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to The Philadelphia Inquirer

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'Grief Journeys' on G-Town Radio celebrates one-year milestone

By Rasheed Ajamu
Germantown Info Hub

The American Psychological Association defines grief as "the anguish experienced after significant loss, usually the death of a beloved person." Grief can often be hard to process, and it can also be hard to communicate. This lack of sharing can lead to isolation and feeling alone. Because of this, Germantown neighbor Janice Tosto created a platform for griever to find solace with each other and share their stories.

"Grief Journeys" is a monthly radio show on G-Town Radio that allows people to speak about their experiences with grief. Tosto says that in researching grief, she learned that griever sometimes feel shut down from speaking about their experience and usually want to just talk about their loved ones.

She talks about her findings, saying, "people are telling them that they should be over their grief and that they should move on. The person is gone, so you need to move on. And griever are saying, 'no, that's not how it works. There's no timeline to grief.'"

Tosto credits the creation of this platform to those findings and three other things: the COVID-19 pandemic, the gun violence epidemic, and the sudden passing of her longtime friend, Bill Lottmen.

Lottmen's passing shocked her because she had just connected with him, asking about his time pursuing a bachelor's degree. "The next thing you know, I'm visiting him in hospice," she recalls. "And he died the day before my birthday. And to lose such a wonderful friend, a lifelong friend, it was just absolutely devastating."

While dealing with that grief, Tosto became aware of Grief Awareness Day, which she feels should be daily. After speaking on a community television program in the Bronx, NY, and paying tribute to Bill, she attended a G-Town Radio workshop at the Joseph E. Coleman Library. Tosto began developing skills by covering events for G-Town Radio, which led her to ask if she could do a program centered around grief. After a little more training from the radio station, "Grief Journeys" was born. Her first two episodes were introductory episodes where she did a tribute to her friend Bill, and her first interview was with her neighbor who had just lost her son unexpectedly. This Saturday, February 25, will mark one year of Tosto's radio show. Tosto says it was scary to develop this show initially, but she's thrilled to come up

on her first anniversary of hosting it. But she says stepping out on faith was crucial in forming this platform. She says this has been the best way to honor other griever and, most importantly — her late friend Bill, who she calls her "co-producer."

"This is a way for me to honor my best friend," she says. "And not only to honor him but to give space to other people who want to honor their loved ones."

Tosto shares that it's been a pleasure growing the grief community and learning from them, saying, "we can talk to each other, and we can understand each other. Our grief is individual, but we all know that grief can be a beast at times. It can be difficult. It can be confusing. But at the same time, we can experience joy, peace, love, and happiness even while we're grieving." Tosto thanks everyone who

has come onto the show because she knows it's not easy for people to be vulnerable. She says, "I'm grateful to them for making this first year so wonderful and so meaningful for me and for them."

The first-anniversary show of Grief Journeys will premiere this Friday, February 24, at 7 a.m. Some episodes are also available on gtownradio.com. If you want to stay updated, follow @griefjourneyshost on Instagram. Listen to Tosto in conversation with the Germantown Info Hub on the Info Hub Hour tonight on 92.9 FM at 5 p.m.

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Philly City Council President Clarke opts not to run for re-election



Philadelphia City Council President Darrell Clarke. (Emma Lee/WHYY)

By Tom McDonald,
WHYY

Philadelphia City Council will have a new leader next year, in addition to a new mayor.

Current City Council President Darrell Clarke announced he will not run for re-election at the end of his term. He's been in his position since taking over for Anna Verna 12 years ago. He decided not to run again despite many people urging him to stay on.

"I think everybody and their mother has called me about what I'm going to do, this is the most difficult decision I have ever had to make," he said.

Clarke said he's worked hard during his time as an aide and as a member of council since 1999. Before his election to City Council, he served as an aide to Council President and former Mayor John Street starting in 1980.

"Being a councilperson, I believe, is probably the most privileged job that one can have, because the simple reality is that you are the

face of the government, more so than a state rep., more so than a mayor, more so than a state senator, more so than a congressperson," Clarke said. "At the end of the day, we are in this building every Thursday accessible for individuals who

want to come talk to us in the hallway in the council chambers. "

He went on to say that working in a legislative body with the other council members which he called

"16 bosses" isn't an easy job.

"I hope that I am remembered as the person that worked with a group of council members over a period of years that achieved some very significant posi-

tive things," he said.

Those positive things include securing \$400 million for neighborhood preservation and affordable housing, a \$30 million poverty action fund, and increased public education funding.

His decision sets up a battle for leadership of the city's legislative body, with several council veterans already talking about going for the position.

Councilmembers Kenyatta Johnson, Mark Squilla, Curtis Jones, and Cindy Bass have publicly expressed interest in the position. A vote for the job will be taken along with other leadership posts when the fall election is over and the new council is sworn in.

In the meantime, all 17 council seats are up for election. The outcome of that vote, as well as the race for mayor, will have an impact on how things sort out for the leadership positions.



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Philadelphia Sheriff's Office Response to The Philadelphia Inquirer



Op Ed

RESPONSE: Time and Again, the Philadelphia Inquirer Misses the Actual Story

By: Rochelle Bilal, Sheriff, City and County of Philadelphia

There is more divisiveness than ever in media dealing with politicians and elected officials, including stories that lack substance on any topic, including perceived mismanagement.

The Philadelphia Inquirer endorsed a candidate for Sheriff of the City and County of Philadelphia in May 2019. And during my administration, they have hypocritically focused all their attention on calling for the abolishment of the Sheriff's Office – knowingly they commenced an endorsement process and decided to endorse a candidate for Sheriff.

As told to readers of the Philadelphia Inquirer, nearly every elected official in

the City of Philadelphia is doing something wrong, according to the Philadelphia Inquirer. Is that true every time there is a news story or is there another *actual story not being told*?

There are three recent stories printed by the Philadelphia Inquirer and its affiliates (the Daily News, and Philly.com) that fit that description.

First, on Thursday, February 9, 2023, the Philadelphia Inquirer Editorial Board published a piece entitled

“The Sheriff’s Office is broken. Will Philadelphia’s next mayor help fix it?” (“The will to act”, Inquirer, Printed Edition).

