in the management of funds. With an eye toward transparency, I immediately met with the Accounting Unit to (1) research the source of all the funds, (2) delegate the funds to properly labeled accounts, and (3) ensure that the accounting practices the Office now uses conforms to City Finance requirements.

Advancements in the Warrant Unit & Civil Enforcement Division

The Sheriff's Office understands the issues surrounding crime in Philadelphia and is adamant about being an active participant in mak-

ing Philadelphia safer. Currently, we have members of our Warrant Unit who participate in task forces across all law enforcement agencies (Philadelphia Police Department ("PPD"), Federal Bureau of Investigations, Attorney General, Bureau for Narcotics and Investigations (BNI), etc.).

Further, in January 2024, we introduced the Fugitive Warrant Unit Priority List on our website, phillysheriff.com, to provide information to the public about individuals who are actively on our High-Priority List. This online resource is user-friendly and allows members of the community to submit anonymous tips for wanted individuals in Philadelphia. Though we work closely with the District Attorney's Office to apprehend these individuals, we recognize the need for public assistance.

Lastly, our Civil Enforcement Division is no stranger to going above and beyond. For example, when the Covid-19 pandemic hit and an increase in domestic violence occurred, the Civil Division stepped in to assist PPD with serving Protection from Abuse Orders ("PFAs"). Though this was a temporary emergency response to the influx in PFAs cases, the assistance became permanent due to the positive outcome. As a result, we have an ongoing relationship with PPD, Women Against Abuse, Pennsylvania Courts, and other stakeholders to serve PFAs and effectively comply with Act 79 requirements. Another example is the Civil Enforcement Unit's ability to conduct evictions without incident. Considering the landlord-tenant incidents that led to serious bodily harm, our Office (including the Captain and Lieutenant of Civil Enforcement) advocated with local and State Representatives to show our Office's willingness to take on more cases. Ultimately this would better ensure the

safety of all stakeholders who are involved in the eviction process.

1 This figure resulted from only two sales per month because of the effective and transparent process under Bid4Assets.

Organization of the Armory
On my first day in the Office, I was horrified by the state of the armory. Firearms were stored in trash cans, in the corner, improperly tagged and there were no security measures or ways of ensuring chain of custody. In September of 2023, my Office held a press conference and provided a thorough explanation (with Exhibits) of my findings and the measures I took to correct them. (Full explanations can be found here: Philadelphia Sheriff's Office Holds Press Conference Refuting Inaccurate City Controller's Report Released on September 20, 2023 – Philadelphia Sheriff's Office (phillysheriff.com)). Our Office is currently taking the same measures demonstrated in our press conference to ensure the armory remains organized and secure.

Innovations in Technology
Because of all the operational functions of the Office, I knew that technology would be instrumental in the workflow. Therefore, I developed an IT team that could: (1) implement and support new technology, (2) build custom reports, and (3) foster relationships with other technological partners to streamline these processes. One of the Office's biggest projects is implementing the customized Tyler Technologies Civil Serve system. This system will allow us to be more efficient in the real estate/sheriff sale and civil process, warrant service, and communications across Units and municipal partners.

Community Events and Community Outreach
The Office has made significant improvements in community engagement. Along

with our partners, we have hosted over one hundred events a year, providing food to more than 30,000 families. We've created a Constituent Services Unit that allows a streamlined system for routing and prioritizing incoming inquiries resulting in a 40 -50 % increase in response time. The Unit remains successful in providing information about federal, state, and local resources to help individuals save their homes before evictions or foreclosures. In

addition to providing those resources, the Unit also provides helpful information (mental health, drug addiction, and home placements) to assist those individuals when unfortunate circumstances occur.

The Philadelphia Sheriff's Office announced the Autism Decal Initiative in April 2023 to alert emergency responders about a person who has autism. The decals are handed out at no cost in the community and can be

placed on the rear window of a vehicle or the front door of a home. In March 2024, we launched a podcast called, the Sheriff's Perspective, which airs on WURD radio every third Saturday of the month. The purpose of the podcast is to keep the community informed about Sheriff's Office events and educate them on the Sheriff's Office's primary functions and the effect it has on the community. The first episode is available to replay on our YouTube page.

The Next Four Years
Over the next four years, our Office will continue to operate by the following mission: The Sheriff's Office is committed to service, procedural justice, and the sanctity of human life. Our duties encompass protecting the lives, property, and rights of all people within a framework of service, uncompromising integrity, fiscal responsibility, professionalism, vigilance, and bias-free conduct. We accomplish this

by working as a team, putting our egos and territorial pride aside for the betterment of this mission.

I will continue to hold integrity and trust high amongst my administration with an eye towards being a progressive, community-oriented, and shining example of what a Sheriff should be.

Rochelle Bilal, the Sheriff of the City and County of Philadelphia.

PHILLY WATER BILLS WILL RISE IN SEPTEMBER. BUT MORE PEOPLE ARE GETTING AUTOMATICALLY ENROLLED IN A DISCOUNT PROGRAM

BY SOPHIA SCHMIDT
WHYY

Most Philly residents will experience close to a \$5 monthly bump on their water bill this fall.

The charge, proposed by the Water Department this month, would cover the costs of a projected expansion of an under-enrolled Tiered Assistance Program that supports customers struggling to pay their bills.

"The number of people enrolled in [the Tiered Assistance Program] is finally getting up to where it was meant to be," said Water Department spokesperson Brian Rademaekers. "But that sort of comes with a cost."

The expansion and associated costs are a result of the Water Department switching to an auto-enrollment system earlier this year, which the utility estimates could lower monthly bills for tens of thousands of customers.

Expanding an under-enrolled discount program From September to December, on average, around 21,000 Philadelphians participated in TAP each month, far fewer than the roughly 60,000 the Water Department once estimated were eligible.

The Tiered Assistance Program caps monthly water bills at 2% to 4% of a household's income. Families earning up to

150% of the federal poverty level — for example, \$46,800 for a family of four or \$22,590 for an individual— as well as people who usually make more but are facing a special hardship such as a health emergency, childbirth, or domestic violence are eligible.

After TAP launched in 2017, a burdensome application process — requiring residency and income documentation and, at one point, yearly re-enrollment — kept total participation relatively static.

PWD says current bill rates reflect an average of 17,000 enrollees each month, but participation has often been lower, at just over 14,700 enrollees at the end of 2022. That year, more than 9,000 customers defaulted out of the program, many because they did not respond to the recertification request in a timely manner. Close to 7,000 applications for the program that year were denied — often because people failed to submit valid income or residency documentation.

The low participation rate meant many people who qualified for the program instead paid standard bills — which include a surcharge covering the program's cost.

"You end up with this situation where you have poor folks subsidizing other poor folks," said Manny P. Teodoro, a professor of public affairs at the University of

Wisconsin-Madison who studies utility management and affordability, and consults with governments on policy issues. "Through the first five years of the program, far more low-income families were not enrolled than were enrolled, which means that the program accidentally made life worse — made water and sewer less affordable — for far more low-income people than it helped."

PWD was aware of the program's hurdles. The utility simplified the documentation requirements and lengthened the time participants can stay in the program before they need to prove they're still eligible. "When you're struggling to pay bills, it's really hard to get all your paperwork together, fill out forms," Rademaekers said. "You're already stretched thin, so asking you to go through these extra hoops is a lot when you're stressed out." The biggest change came this February, when PWD switched to an autoenrollment system. The Water Revenue Bureau now uses data from state and federal assistance programs to check customers' eligibility and automatically enroll those who qualify.

Within a month, enrollment went up by over 25,000 customers. PWD expects average monthly TAP enrollment to reach close to 56,000 customers by September.

Teodoro said this new process is the "gold standard" for reducing the administrative burden of participating in assistance programs.

"What you're really trying to do ... is reduce the number of forms and office visits and processes that people have to go through to get their benefits," he said. "So the auto enrollment is a really good thing."

Programs like TAP that help Philadelphians afford their utility bills are good for community stability, Rademaekers said.

"You don't want people on your block being shut off from water, getting a lien on their house, having collection agencies coming after them because they can't pay for water," Rademaekers said. "It's really about cohesion in the neighborhood, making sure that our communities are strong and safe. And in order to do that, you have to take care of people who are struggling and make sure they have clean water."

\$4.43 more on the typical monthly bill

PWD argues it needs to charge non-TAP customers more to cover what the utility projects will be a steep increase in automatic TAP participation.

"We're trying to help as many people as we can while keeping water affordable for everyone else," Rademaekers said.

Starting September 1, the

utility proposes raising the bill charge that subsidizes the TAP program discounts — known as the TAP-R surcharge. The typical non-TAP residential bill would rise \$4.43 a month, or close to 6%. The typical bill for a customer receiving the senior citizen discount would rise by \$2.21, or close to 5%.

This increased charge would not affect customers enrolled in TAP, since their bills are determined as a percent of their income. But the increase could affect low-income customers who pay for utilities through their rent, Teodoro said. "That is a non-trivial rate increase for people who aren't enrolled," he said. The TAP-R surcharge increase would be in addition to the base rate increase that the Water, Sewer and Storm Water Rate Board already approved to begin September 1. Together, the base rate and TAP-R surcharge increases would raise the typical residential bill by more than \$10. Base rates also rose this past September by close to 8% for the typical residential customer.

