

# UPTOWN STANDARD

PHILLY LEADERS WANT TO BAN SKI MASKS TO PREVENT GUN VIOLENCE; OPPONENTS SAY IT'S AN INTRUSION ON BLACK YOUTH



Emma Lee, WHYY



Tom McDonald, WHYY



(GOV JOSH SHAPIRO TWITTER)

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POLICE STOPS AND SENTENCING

PA. GOV. SHAPIRO REOPENS  
DAMAGED SECTION OF I-95 IN PHILADELPHIA

# PHILLY LEADERS WANT TO BAN SKI MASKS TO PREVENT GUN VIOLENCE; OPPONENTS SAY IT'S AN INTRUSION ON BLACK YOUTH



Emma Lee, WHYY

By Sammy Caiola, WHYY

**Philadelphia City Council members want to ban ski masks in public places following a new SEPTA policy. Experts say it could have harmful consequences for Black youth.**

Philadelphia City Council members are moving to ban full face coverings in an effort to reduce crime, raising questions about the feasibility of enforcement and whether the policy will unfairly target Black youth. In late May SEPTA ramped up enforcement of an existing ban on wearing hooded face coverings, sometimes called ski masks or balaclavas, on public transit. In mid-June, Philadelphia City Councilmember Anthony Phillips and 10 other councilmembers introduced legislation that would forbid the garment at schools, recreation centers, day care centers, parks and city-owned buildings.

In both cases, gun violence was the driver: SEPTA officials took action after a fully-masked shooter killed a 15-year-old on a bus, and Councilmember Phillips mentioned violence as part of the motivation when proposing his bill.

“The discourse on this subject has been focused on whether it will stop shootings — I’m not going to sit here and pretend that it will,” he said. “But what it will do is make it easier for the police to identify suspects, and make our neighbors feel safer.”

Phillips’ legislation, which will be considered in the fall, is based on similar policies in Virginia, West Virginia, Georgia and Florida. There isn’t a body of academic research on whether these ski mask bans have led to reductions in violent

crime.

In April, Washington, D.C. repealed its longstanding ban on full face coverings. The move followed outcry over police officers violating the constitutional rights of young people, said Kristin Henning, a professor at Georgetown Law.

“The wearing of a ski mask or a face covering in and of itself cannot be a lawful basis for a police stop,” she said. “We’re traumatizing Black and brown children who are more likely to come into contact with police as a result.”

The Philadelphia Police Department does not currently have a policy on full face coverings, and declined to comment on how the new legislation, if passed, would affect their protocols. Why the full face masks? The head covering in question, also called a “shiesty,” is popular among fans of rapper Pooh Shiesty, according to online magazine HipHopDX. It’s a garment pulled over the head shielding the entire face except for the eyes. The trend took off in 2020 “on the heels of the pandemic,” said Tio Hardiman, executive director of a national peacemaking organization called Violence Interrupters and an adjunct professor of criminal justice at North Park University.

“People put like a little mask on their face, but next thing you know … it was like a perfect storm for guys that are involved in the criminal element.”

In 2021, Philadelphia Police Department leaders told WHYY News that people wearing face coverings was the “number one obstacle” for homicide investigators trying to identify and arrest suspects.

Councilmember Phillips said the COVID-19 mask mandates normalized being anonymous in public.

“Before the pandemic, no one would have defended wearing ski masks in 90 degree heat,” he said. “There’s simply no reasonable justification for what we’re seeing play out in this city.”

Rates of homicide, gun assault, and vehicle theft rose in major American cities between 2019 and 2022, according to a 2022 report from the Council on Criminal Justice. In Philadelphia, homicides rose during the pandemic but are currently down 18% from this time last year according to the Office of the Controller.

Hardiman called on the state of Illinois to ban ski masks in 2022.

“A lot of politicians nowadays are trying to be politically correct and they don’t want to rock the boat, but it’s time to turn the boat over,” he said. “If you ban the ski masks, a lot of guys would think twice before they go out and commit a brazen crime in front of everybody.”

Not everyone who wears one is about to commit a

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crime, said 18-year-old Andre Riddick. He says for some young people, it's about self-protection. "People gotta wear a mask if they don't wanna get killed, they don't wanna be seen," he said while waiting at the 52nd street SEPTA station.

He doesn't wear a shiesty, but he opposes the new council proposal.

"Sometimes the shiesty make the fit look good," he said. "Everybody got they own little thing with wearing a mask."

Henning, at Georgetown

law, called the bans a "criminalization of normal adolescent fads and trends." "We're not talking about the neck gaiters or the handkerchiefs that the Proud Boys and the Patriot Front wore to obscure their identity," she said. "The police are singling out a particular type of face covering popular among urban teens."

Ski mask bans in other states

Philadelphia's ban is spurring national conversation — law enforcement officials in Washington, D.C. discussed full face coverings as a crime prevention measure following the SEPTA announcement, despite the recent repeal of their original ban.

D.C.'s law was created in 1982 as a response to fully masked residents committing anti-Black and anti-Jewish hate crimes, Henning said. Some states' anti-mask laws date back to the Ku Klux Klan, according to the Southern Poverty Law Center.

"It began to be used as a way to prosecute young, Black kids in Washington, D.C. who were wearing ski masks, and wearing the ski mask in entirely appropriate contexts," said Henning. She successfully defended a teen who was stopped and pinned to the ground during an altercation with D.C. police over wearing a ski mask similar to the balaclava, she said.