The Editorial Board focused on abolishing the Philadelphia Sheriff’s Office and mentioned support from mayoral candidate Allan Domb.

According to [Ballotpedia](#), I received 233,105 votes in the 2019 general election (along with 67,810 in the primary) for a position that has existed for more than

100 years.

Who’s more important, the Editorial Board, or the 233,105 citizens of Philadelphia? Rest assured, I will continue serving and operating this office in accordance with the election results.

I am disappointed in Allan Domb’s comments, as well as the Editorial Board, for attempting to disenfranchise 233,105 Philadelphians. This is eerily similar to recent efforts to remove DA

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Larry Krasner (See “Philly DA Larry Krasner and allies slam impeachment and removal effort”, Inquirer, Nov. 21, 2022).

Beyond that, the facts in the Editorial Board article are incorrect, for example, I have spoken in multiple interviews denying the allegations of former employee Brett Mandel. I will say this one final time, I did not seek to settle the lawsuits, and anyone upset with the settlements should voice their opinion to the city law department.

When you set out to reform, individuals will make allegations, and I will keep doing what I was elected to do.

An allegation of wrongdoing, and proof, are two dif-

ferent things.

The Inquirer is well aware that there was no admission of wrongdoing related to those settlements, which are similar to how government agencies and corporations resolve matters to avoid, among other things, the expense of litigation itself.

The second story, “Philly Sheriff Rochelle Bilal doesn’t want to discuss her \$6,662 party at Chickie’s & Pete’s”, on Feb. 3, 2023, again misses the actual story.

This event was for law enforcement employees and staff. It’s not a holiday party at The Capital Grille (which would’ve cost much more). Chickie’s and Pete’s is a Philadelphia-based restaurant that sells wings and

fries.

The supposed outrage is overblown, and it is widely held good management practice to celebrate accomplishments and hard work with employees of any organization.

The third story, “Philly sheriff’s top legal adviser has been moonlighting as a criminal defense lawyer,” Feb. 2, 2023.

Two quick points, the Philadelphia Inquirer does not make hiring decisions at the Sheriff’s Office. Otherwise, we have no comment.

There is a long-standing pattern of the Inquirer complaining that they do not get a response to a request for comment for negative stories, but they simply refuse

to cover anything positive about the Sheriff’s Office.

Here are a few examples.

A year-end report from the Sheriff’s Office was sent via email to former Inquirer reporter Mensah Dean. The Inquirer decided not to run a story about the accomplishments in that report.

The Sheriff’s Office under my watch has given free food to more than 25,000 families in need, including during the COVID-19 pandemic. The Inquirer simply ignores these outreach events that serve Philadelphians, despite the fact that community outreach was not a focus in previous administrations.

The Sheriff’s Office, through the use of technology, implemented an online Sheriff Sale process, without software development costs to the Sheriff’s Office. The new process democratizes the Sheriff’s Sales and provides a much greater opportunity to have excess proceeds, i.e. money back, to Philadelphians losing their homes. Simply put, higher prices for Sheriff Sales properties due to increased competition at Sheriff Sales leads to better outcomes and more money for Philadelphians going

through that difficult process.

Our office has done its part in serving warrants and taking offenders into custody and has done extensive work with other law enforcement agencies, including the Philadelphia Police Department and the Federal Bureau of Investigation.

Our office has implemented many new policies and improvements that didn’t exist prior to taking office in early 2020.

We have faced many challenges, as have other agencies, during the COVID-19 pandemic. But we have consistently executed our responsibilities and provided assistance where needed to other departments and agencies.

Finally, there are two additional points that stick out from this onslaught of negative coverage from the Philadelphia Inquirer.

Reporters these days are too focused on gotcha journalism at the Philadelphia Inquirer. What happened to substantive stories that get to the heart of the issue?

Speculation, and reporter’s opinions, are driving too much of the conversation.

And most importantly, the Inquirer has admitted it has a problem with how it covers African Americans not just now, but throughout its history. To learn more, read the Inquirer’s story on this issue, entitled “Black City, White Paper”, Feb. 15, 2022.

We would all be better served if more substance, and less rhetoric, were in the Inquirer’s stories above and in the future.

Maybe they can ask the mayoral candidates if they agree with that statement. I suspect they might.

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



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Sebrina Tate: Breaking Barriers as First Woman of Color Executive Director of Bebashi in 25 Years

"- A Journey of Empowering Communities, Families and Individuals"



By Shelly Williams

Can you share what inspired you to pursue a career in social work and how your passion for serving the community developed?

I always knew I wanted to help people. I started my academic career as a nursing major but found that the competitive spirit that surrounded the field was not what I was looking for; one day, a close friend of mine was talking about her classes, and it piqued my interest. I didn't know that social

work was a profession. I was intrigued by the many ways social workers impact communities, families, and individuals. The limitless possibilities had me sold. I have never regretted making that change. It has been a very rewarding career path.

Share a little bit about your background and how it has prepared you for this role as Executive Director of Bebashi?

My background has primarily involved children. I worked in child protective

services, foster care, children's mental health, and in education. Most of my years in the field were spent in an administrative capacity. I have enjoyed working with a team of leaders to create educational interventions, mental health programming, and family therapy strategies for the past 30 years. The skills and professional relationships I developed in those various roles allowed for a seamless transition into the role of Director of Programs and Administration at Bebashi Transition to hope almost four years ago. The unexpected retirement

of our previous Executive Director forced us to look at the vision for the organization and begin an Executive search. Since I was serving as the interim director and had fallen in love with the mission, I decided to throw my name in the ring. After several interviews and months later, I was appointed to the position and have worked hard to build on the legendary foundation and expand Bebashi's reach.

You see and witness a lot of hardships and difficulties. Can you speak to the personal impact that your work throughout the years and at Bebashi has had on you and how it has shaped your outlook on life?

Each opportunity teaches me a myriad of things, including how much politics and local government influence urban communities. How policy affects how services, support, and resources are funded. I have learned many creative ways to obtain resources to support the mission of the organizations I have worked with and for. It is important not to lose sight of the impact of the work we do when staff is low, funds are scarce, resources limited, and support is wavering.

The hardships and difficulties fuel my fire to promote change. It keeps me humble and focused.

