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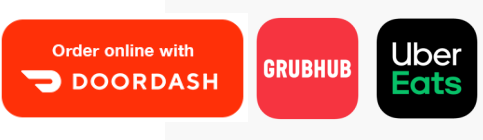


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For The Love of Germantown: Hannah Yoon



Hannah Yoon. (Hannah Yoon)

By Rasheed Ajamu
Germantown Info Hub

For The Love of Germantown is a profile series where neighbors and affiliates share their favorite places and things to do in Germantown.

This week, we spoke with independent photographer and Germantown trans-

plant Hannah Yoon. After marrying, Hannah moved to Germantown at the end of 2018 from the Toronto, Canada area. Most of her photography focuses on journalism and long-form visual storytelling. She says, “I like to use portraits as a way to tell stories.” While she is not in any Germantown-related group, she likes to stay updated on what’s happening in the neighborhood. She hopes to “connect with [her] neighbors and build friendships” that way. One of Yoon’s projects was the Germantown Neighbors zine that Germantown Info Hub has previously distributed.

To keep up with Yoon’s work, visit www.hannahyoon.com or www.hannahlovephotos.com.

Favorite place to grab food

Yoon says she likes the Focaccia Bread at Ultimo Coffee (5901 Wayne Avenue). She also likes Jamaican D’s (1264 E Cheltenham Avenue) since she lives nearby.

What’s your favorite park to frequent?

Yoon names Awbury Arboretum as her favorite park. She says it’s peaceful, beautiful, and spacious.

What recreational activities do you enjoy in your neighborhood?

“The Awbury pool in the summer,” Yoon says. “Even when there are a lot of kids, I found it a fun place to go. I know I stand out being Asian American, but I’ve had great experi-

ences meeting the neighborhood kids.”

What are your favorite shops?

“Uncle Bobbies for the books!”

Which buses/trains do you use most frequently if you use public transportation? When do you use public transportation?

Yoon discloses she has never ridden the bus while here, but she would like to step out of her comfort zone and do so. She has ridden the Broad Street Line when she needs to.

What historic destination would you implore tourists/visitors to visit and learn more about?

“I love the Historic RittenhouseTown because it’s in Wissahickon Park,” Yoon

shares. “I also love that the oldest paper mill is there. In 2019, we learned how to make our own paper. There’s also a nice coffee shop there.”

What’s your favorite fun fact/memory about the neighborhood?

She says, “The 1688 Germantown Quaker Petition Against Slavery was the first protest against African-American slavery made by a religious body in the English colonies. Germantown was a center of the 19th-century American movement to abolish slavery, including the Johnson House underground railroad, which is one of the key sites of that movement.”

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Silicon Valley Bank failure - What It Means

By R.S. Broka

The next Lehman Brothers could be near. Silicon Valley Bank, the second largest bank failure in United States history, collapsed this month. They are the largest "tech bank" ever in the USA. This is terrible news because most tech start up companies bank at Silicon Valley Bank. SVB Financial, ticker symbol "SIVB", has approximately \$210 Billion in assets. Only bank in US that failed larger than SIVB is Washington Mutual (WaMu). The failure of this bank was caused by a run on the bank, which means that customers were withdrawing cash from the bank which makes the bank insolvent.

But what made people start

taking their money out of SIVB? Some believe that the bank management allegedly decided to sell over \$20 billion USD at an almost \$2 billion loss. For selling your companies binds at a 10% loss will always raise red flags because bonds are generally safe investments compared to stocks. SIVB management probably chose to do this because the interest rate on these were yielding about 1.79% when rates has risen to much within the last year. Then you add that SIVB tried to raise some doe from the venture capital firm General Atlantic, there is no wonder the savvy investors decided to take their money out thinking that the company may be in distress. Oh yeah, one more thing. The CEO and others cashed out

shares weeks ago (allegedly), like 2 weeks before the crash.

When oner large bank fails, another can also come down with it as the banking system is all tied up together in its business. There are fears that another bank could go out of business in the near future. After all, this is the first collapse of a large bank since WaMu in September 2008. Im not going to speculate who the banks are, but like Lehman and WaMu failed in 2008, there is never just one major bank collapsing and everything is back to normal. Im almost certain another bank is going to fail soon. I didn't want to include the Silvergate Capital Corp collapse, a cryptocurrency bank, in this article because I do not have

enough space in the Up-townStandard to focus on it.

The Federal Reserve Bank decided to bailout SIVB, so we are good now because the FDIC decided to make whole all depositors. Then when this happens, another bank just failed (Signature Bank-SBNY). The FDIC is backed by the US government.

If you want to invest, please talk to your local bank or a financial advisor. 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

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Where to grow your green thumb this season in Germantown

By Rasheed Ajamu
Germantown Info Hub

Spring made its annual return. With flowers, leaves, and plants in blossom, there's no better time to sprout your interest in gardening and other activities for those with or looking to grow a green thumb.

Starting this weekend through May, various events are happening around the neighborhood that will help you realize your plant potential!

Germantown Kitchen Garden's Plant Nursery

The Germantown Kitchen Garden hosts a yearly Plant Nursery where neighbors can come by and purchase various items like veggie & herb seedlings, compost, potting mix, native plants, trees, shrubs, and much more. The Plant Nursery will reoccur on Saturdays, starting April 1, from 10 a.m. to 2 p.m. at 215 East Penn Street. Neighbors can visit their website or call 610-505-4881 to learn more about the market. Folks can also shop online using their website.

Grow Your Own Garden with Philly GOAT Project

This Saturday, the Philly GOAT Project will partner with Black Girls With Green Thumbs to help neighbors cultivate their gardens by touring the Farm at Awbury, learning about what's growing, and learning how to grow their own food, **with or without a backyard**. Guests will also take home free starter seeds.

Reservations are not required for this event. Meet the hosts at 6336 Ardleigh Street from 1 to 3 pm. The rain date is April 2. Check their social media for any weather-related changes.

Seed Swap with Truelove Seeds

Local farm-based seed company, Truelove Seeds, will offer a seed swap for neighbors to bring and trade their seeds. They will also provide a range of vegetable, herb, and flower seeds.

The swap will happen this Saturday, April 1, from 1 to 3 p.m. at the Weavers Way Germantown Outreach Office (326B West Cheltenham Avenue). Contact outreach@weaversway.coop for any questions. Register here. Seed Starts & DIY Greenhouses Workshop at Wyck

Anastasia Alexandrin will lead participants in learning how to make their own greenhouses for seed starting. While materials will be available at the workshop, they ask that participants who can bring recycled water jugs or salad containers.

