

UPTOWN STANDARD

EAGLES QB JALEN HURTS DONATES \$200,000 TO BUY AIR CONDITIONING UNITS AT 10 PHILLY SCHOOLS



Photo Credit: Kimberly Paynter/WHYY


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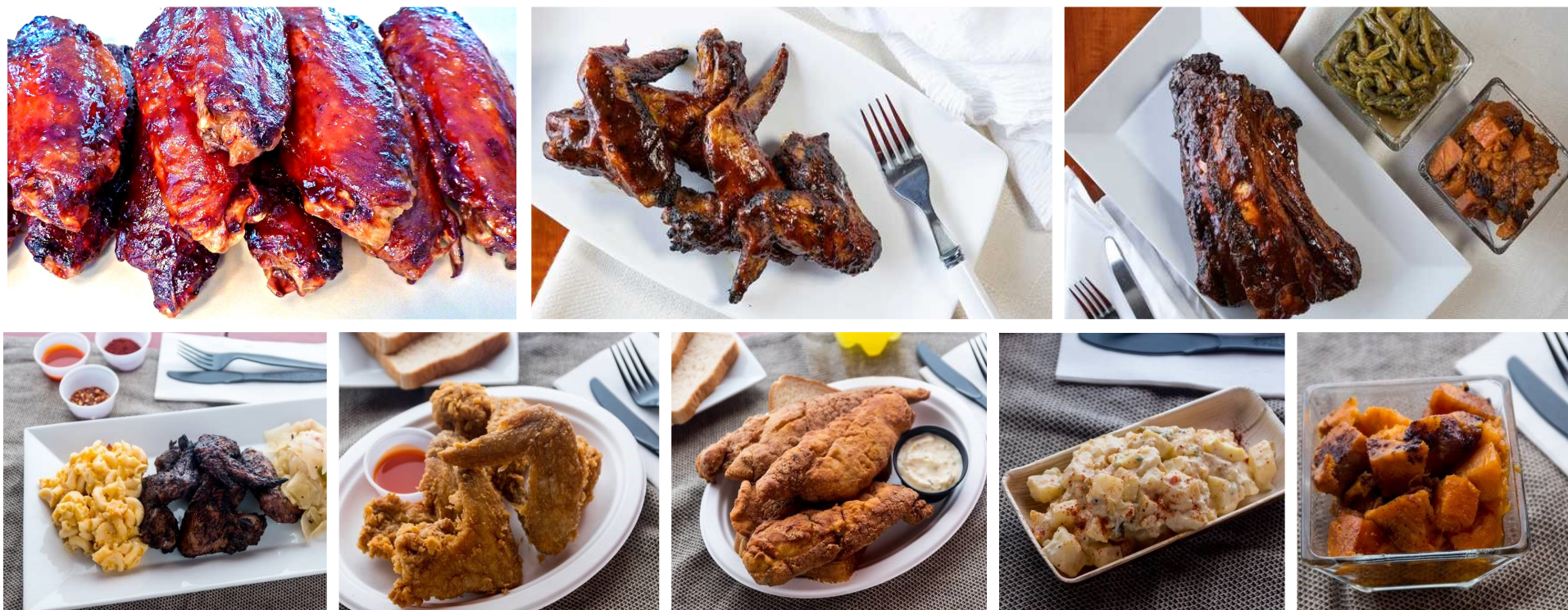
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Swai \$15.25
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\$17.00 (6)
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WE ACCEPT



EAGLES QB JALEN HURTS DONATES \$200,000 TO BUY AIR CONDITIONING UNITS AT 10 PHILLY SCHOOLS



Photo Credit: Kimberly Paynter/WHYY

Hurts donated \$200,000 to buy more than 300 air conditioning units for 10 Philly schools. Hurts visited Edward Gideon School in North Philly to announce the news.

By Amanda Fitzpatrick, WHYY

Eagles Quarterback Jalen Hurts believes his faith led him to hear about the problems facing Philadelphia's school district.

"I was sitting there watching the news, and I rarely watch the news and I think that's just God in itself... and it was talking about how it was so hot they had to cancel school," Hurts said. "I personally reflected and that was terrible, that was terrible to me. You are not only taking away time from the kids but taking away opportunities for them to learn."