Congratulations on all that you're doing; tell us about your current enrollment in the LGBT Health Policy and Procedure Certification Program at George Washington University and how you plan to apply this knowledge in

your role as Executive Director?

I received an advanced post-graduate certificate in LGBT Health Policy and Procedure in 2022. I sought this certification as a result of witnessing the barriers to adequate and culturally sensitive healthcare for marginalized populations, including members of the LGBT community. This certification allows me to work with a team of professionals in building a wellness center that provides healthcare services and interventions that address the needs of the patient rather than those based on any bias imposed by healthcare professionals and institutions.

Thank you for your dedication to the community; tell us your outlook on the significance of being the first woman of color to hold this position in 25 years and what it means to you personally?

I am both honored and humbled to lead this historic institution. I believe that the next chapter will include the growth and expansion of our continuum of services and our reach.

Share with us a specific program or initiative you have spearheaded that you are particularly proud of?

The establishment of Bebashi's wellness center was a monumental accomplishment. This allows us to oversee the medical treatment and be involved in the health trajectory of our consumers by partnering with them in their efforts to improve their quality of life and influence their health outcomes.

We are also extremely proud of our choice model pantry, where individuals are able to shop for the food items of their choice based on a point system. This reduces food waste and allows individuals a dignified shopping experience.

What are some of the new programs or services you’ve implemented since becoming the Executive Director, what is your vision for Bebashi, and how do you plan to expand and elevate the organization's mission and contributions in Philadelphia and beyond?

With help from a dedicated team of staff and leadership, we have established a wellness clinic and converted it to a pantry of choice model. We have erected a community fridge and grown our food insecurity programs to include pop-up pantries and pantries in schools and health clinics throughout the city.

How have your education and previous roles in various aspects of social work, such as mental and behavioral health, housing, education, social services, and community relations, prepared you for leading Bebashi?

Each component of social work and social services is needed to understand the landscape of our city and those social determinants of health that impact Black and brown individuals more specifically. Understanding community needs, knowing where to access those resources, providing support, and empowering actionable change to occur are all integral parts of successful outcomes. I am supported by a talented, smart, enthusiastic, and dedicated staff that wants nothing more than to influence systemic change and to support individual clients to have quality healthcare accessible to all. We will do so while providing radical customer service without judgment.

Can you share your thoughts on the dedication

of the Bebashi staff to clients and the impact of their work on the community?

Bebashi has long been established as a trusted source of information related to sexual health in the Black and brown community. Our dedicated staff goes above and beyond to provide radical customer service without judgment to everyone who visits the organization or one of our satellite pantries, outreach events, or educational sessions.

Our numerous outreach activities allow us to reach individuals in their communities, schools, religious institutions, etc. These outreach activities include tabling, educational workshops, testing, vaccinations, health-related screenings, and pop-up pantries. Each of these efforts seeks to bring uninsured and underinsured individuals to our wellness center to receive the healthcare they were previously unable to obtain.

What is your message to the clients, staff, and supporters of Bebashi, and how can they support or receive help if needed?

All who are in need of primary care, family planning services, STI education, and testing are welcome. We encourage individuals who are experiencing food insecurity to obtain a referral from your social worker, healthcare provider, or school administrator to access our food pantry or visit

our community fridge located outside our office at 1235 Spring Garden St. You can also call our office for more information at 215-816-0156. We can be reached by email at connect@bebashi.org, and you can donate by going to our website at bebashi.org, scrolling to the bottom of the page, and clicking the donate button.



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Parker gets her first endorsement in Philly mayoral race from Building Trades union



The Building and Construction Trades Council endorsed Cherelle Parker in the Philadelphia mayoral race. (Tom MacDonald/WHYY)

By Tom McDonald, WHYY

The Building and Construction Trades Council has given its support to Cherelle Parker in the race for the Democratic primary for Mayor. In accepting the support, Parker said she's "ready to rumble," and vowed to crack down on those illegally performing construction work in Philadelphia.

"No more construction in

the middle of the night when no one can see you. No more construction without pulling the appropriate permits and licenses necessary to do that work. No more paying people under the table in cash so you can avoid our tax structures," she said.

The powerful Electricians Local 98 abstained from the vote along with the union representing stagehands in the city, but trades council head Ryan Boyer said the

group would have enough money and people on the street to influence the contest in Parker's direction.

"This is serious business. Homicide, poverty, schools, do we want to hand that to someone who just started yesterday, or that just wants headlines, or to someone that has done the work, that's Cherelle Parker."

Boyer said the group met with all the candidates and culled it down to a final

three before making a decision. "It was clear that Cherelle Parker was our candidate," he said.

The endorsement is a first for Parker, although her campaign said they expect more in the days to come. Sam Staten of the laborer's union says Parker is a friend to labor in the city.

"She's going to change the face of the public schools, she's going to change the face of the communities,

she's going to change the face of the City of Philadelphia," Staten said.

While this is the first union endorsement for Parker, other candidates have been racking up support over the past several weeks.

Helen Gym has the endorsements of the Teachers Union, white collar city workers, and others, while Jeff Brown has the support of District Council 33, which represents blue collar city workers. Other groups are expected to announce their support as Primary Election Day draws closer.

The support of organized labor and other groups is crucial because they provide money for campaign ads and people to work streets and polling places to hand out literature and encourage people to vote for their candidate. All those activities are expected to be very important in a race with so many candidates and what could be low turnout.

New council proposal would create Philly's first Office of Chief Public Safety Director

By Tom McDonald, WHYY

As part of the city's ongoing fight to reduce crime and violence, a new City Council proposal would create a new leadership position to coordinate those efforts. Council President Darrell Clarke and Councilmember Curtis Jones have proposed creating a new Office of the Chief Public Safety. The position would require changing the City Charter to create the position, which would pay \$265,000 per year. Applicants for the new position would be required to have "at least five years' experience as head of a mu-

nicipal or state government law enforcement agency," according to the bill proposed Thursday.

Councilman Curtis Jones said it's the result of touring other police agencies in the area and beyond to find out what they are doing right and emulating it in Philadelphia.

"What we discovered is we have much of what they have, but what we need is the straw that stirs the drink to let it come together," Jones said.