"It's disturbing to see other cities begin to think about imposing an anti-mask provision," she said, noting that policymakers should instead focus on services to help young people such as counseling and vocational training.

States with standing mask bans have had to manage those policies alongside public health-related mask mandates. When COVID-19 hit, Virginia lawmakers put a pause on their existing mask ban to avoid confusion. They reinstated the ban in summer 2021, with clear messaging to the public that it does not prohibit people from wearing surgical masks. Earlier this year, New York City Mayor Eric Adams called on store owners to ask shoppers to remove their masks, including their surgical masks, before entering in an effort to prevent robberies. It's a far cry from the era of stores requiring face coverings due

to COVID-19. Adams clarified that shoppers are allowed to put their masks back on once they begin shopping, but some disability rights advocates are already pushing back on behalf of immunocompromised people.

In West Philadelphia, store owners are largely in support of the city ban, said Jabari Jones, executive director of the West Philadelphia Corridor Collaborative. But they're leaving enforcement to the police, he said. He said when someone enters wearing a ski mask, a store owner is on edge.

"It's watching that person, it's being concerned for their safety, for the safety of their customers and their employees," he said. SEPTA announced in late May that it would step up enforcement on transit, but officials did not respond to WHYY News' questions about what that would entail.

On a recent afternoon at the 52nd street station, SEPTA

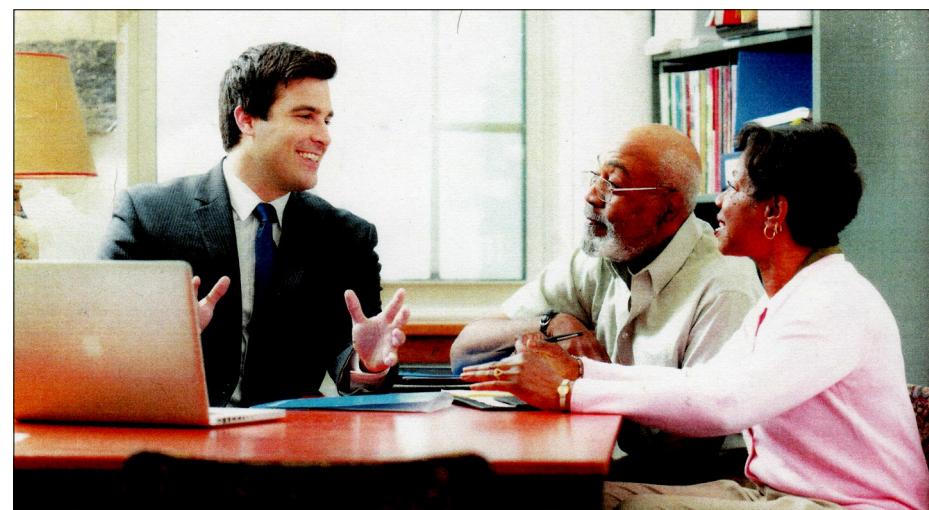
rider Cameron Willis, 22, said he hasn't noticed officers stopping people, but he supports the ban.

"Sometimes I feel like they might be up to something," he said. "What's the point of having them on? There's no point."

City Council's proposed legislation is about full face coverings, not surgical masks. It does not apply to people observing religious holidays, wearing safety equipment as part of their jobs, taking part in theatrical productions, or playing winter sports.

Violators could face a \$250 fine for disobeying the law and a \$2,000 fine for committing a crime while wearing a covering.

Phillips' bill will be presented at a hearing next fall. The SEPTA policy is already in effect.



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|                          | \$29.00 (Slab)   |
| BBQ Beef Ribs            | \$19.25 (1/2 )   |
|                          | \$31.25 (Slab)   |
| BBQ Chicken              | \$9.25 (1/2 )    |
|                          | \$18.50 (Whole)  |
| Jerk Chicken             | \$9.25 (1/2 )    |
|                          | \$18.50 (Whole)  |
| Fried Chicken            | \$9.50 (1/2 )    |
|                          | \$18.50 (Whole)  |
| BBQ, Jerk, or Fried Wing | \$4.65 (3 Wings) |

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|                |         |
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| Pulled Pork-   | \$15.00 |
| BBQ Beef Ribs- | \$18.00 |
| BBQ Chicken-   | \$14.50 |
| w/White Meat   | \$15.50 |

|                                 |         |
|---------------------------------|---------|
| Jerk Chicken-                   | \$14.50 |
| w/White Meat                    | \$15.50 |
| Fried Chicken-                  | \$14.50 |
| w/White Meat                    | \$15.50 |
| Chicken Wings-                  | \$13.25 |
| BBQ Pork Ribs & Chicken-\$22.50 |         |
| w/White Meat                    | \$23.50 |
| BBQ Beef Ribs & Chicken-\$24.50 |         |
| w/White Meat                    | \$25.50 |
| Turkey Wing-                    | \$13.50 |

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|                            |              |
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|                            | \$12.00 (6)  |
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| Swai                       | \$10.25      |
| Fresh Fish Platter-        |              |
| Whiting                    | \$14.75      |
| Catfish                    | \$15.25      |
| Swai                       | \$15.25      |
| Grilled Salmon             | \$17.00      |
| Shrimp Platter-            | \$27.50 (12) |
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|                 |        |
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| Baked Beans-         | \$4.00/8.00   |
| Coleslaw-            | \$4.00/8.00   |
| Mac & Tuna-          | \$4.00/8.00   |
| Seafood Salad-       | \$4.00/8.00   |
| Corn on the Cob-     | \$2.50        |
| French Fries-        | \$2.50        |
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| Corn Muffin- (3 for) | \$2.50        |

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*Prices are subject to change without notice.*

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# PA. GOV. SHAPIRO REOPENS DAMAGED SECTION OF I-95 IN PHILADELPHIA



By Samuel O'Neal,  
PA Capital Star

Gov. Josh Shapiro and Pennsylvania Department of Transportation Secretary Mike Carroll officially reopened six lanes of traffic on Interstate 95 on Friday, just 12 days after the collapse of an overpass on the interstate.