On Friday, the star player made a surprise appearance at the Edward Gideon School where he announced a \$200,000 donation to install 314 air conditioning units in several Philadelphia schools. Among the beneficiaries are Clara Barton, Gloria Casarez, Castor Gardens, D. Newlin Fell, Thomas Finletter, Fitler Academics Plus, Benjamin Franklin/Science Leadership Academy, Edward Gideon, Abram Jenks, and Theodore Roosevelt. All these schools were forced to close early at the start of the school year because of excessive heat

and lack of adequate cooling in the classrooms. District-wide, tens of thousands of students were dismissed three hours early and sent home because of excessive heat as temperatures soared into the 90s the first week of school.

"Just giving them the proper resources and putting them in the right environment, like any of us, anything that we do helps us (and them) to have the extra push to be successful in our dreams and in what we are doing," Hurts said.

Staff and students at the Edward Gideon school gave Hurts a hero's welcome on Friday. Students performed a rendition of "Hot in Here" by Nelly and "Disco Inferno" by The Trammps to celebrate that they no longer have to deal with heat issues.

Pre-k teacher Ameenah Johnson said she was beyond happy to see Hurts in the school.

"I'm excited," she said, as she jumped up and down applauding Hurts as he walked on stage. "My children are excited. Wow, it's a once-in-a-lifetime wonderful exciting experience." After 33 years of teaching in the district, Johnson said she is no stranger to the problems facing Philadelphia schools. She said the new AC units that were installed will make it easier for her to teach and for her students to

focus on their schoolwork. "It's what we need, it's for the children," Johnson said. "They are always saying it's hot we're opening doors and we try to keep learning but it's hard for them to learn when it's overheated." "I hate the heat," said eighth-grade student Kamyia Freeman. "It was very hard to learn honestly... so having air conditioning and cool air all around it feels really nice honestly."

Kaniya McGill, a sixth grader, said she remembers how hard it was for her to pay attention in class when the temperature hit 100 degrees. "Our classrooms were really hot," she said. "They were having us cut off school and stuff because it was hot. 'I'm really happy we have AC now.'" The district installed 66 AC units Friday and plans to install 106 more units by spring and 142 by the end of summer.

"We will not have to close these schools early when the temperatures rise above a certain degree," said Superintendent Tony Watlington. Officials said the schools were selected based on the buildings' electrical capacity. The district said they worked with The Diversity, Equity, and Inclusion (DEI) office to ensure they were equitable in determining the number of units to be installed in each school. However, there are still schools within the district that don't have cooling units

Officials said the age of some of the buildings and electrical wiring in them make it harder to install units.

"People say why don't you throw some more window units in," Watlington said. "The average age of our school buildings is 73 years old. We have a number of schools in excess of 120 years old, so because of that we have to do the rewiring of networks to accommodate these air conditions." Watlington did not shy away from reiterating a pilot program for year-round schools next year which would mean proper AC would be critical if the buildings are used.

"This will help us move on the Mayor's commitment to implement some pilots for year-round education," Watlington said. But, for now, he's happy that 10 schools in the district will benefit from Hurst's donation.

"This gift from Mr. Hurts is absolutely a game changer," said Watlington. During his visit to Edward Gideon School Friday, Hurts spent time doing yoga with students and watched performances by the marching band, the dance team and a solo dance by 7th grade student Nykayla Terrell.

"It's very heartwarming, I feel in life we take some things for granted," Hurts said.

He said he hopes to continue to do more for the students in Philly.

"It's going to take time but it's a true commitment to try and make change in all these different areas," he said. "I don't think the kids really realize how strong they are, I don't think they realize what that strength

can do in terms of perseverance and really chasing their dreams. The overall impact on them, and hopefully just sharing to them what they have inside of them. It's just a matter of developing what they have inside of them. That is the essence of what this is all about."

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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.