Council President Darrell Clarke said it's a joint effort of council members working together to spur change.

"We found throughout our travels going to municipalities across the region that it was clear that the ability to have a collaborative effort, most importantly, someone was ultimately responsible for pulling those people together," he said. "We went to Trenton. The presentation that was given to us was by the public safety director. He talked about fire. He talked about corrections. He talked about prison. He talked about the fact of having recreation agencies that actually figured out a way to help people get jobs."

Clarke believes that the se-

verity of the crime and gun violence in the city requires oversight from a higher position in government.

"I think it's clear that having a person that reports directly to the mayor, a cabinet-level official, to show that this is one of the most significant and important issues in the city of Philadelphia is the way to go," Clarke said

Councilmember Jamie Gauthier has argued for the city to issue a violence emergency declaration. "What I meant by that was that we should be treating gun violence in our neigh-

borhoods, in the way we are treating COVID," she said. "Mobilizing all of the resources we have in every single department, to send resources to people in the neighborhoods that are in crisis right now."

The charter change could be on the ballot this year, with the position open for the new mayor in 2024 to fill. That appointment would have to be "subject to the advice and consent of a majority of council."



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Sheriff's Sale Notices for March 7, 2023

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, March 7, 2023 at:

<https://www.bid4assets.com/philadelphia>
10:00 AM EST
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.

10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law,

SHERIFF'S SALE

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 to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.

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

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

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

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

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

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

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

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

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

21. When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment 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, MARCH 7, 2023

319-321 S 3rd Street 19106 5th Wd. 1,968 Sq.

SHERIFF'S SALE

Ft. BRT # 051058010 Improvements: Residential Property Subject to Mortgage
LISA COLTON AKA LISA G. COLTON C.P. September 2015 No. 00357 \$753,423.57 Milstead & Associates LLC

2303-302

905 E Vernon Road 19150 50th Wd. 3,146 Sq. Ft. BRT # 502405700 Improvements: Residential Property
BRYAN MCGRAW C.P. February 2017 No. 08014 \$217,035.34 Parker McCay P.A.

2303-303

5407 Arlington Street 19131 52nd Wd. 1,792 Sq. Ft. BRT # 522062200 Improvements: Residential Property
JAMES WARREN, SR., AS ADMINSTRATOR AND HEIR OF THE ESTATE OF WILLIE MCCRAY, ANNIE L BUTLER IN HER CAPACITY AS HEIR OF WILLIE MCCRAY, WILLIE MCCRAY, JR IN HIS CAPACITY AS HEIR OF WILLIE MCCRAY, JOHN STEVEN MCCRAY IN HIS CAPACITY AS HEIR OF WILLIE MCCRAY, UNKNOWN HEIRS, SUCCESSORS, ASSIGN AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM UNDER WILLIE MCCRAY C.P. March 2019 No. 00084 \$180,192.29 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC

2303-304

1543 South 32nd Street 19146 32nd Wd. 767 Sq. Ft. BRT # 364461400 Improvements: Residential Property
SB PROPERTY GROUP LLC , MAURICIO BARDALES C.P. May 2022 No. 00372 \$192,398.83 Larocca Hornik Rosen & Greenberg LLP

2303-305

315 S. Camac Street 19107 7th Wd. 640 Sq. Ft. BRT # 053140200 Improvements: Residential Property Subject to Mortgage
HOWARD E. MITCHELL, JR., IN HIS CAPACITY AS AN HEIR TO THE ESTATE OF NADINE H. MITCHELL, DECEASED, AND ALL KNOWN AND UNKNOWN HEIRS; C.P. August 2018 No. 01728 \$237,476.89 Friedman Vartolo LLP

2303-306

1838 Fuller Street 19152 56th Wd. 2,533.03 Sq. Ft. BRT # 562013000 Improvements: Residential Property
CHARLES HOWARD, GINA HOWARD C.P. April 2022 No. 01961 \$132,977.95 KLM Law Group PC

2303-307

2328 Benson Street 19152 56th Wd. 3,116 Sq. Ft. BRT # 562136500 Improvements: Residential Property
JAMMIE M. LYANI C.P. October 2016 No. 01533 \$180,448.62 The Law Office Of Gregory Javardian

2303-308

154 W Godfrey Avenue 19120 61st Wd. 1,050 Sq. Ft. BRT # 611280300 Improvements: Residential Property Subject to Mortgage
MICHAEL JOHNSON; CYNTHIA M. JOHNSON AKA CYNTHIA JOHNSON C.P. June 2017 No. 01164 \$104,550.05 Milstead & Associates LLC

2303-309

6122 Walnut Street 19139 3rd Wd. 1,414 Sq. Ft. BRT # 031070300 Improvements: Residential Property
CORA L. PARKS C.P. September 2020 No. 01880 \$84,339.27 RAS Cintron, LLC

2303-310

340 North 59th Street 19139 4th Wd. 750 Sq. Ft. BRT # 042245500 Improvements: Residential Property
UNKNOWN HEIRS SUCCESSORS ASSIGN AND ALL PERSONS FIRM OR ASSOCIATION CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER TEDDIE R LINDSY A/K/A TEDDIE R LINDSEY JR PAMELA ISHAM, IN HER CAPACITY AS HEIR OF PAMELA LINDSEY A/K/A PAMELIA LINDSEY, ZACHERY ISHAM IN HIS CAPACITY AS HEIR OF PAMELA LINDSEY A/K/A PAMELIA LINDSEY A/K/A PAMELA LINDSEY, UNKNOWN HEIRS SUCCESSORS ASSIGN AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM

SHERIFF'S SALE

OR UNDER PAMELA LINDSEY A/K/A/ PAMELA LINDSEY C.P. March 2019 No. 01427 \$73,729.72 RAS Cintron, LLC

2303-311

6457 N Smedley Street 19126 17th Wd. 1,310 Sq. Ft. BRT # 172160300 Improvements: Residential Property Subject to Mortgage
BRENDA MITCHELL; ALVIN J MITCHELL C.P. June 2017 No. 03203 \$51,998.63 Milstead & Associates LLC