"Over the past 12 days, the eyes of the country have been on Pennsylvania," Shapiro said. "We showed them what our grit and determination can accomplish and we showed them good government in action. This is what we can do when government at all levels come together to get the job done."

The new roadway opened to the public at

noon on Friday.

The temporary fix features three 11-foot lanes in each direction and will be posted at a speed limit of 45 miles per hour. There will be no shoulders on the temporary roadway. PennDOT will continue to lead the construction of a permanent bridge and will keep the public informed as it progresses.

It was originally reported that the project would take up to two months to repair. On June 17, Shapiro announced that I-95 would be opened within two weeks. On Tuesday, Shapiro declared the construction would be completed by the weekend, the second time he announced the overpass would be re-

paired ahead of schedule.

"Let this serve as an example to all that Pennsylvania can do big things," Shapiro said. "When we come together, when we're determined, we can do big things in this city and in this commonwealth and this is proof."

There is still no update on the cost of the fix, but Shapiro said the federal government will provide whatever Pennsylvania needs to repair I-95 and will cover the cost of the project.

On June 17, President Joe Biden visited the construction site and met with local officials and union workers and claimed his administration would "move heaven and

Earth" to reopen I-95 as soon as possible.

"I grew up in Claymont, Delaware, not too far from the damaged stretch of I-95," Biden said in a Friday statement. "I know how important it is to people's quality of life, the local economy and the 150,000 vehicles that travel on it every day. That's why I'm so proud of the hard-working men and women on site who put their heads down, stayed at it, and got I-95 reopened in record time."



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# NEW REPORT FINDS EVIDENCE OF RACIAL DISPARITY IN PHILADELPHIA POLICE STOPS AND SENTENCING



**Tom McDonald, WHYY**

**By Tom McDonald,  
WHYY**

***The DA's report shows Black and brown Philadelphians are much more likely to be stopped by police and charged.***

Black Philadelphians continue to be overrepresented in arrests and criminal charges compared to the broader population. That's one of the key findings in the District Attorney's Racial Injustice Report issued Monday. Despite increased focus on that disparity in recent years, the DA's report finds the gap in treatment for Black resi-

dents has worsened as a result of federal, state, and local laws and policies. To produce the report, the District Attorney's Transparency Analytics Lab "analyzes data and outcomes that are only accessible to criminal legal system partners in order to provide the public with a transparent accounting of how systemic racism and economic inequality continue to present in — and are compounded by — policing, incarceration, and the criminal courts."

The report found that between 2015 and 2022, Black defendants were charged at

a disproportionately higher rate in seven out of the eight most common criminal categories. It also found that Black and Latino residents convicted of aggravated assault or burglary are "more likely to be sentenced to incarceration than white individuals convicted of the same crime." "Black Philadelphians made up just under 40% of the population, but nearly 70% of police stops and more than 60% of arrests," said Wes Weaver of the DA's analytics unit. "Of those who are stopped, people who are Latinx or Black are frisked and searched one-and-a-half times more frequently than people who are white and three times more frequently than those who are Asian American or Pacific Islander."

The disparities continue following the arrests. "Black and Latinx people represent 65% of people sentenced to incarceration. More than 70% of people sentenced to two or more years," Weaver said.

Councilmember Jamie Gauthier is pushing for reparations for Black residents, and said things have still not changed. "Not only did the government never atone for the

original sin of American slavery, but for generations after the Civil War lawmakers enacted and encouraged policies that subjugated Black residents to second-class citizenship," Gauthier said.

Attorney Michael Coard said the DA's report highlights the unequal expectations Philadelphia residents have when interacting with the criminal justice system. "If tomorrow you had to be a defendant in a criminal case and all things are equal. Same job, same education, same neighborhood, same religion, but you had to go to court as a Black defendant or a white defendant. Which one would you choose?" he asked rhetorically.

The DA's office said researchers had some trouble chasing down data because the city didn't record the racial categories in some records and systems between legal offices rarely share data. Weaver said that has been resolved.

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# HOUSE COMMITTEE HEARS TESTIMONY ON CHANGING STATE'S CLOSED PRIMARY: 'WHY CAN'T PENNSYLVANIA?'

By Kim Lyons,  
PA Capital Star

*'Forty-one states have open primaries, from Montana to Texas, to Massachusetts to California,' Gruber said. 'If they can do it, why can't Pennsylvania?'*

A state House committee heard testimony on Thursday from supporters and opponents of legislation that would update Pennsylvania's election code to do away with closed primaries.

It's the latest effort aimed at including independent or unaffiliated voters in a part of Pennsylvania's voting process that presently only allows voters aligned with Democrats or Republicans to determine who appears on November general election ballots.

"Primary elections are viewed by many citizens as indistinguishable from any other election," Rep. Marla Brown, R-Lawrence, the main sponsor of HB 976, told the House State Government Committee's subcommittee on campaign finance and elections.