Customers can comment on the proposed surcharge increase at a public hearing on May 10 at 10 a.m., before the Water, Sewer & Storm Water Rate Board. They can also submit written comments by email or mail.

AID TO UKRAINE, ISRAEL OVERWHELMINGLY APPROVED BY U.S. HOUSE IN BIPARTISAN VOTE



PHOTO CREDIT JENNIFER SHUTT

BY: JENNIFER SHUTT
Pennsylvania Capital Star

WASHINGTON — Military and humanitarian aid could be on its way to Ukraine, Israel and Taiwan within weeks after the U.S. House took a series of overwhelmingly bipartisan votes Saturday to approve \$95 billion in emergency assistance — and the Senate appeared poised to agree.

The approval in a rare weekend session ended months of deadlock. House GOP leaders struggled with whether they should block or provide aid amid ongoing wars in Israel and Ukraine as well as mounting concerns about China's approach to Taiwan.

The decision to debate aid to Ukraine, and pass the bill with a majority of the yes votes coming from Democrats, presents a risk to Speaker Mike Johnson's leadership role in the party, amid rising anger from far-right party members.

The three bills — as well as a measure to ban the popular app TikTok unless Chi-

nese owner ByteDance sells it — now go to the Senate as one package, where leaders hope to vote on the legislation as soon as Tuesday.

President Joe Biden, who sent a supplemental spending request to Congress asking for the aid six months ago, is expected to sign the bill once it reaches his desk.

- House lawmakers supported \$60.84 billion in additional assistance for Ukraine on a 311-112 vote, while cheering and waving small Ukrainian flags on the floor. One lawmaker voted “present.”
- Members voted 366-58 to approve the \$26.38 billion Israel and humanitarian assistance bill.
- The \$8.12 billion funding bill for the Indo-Pacific received backing on a 385-34 vote. One lawmaker voted “present.”
- The 21st Century Peace Through Strength Act that includes the TikTok bill passed following a 360-58 vote. The three emergency

spending bills will provide significant boosts in funding for the U.S. departments of Defense, Energy and State, which will use that money to help Ukraine, Israel and Taiwan as well as other allies.

Pennsylvania U.S. Reps. Summer Lee (D-12th District) and Scott Perry (R-10th District), who are otherwise diametrically opposed on most issues, both voted against the Israel aid package. Perry and Rep. John Joyce (R-13th District) both voted against the Ukraine aid package; Rep. Dan Meuser (R-9th District) voted “present” on the Ukraine package.

Ronald Reagan cited repeatedly

Far-right Republicans railed against the bills, and the decision by Johnson, a Louisiana Republican, to hold a floor vote, while their colleagues in both parties said the funding would help protect democracies around the world, aid refugees fleeing war and bolster America's defense industrial base.

GOP lawmakers repeatedly referenced former President Ronald Reagan's “peace through strength” foreign policy strategy, choosing the party's long-held standard-bearer over the isolationism championed by other leaders.

House Appropriations Chairman Tom Cole, an Oklahoma Republican, said the last few years have “produced echoes of a dark time in world history” that began nearly a century ago.

“In the 1930s, evil regimes bent on aggression, domination and even genocide took their first steps down a dark road that would eventually lead to world war,” Cole said. “Tragically, the democratic West turned inward then; standing idly by while fascist regimes began to take aggressive actions against their weaker neighbors.”

“There was time then to put a stop to aggression,” Cole added. “If only we had had the fortitude and the wherewithal to stand firmly on the side of freedom.”

Actions today by China with respect to Taiwan, Iran's aggression toward Israel and Russia's invasion of Ukraine stand as a modern threat to democracy, leaving a choice for the United States and other democracies, Cole said.

“Peace through strength cannot be delivered through appeasement,” Cole said. “We cannot wish our way to national security and we cannot thrust our heads into the sand while aggressive nations threaten their neighbors.”

U.S. defense of democracy

Connecticut Rep. Rosa DeLauro, the top Democrat on the House Appropriations Committee, said the emer-

gency spending bills provided an opportunity for Congress to signal to the world that the United States defends democracies.

“We have a moment today to say ‘No’ to tyranny,” DeLauro said. “We have a moment to take back the moral high ground for the United States and say, ‘We do not walk away from an ally. We do not walk away from freedom. We do not walk away from human rights. We do not walk away from democracy.’ That is not the United States of America.”

Georgia Republican Rep. Marjorie Taylor Greene, who is leading an effort to remove Johnson as speaker through a motion to vacate that so far has attracted two more backers, argued during debate that Congress should enact new border security and immigration policy instead of foreign aid.

“The federal government continues to fund the military industrial complex and this is a business model that requires Congress to continue to vote for money, to continue to fund foreign wars,” Greene said.

“And this is a business model the American people do not support,” Greene added. “They don't support a business model built on blood and murder and war in foreign countries, while this very government does nothing to secure our border.”

How the Ukraine aid would be spent

Nearly \$48 billion of the \$60.84 billion total for the Ukraine aid bill would go to the U.S. Defense Department to provide weapons and supplies for Ukraine's military, to replenish stockpiles of weapons and other equipment sent to Ukraine and to bolster U.S. Armed

Forces European Command's operations.

The U.S. State Department would receive nearly \$9.5 billion in forgivable economic loans to dispense, \$7.8 billion to send Ukraine defense equipment and \$2 billion for security assistance.

The U.S. Energy Department would get \$149 million "to prepare for and respond to potential nuclear and radiological incidents in Ukraine," according to a summary of the bill.

Florida Republican Rep. Mario Díaz-Balart, chairman of the State-Foreign Operations spending panel, said that lawmakers had the choice to "turn our heads away, and hope to appease this great evil, or we can stand with our allies and confront this nefarious scourge."

"History has taught us that appeasement does not work and it was attempted not that long ago," Díaz-Balart said.

The Ukraine bill, he said, "requires a clear strategy from the administration that defines and prioritizes U.S. national security interests" and categorized the economic aid as a forgivable loan for the first time.

Ohio Democratic Rep. Marcy Kaptur, co-chair of the Ukraine Caucus, gave an impassioned speech advocating the United States as a defender of democracy around the world, rejecting calls from some lawmakers to stop support for Ukraine's defense against Russia's invasion.

"For those who may naively think America can sit on the sidelines and seek isolation, please know this old adage — If you take no interest in foreign affairs, foreign affairs will find you," Kaptur said.

House Armed Services Chairman Mike Rogers, an Alabama Republican, urged support for aid to Ukraine,

saying that "China, North Korea and Iran are eagerly aiding and abetting (Russian President Vladimir) Putin's brutal invasion of Ukraine, because they know a Russian victory there will seriously undercut American credibility and deterrence and leave our allies exposed."

"I fear Putin will use victory in Ukraine as a springboard to invade Eastern Europe," Rogers said. "We can't let that happen."

House lawmakers voted overwhelmingly to reject amendments from Republican Reps. Victoria Spartz of Indiana, Greene and Kat Cammack of Florida.

Spartz's proposal would have removed several sections from the bill. Greene's would have zeroed out all the funding levels in the bill. And Cammack's would have removed all non-military funding in the bill, like economic aid.

Funding for Israel The \$26.38 billion Israel aid bill would direct \$13 billion of that to the U.S. Defense Department to provide that country with funding for the Iron Dome, David's Sling and Iron Beam defense systems. An additional \$9.15 billion would go to the U.S. State Department for humanitarian assistance in Gaza and other "vulnerable populations" with an additional \$3.6 billion for security assistance to Israel, according to a summary.

Florida Democratic Rep. Debbie Wasserman Schultz said she has visited Israel three times since the Oct. 7 attack on Israel by Hamas, which killed more than 1,200 people and took hundreds hostage. Her visits bolstered her support for emergency spending for that country, she said.

"It is incomprehensible that the Israeli hostages captured on Simchat Torah are still in Hamas captivity as we approach Passover," she said. "I rise to finally provide long overdue aid to our ally

Israel as she fights to defend herself against threats on multiple fronts."

Wisconsin Democratic Rep. Mark Pocan rebuked how Israeli Prime Minister Benjamin Netanyahu has conducted the war in Gaza, saying that widespread bombings are "a collective punishment of all Palestinians in Gaza."

Pocan said that Netanyahu's decisions not to accept a two-state solution, his refusal to listen to U.S. warnings against invading Rafah and his decision to strike Iran after the White House urged against it, all mean that Netanyahu should no longer be trusted with offensive weapons.

"Enough is enough," Pocan said. "I support the people of Israel, who don't want bombs raining on them from extremists in Gaza, and the hostages must be released. I also support the Palestinians, who deserve human rights and dignity."

The deaths of 35,000 people so far in Gaza, a figure provided by health authorities in Gaza, and the possibility that thousands more civilians will die from starvation and disease is unacceptable, he said.

"We are better than that, so is Israel. I'm not sure Netanyahu is," Pocan said. "And that's why I can't vote to provide him with more unconditional offensive weapons today."

Indo-Pacific assistance The \$8.12 billion bill for the Indo-Pacific would divvy up the funding to several entities, with \$5.6 billion going to the U.S. Defense Department for "integrated deterrence" and the submarine industrial base.