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 Earth's 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 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

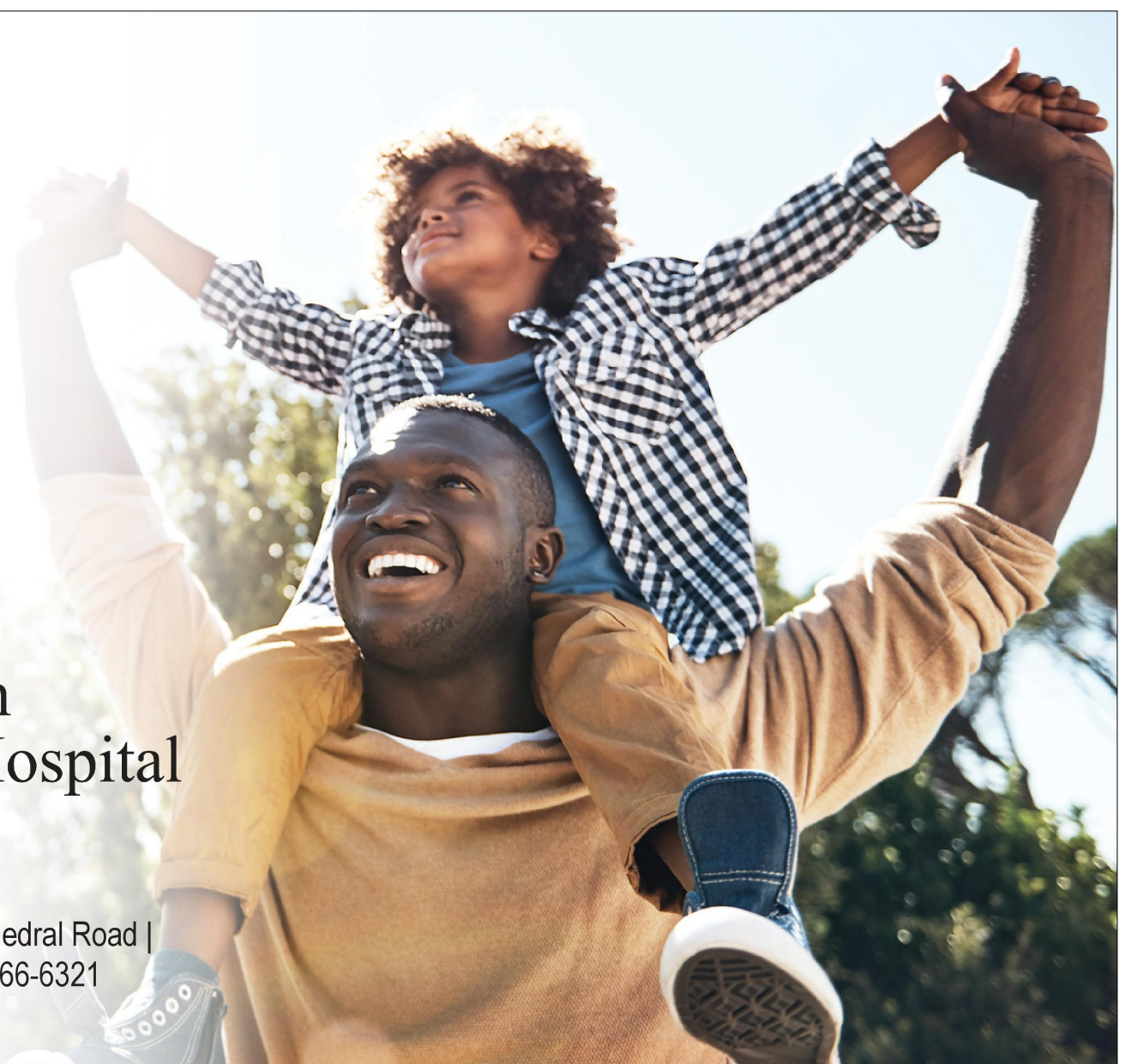
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Sheriff's Sale Notices for May 7, 2024