"In many races and in many communities, the primary election is the only real competitive stage for the electoral calendar," Brown added. "The increase in geographical partisanship and the decline in ticket-splitting have led to reliable partisan outcomes in many general election contests in districts at a local, state and federal level."

Committee member Rep. Tarah Probst, D-Monroe, said she was concerned that bad-faith actors could manipulate elections via "completely" open primaries: "You might have a Democrat or a Republican voting for the opposite party

for the person they basically want to lose," Probst said, adding she was generally supportive of the idea. "I do believe we should have it."

If Pennsylvania were to alter its current closed primary election system, there are a few varieties used by other states it might consider, Ben Williams, a policy specialist with the National Conference of State Legislatures told the committee:

- **Partially-closed primary:** These give discretion to the individual parties and state law about whether or not the parties wish to allow unaffiliated voters to participate in primaries. Nine states use that system, Williams said.
- **Open to unaffiliated voter primary:** Members registered with a particular party or not registered with any party can participate in either party's primary. But the unaffiliated voters have to select a ballot, and there's usually a method to make sure they can't pull ballots from both parties.
- **Partially-open primary:** This allows any voter to vote in any primary, Williams said, but, if a Republican were to vote in a Democratic primary it would be considered a party registration change. An unaffiliated voter's registration would not change regardless of which party they voted for in the primary. Sixteen states use that system.

There are a few other methods, Williams said, but those three plus closed primaries, which Pennsylvania now has, are the most-used kinds of primary elections.

Thad Hall, director of elections for Mercer

County, argued that changing the state's closed primary system would result in causing more problems than it solved. According to Hall, who has a Ph.D. in political science, academic research has shown that moving from a closed primary to an open primary was not likely to result in a large boost in voter turnout.

"This change is also not likely to result in a different type of candidate being nominated," Hall told the committee. "Instead, it's going to create complications for local election offices."

Hall said if unaffiliated registrants can vote in either party's primaries, counties will have to be prepared for every unaffiliated voter registering to vote in one party primary or the other.

"In Mercer County, I would have to order 19,000 additional ballots for every primary election to account for possible turnout by unaffiliated registrants," Hall said. "Adding 19,000 ballots has an array of downstream effects, and it affects my ballot security, my ballot accounting, and my ballot storage."

Hall also said opening primaries to independent voters would make polling places "more chaotic and contentious" because while unaffiliated voters could choose whether to vote Democrat or Republican, party members wouldn't have the option to choose the other party's ballot. He said that could lead to confrontations with election board workers. It could also create issues for mail-in ballots, since voters have to decide in advance which party's ballot they want to receive, Hall noted.

"This is a recipe for confusion and problems," Hall said.

Jeremy Gruber, senior vice president for the nonprofit organization Open Primaries PA disagreed. "There's 1.2 million independents that are shut out of Pennsylvania's primaries. They are the fastest growing group of voters in the state; they're growing at 7% a year while membership in the parties is stagnating," Gruber said.

He argued that the evidence showed that independent voters do vote, and posited that open

primaries *can* have a positive effect on voter turnout and participation. Gruber also said the "strategic voting" concern that Probst raised "doesn't happen to any measurable degree."

*"Forty-one states have open primaries, from Montana to Texas, to Massachusetts to California," Gruber said. "If they can do it, why can't Pennsylvania?"*

Former Pittsburgh Steelers running back Rocky Bleier, a Vietnam War veteran and co-chair of the group Ballot PA Vets, told the committee that veterans choose to register as independents in high numbers.

"I believe it's a travesty that the brave men and women who have sacrificed so much to defend democracy are denied the fundamental right to vote," Bleier said. "We have an opportunity right now, in this moment, to correct this injustice on behalf of Pennsylvania's brave veterans, and the rest of the 1.1 million people who are currently unable to fully participate in that democracy."



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## FIRST PUBLICATION

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10:00 AM EDT  
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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 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 (1<sup>st</sup>) 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 5<sup>th</sup> 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 any and 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 mentioned in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)

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

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

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

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

21. When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for 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](http://www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY, JULY 11, 2023

2307-301

2023 Tulip Street 19125 31st Wd 1,440 Sq. Ft.

## SHERIFF'S SALE

BRT# 311257900 Improvements: Residential Property  
KRISTINA LAPSKER, IN HER CAPACITY AS ADMINISTRATRIX AND OF THE ESTATE OF FRANCIS J. CZYZEWSKI, DECEASED, HEIR OF MARY JO URBANSKI, DECEASED UNKNOWN HERIS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANCIS J. CZYZEWSKI, DECEASED HEIR OF MARY JO URBANSKI, DECEASED C.P. June 2021 No. 1169 \$183,745.54 Brock & Scott, PLLC

2307-302

1003 Surrey Road 19115 63rd Wd 4400 Sq. Ft. BRT# 632101300 Improvements: Residential Property  
STEPHANIE RUBIN SOLELY IN HER CAPACITY AS HEIR OF BARBARA YUDKOVITZ, DECEASED JANICE TUMBLESON SOLELY IN HER CAPACITY AS HEIR OF BARBARA YUDKOVITZ, DECEASED THE UNKNOWN HEIRS OF BARBARA YUDKOVITZ DECEASED C.P. May 2022 No. 285 \$180,010.94 KML Law Group, P.C.