The U.S. State Department would receive \$2 billion in foreign military financing for allies in the region, according to a summary. California Republican Rep. Young Kim spoke in support of providing additional support for Taiwan, saying that if Chinese leader Xi Jinping "is successful in his ambitions to take Taiwan, it will directly hurt our economy, our national security and our leadership global-

ly."

"We need our allies and partners to trust us and our adversaries to respect us," Kim said. "This is about freedom versus authoritarianism. This is about maintaining a world order that is safe for future generations. History will judge this institution and our country based on how we vote today."

Virginia Democratic Rep. Don Beyer said the House was "finally doing the right thing" by approving the bills.

"Today moral courage and sound strategic thinking finally defeat the partisan cynicism and the political calculation of a small minority of this body who have held our national interest hostage," Beyer said.

TikTok divestment The 21st Century Peace through Strength Act, a 184-page bill, bundles together numerous measures, including language that would ban the social media app TikTok unless Chinese owner ByteDance sells it amid national security concerns about that government having access to Americans' data.

Illinois Democratic Rep. Raja Krishnamoorthi, ranking member on the Select Committee on the Chinese Communist Party, said during debate that section of the bill wasn't about eliminating Americans' access to TikTok, but forcing its parent company to sell the site. "It's not really about TikTok, it's about ByteDance, the company that owns TikTok and is indisputably controlled by the Chinese Communist Party," Krishnamoorthi said, noting this bill extends the time for divestment from six months to one year.

House Foreign Affairs Chairman Michael McCaul, a Texas Republican, said forcing the sale of TikTok would protect American children "from the malign influence of the Chinese Communist Party."

"It is a modern day Trojan horse of the CCP, used to surveil and exploit America's personal information," McCaul said.

That bill also includes the Rebuilding Economic Pros-

perity and Opportunity for Ukrainians Act, or Repo Act, that would allow the United States "to confiscate Russian sovereign assets that have been frozen in the United States and transfer them to assist in Ukraine's reconstruction efforts," according to a summary.

PHL Standard Newspaper

James Williams

Publisher

Rob "Gov" Holman

Germantown Bureau Chief

EJ Holt

Editor

Published Monthly

Readership 20,000

Owned by

Uptown Standard, LLC

In memory of

Sean Crump

Co-Founder

Hall of Fame

Rep. Stephen Kinsey

DJ Gary O

Jay Fresh

Mike Blount

Cindy Bass

Dan Ramsey

Shelly Shell

Felice Murphy

Kieth from da Block

PHLSTANDARD.COM

EARTH'S MONEY GOING UP

BY R.S. BROKER

Gold has been in a rally its never seen before. Usually gold goes up when there is a stock market crash or a pandemic. Right now, there's nothing really going on that would drive up the prices. So, why are gold prices going up?

I'll first start by saying the best economic boom I ever saw was in 2010, when the USA started its 10 year market boom. The worst I ever saw in my lifetime is the Great Recession, but it wasn't as bad as the great depression. After seeing all the damage Covid19 caused around the world, now climate changes worldwide, food shortages, and inflation – within these last 2 years- another catastrophe happening is imaginable. So there's no surprise prices on anything is high.

What's been moving steady Its Gold and Silver since 2020-2023. Quick history lesson- there are two metals that presidential candidate William Bryan wanted to back the US Dollar, and that's Gold and Silver. And eventually the dollar was backed by gold until the 1970's, when President Nixon took it off the gold standard. That was when you could exchange your dollars for gold- mainly by central banks. And the USA held a whopping 70% of gold reserves. Nixon ended due to a gold run (almost like a bank run when a bank is insolvent) because of US deficits and US inflation on its currency.

Does it sound like the USA (and its USD) is going through this event right now? Well in 2022 no. However, in 2024- absolutely. Inflation is totally helping with the prices going up

for Gold. We are still the world reserve currency, and the USD is about the same as the EUR and both are slightly less valuable than GBP. But what is making inflation go up so fast? Remember the Cares act back in March 2020 of \$2.2 Trillion, which was printed by the US Treasury? It started the USD value declined versus all the currencies because we added \$2.2T of USD in circulation, other countries been printing even more than USA which makes USD much stronger in 2022 than in 2020. In 2024, USD has been a little struggle and this is why you see Gold and Bitcoin reaching its high in 2024. Earth currency is more like blockchain technology that fiat (paper money) because you cant make more gold , silver, copper etc. That explains why also people been buying gold anywhere its being sold, even in Costco. And like Rudolph the Red

Nosed Reindeer said

“Silver and gold, silver and gold

Ev'ryone wishes for silver and gold

How do you measure its worth?

Just by the pleasure it gives here on earth”

It's the Earths currency, and you should be buying into. One Gold or Silver bullion or coin or bar (if you got money like that) would be a great gift that would last a lifetime. Or at least, it would hedge against inflation. All that means is that Gold and Silver is to protect the decreased purchasing power of your money. So if another stimulus is passed (doubt it) then prices will go up once more and so will the price of gold and silver. Basically, this will be the

gift that keeps you afloat financially if hell breaks loose on Earth.

You can go to YouTube and review videos (for example see TheGetMoneyShow on YouTube, where StreetMoney and RS Broker discuss the future of fiat, natural money or crypto). 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

Less Waiting. More Living.



**Roxborough
Memorial Hospital**

Urgent Care

Andorra Shopping Center | 701 Cathedral Road |
Philadelphia, PA 19128 | (267) 766-6321



RAISE YOUR PAY EAST GERMANTOWN INITIATIVE AIMS TO RAISE WAGES FOR 50 INDIVIDUALS

By Maleka Fruean
Germantown info Hub
State Senator Art Haywood and his team have made a commitment to East Germantown. According to U.S. Census Bureau data, as reported by the Philadelphia Inquirer, East Germantown was one of the few neighborhoods in Philadelphia whose overall median income dropped from 2008-2012 to 2018-2022.

The same data revealed that the median income in East Germantown, which covers Philadelphia's 19138 and 19144 zip codes, dropped by 25% in ten years.

So the commitment was simple—take 50 people in the East Germantown area earning \$20,000 to \$30,000 a year and raise their pay by \$10,000 to \$30,000 more a year within a 12-to-18-month time period. The journey attached to the *Raise Your Pay East Germantown (RYP)* initiative, however, is a bit more complicated.

A four-step plan has been created to increase the wages and incomes of selected residents of East Germantown. The plan involves a task force of community organizations that offer support services, credential programs, and career readiness programs. Additionally, there are apprentice programs that can help build labor skills, and employers who can offer jobs have been identified, which will be a high priority for individuals participating in this initiative. While employment is not guaranteed, employers have also committed to making job opportunities available to those working through this initiative.

Targeted folks include working parents and younger people ages 18-24

who may not have a consistent and sustainable wage even though they are working. Donovan Dixon, the district representative for State Senator Haywood's office and the lead on the RYP initiative says these are broad target categories for outreach for the program.

While the intention of this initiative is to support locals, Dixon also knows that this is a pilot project, and there will be a learning curve and roadblocks to navigate around.

He says, "It is my aspiration that everyone who enters into the program walks away with either greater clarity about their life path, what their career ambitions, what their career goals are, and that we've assisted them in reaching that goal. Because while employment is, of course, the flashpoint of this initiative, it's not the only factor."

He continued, "There's also apprenticeship work, there's also credentialing. There's also people who may need GEDs, people may need expungements, people may need social support services. So it's just trying. It's acknowledging that our goal is employment, but there are other barriers that people confront before they can even reach that."

Dixon brings up points the project is exploring—ways they can support working folks as they try and raise their wage. At their March 6, 2024, community meeting at Pastorius-Richardson Elementary School, a young man who was interested in the program noted their felony charge from over ten years ago and how it's been difficult to find a sustaining job because of it.

It's one of the barriers that some folks face in finding better-paying jobs. Haywood and his team also acknowledge that Pennsylvania's minimum wage is a barrier. His office has already been working on raising the minimum wage to \$15 an hour.

Executive Director of Face to Face Mary Kay Meeks-Hank weighed in on the initiative and echoed Dixon's sentiments about the challenges that may arise. She says, "Even though it's good in so many ways, it can also raise a lot of difficulties that people didn't expect."

Face to Face is one of the support organizations on the task force. Meeks-Hank says they've been able to refer many of their clients to the program and to consult on what folks may need, besides jobs, as they go through the process. These basics may include getting a new ID, talking to a lawyer or social worker about housing issues, and talking to a therapist about overall anxiety and other feelings as they go through big life transitions.

Another important support organization on the task force is Beyond Literacy, a non-profit providing free education and programs for adult learners and families to get into pre-apprentice and apprenticeship programs, help improve their digital literacy and workplace skills, and prepare their students for entrance exams into employment and academic paths.

Khalid Ali McDaniel, who currently works two jobs, took Beyond Literacy's programs to prepare and pass the qualifying test to get into the PECO pre-apprenticeship program. Beyond Literacy has a partnership with PECO to teach their students how to

prepare for their Construction and Skilled Trades Selection System (CAST) tests. It took McDaniel to take the class multiple times to pass the test, but for him, it was worth sticking with it.