This event will run from 10 to 11:30 a.m. on Saturday, April 8, at the Wyck Historic House and Garden (6026 Germantown Avenue). Use the Walnut Lane entrance to enter. For any questions, (215) 848-1690 or email info@wyck.org. Register ahead here.

Germantown Neighborhood Seed Exchange

Germantown Residents for Economic Alternatives Together (GREAT) will host their own seed exchange for the neighborhood on Saturday, April

15. The free sharing and learning event will have demonstrations, art & poetry, kids' activities, storytelling, and SEEDS!

They encourage neighbors to bring their own seeds if they have them.

There is no RSVP for this event. Show up at the Wyck House & Historic Garden to participate between 11 a.m. and 4 p.m. The rain date is April 22. Learn more on their website and keep up with event updates at facebook.com/GREATgtown.

Spring Events at Awbury Arboretum

Awbury Arboretum is hosting two events this season for neighbors.

The first is Awbury Earth Day: Forest and Farm Fair, a fun-filled event centered around celebrating the earth. There will be a plant sale, children's activities, food, drinks, concerts, and different activities. Awbury Earth Day will happen all day on Saturday, April 22, from 8 a.m. to 7

p.m. Click here to view the full schedule of events and happenings.

Awbury's Farmers Market returns on Sunday, April 30, to provide locally sourced and farm-fresh produce. Every Sunday until October, neighbors can buy fresh food and produce, artisan goods, and see food prep demonstrations. There are also

family-friendly activities, wellness events, and workshops. The market is open from 1 to 5 p.m. If you have questions, contact farmmarket@awbury.org.

Awbury is located at One Awbury Road. Call (215) 849-2855 with questions.

Germantown Container Gardening Project

GREAT will lead neighbors to grow their herbs and vegetables within their homes from April through September. Project participation is free and includes the following:

- Three potted tomato, basil, and pepper plants,
 - Plus two additional plants-to-be of your choice
 - Supplies and materials
- Beginners will be paired with an experienced gardener for periodic support while journaling their experience. If you're interested in participating or have questions, contact Webb at speedy1spider@yahoo.com.



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ENON Tabernacle provides free doula service to their congregation and beyond



By Maleka Fruean
Germantown Info Hub

ENON Tabernacle Baptist Church is huge, and well known in Philly. But what might not be as well known is a specific ministry program, one where they provide birth and postpartum doula support to birthing mothers in the community.

Doulas have become more common in the birthing world, working with midwives and obstetricians to create better and healthier birthing and postpartum outcomes in hospitals, birth centers, and homes. The training program at the church came together

by centering family.

“It’s a beautiful story,” said Melieka Young, the assistant Doula Ministry servant leader, and a labor and delivery nurse herself. “Our Pastor Waller had a vision to provide a doula free of charge to anyone that asked for one.”

Pastor Waller was introduced to doulas after his daughter and her husband used a doula’s services in the birth of their daughter. He was intrigued by how a doula could bring specific support to the birthing parent, and wanted to bring doula services to ENON’s congregation and surrounding community. Waller put the call out to

the church community to form a plan on how to start providing doulas, beginning with the congregation and then branching out. They knew they wanted to provide the services free of charge. Reverend Leroy Miles is the overseer of the ministry programs.

By January 2020 they brought in professional doulas to train their first group from the church. They worked through the beginning of the COVID-19 pandemic while hospitals weren’t even allowing partners at births, touching on the need for pregnancy and delivery support even more. Alexia Doumboya, now the Doula Ministry’s

servant leader, was the first in the ministry to be certified as a postpartum doula. Doumboya also created Cocolife.black, a business and foundation to provide safe space for Black mothers navigating postpartum life and/or life after the loss of a child or significant other.

“It is divine to have a woman and a family invite you into that space, because it is a very sacred time,” said Ashli Stephens, the doula ministry’s first birth doula.

Stephens talked about the experiences of what comes with the services of a birth doula including prenatal discussions on fears, desires, possibilities, and breaking down the medical language of clinicians to make things understandable for the clients. She shared that each birth and doula plan is custom tailored and unique to each individual. Stephens said families may have experienced in vitro fertilization (IVF), loss, complications or overall distrust of the medical system, and the doulas take all of this into consideration. And although the collective does not impose any of their beliefs on clients, Stephens said they bring grace and principles of

their faith to all of the services they provide.

Doumboya’s own personal experiences with postpartum depression and struggles led her into pursuing the postpartum certification for doulas, to provide the services she knew she could have used so much as a young mother. Doumboya’s experiences aren’t isolated.

According to Kaiser Health News, Black and American Indian and Alaska Native women have higher rates of pregnancy-related death compared to White women and the death rates increased during the COVID-19 pandemic. Black women are also twice as likely to have postpartum depression but much less likely to receive mental health treatment.

“This gives us a chance to bring a common goal of service, servitude, and support,” said Doumboya.

And Melieka Young makes a point that a big part of the Black experience is trust.

“To have someone that looks like you and you can trust is comforting,” Young.

“We can offer prayer, our foundation is love, and the Christ experience,” said Young. “We serve everyone,” said Young, making sure folks know that even if you are not a member of the church, the ministry will be happy to provide doula services. Their first step is providing physical, emotional, and informational support to expectant parents in the communities they serve.

“At the end of the day we function on love.”



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Up and coming Uptowners

By EJ Holt

Welcome to Up and coming Uptowners! This is a series that features the new business owners and entrepreneurs of Uptown. These are the people that started with a dream or an idea, and slowly grinded and molded their thoughts into a reality. I asked these owners a series of questions to get to the heart of why they do what they do, and why you should be bringing your business to them. This month I got to talk to Tinisha Wyche and her fresh new Laundry business Wyches Wash and Fold, then I spoke with Brent Johnstone with his tremendous non profit FathersRead365.

Wyches Wash and Fold

So tell us a little bit about yourself.

My name is Tinisha Wyche. I'm a Philly native, wearing a lot of hats: mother, wife and business owner to name a few.

What made you decide to start your business?

I decided to start my business because I saw a need in my community. Initially, I wanted to start with a coin-op laundromat. As a mother I saw children in laundromats completely bored and patrons leaving once they started their laundry to go purchase food. I came up with the idea to open a laundromat that consisted of a safe space for kids and also food items so patrons didn't have to leave. Then the pandemic hit and the idea of doing a mobile laundry service came to me.

How does your business work?