2303-312

4441 N 5th Street 19140 7th Wd. 1,091 Sq. Ft. BRT # 072185500 Improvements: Residential Property
ERIC TORRES, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ANGELO L. MEDINA; UNKNOWN HEIRS, AND/OR ADMINSTRATORS TO THE ESTATE OF ANGELO L. MEDINA C.P. May 2022 No. 00232 \$47,356.15 Manley Deas Kochalski LLC

2303-313

1400 Adams Avenue 19124 23rd Wd. 1,072 Sq. Ft. BRT # 234011700 Improvements: Residential Property
JOSEPH K. DOUGLAS C.P. December 2018 No. 00083 \$57,735.59 McCabe, Weisberg, & Conway LLC

2303-314

7710 Cedarbrook Street 19150 50th Wd. 1,440 Sq. Ft. BRT # 501245900 Improvements: Residential Property
KIESHA S RODNEY, KNOWN HEIR OF NORMA RODNEY, MICHELLE RODNEY-KAHAN, KNOWN HEIR OF NORMA RODNEY, UNKOWN HEIRS OF NORMA RODNEY C.P. July 2022 No. 02640 \$81,965.99 Parker McCay P.A.

2303-315

7619 Jay Place 19153 40th Wd. 2,636 Sq. Ft. BRT # 405832100 Improvements: Residential Property
ANTONIO R. CLAY A/K/A ANTONIO CLAY; FAYE D. RAY AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA JOHNSON-CLAY, DECEASED C.P. January 2018 No. 03280 \$215,817.22 Hladik Onorato And Federman LLP

2303-316

4114 Princeton Avenue 19135 55th Wd. 1,512 Sq. Ft. BRT # 552200000 Improvements: Residential Property
RAYMOND W. VITALI, JR AND JAMIE A VITALI C.P. January 2020 No. 03852 \$138,424.28 McCabe, Weisberg, & Conway LLC

2303-317

5320 Kershaw Street 19131 44th Wd. 1,211 Sq. Ft. BRT # 442142500 Improvements: Residential Property
DERRICK G. MESQUITA, LORNA MES-QUITA C.P. July 2022 No. 01142 \$62,127.44 Friedman Vartolo LLP

2303-318

150 N 2nd Street 19106 5th Wd. 2,178 Sq. Ft. BRT # 871508240 Improvements: Residential Property Subject to Mortgage
OJO PROPERTIES, LP C.P. December 2021 No. 01225 \$1,453,189.46 Eisenberg, Gold & Agrawal, PC

2303-319

1501 S Stanley St 19146 36th Wd. 1,480 Sq. Ft. BRT # 871550460 Improvements: Residential Property
LEWIS REAL ESTATE DEVELOPMENT , LLC C.P. October 2018 No. 02919 \$124,197.74 Hladik Onorato And Federman LLP

2303-320

4814 E Thompson Street 19137 45th Wd. 2,034 Sq. Ft. BRT # 453228500 Improvements: Residential Property
UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF REGINA DISCHER C.P. July 2022 No. 02455 \$55,090.80 Manley Deas Kochalski LLC

2303-321

5140 Pennway Street 19124 23rd Wd. 1,564 Sq. Ft. BRT # 233100300 Improvements: Residential Property

SHERIFF'S SALE

RICARDO I. LOPEZ JR C.P. February 2015 No. 03016 \$130,809.76 Brock & Scott, PLLC

2303-322

3420 Shelmire Avenue 19136 64th Wd. 1,604 Sq. Ft. BRT # 642170200 Improvements: Residential Property
ANGELICA M MARQUEZ C.P. December 2013 No. 02406 \$134,785.85 Brock & Scott, PLLC

2303-323

7009 Woodbine Avenue 19151 34th Wd. 12,880 Sq. Ft. BRT # 344136700 Improvements: Residential Property
LORRAINE ROBINSON C.P. April 2017 No. 00590 \$577,235.52 Hladik Onorato And Federman LLP

2303-324

230 East Montana Street 19119 22nd Wd. 1,064 Sq. Ft. BRT # 221140000 Improvements: Residential Property
EDWARD K. AMOS A/K/A EDWARD AMOS C.P. April 2022 No. 01723 \$75,526.47 Stern & Eisenberg PC

2303-325

1115 E Hotter St. 19150 50th Wd. 1,595 Sq. Ft. BRT # 502345800 Improvements: Residential Property
MICHELLE HELMS, IN HER CAPACITY AS HEIR OF FRANCINE WOMACK, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE, OR INTEREST FROM OR UNDER FRANCINE WOMACK C.P. November 2018 No. 01103 \$133,729.82 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC

2303-326

2601 North 30th Street 19132 28th Wd. 960.75 Sq. Ft. BRT # 282070101 Improvements: Residential Property Subject to Mortgage
ELM ST, LLC; CHRISTOPHER NORWOOD C.P. October 2021 No. 00324 \$485,536.75 Friedman Vartolo LLP

2303-327

1113 Stewart Pl 19116 58th Wd. 4,152 Sq. Ft. BRT # 582017432 Improvements: Residential Property
COLEMAN GREEN C.P. October 2019 No. 01042 \$209,123.09 Brock & Scott, PLLC

2303-328

6340 Sherwood Road 19151 34th Wd. 4,800 Sq. Ft. BRT # 344161600 Improvements: Residential Property Subject to Mortgage
SAUSANE KASSAR C.P. February 2018 No. 00972 \$325,034.16 Friedman Vartolo LLP

2303-329

8313 Woolston Avenue 19150 50th Wd. 1,156 Sq. Ft. BRT # 502075910 Improvements: Residential Property Subject to Mortgage
PRISCILLA JAMES C.P. May 2017 No. 01457 \$109,295.78 The Lynch Law Group

2303-330

2856 Nautilus Rd 19154 66th Wd. 5,500 Sq. Ft. BRT # 662520800 Improvements: Residential Property
KELLIANN SMITHERS C.P. December 2018 No. 00455 \$175,909.15 Brock & Scott, PLLC

2303-331

938 Marcella St 19124 35th Wd. 1,078 Sq. Ft. BRT # 351124200 Improvements: Residential Property Subject to Mortgage
KEITH D WILLSE A/K/A KEITH WILLSE C.P. December 2019 No. 04501 \$67,796.34 Milstead & Associates LLC

2303-332

7606 Algon Avenue 19111 56th Wd. 3,789 Sq. Ft. BRT # 561122800 Improvements: Residential Property Subject to Mortgage
SAJEDUL ISLAM C.P. April 2022 No. 00040 \$193,680.89 Vitti Law Group, Inc.