2307-303

148 Wentz Street 19120 61st Wd 2400 Sq. Ft. BRT# 612023600 Improvements: Residential Property  
GIANG THACH NGUYEN, AS ADMINISTRATOR OF THE ESTATE OF KIEN BICH TO, DECEASED C.P. January 2023 No. 2823 \$108,939.76 Haldik, Onorato & Federman, LLP

2307-304

3447 Jasper Street 19134 45th Wd 1,902 Sq. Ft. BRT# 452364500 Improvements: Residential Property  
ISAIAH DIAZ REYNOLDS, KNOWN HEIR OF ANNA DIAZ, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANNA DIAZ, DECEASED C.P. March 2022 No. 2516 \$23,381.94 Manley Deas Kochalski LLC

2307-305

5417 North Front Street 19120 42nd Wd 8967 Sq. Ft. BRT# 421265800 Improvements: Residential Property  
SARY SEANG C.P. December 2019 No. 229 \$156,094.41 KML Law Group, P.C.

2307-306

5605 North 4th Street 19120 61st Wd 2353 Sq. Ft. BRT# 612369500 Improvements: Residential Property  
MICHAEL D. STEVENS C.P. February 2020 No. 1878 \$116,696.91 KML Law Group, P.C.

2307-307

6926 Forrest Avenue 19138 10th Wd 1500SQ FY BRT# 102517200 Improvements: Residential Property  
CYNTHIA A. MAYER C.P. February 2022 No. 291 \$114,667.28 KML Law Group, P.C.

2307-308

703 N 66th Street 19151 34th Wd 1,474 Sq. Ft. BRT# 344355200 Improvements: Residential Property  
PANDORA SCOTT, ROOSEVELT SCOTT C.P. November 2015 No. 4598 \$195,204.95 Brock & Scott, PLLC

2307-309

6526 North 18th Street 19126 17th Wd 1,440 Sq. Ft. BRT# 172284000 Improvements: Residential Property  
MARY SHARPTON C.P. February 2022 No. 560 \$121,192.95 KML Law Group, P.C.

2307-310

6820 N Gratz St 19126 10th Wd 1,608 Sq. Ft. BRT# 101108400 Improvements: Residential Property  
WILLIAM HOLMES C.P. July 2018 No. 841 \$101,979.89 Brock & Scott, PLLC

2307-311

6148 Gillespie Street 19135 55th Wd 1280 Sq. Ft. BRT# 552424600 Improvements: Residential Property  
KAYLA LESSE C.P. February 2015 No. 866 \$121,428.42 KML Law Group, P.C.

2307-312

2538 Cedar Street 19144 31st Wd 898 Sq. Ft.

## SHERIFF'S SALE

BRT# 312036100 Improvements: Residential Property  
FELICIA A JEFFERSON C.P. June 2017 No. 1736 \$117,073.98 Brock & Scott, PLLC

2307-313

1102 Rosalie Street 19149 35th Wd 904 Sq. Ft. BRT# 352032600 Improvements: Residential Property Subject to Mortgage  
NAGENA EDMOND A/K/A NAGENA PIERRE-LOUIS C.P. January 2017 No. 1893 \$42,971.35 Friedman Vartolo LLP

2307-314

4039 North Marshall Street 19140 43rd Wd 1288 Sq. Ft. BRT# 433080200 Improvements: Residential Property  
MAYRA VALENTIN C.P. February 2023 No. 350 \$34,700.91 KML Law Group, P.C.

2307-315

4929 Ella Street 19120 42nd Wd 1200 Sq. Ft. BRT# 421312800 Improvements: Residential Property  
MARY REDDING AKA MARY A REDDING C.P. November 2019 No. 3023 \$84,045.07 KML Law Group, P.C.

2307-316

1545 South 31 Street 19146 36th Wd 896 Sq. Ft. BRT# 364432600 Improvements: Residential Property Subject to Mortgage  
MDG REAL ESTATE LLC, ALYSSA BRIDGES-GREEN C.P. September 2022 No. 1552 \$326,958.76 Friedman Vartolo LLP

2307-317

600 Alma St 19149 53rd Wd 2,223 Sq. Ft. BRT# 531328100 Improvements: Residential Property  
MICHAEL THOMAS C.P. June 2022 No. 2355 \$51,711.61 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2307-318

613 East Horter Place, Aka 613 Horter Place 19119 22nd Wd 5,014 Sq. Ft. BRT# 221185900 Improvements: Residential Property  
CAPITAL ASSET MANAGEMENT GROUP LLC, C.P. January 2023 No. 1646 \$229,921.28 Manley Deas Kochalski LLC

2307-319

4624 Tampa Street 19120 42nd Wd 1342 Sq. Ft. BRT# 421571100 Improvements: Residential Property  
UNKNOWN HEIRS/AND/OR ADMINISTRATORS OF THE ESTATE OF MARGARET BAGGETT, CHRISTINE H. MARTIN, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MARGARET BAGGETT C.P. March 2022 No. 1777 \$18,029.14 Manley Deas Kochalski LLC

2307-320

4601 Greene Street 19144 12th Wd 2,216 Sq. Ft. BRT# 123146200 Improvements: Residential Property Subject to Mortgage  
WEST CAPITAL GROUP LLC, LAWRENCE ANTHONY POWELL C.P. July 2022 No. 1432 \$393,779.43 Friedman Vartolo LLP

2307-321

5417 West Thompson Street 19131 4th Wd 1109 Sq. Ft. BRT# 41219400 Improvements: Residential Property  
ROSEMARY M. POOLE C.P. Feb 2022 No. 271 \$78,433.86 KML Law Group, P.C.