My business is simple.....all you have to do is bag your clothes, separate anything needing special care in a separate bag and bring them to the door! That simple. I will weigh your items, telling you your cost and return your items back washed, folded, organized by family a member and welcoming you with lasting fragrant freshness. I specialize in using quality products including allergen free.

Who's your target consumer?

My target consumer is anyone in and around my community needing my services. Families without adequate means to a laundromat, senior citizens, disabled citizens and working families and new and soon to be moms who just need a little help since laundry is simply an unavoidable chore!

What makes your business stand out over others?

My business stands out because not only am I mobile (door to door service) I take pride in clean. When I render my services it matters to me that my customers are satisfied and notice how meticulously I've folded and organized all items. I enjoy doing laundry. And when you enjoy what you do it's never work!

Where do you want to take this business? What is the goal?

I plan to grow my business while servicing my community also obtaining professional contracts with nursing homes, beauty salons and barber-shops, athletic departments etc. I plan to open a storefront style laundering center where

items are pick up/drop off only along with the original pick up offerings.

Why is your business going to succeed?

My business is going to succeed because the laundering need will always be there. There is not a lot of competition of small mobile businesses offering services. Being able to help my community at an affordable cost will always garner success.

Where can you be reached?

I can be reached at 215-703-7441

IG: @wycheswashnfold

FathersRead365


Tell the people about yourself.

In December 2018, FathersRead365 became an official program partner under the auspices of Urban Affairs Coalition (UAC), which acts as its fiscal sponsor, and in 2019, won the Greater Philadelphia Innovation Award for Parent Engagement from Social Innovations Journal. For the past six years, FathersRead365 has read to

over 8,000 children in Philadelphia across over 350 classrooms, and distributed over 120,000 books.

What made you decide to start your business?

Love. FathersRead365 was created by two fathers who deeply love our family's, and community. We wanted to fill a void in our community in a unique way. FathersRead365 was co-founded by Akeiff Staples and Brent Johnstone in 2017 after their history of work with youth in juvenile detention centers,



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social services, and schools illuminated a striking inability to function at grade level for reading and literacy. Having first met while attending Temple University and playing football, they decided to join forces in 2017 to focus their efforts at the earliest stages of child development (birth to 5 years old) and create a movement promoting the importance of reading to children daily.

How does your business work?

Since 2017, FR365 founders myself and Akeiff Staples have centered their work around four pillars: performing active readings and training parents to do the same at home; distributing free children's books at events; encouraging family and community engagement; and producing original content to inform communities about the im-

portance of literacy at a young age. Our efforts promote caregiver-child literacy activities, with an emphasis on fathers, as essential contributors to a child's language, literacy, and cognitive development through holistic training that models active-reading strategies, provides caregivers the opportunity to practice and refine active-reading techniques, and provides families access to age-appropriate and culturally relevant reading materials.

Who's your target consumer?

FathersRead365's mission is to encourage fathers and/or caregivers to read daily with children in a variety of settings to develop literacy from birth. FR365 provides an early intervention method structured to increase the amount of books read and given away to pre-

schoolers through kindergarten and create a culture of literacy. Because our approach is two generational we target the parents with resources, training, and awareness. We also target kids because ultimately we want to learn how and love to READ.

What makes your business stand out over others?

FathersRead365 was.... Is created by fathers, who are encouraging other fathers to become active or more active in their kids early literacy journey. You don't see this type of programming often. There's literally no other program like ours in Philadelphia.

Where do you want to take this business? What is the goal?

To make FathersRead365 a Worldwide program.

The world needs to learn how important fathers are in the early literacy space. Since our inception, Akeiff and I consistently meet about about how to scale FathersRead365 to be an international program. We have a documentary "Reading Is Love" which we started filming in the beginning of creating FathersRead365 6 years ago. "Reading Is Love" is currently being viewed by 9 different film festivals. Good news to announce about this process in the near future. FathersRead365 is also currently flooding literacy deserts of Philadelphia with their brand new Book Bus funded by Vanguard Group. Ultimately we want to create an app that will be a one stop shop for literacy resources, book distribution, family entertainment and best practices, and community engagement.

Why is your business going to succeed?

When you lead with love, and create opportunities for others, god sees that, the universe won't allow us to fail.

Where can you be reached?

FathersRead365 on all social media platforms

FathersRead365.org (You can donate there)

**Fa-
thersRead365@gmail.
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If you have a business or you know someone else that would like to be featured in this series, email your business name and contact info to JJHolt30@gmail.com.



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Philadelphia's Driving Equality Act remains in place after court rules against police union

By Sammy Caiola, WHYY

In 2022 the FOP filed a lawsuit against a new city law designed to reduce traffic stops for certain vehicle violations. The Court of Common Pleas overruled their argument.

A Philadelphia law designed to reduce traffic stops for certain vehicle violations will remain on the books after a Court of Common Pleas judge overruled the police union's objections this week.

The Driving Equality Act, authored by Councilmember Isaiah Thomas and effective March 2022, instructs Philadelphia Police officers not to pull someone over if the primary violation is one of the following:

- Late registration (if under 60 days late)
- Relocation of temporary registration (must be visible)
- Hanging license plate (must be fastened)
- Missing a single headlight or taillight
- Items hanging from a rearview mirror
- Minor bumper damage
- Driving with an expired or missing inspection sticker
- Driving with an expired or missing registration sticker

In February 2022, the Fraternal Order of Police Lodge 5 — a union representing PPD officers — filed a lawsuit against the city arguing that the new policy violates state motor vehicle code.

A judge overruled those objections this week, but the FOP says it plans to appeal. "This City Council law allows reckless drivers behind the wheel of unsafe vehi-

cles, which ultimately puts the public at-risk and in danger," said FOP President John McNesby in an emailed statement. "We believe the PA state motor-vehicle code provides fairness and equity for all drivers in our great city."

Councilmember Thomas has said he authored the law to reduce the likelihood of negative interactions between police officers and Black drivers, arguing that traffic stops can lead to unjust use of force from police. He also said he wants to make more efficient use of police officers' time.

"We are excited about the ruling, but at the same time my door remains open to work with anybody, no matter what their opinion is on the legislation," he said.

The recent police killing of Tyre Nichols in Memphis began with a traffic stop, and a councilmember there recently announced that she'll introduce legislation similar to Philadelphia's Driving Equality Act. In the first eight months of the law taking effect, PPD officers pulled over Black drivers for vehicle violations addressed in the law about half as frequently as they had during the same period the year prior, according to new data from the Defender Association of Philadelphia. But stops of white residents also went down, and the data indicates that officers are still disproportionately pulling over Black drivers, Thomas said. Specific violations, such as windshield obstructions and inspections violations, were down 90% or more. Officers stopped more people for offenses not covered by the act, such as illegal tint and running stop signs or red lights, the data shows.