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

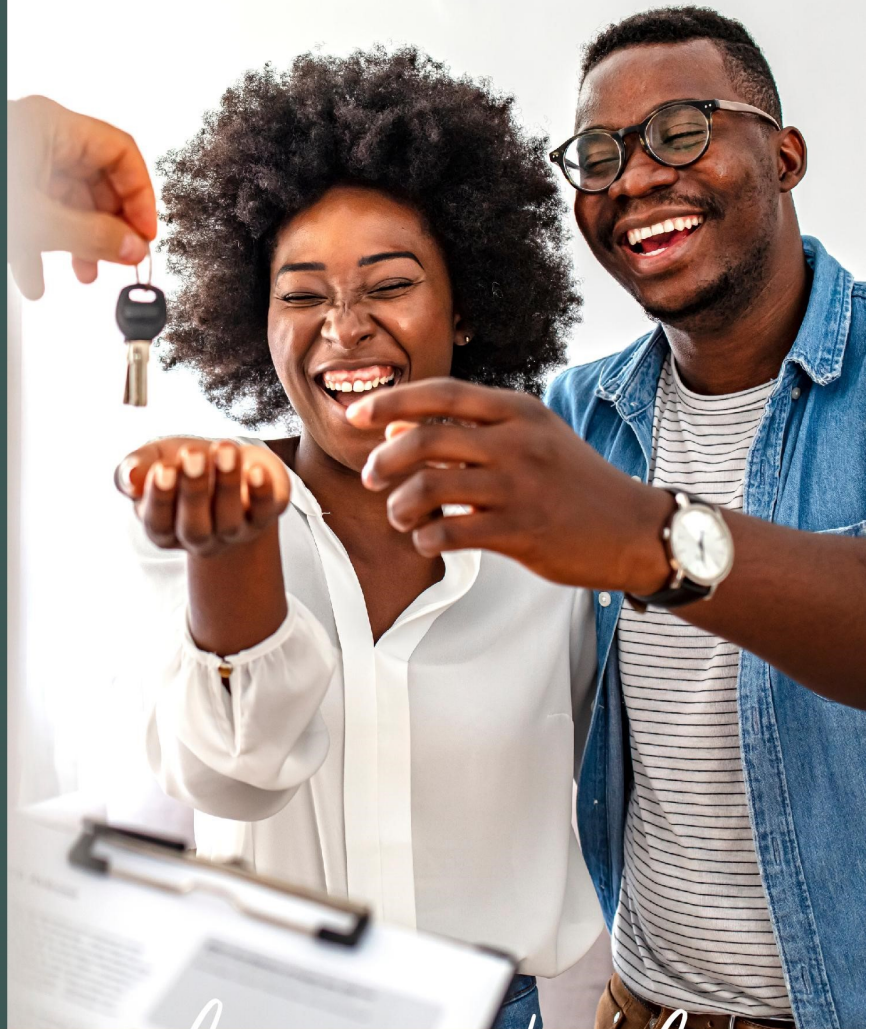
2405-328
5841 Cobbs Creek Pkwy 19143 3rd Wd. 1664 Sq Ft BRT #033152400 Improvements: Residential Property Subject To Mortgage
WILLIAM ERIC COVINGTON KNOWN SURVIVING HEIR OF ELIZABETH C. DANIELS, SHANITA OUTING KNOWN SURVIVING HEIR OF ELIZABETH C. DANIELS, EVELYN JACKSON KNOWN SURVIVING HEIR OF ELIZABETH 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>2405-336 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>2405-345 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>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>2405-368 1029 Magee Ave 19111 53rd Wd. 2,975 Sq Ft BRT #532003700 Improvements: Residential Property Subject To Mortgage NATHANIEL CRICHLOW C.P. Sept 2022 No. 01282 \$258,993.36 Padgett Law Group</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>2405-337 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>2405-346 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>2405-357 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>2405-369 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>2405-331 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>2405-338 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>2405-347 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>2405-358 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>2405-370 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>2405-332 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>2405-339 617 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>2405-348 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>2405-359 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>2405-371 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>2405-333 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>2405-340 418 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>2405-349 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>2405-360 5704 N Marvne 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>2405-372 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>2405-334 747 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 SQUILLACIOTTI A/K/A THERESA SQUILLACIOTTI, 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>2405-341 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>2405-350 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>2405-361 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>2405-373 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>2405-335 333 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>2405-342 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>2405-351 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>2405-362 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>2405-374 1614 Ritner Street 19145 26th Wd. 960 Sq St 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>2405-343 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>2405-352 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>2405-363 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>2405-375 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>2405-344 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>2405-353 629 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>2405-364 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>2405-376 115-117 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>2405-345 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>2405-354 358 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>2405-365 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>2405-377 604 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>2405-346 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>2405-355 815 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>2405-366 226 Morris St 19148 1st Wd. 1,067 Sqft 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>2405-378 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>2405-347 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>2405-356 7502 E Tulpehocken St 19138 50th Wd.</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>

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