"I told people about it, people that I used to work with, people that I work with (now), I told them about the Beyond Literacy program. I'm like, it's free education. I was just focused on trying to pass the test to get into PECO, but it can help you with just basic adult education, to pass some of these tests, you might want to get into a union somewhere or whatever, but, you know, you have to have a certain level of academics to pass these tests, right?"

Dawn Hannah, Beyond Literacy's Chief Programs and Impact Officer, said their specific knowledge on serving adult learners will be helpful for this initiative.

"BeLit serves plenty of folks who have their high school diploma who, for various reasons, couldn't pass employer placement or college placement tests. Just having that diploma is not enough. It's important to recognize that that may be the case for some of the folks in the East Germantown area, and if that is the case for them, then having the diploma is not to say a person is ineligible. The pilot has to be able to accommodate and meet the needs of folks who would otherwise be set aside. That is why BeLit is part of the pilot," says Hannah.

Germantown United CDC and PA Careerlink of Northwest Philadelphia are other community organizations on the task force. Schools like La Salle University, Community College of Philadelphia, and

Manor College are also on the list as credential and academic readiness partners and possible employers. Other employers on the task force list include SEPTA and the Jefferson Collaborative for Health Equity, alongside PECO.

Rochelle Culbreath, SEPTA's manager of legislative affairs, knows that SEPTA is honored to be a part of the task force. Although they cannot guarantee any positions, they can intentionally announce upcoming job fairs and job openings to the task force, and Culbreath knows what a stable and well-paid job can do for families. She thanks State Senator Haywood for his vision on how to improve the East Germantown community.

Culbreath says, "I totally believe in higher wages and a supportive job and how it changes the trajectory of the life of an individual and a family. I've seen it here. I've been at SEPTA for 18 years. I've seen someone come into this job in many forms of positions in this company, and it completely transforms and changes the trajectory of their lives and of their families' lives. And so I believe in exactly what he's doing."

You do not need to be a resident from the East Germantown area to participate in this program, but there is a preference for folks from there. For more information on the program and to apply to raise your wage, go to this link and fill out the form. Donovan Dixon will reply with some guiding next steps.

Sheriff's Sale Notices for May 7, 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, May 7, 2024 at:

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

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

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

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

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

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

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

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

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

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

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

SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SHERIFF'S SALE OF TUESDAY, MAY 7, 2024

SHERIFF'S SALE

2404-413
1921 Page Street 19121 32nd Wd. 1022 Sq Ft BRT #321164300 Improvements: Residential Property
PAGE ST LLC; CHARLES HARRIS C.P. Mar 2022 No. 02162 \$185,670.39 Mattioni Ltd

2405-301
2229 Cantrell St 19145 48th Wd. 658 Sq Ft BRT #482080400 Improvements: Residential Property
TAWAN DAVIS GUARANTOR FAMILY HOUSING LLC C.P. Dec 2021 No. 01726 \$218,113.43 KML Law Group, P.C.

2405-302
5951 Belden St 19149 53rd Wd. 1,633 Sq Ft BRT #531302100 Improvements: Residential Property
KHASSON BLANDING SOLELY IN HIS CAPACITY AS HEIR OF RHONDA A. SHAW, DECEASED UNKNOWN HEIRS OF RHONDA A. SHAW C.P. Aug 2023 No. 00902 \$97,045.71 KML Law Group, P.C.

2405-303
3948 Dell St 19140 43rd Wd. 920 Sq Ft BRT #433180900 Improvements: Residential Property
KAYLAH JOY MAHIAYA MORSE, ADMINISTRATRIX OF THE ESTATE OF EBONY S. MORSE A/K/A EBONY SHYWNTAIA MORSE C.P. Jun 2023 No. 02349 \$138,824.69 KML Law Group, P.C.

2405-304
2029 Widener Pl 19138 17th Wd. 887 Sq Ft BRT #171197600 Improvements: Residential Property
JESSICA MCCREARY C.P. Jun 2023 No. 02918 \$85,330.64 KML Law Group, P.C.

2405-305
2334 S Colorado St 19145 26th Wd. 720 Sq Ft BRT #262036200 Improvements: Residential Property
JENNIFER CUSATO, SOLELY IN HIS/HER CAPACITY AS HEIR OF ROSEMARY CUSATO, DECEASED ROBYN MARIA CUSATO, SOLELY IN HIS/HER CAPACITY AS HEIR OF ROSEMARY CUSATO, DECEASED JODY ANN LEVONCHUCK, SOLELY IN HIS/HER CAPACITY AS HEIR OF ROSEMARY CUSATO, DECEASED THE UNKNOWN HEIRS OF ROSEMARY CUSATO C.P. Aug 2019 No. 01014 \$186,097.18 KML Law Group, P.C.

2405-306
3103 S 13th St 19148 39th Wd. 1,614 Sq Ft BRT #395342700 Improvements: Residential Property
GENC MORINA C.P. Jul 2023 No. 01060 \$357,311.85 KML Law Group, P.C.

2405-307
2539 S 62nd St 19142 40th Wd. 1096 Sq Ft BRT #402104100 Improvements: Residential Property
MICHAEL RICARDO, SOLELY IN HIS CAPACITY AS HEIR OF PHILIP MANUEL RICARDO, SR., DECEASED, PAMELA RICARDO SOLELY IN HER CAPACITY AS HEIR OF PHILIP MANUEL RICARDO, SR., DECEASED AND PHILIP MANUEL RICARDO JR., SOLELY IN HIS CAPACITY AS HEIR OF PHILIP MANUEL RICARDO, SR., DECEASED C.P. Apr 2022 No. 00096 \$75,750.93 KML Law Group, P.C.

2405-308
9842 Garvey Dr 19114 65th Wd. 1,812 Sq Ft BRT #652472200 Improvements: Resi-

SHERIFF'S SALE

dential Property
DIANE HARTMAN AND DAVID F. HARTMAN C.P. Jan 2019 No. 00260 \$188,100.03 KML Law Group, P.C.

2405-309
629 Fanshawe St 19111 35th Wd. 2,591 Sq Ft BRT #353119100 Improvements: Residential Property
TARA BRADFORD AND KEITH A. BRADFORD C.P. May 2023 No. 01377 \$241,939.96 KML Law Group, P.C.

2405-310
532 S Taney St 19146 30th Wd. 825 Sq Ft BRT #303104500 Improvements: Residential Property
ANTHONY J. COSTANZO AND KIMBERLY A. KATCHEN A/K/A KIMBERLY A. KATCHEN-COSTANZO C.P. Mar 2018 No. 03443 \$329,468.97 KML Law Group, P.C.

2405-311
5826 Chew Ave 19138 59th Wd. 2,269 Sq Ft BRT #591202200 Improvements: Residential Property
JACQUELYN COLEMAN C.P. Jan 2022 No. 02323 \$117,633.06 KML Law Group, P.C.

2405-312
5421 Kingsessing Ave 19143 51st Wd. 975 Sq Ft BRT #514148200 Improvements: Residential Property
HEDY BRONZELL C.P. Oct 2022 No. 01912 \$148,853.29 KML Law Group, P.C.

2405-313
2026 Church Lane 19138 17th Wd. 1628 Sq Ft BRT #171237600 Improvements: Residential Property
TRACY DWIGHT C.P. Feb 2022 No. 00253 \$92,538.81 KML Law Group, P.C.

2405-314
8314 Strahle Pl 19111 63rd Wd. 2504 Sq Ft BRT #631411300 Improvements: Residential Property
REVELLA COLES C.P. Mar 2023 No. 02981 \$120,500.18 KML Law Group, P.C.

2405-315
7507 Woodcrest Ave 19151 34th Wd. 1,627 Sq Ft BRT #343190900 Improvements: Residential Property
NOEL WHITE C.P. Apr 2023 No. 02388 \$170,665.49 KML Law Group, P.C.

2405-316
3426 Vaux St 19121 38th Wd. 1,559 Sq Ft BRT #382224900 Improvements: Residential Property
MARIA E. CRESPO AKA MARIA CRESPO C.P. Jan 2023 No. 00631 \$136,792.19 KML Law Group, P.C.

2405-317
6713 N Sydenham St 19126 10th Wd. 1650 Sq Ft BRT #101021500 Improvements: Residential Property
JAMELLA L. PATTERSON C.P. Dec 2021 No. 02012 \$170,144.44 KML Law Group, P.C.

2405-318
1750 Brill St 19124 62nd Wd. 1140 Sq Ft BRT #622144400 Improvements: Residential Property
BRANDON MATTHEW BEDOYA AKA BRANDON M. BEDOYA C.P. Jun 2023 No. 01970 \$91,632.80 KML Law Group, P.C.

2405-319
2402 N 18th St 19132 16th Wd. 1,909 Sq Ft BRT #162006900 Improvements: Resi-

SHERIFF'S SALE

dential Property
STEVEN O. MARTIN C.P. Aug 2022 No. 02779 \$322,266.97 KML Law Group, P.C.

2405-320
5070 F St 19124 23rd Wd. 1,226 Sq Ft BRT #233060300 Improvements: Residential Property
RAY WU LIU C.P. Dec 2022 No. 01382 \$49,944.00 KML Law Group, P.C.