Justin Nix, associate professor of criminology and criminal justice at the University of Nebraska, Omaha who has studied similar laws in other states, said Philly's law is part of an emerging trend.

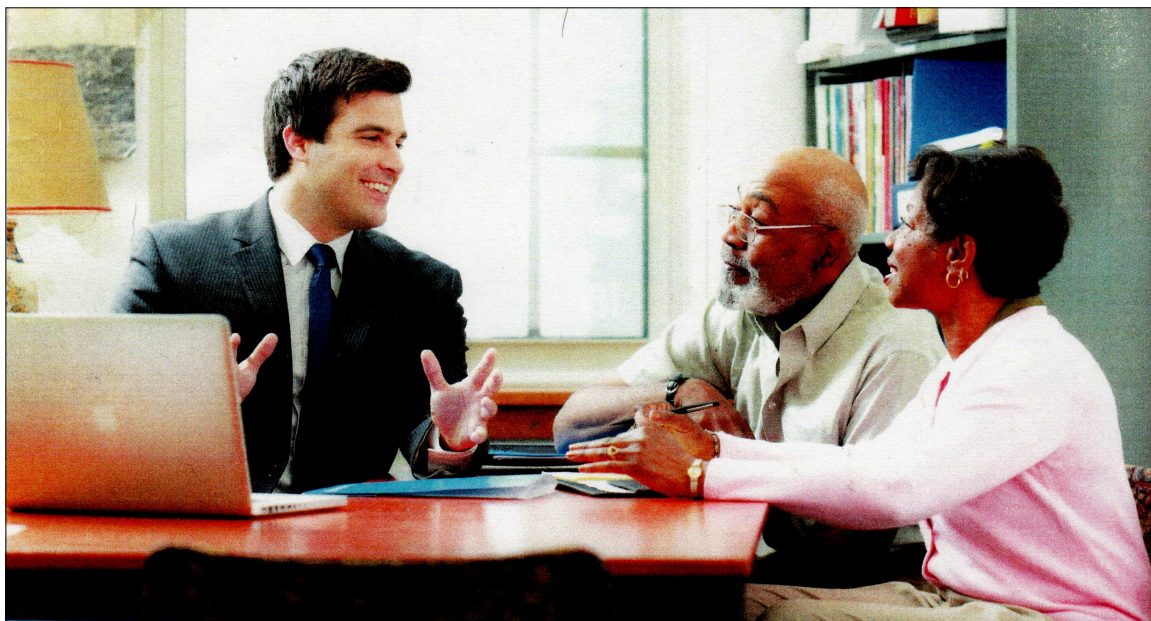
"As we, in the last few years, have experimented with reimagining what police should be doing and what they should focus their efforts on, traffic enforcement is one of those things that has gotten a lot of traction," he said.

But he says it's tricky terri-

tory, because of the balance between public safety and civil rights.

"The police, when they search people, a lot of those people aren't going to be guilty of anything, so they might leave that search feeling like objects of suspicion," he said. "But if you completely take certain offenses off the table, now there's a possibility that there are going to be opportunities missed to get illegal guns off the street. It's messy, but this is sort of the ebb and flow of traffic enforcement."

As Philadelphia's gun violence crisis continues, some residents and city leaders have called for more visible enforcement of stop-and-frisk, a contentious strategy that has historically led to disproportionate stops and searches of Black men. Earlier this month, the ACLU of Pennsylvania raised the alarm about the practice in the lead-up to election season.



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Sheriff's Sale Notices for April 4, 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, April 4, 2023 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 on-line registration process to participate in the auction ("Auction"). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date ("Auction Date") and shall allow a bidder to bid on all of the 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 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 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, APRIL 4, 2023

2303-368
60% Interest In 6601 Montague Street 19135

SHERIFF'S SALE

55th Wd. 2495.65 Sq. Ft. BRT# 552301000 Improvements: Residential Property RALPH GLORIOSO, INDIVIDUALL AND D/B/A/ DR. FLUSHING 60% INTEREST C.P. September 2016 No. 02383 \$12,937.00 Kivitz & Kivitz

2304-301
4617 Leshner Street 19124 23rd Wd. 2,000 Sq. Ft. BRT# 232237600 Improvements: Residential Property Subject to Mortgage PNC REO ACQUISITIONS, LLC C.P. August 2022 No. 00822 \$115,485.41 Kivitz & Kivitz

2304-302
301 Friendship Street 19111 35th Wd. 2530 Sq. Ft. BRT# 353176000 Improvements: Residential Property IVEY L. GALITAN C.P. May 2022 No. 02311 \$193,111.44 KML Law Group, P.C.

2304-303
5613 Pemberton Street 19143 46th Wd. 900 Sq. Ft. BRT# 463059800 Improvements: Residential Property Subject to Mortgage CONSIGLIERE BUSINESS CONSULTING LLC C.P. May 2022 No. 01810 \$115,551.46 Braveman Kaskey Garber P.C.

2304-304
967 East Vernon Road 19150 50th Wd. 2525 Sq. Ft. BRT# 502406800 Improvements: Residential Property ANTHONY DUNSTON, IN HIS CAPACITY AS HEIR OF JANE HOWARD, DARRYL BURNETT, IN HIS CAPACITY AS HEIR OF JANE HOWARD, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANE HOWARD C.P. June 2019 No. 06693 \$219,309.51 Robertson Anschutz Schneid Crane & Partners PLLC

2304-305
225 West Nedro Avenue A/k/a/ 225 Nedro Avenue 19120 61st Wd. 992 Sq. Ft. BRT# 612101200 Improvements: Residential Property ROCHELLE ALVEREST, GREGORU T. ALVEREST C.P. June 2022 No. 01485 \$74,381.29 KML Law Group, P.C.