2303-333

2216 W. Norris Street 19121 32nd Wd. 1,456 Sq. Ft. BRT # 322242700 Improvements: Residential Property
TWENTY TWO SIXTEEN NORRIS LLC C.P. September 2022 No. 00391 \$233,044.05 Hill Wallack LLP

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>2303-334 1732 N 29th Street 19121 32nd Wd. 1,300 Sq. Ft. BRT # 324183300 Improvements: Residential Property DIAMANTE INVESTMENT GROUP LIMITED LIABILITY COMPANY C.P. October 2022 No. 00776 \$235,376.54 Hill Wallack LLP</p>	<p>Street 19120 35th Wd. 1,109 Sq. Ft. BRT # 351212800 Improvements: Residential Property SHERRI L. ASHFORD AS ADMINIS-TRATIX OF THE ESTATE OF CRYSTAL LITTLE DECEASED C.P. October 2018 No. 03961 \$109,148.23 KLM Law Group PC</p>	<p>LAND TRUST C.P. March 2022 No. 02772 \$42,855.01 Parker McCay P.A.</p>	<p>W. N. B. INVESTMENTS LLC, TYRELL A. WHITE C.P. January 2019 No. 00314 \$265,984.63 Stern & Eisenberg PC</p>	<p>2303-363 1308 Dorrance Street 19146 36th Wd. 680 Sq. Ft. BRT # 361160700 Improvements: Residential Property Subject to Mortgage MADE PROPERTIES LLC C.P. September 2022 No. 02854 \$1,375,278.67 Eisenberg, Gold & Agrawal, PC</p>
<p>2303-335 2032 W Spencer Street 19138 17th Wd. 1,180 Sq. Ft. BRT # 171256900 Improvements: Residential Property GERALDINE BROOKS, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF ARNETHA BARNES, ARLINE KING A/K/A ARLENE KING, IN HER CAPACITY AS HEIR OF ARNETHA BARNES, ARNETHA BARNES; DECEASED C.P. November 2021 No. 00867 \$174,701.19 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC</p>	<p>2303-343 1223 West Airdrie Street 19140 43rd Wd. 1,680 Sq. Ft. BRT # 432211700 Improvements: Residential Property VERNON D ACKRIDGE A/K/A VERNON ACKRIDGE C.P. September 2022 No. 00765 \$43,981.47 Hladik Onorato And Federman LLP</p>	<p>2303-350 5142 Knox Street 19144 12th Wd. 1,625 Sq. Ft. BRT # 123189600 Improvements: Residential Property SHEILA D. HARRIS A/K/A SHEILA D. FORREST, IN HER CAPACITY AS HEIR OF RUBY S. FORREST A/K/A RUBY SYLVIA FORREST, DECEASED, SYLVIA K. FORREST, IN HER CAPACITY AS HEIR OF RUBY S FORREST A/K/A RUBY SYLVIA FORREST , DECEASED, KEISHA K. FORREST, IN HER CAPACITY AS HEIR OF RUBY S. FORREST A/K/A RUBY SYLVIA FORREST, DECEASED, SHEONTE STEVENS A/K/A SHEONTE ALISHA FORREST STEVENS, IN HER CAPACITY AS HEIR OF RUBY S. FORREST A/K/A RUBY SYLVIA FORREST, DECEASED, SAMIRAH ABDUL KARIM A/K/A SAMIRAH HASINAH ABDUL-KARIM, IN HER CAPACITY AS HEIR OF RUBY S.FORREST A/K/A RUBY SYLVIA FORREST DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUBY S. FORREST A/K/A RUBY SYLVIA FORREST, DECEASED C.P. April 2020 No. 00847 \$88,556.67 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC</p>	<p>2303-356 638 East Thayer Street 19134 33rd Wd. 637 Sq. Ft. BRT # 331136900 Improvements: Residential Property PIPER INVESTMENT GROUP, LLC, ERIC PIPER, B & B FUTURE INVESTMENTS, L.L.C C.P. June 2021 No. 02472 \$62,954.52 Duane Morris LLP</p>	<p>2303-364 712 West Champlost Avenue 19120 61st Wd. 1,682 Sq. Ft. BRT # 612148200 Improvements: Residential Property Subject to Mortgage LISA S. LESANE C.P. January 2021 No. 00944 \$33,910.77 Leopold & Associates, PLLC</p>
<p>2303-336 1554 North Marston Street 19121 29th Wd. 1,050 Sq. Ft. BRT # 292085200 Improvements: Residential Property ASHLEY THOMAS GUARANTOR, RESTORE WITHIN LLC C.P. September 2021 No. 00798 \$204,121.87 KLM Law Group PC</p>	<p>2303-344 1616 South 57th Street 19143 51st Wd. 1,464 Sq. Ft. BRT # 513148300 Improvements: Residential Property Subject to Mortgage, Subject to Rent QUENTIN L. ROGERS, CHRISTOPHER L. TRAYLOR C.P. August 2022 No. 00103 \$80,620.17 Fox Rothschild LLP</p>	<p>2303-357 351 Fitzgerald Street 19148 39th Wd. 728 Sq. Ft. BRT # 392179200 Improvements: Residential Property NICK QUEEN A/K/A NICK F. QUEEN C.P. May 2022 No. 00895 \$281,727.96 Stern & Eisenberg PC</p>	<p>2303-357 351 Fitzgerald Street 19148 39th Wd. 728 Sq. Ft. BRT # 392179200 Improvements: Residential Property NICK QUEEN A/K/A NICK F. QUEEN C.P. May 2022 No. 00895 \$281,727.96 Stern & Eisenberg PC</p>	<p>2303-365 8114 Gilbert Street 19150 50th Wd. 4,561 Sq. Ft. BRT # 502118100 Improvements: Residential Property PEARL I. MONTGOMERY C.P. November 2021 No. 01486 \$142,948.12 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC</p>
<p>2303-337 5242 Sylvester Street 19124 62nd Wd. 1,582 Sq. Ft. BRT # 621363900 Improvements: Residential Property KIRZA SANCHEZ C.P. March 2021 No. 01342 \$100,784.10 KLM Law Group PC</p>	<p>2303-345 5934 Palmetto St 19120 35th Wd. 1,064 Sq. Ft. BRT # 352288200 Improvements: Residential Property TYVIA A. PINDER A/K/A TYVIA A. ROBINSON, AS ADMINISTRATRIX OF THE ESTATE OF ALEX D. ROBINSON, DECEASED C.P. May 2022 No. 00593 \$126,760.44 Hill Wallack LLP</p>	<p>2303-358 8049 Leon Street 19136 64th Wd. 1,371.72 Sq. Ft. BRT # 642045700 Improvements: Residential Property Subject to Mortgage CARLITO FORCHION, (SOLELY IN HIS CAPACITY AS HEIR OF CARL FORCHION, DECEASED) THE UNKNOWN HEIRS OF CARL FORCHION DECEASED C.P. January 2022 No. 00203 \$188,519.38 Friedman Vartolo LLP</p>	<p>2303-358 8049 Leon Street 19136 64th Wd. 1,371.72 Sq. Ft. BRT # 642045700 Improvements: Residential Property Subject to Mortgage CARLITO FORCHION, (SOLELY IN HIS CAPACITY AS HEIR OF CARL FORCHION, DECEASED) THE UNKNOWN HEIRS OF CARL FORCHION DECEASED C.P. January 2022 No. 00203 \$188,519.38 Friedman Vartolo LLP</p>	<p>2303-366 7413 Sommers Road 19138 50th Wd. 1,768 Sq. Ft. BRT # 501329200 Improvements: Residential Property JEROME SHULER, IN HIS CAPACITY AS HEIR OF MARIUS A. REGION A/K/A MARIUS REGION; UNKNOWN HEIRS, SUCCESSORS, ASSIGN AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIUS A. REGION A/K/A MARIUS REGION C.P. November 2021 No. 01499 \$143,326.73 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC</p>