2405-321
920 East Sedgwick St 19150 50th Wd. 3598 Sq Ft BRT #502427000 Improvements: Residential Property
NATHAN A. JAMES, ADMINISTRATOR OF THE ESTATE OF NANCY B. ROBY C.P. May 2019 No. 02098 \$357,001.39 McCabe, Weisberg & Conway, LLC

2405-322
519 East Courtland St 19120 42nd Wd. 834 Sq Ft BRT #421027700 Improvements: Residential Property
YOLANDA CARABALLO C.P. Apr 2018 No. 02011 \$59,666.21 McCabe, Weisberg & Conway, LLC

2405-323
1133 Mercy St 19148 39th Wd. 656 Sq Ft BRT #394023100 Improvements: Residential Property
DSK CONTINENTAL GROUP, LLC C.P. Aug 2023 No. 00622 \$298,077.64 McCabe, Weisberg & Conway, LLC

2405-324
8643 Bayard St 19150 50th Wd. 1435 Sq Ft BRT #501220800 Improvements: Residential Property
ADRIANA T. MORRIS C.P. Dec 2022 No. 02247 \$109,968.65 McCabe, Weisberg & Conway, LLC

2405-325
5210 Overbrook Ave 19131 52nd Wd. 10,000 Sq Ft BRT #521205300 Improvements: Residential Property
MWANNA M. SWANS AKA MWANNA SWANS C.P. Jan 2023 No. 00163 \$403,957.44 McCabe, Weisberg & Conway, LLC

2405-326
1016 W Duncannon Ave 19141 49th Wd. 2,125 Sq Ft BRT #492024200 Improvements: Residential Property
MOHAMMED OMAR FARUQ C.P. Jan 2023 No. 02892 \$11,351.51 McCabe, Weisberg & Conway, LLC

2405-327
1421 W York Street 19132 16th Wd. 1,115 Sq Ft BRT #161278900 Improvements: Residential Property
ABI CAPITAL CORPORATION C.P. Mar 2023 No. 00962 \$360,373.42 McCabe, Weisberg & Conway, LLC

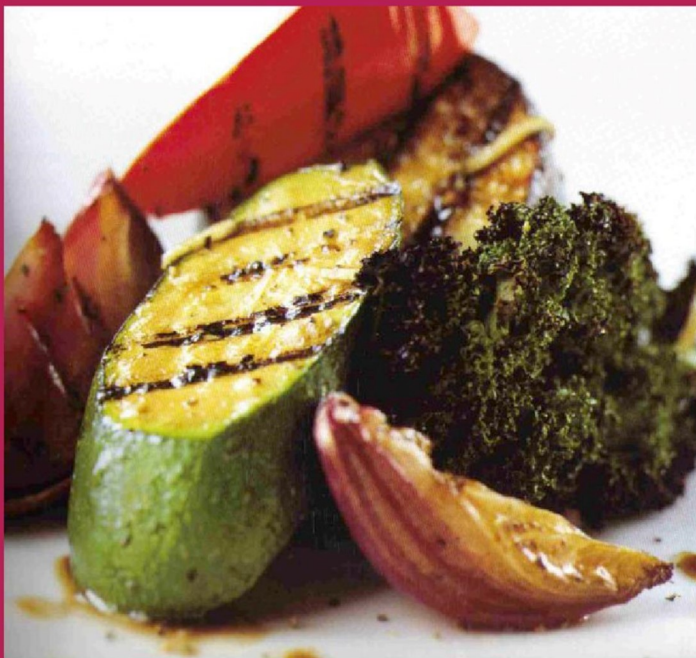
2405-328
5841 Cobbs Creek Pkwy 19143 3rd Wd. 1664 Sq Ft BRT #033152400 Improvements: Residential Property Subject To Mortgage
WILLIAM ERIC COVINGTON KNOWN SURVIVING HEIR OF ELIZABETH C. DANIELS, SHANITA OUTING KNOWN SURVIVING HEIR OF ELIZABETH C. DANIELS, EVELYN JACKSON KNOWN SURVIVING HEIR OF ELIZABETH C. DANIELS, AND UNKNOWN SURVIVING HEIRS OF ELIZABETH C. DANIELS C.P. Nov 2020 No. 00340 \$157,386.28 McCabe, Weisberg & Conway, LLC