2304-306
7105 Oxford Avenue 19111 53rd Wd. 1850 Sq. Ft. BRT# 532375915 Improvements: Residential Property JOHN KERR C.P. March 2019 No. 03379 \$163,790.79 Brock & Scott PLLC

2304-307
5041 Arch Street 19139 44th Wd. 1232 Sq. Ft. BRT# 441018000 Improvements: Residential Property LORRAINE SMALLEY, TYESE SMALLEY C.P. April 2013 No. 01793 \$94,559.53 Pincus Law Group PLLC

2304-308
2101-17 Chestnut Street Unit 609 19103 8th Wd. 465 Sq. Ft. BRT# 888111892 Improvements: Residential Property Subject to Mortgage KEVIN GATTO C.P. October 2021 No. 01745 \$32,843.48 Shnyder Law Firm, LLC

2304-309
6710 N Smedley Street 19126 10th Wd. 1421 Sq. Ft. BRT# 101040600 Improvements: Residential Property DOROTHY ROBINSON C.P. March 2022 No. 00380 \$98,105.05 Logs Legal Group LLP

2304-310
545 S Salford Street 19143 3rd Wd. 910 Sq. Ft. BRT# 032211000 Improvements: Residential Property Subject to Mortgage LINDA HENDERSON A/K/A LINDA RAGLAND C.P. July 2022 No. 00897 \$75,780.04 Brock & Scott PLLC

2304-311
1848 North Bucknell Street 19121 32nd Wd. 651 Sq. Ft. BRT# 322139200 Improvements: Residential Property TASHA BUTLER SOLEY IN HER CAPACITY AS HEIR OF CATHERINE RUDD, DECEASED AND THE UNKNOWN HEIRS OF CATHERINE RUDD DECEASED C.P. September 2021 No. 02306 \$62,287.82 KML Law Group, P.C.

SHERIFF'S SALE

2304-312
1319 E Carey Street 19124 33rd Wd. 840 Sq. Ft. BRT# 331246500 Improvements: Residential Property Subject to Mortgage LUCY PROPERTIES LLC C.P. April 2022 No. 02208 \$189,670.61 Friedman Vartolo LLP

2304-313
2404 North 54th Street 19131 52nd Wd. 8697 Sq. Ft. BRT# 522207400 Improvements: Residential Property Subject to Mortgage DEBORAH MOORE C.P. August 2019 No. 01618 \$154,370.13 Dwaldmanlaw, P.C.

2304-314
5260 Jackson Street 19124 62nd Wd. 3000 Sq. Ft. BRT# 622398600 Improvements: Residential Property THERESA CROSBY, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JAMES D. HASTY, SR., JAMES HASTY, JR., IN HIS CAPACITY AS HEIR OF JAMES D. HASTY, SR. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES D. HASTY, SR, ROXANNE MCKNIGHT, IN HER CAPACITY AS HEIR OF JAMES D. HASTY, SR. C.P. August 2019 No. 03220 \$61,480.93 Robertson Anschutz Schneid Crane & Partners PLLC

2304-315
2509 S 66th Street 19142 40th Wd. 20500 Sq. Ft. BRT# 406012600 Improvements: Residential Property CHRIST EMPOWERMENT TEMPLE C.P. June 2022 No. 01932 \$63,481.80 Kivitz & Kivitz

2304-316
1834 East Madison Street 19134 45th Wd. 1099 Sq. Ft. BRT# 452009800 Improvements: Residential Property JOSEFA MARTINEZ C.P. June 2022 No. 01815 \$45,789.09 KML Law Group, P.C.

2304-317
1627 South Ringgold Street 19145 36th Wd. 728 Sq. Ft. BRT# 364156800 Improvements: Residential Property DARRELL RUSSELL SOLELY IN HIS CAPACITY AS HEIR OF JOAN L. RUSSELL DECEASED C.P. May 2019 No. 09303 \$173,804.18 KML Law Group, P.C.

2304-318
6901 Valley Avenue Unit D-1 19128 21st Wd. 780 Sq. Ft. BRT# 888211031 Improvements: Residential Property IRBY D. DAVIS C.P. December 2020 No. 00321 \$93,416.58 Clemons Richter & Reiss, P.C.

2304-319
3418 Edgemont Street 19134 45th Wd. 1144 Sq. Ft. BRT# 451220900 Improvements: Residential Property JOSEPH LEIPERT, MELISSA SLOAN C.P. May 2022 No. 02603 \$153,991.63 Robertson Anschutz Schneid Crane & Partners PLLC

2304-320
6155 Catharine Street 19143 3rd Wd. 1758.89 Sq. Ft. BRT# 032194100 Improvements: Residential Property KIM ANDERSON C.P. October 2019 No. 02083 \$112,018.66 KML Law Group, P.C.

2304-321
421 Spruce Street 19106 5th Wd. 2348 Sq. Ft. BRT# 051140800 Improvements: Residential Property FRAN ROSENSTOCK C.P. March 2010 No. 00796 \$989,336.37 McCabe, Weisberg & Conway, LLC

2304-322
6359 West Columbia Avenue 19151 34th Wd. 1680 Sq. Ft. BRT# 344069200 Improvements: Residential Property KATHLEEN JACKOMINIC C.P. September 2021 No. 00782 \$150,539.17 Logs Legal Group LLP

2304-323
3643 North Darien Street 19140 43rd Wd. 720 Sq. Ft. BRT# 432105800 Improvements: Residential Property CRYSTAL COPELAND C.P. August 2021 No. 00260 \$62,631.77 Logs Legal Group LLP

SHERIFF'S SALE

2304-324
318 West Berkley Street A/k/a/ 318 Berkley Street 19144 13th Wd. 1280 Sq. Ft. BRT# 133010200 Improvements: Residential Property BERTHA L. JONES C.P. December 2021 No. 00933 \$51,980.03 Logs Legal Group LLP

2304-325
3123 Bancroft Street A/k/a 3123 N Bancroft Street 19132 11th Wd. 747 Sq. Ft. BRT# 111198500 Improvements: Residential Property TRUMEL ROUNDTREE C.P. April 2022 No. 01084 \$48,741.80 Logs Legal Group LLP

2304-326
6644 Algard Street 19135 55th Wd. 1412 Sq. Ft. BRT# 552354000 Improvements: Residential Property FRANK ALWAQUE, JR., KNOWN HEIR OF FRANK J. ALWAQUE, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANK J. ALWAQUE, DECEASED C.P. April 2022 No. 00042 \$129,850.85 Logs Legal Group LLP

2304-327
1845 Nedro Avenue A/k/a 1845 West Nedro Avenue 19141 17th Wd. 1739 Sq. Ft. BRT# 17117280 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANCES TOWNSEND-COLEMAN, DECEASED, CARLTON COLEMAN, III, KNOWN HEIR OF FRANCES TOWNSEND-COLEMAN, DECEASED C.P. November 2021 No. 00106 \$51,720.11 Logs Legal Group LLP

2304-328
1029 Friendship Street 19111 53rd Wd. 2541 Sq. Ft. BRT# 535303700 Improvements: Residential Property ELNORA BALMORES, JOHN J. BALMORES C.P. November 2017 No. 02603 \$173,173.52 Robertson Anschutz Schneid Crane & Partners PLLC

2304-329
8836 Roosevelt Boulevard 19115 56th Wd. 4177 Sq. Ft. BRT# 562464000 Improvements: Residential Property DEBORAH CAMPBELL A/K/A/ DOBORAH STEVENSON A/K/A/ DEBORAH STEPHENSON, LINDA WILHELM C.P. September 2018 No. 03504 \$155,343.43 Stern & Eisenberg P.C.