2307-322

7033 Grays Avenue 19142 40th Wd 1620 Sq. Ft. BRT# 406187900 Improvements: Residential Property  
ALONZO D. MARCUS II C.P. March 2022 No. 1073 \$146,518.94 KML Law Group, P.C.

2307-323

261-c Shawmount Avenue 19128 21st Wd 1058 Sq. Ft. BRT# 888210497 Improvements: Residential Property  
MELISSA WHALEN AS ADMINISTRATRIX OF THE ESTATE OF ELIZABETH A. KIRK, DECEASED C.P. March 2022 No. 3181 \$111,484.21 KML Law Group, P.C.

2307-324

301 Friendship Street 19111 35th Wd 2530 Sq. Ft. BRT# 353176000 Improvements: Residential Property  
IVEY L. GALITAN C.P. May 2022 No. 2311 \$193,111.44 KML Law Group, P.C.

2307-325

2238 Sepiva Street 19125 31st Wd 684 Sq. Ft. BRT# 311219600 Improvements: Residential Property  
BARBARA TRUATZ C.P. September 2019 No. 1635 \$193,424.64 KML Law Group, P.C.

2307-326

1221 North 53rd Street 19131 44th Wd 1,155 Sq. Ft. BRT# 442319400 Improvements: Residential Property  
LESTER YOUNG & SHIRLEY YOUNG C.P. October 2016 No. 1422 \$74,506.97 KML Law Group, P.C.

2307-327

2040 Webster Street 19146 30th Wd 952 Sq. Ft. BRT# 301166100 Improvements: Residential Property  
GREGORY TATE C.P. March 2018 No. 3191 \$172,529.18 KML Law Group, P.C.

2307-328

2009 South 65th Street 19142 40th Wd 983 Sq. Ft. BRT# 401205000 Improvements: Residential Property  
JOSEPH KAMARA SOLELY IN HIS CAPACITY AS HEIR OF FRANCIS M. KAMARA, DECEASED C.P. November 2020 No. 2120 \$42,088.82 KML Law Group, P.C.

2307-329

1407 South Taylor Street 19146 36th Wd 770 Sq. Ft. BRT# 364173700 Improvements: Residential Property  
DEMETRI G. BOTSRIS C

**SHERIFF'S SALE**

DONNA SWEENEY C.P. April 2022 No. 31 \$393,812.47 KML Law Group, P.C.

**2307-338**

**5127 Arbor Street** 19120 42nd Wd 1500 Sq. Ft. BRT# 421389000 Improvements: Residential Property

DERRICK GARNER C.P. April 2015 No. 2115 \$70,517.36 Logs Legal Group LLP

**2307-339**

**4564 Tackawanna Street** 19124 23rd Wd 1221 Sq. Ft. BRT# 23237000 Improvements: Residential Property

FRANCES M. BROOKS C.P. July 2017 No. 2583 \$81,183.67 Logs Legal Group LLP

**2307-340**

**1302 South Reese Street** 19147 1st Wd 1142 Sq. Ft. BRT# 11337100 Improvements: Residential Property

LIBERTY FRANCISCO C.P. March 2022 No. 3109 \$197,424.67 Logs Legal Group LLP

**2307-341**

**1038 Winton Street** 19148 39th Wd 658 Sq. Ft. BRT# 394055900 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA NUZZI, DECEASED C.P. July 2022 No. 1407 \$91,838.58 Logs Legal Group LLP

**2307-342**

**3050 North 23rd Street** 19132 11th Wd 910 Sq. Ft. BRT# 111381600 Improvements: Residential Property

ELIJAH McDANIELS, JR AS HEIR TO ELIJAH McDANIELS, JUSTIN SIMMONS AS HEIR TO ELIJAH McDANIELS, DECEASED, PEGGY McDANIELS, AS HEIR TO ELIJAH McDANIELS, DECEASED, SHAWN McDANIELS, AS HEIR TO ELIJAH McDANIELS, DECEASED, THE UNKNOWN HEIRS OF ELIJAH McDANIELS, DECEASED C.P. July 2022 No. 1006 \$33,857.50 Stern & Eisenberg P.C.

**2307-343**

**2016 North Leithgow Street** 19122 18th Wd 1,000 Sq. Ft. BRT# 183337010 Improvements: Residential Property

LOUISIANA HOLDINGS LLC, A LIMITED COMPANY C.P. November 2022 No. 1281 \$163,731.09 Stern & Eisenberg P.C.

**2307-344**

**2427 West Oakdale Street** 19132 28th Wd 850 Sq. Ft. BRT# 281349900 Improvements: Residential Property

IP INVESTMENT 18 LLC, C/O COREY PETTY, SOLE MEMBER C.P. September 2022 No. 346 \$140,208.36 Stern & Eisenberg P.C.

**2307-345**

**7255 North 21st Street** 19138 10th Wd 1,770 Sq. Ft. BRT# 101177600 Improvements: Residential Property

HOSEA MARROW C.P. February 2019 No. 1155 \$87,820.74 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2307-346**

**9330 Academy Rd** 19114 57th Wd 8,460 Sq. Ft. BRT# 572336900 Improvements: Residential Property

ROOSEVELT R. RIMORIN AND SALVATION M. RIMORIN C.P. July 2022 No. 25 \$200,486.32 Stern & Eisenberg P.C.