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>2405-329 4939 N 8th St 19120 45th Wd. 1056 Sq Ft BRT #491255100 Improvements: Residential Property ANTHONY C STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, FERNANDO D STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, PAMELA P. STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, AMBRIA C STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, LATASHA CHANNELL STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, ASHLEY RENEE STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, ERICKSON LAMAR STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, JUANITA R DAVIS, KNOWN SURVIVING HEIR OF SADIE M. STOKES, PAMELA J STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, STEVEN A EASLEY, KNOWN SURVIVING HEIR OF SADIE M. STOKES, NYOMIA STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, AND UNKNOWN SURVIVING HEIR OF SADIE M. STOKES C.P. Dec 2022 No. 01291 \$8,857.38 McCabe, Weisberg & Conway, LLC</p> <p>2405-330 5324 W Stiles St 19131 44th Wd. 1,350 Sq Ft BRT #442102900 Improvements: Residential Property TRINA HARGRAVES C.P. Jul 2023 No. 02976 \$45,254.51 Robertson, Anschutz, Crane & Partners, PLLC</p> <p>2405-331 8965 Turton Dr 19115 63rd Wd. 3,189 Sq Ft BRT #632305500 Improvements: Residential Property SHAWN C. SIEGER A/K/A SHAWN SIEGER C.P. Feb 2023 No. 01667 \$160,644.96 Robertson, Anschutz, Crane & Partners, PLLC</p> <p>2405-332 3152 Tilton St 19134 25th Wd. 573 Sq Ft BRT #251216700 Improvements: Residential Property JUSTIN M. SMITH C.P. Aug 2023 No. 01488 \$203,482.80 Robertson, Anschutz, Crane & Partners, PLLC</p> <p>2405-333 2547 Bonaffon St 19142 40th Wd. 1,112 Sq Ft BRT #406070000 Improvements: Residential Property THOMAS ANDREWS C.P. Oct 2022 No. 01796 \$74,102.56 Robertson, Anschutz, Crane & Partners, PLLC</p> <p>2405-334 747 Clymer St 19147 2nd Wd. 504 Sq Ft BRT #022193800 Improvements: Residential Property PATRICIA DESIMONE A/K/A PATRICIA DISIMONE, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF JOSEPH ARCURE AND AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF LINDA ARCURE; THERESA SCUILLIOTTI A/K/A THERESA SCUILLIOTTI, IN HER CAPACITY AS HEIR OF JOSEPH ARCURE AND AS HEIR OF LINDA ARCURE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA ARCURE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER JOSEPH ARCURE C.P. Sept 2022 No. 00149 \$406,226.63 Robertson, Anschutz, Crane & Partners, PLLC</p> <p>2405-335 333 N Felton St 19139 34th Wd. 1,455 Sq Ft BRT #341246400 Improvements: Residential Property ROSLYN MELTON C.P. Jan 2023 No. 00489 \$84,287.98 Robertson, Anschutz, Crane & Partners, PLLC</p>	<p>2405-336 7243 Mansfield Ave 19138 10th Wd. 1,299 Sq Ft BRT #102359700 Improvements: Residential Property SARAH R. SMITH C.P. Apr 2023 No. 02117 \$151,497.64 Robertson, Anschutz, Crane & Partners, PLLC</p> <p>2405-337 2616 N 22nd St 19132 16th Wd. 909 Sq Ft BRT #162219000 Improvements: Residential Property KENNETH JEROME BROWN, SR., IN HIS CAPACITY AS HEIR OF PATRICIA I. BISHOP; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA I. BISHOP C.P. Jan 2022 No. 01921 \$52,491.54 Robertson, Anschutz, Crane & Partners, PLLC</p> <p>2405-338 8816 Bradford St 19115 56th Wd. 4,352 Sq Ft BRT #562449900 Improvements: Residential Property CLAUDIA HANSBERRY, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF BARBARA D. DEMPSEY A/K/A BARBARA DEMPSEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA D. DEMPSEY A/K/A BARBARA DEMPSEY C.P. Mar 2022 No. 01318 \$242,280.40 Robertson, Anschutz, Crane & Partners, PLLC</p> <p>2405-339 617 Sigel St 19148 1st Wd. 697 Sq Ft BRT #012154600 Improvements: Residential Property LORRAINE WAGNER, IN HER CAPACITY AS HEIR OF SCOTT WAGNER AKA SCOTT DENNIS WAGNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SCOTT WAGNER AKA SCOTT DENNIS WAGNER C.P. Aug 2023 No. 01826 \$96,095.71 Robertson, Anschutz, Crane & Partners, PLLC</p> <p>2405-340 418 W Chelton Ave 19144 12th Wd. 2,638 Sq Ft BRT #881270195 Improvements: Residential Property BUILDERS 2000 INC. C.P. Oct 2023 No. 01062 \$314,707.19 Stern & Eisenberg, PC</p> <p>2405-341 6354 Theodore Street 19142 40th Wd. 840 Sq Ft BRT #402253300 Improvements: Residential Property GEORGE J. MAYFIELD A/K/A GEORGE J. MAYFIELD JR. C.P. Apr 2023 No. 01542 \$55,466.73 Stern & Eisenberg, PC</p> <p>2405-342 2840 Fanshawe St 19149 55th Wd. 1,576 Sq Ft BRT #551107200 Improvements: Residential Property EDWARD DEWEES AND LINDA DEWEES C.P. Apr 2022 No. 00792 \$189,768.80 Stern & Eisenberg, PC</p> <p>2405-343 6304 Wheeler St 19142 40th Wd. 975 Sq Ft BRT #402187600 Improvements: Residential Property AARON BURNETT C.P. Apr 2023 No. 01755 \$103,953.39 Stern & Eisenberg, PC</p> <p>2405-344 4711 Worth Street 19124 23rd Wd. 1,520 Sq Ft BRT #232405500 Improvements: Residential Property UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF ANGELINE DISILVESTRO C.P. Oct 2022 No. 02501 \$83,509.92 Manley Deas Kochalski LLC</p>	<p>2405-345 4135 I St 19124 33rd Wd. 1,170 Sq Ft BRT #332171500 Improvements: Residential Property GRAZYNA SCHULLER C.P. Jan 2018 No. 02276 \$64,393.55 Stern & Eisenberg, PC</p> <p>2405-346 5905 Houghton Street 19128 21st Wd. 1,492 Sq Ft BRT #213228411 Improvements: Residential Property NENA MARIE CROSSAN, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF MICHAEL A. ADDUCI; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF MICHAEL A. ADDUCI. C.P. Jul 2023 No. 00123 \$153,337.62 Manley Deas Kochalski LLC</p> <p>2405-347 2247 E Cambria St 19134 25th Wd. 900 Sq Ft BRT #252109700 Improvements: Residential Property Subject To Mortgage FAMILY HOUSING, LLC C.P. Sept 2023 No. 02934 \$120,194.36 Friedman Vartolo LLP</p> <p>2405-348 1703 N Stillman St 19121 32nd Wd. 776 Sq Ft BRT #324089100 Improvements: Residential Property Subject To Mortgage SFR PHILADELPHIA LLC C.P. Oct 2023 No. 01280 \$154,968.41 Friedman Vartolo LLP</p> <p>2405-349 4334 1/2 Boone St 19128 21st Wd. 6,179 Sq Ft BRT #211264025 Improvements: Residential Property Subject To Mortgage FRANCIS PILLER C.P. Apr 2023 No. 00189 \$179,705.95 Friedman Vartolo LLP</p> <p>2405-350 2819 Cantrell St 19145 48th Wd. 588 Sq Ft BRT #482082800 Improvements: Residential Property Subject To Mortgage SFR PHILADELPHIA LLC C.P. June 2023 No. 02188 \$111,731.42 Friedman Vartolo LLP</p> <p>2405-351 2113 Mckean St 19145 48th Wd. 1,008 Sq Ft BRT #482052200 Improvements: Residential Property Subject To Mortgage SFR PHILADELPHIA LLC C.P. June 2023 No. 01674 \$127,496.84 Friedman Vartolo LLP</p> <p>2405-352 4601 Greene St 19144 12th Wd. 2,216 Sq Ft BRT #123146200 Improvements: Residential Property Subject To Mortgage WEST CAPITAL GROUP LLC; LAWRENCE ANTHONY POWELL C.P. July 2022 No. 01432 \$393,779.43 Friedman Vartolo LLP</p> <p>2405-353 629 E Courtland St 19120 42nd Wd. 800 Sq Ft BRT #421029800 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR H. ISBERT, JR., DECEASED C.P. June 2022 No. 01470 \$74,508.52 LOGS Legal Group LLP</p> <p>2405-354 358 W Horrtter St 19119 22nd Wd. 2,800 Sq Ft BRT #223058358 Improvements: Residential Property JAMAL ALI C.P. Sept 2022 No. 02250 \$177,304.03 LOGS Legal Group LLP</p> <p>2405-355 815 Perkiomen St, Unit 13 19130 15th Wd. 638 Sq Ft BRT #151372026 Improvements: Residential Property PHILIP G. WYSE C.P. Nov 2022 No. 02554 \$527,522.54 Law Office Of Gregory Javardian, LLC</p> <p>2405-356 7502 E Tulpehocken St 19138 50th Wd.</p>	<p>1,500 Sq Ft BRT #501376100 Improvements: Residential Property RAYMOND G. WILLIAMS C.P. May 2023 No. 00124 \$184,491.75 LOGS Legal Group LLP</p> <p>2405-357 1751 N Lindenwood St 19131 52nd Wd. 750 Sq Ft BRT #521317900 Improvements: Residential Property KEVIN COLEMAN C.P. Apr 2023 No. 02812 \$106,861.90 LOGS Legal Group LLP</p> <p>2405-358 1909 E Pacific St 19134 45th Wd. 1,204 Sq Ft BRT #452171600 Improvements: Residential Property MIGDALIA ORTIZ C.P. June 2022 No. 02702 \$47,272.83 LOGS Legal Group LLP</p> <p>2405-359 15014 Theresa Drive 19116 58th Wd. 5,231 Sq Ft BRT #583165142 Improvements: Residential Property ERIC BURKE C.P. Nov 2022 No. 00712 \$251,110.13 Manley Deas Kochalski LLC</p> <p>2405-360 5704 N Marvine Street 19141 49th Wd. 1,262 Sq Ft BRT #493105400 Improvements: Residential Property UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF JANE KEMLIN C.P. Apr 2023 No. 01339 \$80,728.74 Manley Deas Kochalski LLC</p> <p>2405-361 4247 N Franklin St 19140 43rd Wd. 915 Sq Ft BRT #433327700 Improvements: Residential Property UNKNOWN SURVIVING HEIRS OF DARNETTA L. BROWN THOMAS, DECEASED AND UNKNOWN SURVIVING HEIRS OF JAMES THOMAS, JR., A/K/A JAMES THOMAS, DECEASED C.P. Oct 2023 No. 02806 \$37,848.65 Hladik Onorato & Federman, LLP</p> <p>2405-362 4475 E Allen St 19137 45th Wd. 1,117 Sq Ft BRT #453348100 Improvements: Residential Property ERIN L. O'NEILL A/K/A ERIN O'NEILL C.P. Nov 2023 No. 01817 \$114,432.26 Hladik Onorato & Federman, LLP</p> <p>2405-363 3129 Fairdale Rd 19154 66th Wd. 2,250 Sq Ft BRT #663025700 Improvements: Residential Property JANINE FREEMAN AND MALCOLM YAMOAHA C.P. June 2023 No. 01759 \$177,093.45 Hladik Onorato & Federman, LLP</p> <p>2405-364 8533 Lyons Pl 19153 40th Wd. 3,330 Sq Ft BRT #405160664 Improvements: Residential Property CHERYL E. BURKETT A/K/A CHERYL SNIPES AND DARRYL A. BURKETT C.P. July 2023 No. 02828 \$159,928.90 Hladik Onorato & Federman, LLP</p> <p>2405-365 110 Wentz St 19120 61st Wd. 1,808 Sq Ft BRT #612025000 Improvements: Residential Property ORLANDO CEPEDA C.P. Nov 2023 No. 02227 \$111,449.85 Hladik Onorato & Federman, LLP</p> <p>2405-366 6220 Callowhill St 19151 34th Wd. 1,264 Sq Ft BRT #341047000 Improvements: Residential Property DARNELL RUSSELL INVESTMENTS LLC C.P. Oct 2022 No. 02317 \$138,482.44 Padgett Law Group</p> <p>2405-367 226 Morris St 19148 1st Wd. 1,067 Sq Ft BRT #011114900 Improvements: Residential Property Subject To Mortgage ARTHUR M. ROHR C.P. May 2023 No. 01223 \$252,117.43 Padgett Law Group</p>	<p>2405-368 1029 Magee Ave 19111 53rd Wd. 2,975 Sq Ft BRT #532003700 Improvements: Residential Property Subject To Mortgage NATHANIEL CRICHLAW C.P. Sept 2022 No. 01282 \$258,993.36 Padgett Law Group</p> <p>2405-369 4211 Fairdale Rd 19154 66th Wd. 1,296 Sq Ft BRT #662580300 Improvements: Residential Property Subject To Mortgage TINA M. HARDING C.P. May 2023 No. 02697 \$148,943.02 Leopold & Associates, PLLC</p> <p>2405-370 5333 Malcolm St 19143 51st Wd. 1,120 Sq Ft BRT #511096400 Improvements: Residential Property Subject To Mortgage TERAFORM RENEWAL LLC C.P. Aug 2023 No. 02941 \$134,774.68 Leopold & Associates, PLLC</p> <p>2405-371 4813 Leiper St 19124 23rd Wd. 1,108 Sq Ft BRT #234270800 Improvements: Residential Property VLADIMIR LEKHT C.P. Nov 2023 No. 00415 \$75,780.22 Law Office Of Gregory Javardian, LLC</p> <p>2405-372 38 N. Front Street, Unit #2f, Aka 38-44 N. Front Street, Unit #2f 19106 5th Wd. 1,100 Sq Ft BRT #888031726 Improvements: Residential Property REGAN ECK C.P. Sept 2022 No. 02012 \$259,799.01 Parker Mccay P.A.