2304-330
2157 Fanshawe Street 19149 54th Wd. 1825 Sq. Ft. BRT# 541147000 Improvements: Residential Property CORNELIA F. SELLINGER C.P. December 2019 No. 02878 \$13,376.30 Law Offices Of Gregory Javardian LLC

2304-331
2821 West Girard Avenue 19130 29th Wd. 1800 Sq. Ft. BRT# 871133200 Improvements: Residential Property JAMES SMITH C.P. June 2022 No. 02157 \$576,298.34 Stern & Eisenberg P.C.

2304-332
4160 Stirling Street 19135 55th Wd. 1245 Sq. Ft. BRT# 552048800 Improvements: Residential Property CHARLES A.J. HALPIN III ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF KARL SEIBERLING, DECEASED, LIS SEIBERLING C.P. September 2021 No. 02019 \$62,044.38 Law Offices Of Gregory Javardian LLC

2304-333
783 North Preston Street 19104 6th Wd. 1309 Sq. Ft. BRT# 061189900 Improvements: Residential Property EQUESTRIAN PROPERTIES LLC C/O LARRY MCINTOSH C.P. September 2022 No. 00014 \$309,372.84 Stern & Eisenberg P.C.

2304-334
1622 West Godfrey Avenue 19141 17th Wd. 1480 Sq. Ft. BRT# 171284400 Improvements: Residential Property FLORINE MOORE C.P. March 2020 No.