<p>2303-338 2921 West Oxford Street 19121 32nd Wd. 1,232 Sq. Ft. BRT # 324008900 Improvements: Residential Property Subject to Mortgage HAKEEM ANTHONY,SHAD REAL ESTATE,LLC C.P. February 2022 No. 01315 \$321,207.59 Friedman Vartolo LLP</p>	<p>2303-346 5530 Catharine Street 19143 46th Wd. 1,486 Sq. Ft. BRT # 463105200 Improvements: Residential Property UNKNOWN SURVIVING HEIRS OF AMY M ALLSTON AND SHARON KAY ALLSTON, KNOWN SURVIVING HEIR OF AMY M. ALLSTON C.P. May 2016 No. 00635 \$86,870.42 McCabe, Weisberg, & Conway LLC</p>	<p>2303-351 11742 Brandon Place 19154 66th Wd. 2,002 Sq. Ft. BRT # 662024500 Improvements: Residential Property Subject to Mortgage ELIZABETH M. SLATER, GEORGE S. SLATER C.P. April 2019 No. 02078 \$265,452.48 Friedman Vartolo LLP</p>	<p>2303-359 4622 Hawthorne Street 19124 23rd Wd. 1,222.72 Sq. Ft. BRT # 232281700 Improvements: Residential Property ANY AND ALL KNOWN AND UNKNOWN HEIRS EXECUTORS AMINISTRATORS AND DEVISSEES OF THE ESTATES OF EDWARD J. HEYWARD, DECEASED C.P. April 2022 No. 01524 \$97,035.57 Stern & Eisenberg PC</p>	<p>2303-367 122 W Courtland Street 19140 42th Wd. 2,000 Sq. Ft. BRT # 422034000 Improvements: Residential Property DANIEL BRYAN, JR C.P. February 2020 No. 02545 \$172,288.08 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC</p>
<p>2303-339 6100 Gelnmore Street 19143 40th Wd. 720 Sq. Ft. BRT # 402143000 Improvements: Residential Property MICHAEL A. LANIER C.P. April 2022 No. 02377 \$38,310.78 Manley Deas Kochalski LLC</p>	<p>2303-347 519 East Courtland Street 19120 42nd Wd. 1,050 Sq. Ft. BRT # 421027700 Improvements: Residential Property YOLANDA CARABALLO C.P. April 2018 No. 02011 \$59,666.21 McCabe, Weisberg, & Conway LLC</p>	<p>2303-352 1418 North Etting Street 19121 29th Wd. 784 Sq. Ft. BRT # 292069000 Improvements: Residential Property Subject to Mortgage C2D2 INVESTMENTS, LLC C.P. October 2022 No. 00408 \$171,262.51 Padgett Law Group</p>	<p>2303-360 2410 South 63rd Street 19142 40th Wd. 1,014 Sq. Ft. BRT # 402126900 Improvements: Residential Property Subject to Mortgage ADALBERTO GARCIA, VALERIE M. BURTON C.P. March 2018 No. 01685 \$24,960.21 Manley Deas Kochalski LLC</p>	<p>2303-368 6601 Montague Street 19135 55th Wd. 2,495.65 Sq. Ft. BRT # 552301000 Improvements: Residential Property RALP GLORIOSO, INDIVIDUALLY AND D/B/A DR. FLUSHING 60% INTEREST C.P. December 2016 No. 02383 \$12,937.00 Kivitz & Kivitz P.C.</p>
<p>2303-340 1333 Knorr Street 19111 53rd Wd. 2,815 Sq. Ft. BRT # 532140500 Improvements: Residential Property Subject to Mortgage AHMED ISAA ALI A/K/A AHMED ALI; KATHLEEN ALI C.P. February 2022 No. 01677 \$135,882.59 Brock & Scott, PLLC</p>	<p>2303-348 3744 Morrell Avenue 19114 66th Wd. 3,642 Sq. Ft. BRT # 661129403 Improvements: Residential Property ANTHONY T. MATLACK A/K/A ANTHONY MATLACK C.P. March 2022 No. 01006 \$341,635.61 Stern & Eisenberg PC</p>	<p>2303-353 3335 Ashfield Lane, 19114 66th Wd. 5,402 Sq. Ft. BRT # 661166800 Improvements: Residential Property JUDITH A. TRAINA C.P. June 2019 No. 06691 \$207,889.16 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC</p>	<p>2303-361 5917 A Street 19120 42nd Wd. 1,377 Sq. Ft. BRT # 612497100 Improvements: Residential Property ANY AND ALL KNOWN AND UNKNOWN HEIRS EXECUTORS, ADMINITRATORS AND DEVISEES OF THE ESTATE OF ANGEILA MCBETH, DECEASED C.P. March 2022 No. 00897 \$175,932.97 Stern & Eisenberg PC</p>	<p>2303-369-A 1825 S Cecil Street 19143 40th Wd. 795 Sq. Ft. BRT # 401029800 Improvements: Residential Property MARY MILDRED ROBINSON-SMALLEY C.P. April 2009 No. 01587 \$59,850.71 Kivitz & Kivitz P.C.</p>
<p>2303-341 430 West Hortier Street 19119 22nd Wd. 3,574 Sq. Ft. BRT # 223059400 Improvements: Residential Property GREGORY L. MEDEARIS C.P. May 2017 No. 01910 \$362,290.68 Stern & Eisenberg PC</p>	<p>2303-349 6107 Walton Avenue 19143 3rd Wd. 1,409 Sq. Ft. BRT # 032167700 Improvements: Residential Property BURTON THOMAS LOVE, JR AS ADMINISTRATOR OF THE ESTATE OF BURTON LOVE, AND 6107 WALTON AVE</p>	<p>2303-354 2214 South Garnet Street 19145 26th Wd. 686 Sq. Ft. BRT # 262135500 Improvements: Residential Property Subject to Mortgage CALEB MILNE, EUNYOUNG KIM MILNE C.P. June 2017 No. 01601 \$137,969.50 The Law Office Of Gregory Javardian</p>	<p>2303-362 4904 E. Roosevelt Boulevard 19124 35th Wd. 7,257 Sq. Ft. BRT # 351027400 Improvements: Residential Property Subject to Mortgage JEROME TAYLOR C.P. August 2020 No. 02785 \$33,369.35 Leopold & Associates, PLLC</p>	<p>2303-369-B 1827 S Cecil Street 19143 40th Wd. 795 Sq. Ft. BRT # 401029900 Improvements: Residential Property MARY MILDRED ROBINSON-SMALLEY C.P. April 2009 No. 01587 \$59,850.71 Kivitz & Kivitz P.C.</p>
<p>2303-342 537 East Sanger Street A/k/a 537 Sanger</p>				