</p> <p>2405-373 3801 Lancaster Ave 19104 24th Wd. 1,318 Sq Ft BRT #871402175 Improvements: Residential Property Subject To Mortgage KERMIT B. GOSNELL, M.D. AND WOMANS MEDICAL SOCIETY, INC A/K/A WOMANS MEDICAL SOCIETY A/K/A WOMAN'S MEDICAL SOCIETY C.P. Jan 2011 No. 02450 \$3,900,000.00 Kivitz & Kivitz, P.C.</p> <p>2405-374 1614 Ritner Street 19145 26th Wd. 960 Sq Ft BRT #871534470 Improvements: Residential Property Subject To Mortgage POTITO'S ITALIAN AMERICAN PASTRIES LLC; MATTHEW J BENIGNO; CHRISTINA M BENIGNO AND 8700 NEW JERSEY AVE LLC C.P. Aug 2023 No. 00645 \$382,630.81 Saldutti Law Group</p> <p>2405-375 1330 N American St 19122 18th Wd. 99,996 Sq Ft BRT #881000467 Improvements: Residential Property 1300 AMERICAN ST., LLC C.P. Nov 2023 No. 02276 \$4,110,033.39 Archer & Greiner, P.C.</p> <p>2405-376 115-117 N 3rd St 19106 5th Wd. 3,895 Sq Ft BRT #881007210 Improvements: Residential Property Subject To Mortgage LCP NORTH THIRD, LLC C.P. Jul 2018 No. 02329 \$1,195,608.56 Lipsky & Brandt</p> <p>2405-377 604 Alburger Ave 19115 63rd Wd. 840 Sq Ft BRT #632144400 Improvements: Residential Property ADAM CHRISTIANSON A/K/A ADAM B. CHRISTIANSON C.P. Jul 2023 No. 02189 \$181,281.97 Powers Kim, LLC</p> <p>2405-378 12127 Ranier Rd 19154 66th Wd. 1360 Sq Ft BRT #663268300 Improvements: Residential Property DAVID N. MUNDY AND ALLISON L. PEDRICK C.P. Jul 2023 No. 01357 \$188,531.72 Powers Kim, LLC</p> <p>2405-379 609 Horrtter Place A/k/a 609 East Horrtter Place 19119 22nd Wd. 5,664 Sq Ft BRT #221185700 Improvements: Residential Property</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>ROSA LEE BURROUGHS-HOGAN A/K/A ROSE BURROUGHS-HOGAN A/K/A ROSE BURROUGHS AND AUDREY HOGAN C.P. Jul 2023 No. 02898 \$51,135.46 Powers Kim, LLC</p> <p>2405-380 8509 Kendrick Place 19111 63rd Wd. 2,841 Sq Ft BRT #632269600 Improvements: Residential Property Subject To Mortgage KEVIN CLARK. C.P. Mar 2023 No. 01575 \$185,472.98 Barley Snyder</p> <p>2405-381 846 S 58th Street 19143 3rd Wd. 1,216 Sq Ft BRT #033184400 Improvements: Residential Property Subject To Mortgage HOWARD M. SOLOMAN, ESQUIRE, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ERIC L. POOLE, DECEASED C.P. May 2023 No. 00027 \$41,853.32 Barley Snyder</p> <p>2405-382 5617 1/2 North Palethorp Street A/k/a 5617 1/2 Palethorp Street 19120 61st Wd. 1,655 Sq Ft BRT #612431300 Improvements: Residential Property Subject To Mortgage LISA M. WILLIAMS C.P. Aug 2012 No. 01729 \$75,432.81 Friedman Vartolo LLP</p> <p>2405-383 3835 N 19th St 19140 13th Wd. 1372 Sq Ft BRT #131274600 Improvements: Residential Property AYANA CONOVER SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED DONALD CONOVER JR, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, SAMUEL CONOVER JR, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, JAMES JEFFREY CONOVER II, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, PATRICIA DIGGS AKA PATRICIA CONOVER, SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, CALVIN JOHNSON SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, STANLEY JOHNSON II, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, THE UNKNOWN HEIRS OF FREDDIE L. JOHNSON DECEASED, WENDY MINOR AKA WENDY CONOVER, SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, JOSEPH SHEPARD SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, MARK SMITH JR, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHN-</p>	<p>SON, DECEASED, STEVEN SMITH SR., SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED AND ANGELA WILLIAMS AKA ANGELA SMITH, SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED C.P. Nov 2022 No. 02145 \$58,718.71 KML Law Group, P.C.</p> <p>2405-384 2806 Rawle St 19149 55th Wd. 1152 Sq Ft BRT #551160700 Improvements: Residential Property UNKNOWN SURVIVING HEIRS OF MARIE T. WAMHOLD C.P. Oct 2019 No. 01293 \$39,400.63 McCabe, Weisberg & Conway, LLC</p> <p>2405-385 2032 Federal Street 19146 36th Wd. 3,973 Sq Ft BRT #361043400 Improvements: Residential Property ANGELA D. MADISON AND TYRONE L. MADISON C.P. Jul 2012 No. 04352 \$61,029.01 Pincus Law Group, PLLC</p> <p>2405-386 1315 S 18th St 19146 26th Wd. 1260 Sq Ft BRT #365247800 Improvements: Residential Property ALLISON LEWIS, EXECUTRIX OF THE ESTATE OF JOHN P. FRANKLIN C.P. Aug 2022 No. 01570 \$326,481.08 McCabe, Weisberg & Conway, LLC</p> <p>2405-387 5229 Market St 19139 44th Wd. 9,327 Sq Ft BRT #882839800 Improvements: Residential Property Subject To Mortgage 5229 MARKET STREET, L.P., ANTHONY J. BRADLEY, JEFFREY SHEFSKY, SUSAN HAMMER AND SCOTT E. RITTER C.P. Jun 2022 No. 01040 \$371,096.48 Eisenberg, Gold & Agrawal, PC</p> <p>2405-388 7323 Crabtree St 19136 64th Wd. 1,461 Sq Ft BRT #642011900 Improvements: Residential Property Subject To Mortgage JOHN T. FOGARTY. C.P. Jun 2023 No. 02643 \$168,720.81 Barley Snyder</p> <p>2405-389 915 Shunk St 19148 39th Wd. 968 Sq Ft BRT #393354800 Improvements: Residential Property LUCIANO G. ORSINI C.P. Oct 2023 No. 00882 \$50,358.24 Manley Deas Kochalski LLC</p> <p>2405-390 2812 W Susquehanna Ave 19121 32nd Wd. 1,977 Sq Ft BRT #323163500 Improvements: Residential Property MOOMOO 2 LLC C.P. Jul 2023 No. 01763 \$382,354.37 Weber Gallagher Simpson Stapleton Fries & Newby, LLP</p>	<p>2405-391 6006 N Water Street 19120 61st Wd. 1,224 Sq Ft BRT #612484500 Improvements: Residential Property HENRY W. JONES, JR. INDIVIDUALLY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HENRY W. JONES, JR. DECEASED, AND PATRICE E. JONES, SOLELY IN HER CAPACITY AS POSSIBLE HEIR OF HENRY W. JONES, JR., DECEASED C.P. Sept 2023 No. 03059 \$43,263.84 Weber Gallagher Simpson Stapleton Fries & Newby, LLP</p> <p>2405-392 310 Robbins St 19111 35th Wd. 1,504 Sq Ft BRT #353016300 Improvements: Residential Property JAMES WALL AND AMBROSE WALL, DECEASED C.P. Oct 2018 No. 00974 \$103,975.16 The Law Office Office Of Gegory Javardian, LLC</p> <p>2405-393 3718 N Bouvier St 19140 13th Wd. 1,182 Sq Ft BRT #131238400 Improvements: Residential Property DIONNE MORRIS C.P. Jun 2022 No. 00513 \$103,961.82 Manley Deas Kochalski LLC</p> <p>2405-394 544 S Redfield St 19143 3rd Wd. 910 Sq Ft BRT #032208100 Improvements: Residential Property CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF LUCILLE GUNBY, DECEASED C.P. Nov 2023 No. 00452 \$48,107.44 The Law Office Office Of Gegory Javardian, LLC</p> <p>2405-395 349 Wharton Street 19147 2nd Wd. 780 Sq Ft BRT #871038050 Improvements: Residential Property HNM, LLC C.P. May 2022 No. 00071 \$10,663.75 Orphanides & Toner, LLP</p> <p>2405-396 2838 Jasper St 19134 25th Wd. 756 Sq Ft BRT #252535100 Improvements: Residential Property Subject To Mortgage CLHR 5 LLC C.P. Aug 2023 No. 00597 \$198,956.01 Friedman Vartolo LLP</p> <p>2405-397 5320 W Stiles St 19131 44th Wd. 1,350 Sq Ft BRT #442102700 Improvements: Residential Property MARION D. PEGESE AND TREVA S. LANGFORD C.P. May 2023 No. 01025 \$45,125.61 Hladik Onorato & Federman, LLP</p>	<p>2405-398 2220 Sigel St 19145 48th Wd. 713 Sq Ft BRT #482025500 Improvements: Residential Property Subject To Mortgage NEUMAN INVESTING LLC C.P. Sept 2023 No. 00932 \$217,669.90 Orlans PX</p> <p>2405-399 3821 Brown St 19104 24th Wd. 1,257 Sq Ft BRT #243119700 Improvements: Residential Property Subject To Mortgage SFR PHILADELPHIA, LLC. C.P. Aug 2023 No. 03075 \$137,313.11 Friedman Vartolo LLP</p> <p>2405-400 247 S 55th St 19139 60th Wd. 1,564 Sq Ft BRT #603166400 Improvements: Residential Property MICHAEL GILLIAM, C.P. Nov 2022 No. 02253 \$158,947.31 Albertelli Law</p> <p>2405-401 1254 N 19th St 19121 47th Wd. 766 Sq Ft BRT #472090700 Improvements: Residential Property T-P CONTRACTOR LLC; PINE HOLDINGSII LLC; PINE HOLDINGS INC. C.P. Aug 2023 No. 00089 \$220,017.89 Mattioni Ltd</p> <p>2405-402 1201-15 Fitzwater St, Unit 204 19147 2nd Wd. 608 Sq Ft BRT #888022424 Improvements: Residential Property Subject To Mortgage YAMAN TASDIVAR C.P. May 2023 No. 02471 \$57,920.49 First National Bank Of Pennsylvania</p> <p>2405-403 A 4102 N 5th St 19140 43rd Wd. 1,120 Sq Ft BRT #871568470 Improvements: Residential Property PERSONAL CARE HOME C&G MEDICAL CLINIC, PLLC, A PENNSYLVANIA PROFESSIONAL LIMITED LIABILITY COMPANY C.P. Oct 2022 No. 00117 \$183,584.51 Stern & Eisenberg, PC</p> <p>2405-403 B 4104 N 5th St 19140 43rd Wd. 1,120 Sq Ft BRT #871568480 Improvements: Residential Property PERSONAL CARE HOME C&G MEDICAL CLINIC, PLLC, A PENNSYLVANIA PROFESSIONAL LIMITED LIABILITY COMPANY C.P. Oct 2022 No. 00117 \$183,584.51 Stern & Eisenberg, PC</p> <p>2405-404 1918 Brunner St 19140 13th Wd. 816 Sq Ft BRT #131328600 Improvements: Residential Property GWENDOLYN HIGGINS ANDERSON ADMINISTRATOR, PHILADELPHIA REGISTER OF WILLS FILE NUMBER W1661-2018 C.P. Sept 2020 No. 01883 \$59,866.65 KML Law Group, P.C.</p>	<p>2405-405 323 W Wingoocking St 19140 42nd Wd. 1,121 Sq Ft BRT #422003100 Improvements: Residential Property LUZ ROSARIO A/K/A LUZ E. ROSARIO; MARILYN DELVALLE C.P. May 2019 No. 09055 \$41,539.09 Robertson, Anschutz, Crane & Partners, PLLC</p> <p>2405-406 2248 N 21st St 19132 16th Wd. 1600 Sq Ft BRT #162183500 Improvements: Residential Property Subject To Mortgage SMART INVESTMENTS KG LLC, C.P. Jun 2023 No. 00168 \$770,961.31 Friedman Vartolo LLP</p> <p>2405-407 5420 Harlan St 19131 4th Wd. 945 Sq Ft BRT #041234000 Improvements: Residential Property Subject To Mortgage KIM A. TRAN; LUCY PROPERTIES LLC C.P. Nov 2022 No. 00944 \$119,013.98 Friedman Vartolo LLP</p> <p>2405-408 436 S 55th St 19143 60th Wd. 1232 Sq Ft BRT #604203000 Improvements: Residential Property Subject To Mortgage JEAN TART-BLACK, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF JOHN D. BLACK, DECEASED C.P. Apr 2023 No. 00180 \$38,770.11 Friedman Vartolo LLP</p> <p>2405-409 6227 Washington Ave 19143 3rd Wd. 2,153 Sq Ft BRT #033112100 Improvements: Residential Property Subject To Mortgage A&P GOODS LLC C.P. Oct 2023 No. 02360 \$323,247.30 Friedman Vartolo LLP</p> <p>2405-410 6321 N 21st St 19138 17th Wd. 2,400 Sq Ft BRT #172450300 Improvements: Residential Property Subject To Mortgage UNIVERSAL PRODUCTIONS LLC C.P. Apr 2023 No. 01397 \$261,544.41 Friedman Vartolo LLP</p> <p>2405-411 4440 Vista St 19136 41st Wd. 1,078 Sq Ft BRT #412197200 Improvements: Residential Property GARY JANUS, JR. AND VICTORIA JANUS C.P. Feb 2018 No. 02082 \$159,828.91 Hill Wallack LLP</p>