**2307-347**

**6229 N Howard St** 19120 61st Wd 1,088 Sq. Ft. BRT# 611018500 Improvements: Residential Property

THE UNKNOWN HEIRS OF MARVIN L. BRANTLEY, DECEASED AND LATASHA RUFFEN C.P. February 2023 No. 1461 \$90,564.01 Stern & Eisenberg P.C.

**2307-348**

**523 McKeon Street** 19148 39th Wd 1,056 Sq. Ft. BRT# 392026600 Improvements: Residential Property

PATRICIA WATSON, KNOWN HEIR OF DOROTHY WATSON, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY WATSON, DECEASED C.P. July 2022 No. 2231 \$268,659.26 Logs Legal Group LLP

**2307-349**

**6445 Garman Street** 19142 40th Wd 1120 Sq. Ft. BRT# 406261700 Improvements: Residential Property

DERRICK E. SIMMONS C.P. January 2020 No. 2939 \$125,000.31 Logs Legal Group LLP

**2307-350**

**8029 Lindbergh Boulevard** 19153 40th Wd 1,290 Sq. Ft. BRT# 405844700 Improvements: Residential Property

**SHERIFF'S SALE**

FREDERICK FAIRFAX, JR., ADMINISTRATOR OF THE ESTATE OF FRED LONNIE FAIRFAX, DECEASED C.P. December 2021 No. 1718 \$174,345.97 Logs Legal Group LLP

**2307-351**

**5525 Greenway Avenue** 19143 51st Wd 1050 Sq. Ft. BRT# 514258600 Improvements: Residential Property

UNKNOWN HEIRS OF SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY RYALS HEATH, DECEASED C.P. November 2021 No. 855 \$75,702.15 Logs Legal Group LLP

**2307-352**

**3137 Willits Road** 19114 57th Wd 1486 Sq. Ft. BRT# 572092500 Improvements: Residential Property

MARC A. WAGNER KAREN MCCARTHY C.P. June 2015 No. 4010 \$236,942.45 Logs Legal Group LLP

**2307-353**

**211 West Clapier Street** 19144 13th Wd 1185 Sq. Ft. BRT# 133063400 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA NUZZI, DECEASED C.P. July 2022 No. 1407 \$91,838.58 Logs Legal Group LLP

**2307-354**

**423 Alcott Street** 19120 35th Wd 1840 Sq. Ft. BRT# 352071100 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LYNWOOD L. ROBERTS, DECEASED C.P. November 2021 No. 1332 \$112,071.35 Logs Legal Group LLP

**2307-355**

**4941 Penn Street** 19124 23rd Wd 2,863 Sq. Ft. BRT# 232425300 Improvements: Residential Property

TARA REYES, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF JUAN MORALES, DECEASED UNKNOWN HEIRS, SUCCESSOR, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUAN MOEALES, DECEASED C.P. November 2019 No. 1226 \$59,137.06 Logs Legal Group LLP

**2307-356**

**2922 North 13th Street** 19133 37th Wd 1,548 Sq. Ft. BRT# 372275700 Improvements: Residential Property

KENNETH J. BURGESS A/K/A KENNETH BURGESS C.P. September 2020 No. 5 \$23,055.50 Logs Legal Group LLP

**2307-357**

**8326 Temple Road** 19150 50th Wd 1,643 Sq. Ft. BRT# 501077000 Improvements: Residential Property

JAMES D. STONE C.P. August 2021 No. 263 \$183,076.63 Logs Legal Group LLP

**2307-358**

**6152 Delancey Street** 19143 3rd Wd 960 Sq. Ft. BRT# 32027800 Improvements: Residential Property

ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF WALTER LOWMAN, DECEASED AND ANGEL LOWMAN SOLELY IN THE CAPACITY AS HEIR TO THE ESTATE OF WALTER LOWMAN DECEASED AND FREDDRENA LOWMAN, SOLELY IN THE CAPACITY AS HEIR TO THE ESTATE OF WALTER LOWMAN, DECEASED C.P. December 2022 No. 2345 \$39,632.51 Stern & Eisenberg P.C.

**2307-359**

**11702 Lanett Road** 19154 66th Wd 1,983 Sq. Ft. BRT# 662033800 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. MASCANTONIO, DECEASED NICHOLAS L. MASCANTONIO, KNOWN HEIR OF MICHAEL A. MASCANTONIO, DECEASED THOMAS MASCANTONIO ,

**SHERIFF'S SALE**

KNOWN HEIR OF MICHAEL A. MASCANTONIO, DECEASED C.P. April 2018 No. 1100 \$248,233.59 Logs Legal Group LLP

**2307-361**

**3336 North Kip Street** 19134 7th Wd 862 Sq. Ft. BRT# 73087000 Improvements: Residential Property

JUAN F. VALENTIN C.P. May 2018 No. 1600 \$27,069.36 Stern & Eisenberg P.C.

**2307-362**

**5806 Osage Avenue** 19143 60th Wd 953 Sq. Ft. BRT# 604184300 Improvements: Residential Property

LOLA JAMES, KNOWN HEIR OF JAMES FRANCIS, DECEASED CALVIN FRANCIS, KNOWN HEIR OF JAMES FRANCIS, DECEASED FRANKIE FRANCIS, KNOWN HEIR OF JAMES FRANCIS, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES FRANCIS, DECEASED C.P. April 2022 No. 360 \$41,052.63 Logs Legal Group LLP

**2307-363**

**1039 South 54th Street** 19143 51st Wd 1,238 Sq. Ft. BRT# 511067800 Improvements: Residential Property

MODERN REAL ESTATE, LLC A LIMITED LIABILITY COMPANY C.P. November 2022 No. 1295 \$85,309.15 Stern & Eisenberg P.C.