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>01877 \$95,907.16 Law Offices Of Gregory Javardian LLC</p> <p>2304-335 2122-38 South 58th Street 19143 42nd Wd. 14014 Sq. Ft. BRT# 882969990 Improvements: Residential Property IBRAHIM CAMARA C.P. February 2022 No. 02824 \$261,594.56 Stern & Eisenberg P.C.</p> <p>2304-336 345e Clarkson Avenue 19120 42nd Wd. 1582.5 Sq. Ft. BRT# 421238700 Improvements: Residential Property ANY AND ALL KNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVI-SEES OF ESTATE OF ROBERTA A KILGO DECEASED C.P. November 2022 No. 00103 \$66,827.19 Stern & Eisenberg P.C.</p> <p>2304-337 1818 N Judson Street 19121 32nd Wd. 708 Sq. Ft. BRT# 322127900 Improvements: Residential Property IP INVESTMENTS 18 LLC C/O COREY PETTY C.P. September 2022 No. 01233 \$222,710.68 Stern & Eisenberg P.C.</p> <p>2304-338 215 Comly Street 19120 35th Wd. 1395 Sq. Ft. BRT# 352144400 Improvements: Residential Property JAMES PLEZ C.P. June 2022 No. 00077 \$50,875.44 Stern & Eisenberg P.C.</p> <p>2304-339 1948 South 65th Street 19142 40th Wd. 1310 Sq. Ft. BRT# 871187660 Improvements: Residential Property CHARLES ROBERT COOPER SR. A/K/A CHARLES R COOPER SR C.P. August 2022 No. 02857 \$176,596.59 Stern & Eisenberg P.C.</p> <p>2304-340 6776 Germantown Avenue 19119 22nd Wd. 1742 Sq. Ft. BRT# 871528620 Improvements: Residential Property VINCENT M. HARRIS C.P. July 2019 No. 02302 \$226,516.13 KML Law Group, P.C.</p> <p>2304-341 1301 West Moyamensing Avenue 19148 39th Wd. 2627 Sq. Ft. BRT# 871558040 Improvements: Residential Property Subject to Mortgage WOPIRB LLC C.P. October 2022 No. 01340 \$511,084.34 Fein, Such, Kahn & Shepard P.C.</p> <p>2304-342 507 East Brighthurst Street 19144 12th Wd. 920 Sq. Ft. BRT# 121119800 Improvements: Residential Property PHYLLIS A GRAVES A/K/A/ PHYLLIS GRAVES C.P. January 2022 No. 01561 \$64,818.29 Robertson Anschutz Schneid Crane & Partners PLLC</p> <p>2304-343 421 East Rockland Street 19120 42nd Wd. 1206 Sq. Ft. BRT# 421124500 Improvements: Residential Property</p>	<p>TERRENCE REDDING A/K/A TERRENCE S REDDING A/K/A TERENCE REDDING C.P. March 2019 No. 01019 \$155,427.36 Pincus Law Group PLLC</p> <p>2304-344 2112 Robbins Avenue A/k/a Robbins Street 19149 62nd Wd. 1208 Sq. Ft. BRT# 621276400 Improvements: Residential Property JOSEPH STANCIL, IN THEIR CAPAC-ITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JAMES F. STANCIL, DE-CEASED, TERESA STANCIL A/K/A TE-RESA A. STANCIL, INDIVIDUALLY AND IN THEIR CAPACITY AS HEIR OF THE ES-TATE OF JAMES F. STANCIL., DECEASED C.P. November 2021 No. 00095 \$126,150.22 Duane Morris LLP</p> <p>2304-345 111 North Yewdall 19139 4th Wd. 1132 Sq. Ft. BRT# 041115000 Improvements: Resi-dential Property SHIQUITA POLLARD C.P. February 2020 No. 03199 \$84,261.59 Hladik Onorato & Federman, LLP</p> <p>2304-346 1937 Lardner Street 19149 62nd Wd. 1176 Sq. Ft. BRT# 621177300 Improvements: Residential Property WILLIAM M BATES C.P. May 2022 No. 02224 \$107,514.37 Hill Wallack LLP</p> <p>2304-347 4223 Neilson Street 19124 33rd Wd. 1200 Sq. Ft. BRT# 332529300 Improvements: Residential Property LATISHA BROWN A/K/A LATISHA LOVELACE C.P. October 2022 No. 01520 \$115,645.64 Hladik Onorato & Federman, LLP</p> <p>2304-348 4211 Tudor Street 19136 41st Wd. 1460 Sq. Ft. BRT# 412138200 Improvements: Resi-dential Property Subject to Mortgage CRAIG R HECHLER, JOANNE K HECHLER C.P. May 2018 No. 01266 \$131,710.32 Manley Deas Kochalski LLC</p> <p>2304-349 6214 Gillespie Street 19135 55th Wd. 1136 Sq. Ft. BRT# 552425400 Improvements: Resi-dential Property RUBIN BONNY, BRENDA J MOON C.P. January 2021 No. 01467 \$135,506.44 Hill Wallack LLP</p> <p>2304-350 2229 Cantrell Street 19145 48th Wd. 658 Sq. Ft. BRT# 482080400 Improvements: Resi-dential Property TAWAN DAVIS, FAMILY HOUSING LLC C.P. December 2021 No. 01726 \$218,113.43 KML Law Group, P.C.</p> <p>2304-351 5252 Walnut Street 19139 60th Wd. 1500 Sq. Ft. BRT# 602057400 Improvements: Resi-dential Property</p>	<p>JAKE ARTHUR HARRIS, IN HIS CAPAC-ITY AS HEIR OF MINNIE L. HARRIS A/K/A MINNIE HARRIS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PER-SONS, FIRMS OR ASSOCIATIONS CLAIM-ING RIGHT, TITLE OR INTEREST FROM OR UNDER MINNIE L. HARRIS A/K/A MINNIE HARRIS C.P. September 2021 No. 02305 \$202,033.18 Robertson Anschutz Schneid Crane & Partners PLLC</p> <p>2304-352 5544 Spruce Street 19139 60th Wd. 1149.75 Sq. Ft. BRT# 604071200 Improvements: Resi-dential Property SHIRAH H ISRAEL C.P. February 2022 No. 02171 \$196,443.53 KML Law Group, P.C.</p> <p>2304-353 624 W Godfrey Avenue 19126 61st Wd. 3007 Sq. Ft. BRT# 611271100 Improvements: Resi-dential Property ERICK DOBY C.P. December 2019 No. 01160 \$213,916.87 Brock & Scott PLLC</p> <p>2304-354 5436 Erdrick Street 19124 62nd Wd. 1123 Sq. Ft. BRT# 622338900 Improvements: Resi-dential Property GLORIA D WILLIAMS C.P. April 2019 No. 04063 \$78,065.61 Brock & Scott PLLC</p> <p>2304-355 1706 Scattergood Street 19124 62nd Wd. 1002 Sq. Ft. BRT# 622124400 Improvements: Residential Property ANTHONY WILLIAMS, SHARON WIL-LIAMS C.P. March 2018 No. 03044 \$64,825.93 KML Law Group, P.C.</p> <p>2304-356 12501 Medford Road 19154 66th Wd. 2000 Sq. Ft. BRT# 663256000 Improvements: Resi-dential Property HAROLD WILLIAM MYER A/K/A/ HAR-OLD W. MYER, RAYMOND K MYER, CYNTHIA LORRAINE VITALI C.P. March 2016 No. 00995 \$159,941.85 Brock & Scott PLLC</p> <p>2304-357 4522 Mckinley Street 19135 41st Wd. 1980 Sq. Ft. BRT# 411156300 Improvements: Resi-dential Property KATHY GENTILE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ES-TATE OF DENISE MARIE KALATA, AKA DENISE M. KALATA, AKA DENISE KA-LATA, UNKNOWN HEIRS, AND/ OR AD-MINISTRATORS TO THE ESTATE OF DE-NISE MARIE KALATA, A/K/A DENISE M. KALATA, AKA DENISE KALATA C.P. June 2022 No. 02446 \$133,812.09 Manley Deas Kochalski LLC</p> <p>2304-358 18 West Seymour Street 19144 12th Wd. 4200 Sq. Ft. BRT# 123049000 Improvements: Residential Property Subject to Mortgage PATRICIA A. BRETT C.P. February 2022 No. 02087 \$113,148.08 Brock & Scott PLLC</p>	<p>2304-359 501 North 63rd Street 19151 34th Wd. 3660 Sq. Ft. BRT# 871545590 Improvements: Residential Property LARRY MCDONALD C.P. March 2022 No. 02131 \$231,713.70 McCabe, Weisberg & Conway, LLC</p> <p>2304-360 1705 Panama Street 19103 8th Wd. 558.62 Sq. Ft. BRT# 081042310 Improvements: Resi-dential Property PATRICIA J. CARROLL C.P. March 2019 No. 01221 \$302,275.28 Pincus Law Group PLLC</p> <p>2304-361 3714 Frankford Avenue 19124 45th Wd. 2179 Sq. Ft. BRT# 452286200 Improvements: Residential Property CARMEN DIAZ AS ADMINISTRATRIX OF ESTATE OF ISRAEL SANTIAGO C.P. De-cember 2019 No. 01947 \$42,559.36 Manley Deas Kochalski LLC</p> <p>2304-362A 12301 McNulty Road Unit D 19154 66th Wd. 1808 Sq. Ft. BRT# 452286200 Improvements: Residential Property Subject to Mortgage Subject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC</p> <p>2304-362B 12301 McNulty Road Unit E 19154 66th Wd. 2433 Sq. Ft. BRT# 884292551 Improvements: Residential Property Subject to Mortgage Subject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC</p> <p>2304-362C 12301 McNulty Road Unit F 19154 66th Wd. 2433 Sq. Ft. BRT# 884292552 Improvements: Residential Property Subject to MortgageSub-ject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC</p> <p>2304-363A 12301 McNulty Road Unit G 19154 66th Wd. 1940 Sq. Ft. BRT# 884292553 Improvements: Residential Property Subject to Mortgage Subject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC</p> <p>2304-363B 12301 McNulty Road Unit H 19154 66th Wd. 3355 Sq. Ft. BRT# 884292554 Improvements: Residential Property Subject to Mortgage Subject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC</p>	<p>2304-363C 12301 McNulty Road Unit I 19154 66th Wd. 637 Sq. Ft. BRT# 884292555 Improvements: Residential Property Subject to MortgageSub-ject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC</p> <p>2304-364A 12301 McNulty Road Unit J 19154 66th Wd. 2207 Sq. Ft. BRT# 884292556 Improvements: Residential Property Subject to MortgageSub-ject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC</p> <p>2304-364B 12301 McNulty Road Unit K 19154 66th Wd. 4271 Sq. Ft. BRT# 884292557 Improvements: Residential Property Subject to MortgageSub-ject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC</p> <p>2304-364C 12301 McNulty Road Unit L 19154 66th Wd. 4144 Sq. Ft. BRT# 884292558 Improvements: Residential Property Subject to MortgageSub-ject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC</p> <p>2304-365 2001 Devereaux Avenue 19149 62nd Wd. 4025 Sq. Ft. BRT# 871583910 Improvements: Residential Property THANN PHAM C.P. August 2022 No. 00834 \$32,856.35 Roach Law LLC</p> <p>2304-366 4439 Main Street 19127 21st Wd. 1218 Sq. Ft. BRT# 882779600 Improvements: Resi-dential Property 4439 MAIN STREET ASSOCIATES LLC, USH PARTNERS LLC, ERIC S KRETSCHMAN, 58 YORK PATNERS LLC, 544 YORK PARTNERS LLC, BERNIE'S UC LLC, HIDDEN VALLEY PARTNERS, LLC, ORELAND ASSOCIATES II LLC, YORK STREET EQUITIES LLC C.P. October 2019 No. 03037 \$960,924.26 Caldutti Law Group</p> <p>2304-367 1718 North Dover Street 19121 32nd Wd. 732 Sq. Ft. BRT# 324171500 Improvements: Residential Property Subject to Mortgage SKYE PROPERTY GROUP LLC, SUNSAR-EA GARDNER C.P. October 2022 No. 00360 \$196,201.23 Friedman Vartolo LLP</p> <p>2304-368 4731 Meridan Street 19136 65th Wd. 1,110 Sq. Ft. BRT# 651162700 Improvements: Residential Property NAVASTA RUSSELL C.P. September 2016 No. 01643 \$102,848.18 McCabe, Weisberg & Conway, LLC</p>