Eatible Delights Catering
215-236-3900
www.eatibledelights.com



Because even (your) taste buds deserve pampering...

DAVID K. SIMMS
PROPRIETOR/ARTIST

Eatible Delights Catering

View our full menu at www.eatibledelights.com

OFF PREMISE CATERING
CORPORATE LUNCHES, BANQUETS,
PROMS, WEDDING RECEPTIONS,
PARTIES & HOLIDAY

GOURMET BOXED LUNCHES
CONTINENTAL BREAKFAST

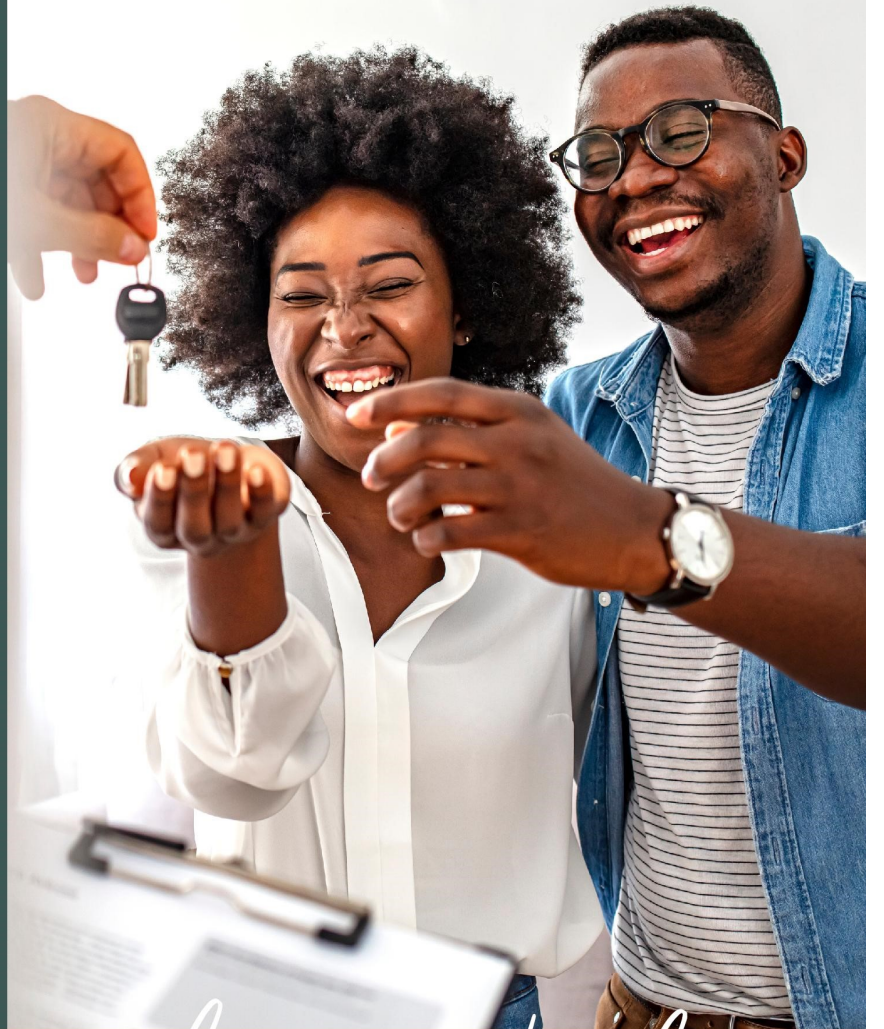
SPECIALISING IN
THEMED PRESENTATIONS &
EVENT PLANNING SERVICES

PROFESSIONALLY STAFFED,
LICENSED & INSURED

1540 Wadsworth Avenue, Philadelphia, PA 19150

SPECIAL PURPOSE CREDIT PROGRAM

Introducing our new
Mortgage Loan Program,
enabling qualified
applicants to secure a home
loan with as low as 3%
down payment in approved
Philadelphia census tracts.



Find your dream home today.



PARKE BANK
A Return to Better Banking®

[ParkeBank.com](https://www.ParkeBank.com) | 866-727-5325

NEW JERSEY

Sewell – Delsea Drive
Sewell – Egg Harbor Road
Galloway | Northfield | Collingswood

PHILADELPHIA

Spruce Street
Arch Street

Member
FDIC