Democrats propose abolishing death penalty; Republican floats mandatory sentence for murdering cop



Pennsylvania Capitol Building on Tuesday, May 24, 2022. (Photo by Amanda Berg, for the Capital-Star).

‘One innocent life taken at the hands of the state is one too many,’ Sens. Katie Muth and Sharif Street wrote

By Marley Parish

Pennsylvania Capital-Star Democrats in the Pennsylvania General Assembly have again proposed abolishing the death penalty, reintroducing legislation after Gov. Josh Shapiro announced his refusal to sign execution warrants and urged lawmakers to ban capital punishment rather than reform the system.

Rep. Christopher Rabb, D-Philadelphia, and Sens. Katie Muth, D-Montgomery, and Sharif Street, D-Philadelphia, have reintroduced bills to repeal the death penalty in Pennsylvania, describing the capital punishment system as ineffective, costly, and flawed.

“One innocent life taken at

the hands of the state is one too many,” Muth and Street wrote in a memo seeking legislative support for their legislation, a companion bill to Rabb’s proposal in the House.

Last week, Shapiro, a Democrat who took office in January, announced that he would not sign execution warrants and would instead use his executive authority to issue a reprieve to anyone with a scheduled execution, something former Gov. Tom Wolf did upon taking office.

But Shapiro went further than his predecessor and called on the General Assembly to abolish capital punishment altogether, saying the state “should not be in the business of putting people to death.” When he campaigned for governor last year, Shapiro said he opposed the death penalty. He supported capital punishment for heinous crimes when he ran for attorney general in 2016. But Shapiro, who previously served on the state pardons

board, said his viewpoint has “evolved” over time.

Pennsylvania’s most recent execution took place in 1999. Data from the state Department of Corrections shows that more than 100 men and women have death sentences.

According to the National Conference of State Legislatures, the death penalty is allowed in 27 states. Some states — including New Jersey, Maryland, and West Virginia — legislatively abolished capital punishment, replacing it with a life sentence without parole.

“Pennsylvania should join the 23 other states that have abolished the death penalty,” Rabb wrote in a co-sponsorship memo. “Legislators from across the ideological spectrum have coalesced to end capital punishment in their respective states because they acknowledged the various reasons the government putting people to death should not persist.”

Abolishing the death penalty, however, will likely face challenges in the now-divided Legislature, comprised of a House with a razor-thin Democratic majority and a GOP-controlled Senate.

Senate Majority Leader Joe Pittman, R-Indiana, who controls the upper chamber’s voting calendar, said any changes “must appropriately consider the families of murder victims and the critical perspective of law enforcement.”

“Protecting our society while implementing meaningful criminal justice reforms have been ongoing priorities for the Senate Republican Caucus, and we will continue to engage in criminal justice reform discussions this session,” he said in a statement. “Without question, the legal and ethical aspects of the death penalty warrant careful examinations before being used.”

Meanwhile, Sen. Mike Regan, R-York, announced on

Tuesday that he plans to introduce a bill imposing a mandatory death sentence for anyone over 18 convicted of murdering a police officer.

The proposal comes days after an 18-year-old man was arrested for the fatal shooting of Temple University Officer Christopher Fitzgerald.

Regan said his legislation would amend existing law to eliminate the option for life imprisonment for the first-degree murder of a police officer.

“[Shapiro] has also called for the Legislature to abolish the death penalty, saying: ‘The outcome is irreversible,’” Regan said. “The murder of an innocent life — and in this case, a police officer — at the hands of a criminal is irreversible. The governor should consider those lives, the lives of the men and women who serve and protect, over the lives of those who murder.”



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