As Philly mayoral candidates debate public safety strategies, activists are raising the alarm on stop and frisk

The ACLU of Pennsylvania has a new policy paper about the history of the practice.

By Sammy Caiola, WHYY

Stop and frisk, a contentious policing practice that allows officers to stop and search civilians if certain legal criteria are met, has already surfaced in mayoral forums as candidates debate how to address the city's ongoing gun violence crisis.

This week, the ACLU of Pennsylvania published a policy paper explaining the racial disparities in the implementation of the practice in Philadelphia. Mary Catherine Roper, an attorney who worked with the ACLU in 2010 to file a class action lawsuit against the city over stop and frisk, said the goal was to lay out the history of the tactic for both voters and future policymakers.

"Clearly the mayor is key here — the mayor chooses the police commissioner," she said. "That's one of the

reasons why we are once again talking about stop and frisk in the context of a mayoral campaign."

As a result of the *Bailey v. City of Philadelphia* lawsuit, police officers have had to document all pedestrian and vehicle stops and searches in an electronic database since 2014. The ACLU of Pennsylvania has been analyzing that data, and as of their most recent report in 2019 found that Black Philadelphians still make up 70% of stops, despite making up just 41% of the city population at the time.

The data also shows that officers are more likely to stop and search Black Philadelphians without justification than any other racial group. According to Roper, 39% of searches conducted on Black residents in 2019 were unfounded compared to 28% of searches of white residents.

Frederick Bates, who serves as a community ambassador for the ACLU of Pennsylvania in Philadelphia's 14th

police district, said he and other Black Philadelphians do want police presence in their neighborhoods, but they don't want to be unfairly hassled.

"No one really wants to have a run-in with the police," he said. "When that happens, we immediately feel like 'what did we do wrong?' ... If they used the foundations that's already set forth within the Fourth Amendment rights that we have, then the problem would be alleviated."

When Mayor Jim Kenney took office in 2016, he made a campaign promise to end stop and frisk.

By January 2020, officers were making less than half as many stops as they were at the start of his tenure. But still, activists called for a full halt to the practice that summer, following the police killing of George Floyd in Minneapolis. Police use of force is the sixth leading cause of death for young, Black men according to a

study from the University of Michigan, Rutgers University and Washington University.

Kenney's approach marked a shift from 2009, when Philadelphia police officers made more stops per capita than any other major city, according to an ACLU report. That was when Michael Nutter was at the helm, and encouraged the practice as part of a wider crime prevention strategy, despite his own experiences being stopped as a Black man.

Homicide totals did trend downward during Nutter's tenure, but criminal justice experts say that could be due to any number of socioeconomic factors and can't be directly tied to the push for stop and frisk or more aggressive policing tactics in general.

A 2016 University of Pennsylvania study of the New York Police Department's increased use of stop and frisk found that the strategy had no significant impact on

crime, while deployment of additional officers to high-crime areas led to a 12% to 15% reduction.

"There's no real correlation between those approaches and sustained reductions in crime and violence," said Lenore Anderson, a former policy chief in the San Francisco District Attorney's office who now serves as executive director of the Alliance for Justice and Safety, an organization that opposes mass incarceration. Anderson spoke with WHYY News for "Stop and Frisk: Revisit or Resist," a podcast produced in partnership with Temple University's Logan Center for Urban Investigative Reporting.

"What we know today is the logic of tough justice is wrong ... it dramatically expanded criminal justice bureaucracies, but ended up not helping victims and failing to stop the cycle of crime."

Gentrification in Philadelphia:

Residents weigh in on how development 'changes the look of the neighborhood'



Dozens gathered to discuss the hot button issue at the Ubuntu Fine Art Gallery. (Cory Sharber/WHYY)

By Cory Sharber, WHYY

Residents gathered in Germantown Wednesday to

discuss the impacts gentrification can have on Philadelphia's neighborhoods.

The event, organized by WHYY's News and Information Community Exchange team, took place at the Ubuntu Fine Art Gallery. The conversation fo-

cused on the influx of wealth and the redevelopment of neighborhoods. While displacement is a possibility for some, others can benefit from quality-of-life increases.

Recent events, including the UC Townhomes encampment and Chinatown's opposition to a proposed 76ers basketball arena on Market Street, were brought up as examples of gentrification.

Attendees noted how new developments can emerge almost out of nowhere, leaving parts of communities looking outdated and

obsolete. Alexa Strus said she can see a stark contrast when driving from Germantown to Chestnut Hill, one of Philadelphia's most affluent neighborhoods.

"Chestnut Hill, you know, in our discussions, it's like that's a lot of old money and there's a lot of resources there that been there for a really long time," Strus said. "But yeah, how do we get some of that flowing down here?"

"The amounts of some of these locations that are within neighborhoods, i.e. the homes are already here

on the streets and you've plopped like four new cribs of a different habitat that changes the look of the neighborhood on that one block," Cheryl Jones added.

Others said the developments often lead to long-time residents being pushed out due to rent increases.

The event was part of N.I.C.E.'s Bridging Blocks series, a civic engagement initiative between WHYY and The Free Library of Philadelphia.



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