**2307-364**

**4849 Rodman Street** 19143 46th Wd 953 Sq. Ft. BRT# 32126700 Improvements: Residential Property

THE REAL ESTATE INVESTMENT GROUP LLC, A LIMITED LIABILITY COMPANY C.P. November 2022 No. 1297 \$266,264.58 Stern & Eisenberg P.C.

**2307-365**

**1855 East Tioga Street** 19134 45th Wd 1,200 Sq. Ft. BRT# 452109100 Improvements: Residential Property

JACOB TSIRKIN AND JANET PIVOVAROVA C.P. April 2020 No. 1128 \$49,976.62 Stern & Eisenberg P.C.

**2307-366**

**2308 East Albert Street** 19125 31st Wd 860 Sq. Ft. BRT# 314197500 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL JINKS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GLO

RIA C. JINKS; REGINA D. JONES IN HER CAPACITY AS HEIR OF GLORIA C. JINKS C.P. September 2021 No. 791 \$94,176.94 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2307-367**

**5747 North Beechwood Street** 19138 17th Wd 868 Sq. Ft. BRT# 172495100 Improvements: Residential Property

MARITA V. MARTIN AND ANGELA V. LUNDY C.P. March 2020 No. 330 \$105,511.05 Logs Legal Group LLP

**2307-368**

**3222 Salmon Street** 19134 45th Wd 703.5 Sq. Ft. BRT# 451178100 Improvements: Residential Property

ADAM KUSZ C.P. June 2019 No. 5736 \$139,110.65 Logs Legal Group LLP

**2307-369**

**1145 South 61st Street** 19143 3rd Wd 1,591 Sq. Ft. BRT# 3325100 Improvements: Residential Property

TOMMY T. RAY C.P. April 2022 No. 1890 \$108,312.74 Logs Legal Group LLP

**2307-370**

**2713 Clayton Street** 19152 57th Wd 2,585 Sq. Ft. BRT# 571104500 Improvements: Residential Property

RAYMOND CHARLES URIARTE A/K/A RAYMOND URIARTE LEAH MITSIK C.P. April 2022 No. 350 \$308,660.65 Logs Legal Group LLP

**2307-371**

**5651 Matthews Street** 19138 12th Wd 900 Sq. Ft. BRT# 122295900 Improvements: Residential Property

LINDA M. GALLOWAY A/K/A LINDA M. MASSARA C.P. August 2022 No. 2154 \$54,309.07 Powers Kirn, LLC

**2307-372**

**7929 Buist Avenue** 19153 40th Wd 1,791 Sq. Ft. BRT# 405755915 Improvements: Residential Property

JOYCE S BARBOUR C.P. April 2019 No. 3501 \$105,528.34 Powers Kirn, LLC

**2307-373**

**2340 East Huntingdon Street** 19125 31st Wd 1,008 Sq. Ft. BRT# 314142300 Improvements: Residential Property

JASON VECCHINONE C.P. August 2022 No. 2401 \$224,223.70 Powers Kirn, LLC

**2307-374**

**1256 E Pike St** 19124 33rd Wd 1,305 Sq. Ft. BRT# 332005700 Improvements: Residential Property

ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

**SHERIFF'S SALE**

**2307-374**

**9584 State Road Unit B** 19114 65th Wd 1,056 Sq. Ft. BRT# 888651261 Improvements: Residential Property

| SHERIFF'S SALE  | SHERIFF'S SALE   | SHERIFF'S SALE  | SHERIFF'S SALE  | SHERIFF'S SALE   |
|---|--|---|---|--|
| EILEEN STEIBER A/K/A EILEEN M. STEIBER C.P. June 2022 No. 930 \$34,727.90 Stern & Eisenberg P.C.  | <b>2307-406</b><br><b>6252 North 15th St 19141</b> 17th Wd 1,648 Sq. Ft. BRT# 172069700 Improvements: Residential Property<br>DENIVO PROPERTY INVESTMENTS CORPORATION C.P. November 2022 No. 1842 \$122,393.10 Stern & Eisenberg P.C.                                  | <b>2307-419</b><br><b>3322 Ella Street 19134</b> 7th Wd 840 Sq. Ft. BRT# 73067800 Improvements: Residential Property<br>RAYMOND MCNEIL C.P. October 2019 No. 3425 \$41,810.73 KML Law Group, P.C.   | April 2022 No. 2259 \$190,396.46 Pincus Law Group, PLLC   | CONNIE PINTO C.P. October 2019 No. 835 \$152,318.41 KML Law Group, P.C.  |
| <b>2307-394</b><br><b>4545 Pulaski Ave 19144</b> 13th Wd 2,216 Sq. Ft. BRT# 133108600 Improvements: Commercial Property<br>PROPERTY TWELVE INVESTMENT CORP. A PENNSYLVANIA LIMITED LIABILITY COMPANY C.P. November 2022 No. 2322 \$261,221.68 Stern & Eisenberg P.C.  | <b>2307-407</b><br><b>303 North 54th Street 19139</b> 44th Wd 1,125 Sq. Ft. BRT# 441214300 Improvements: Residential Property<br>THE UNKNOWN HEIRS TO THE ESTATE OF FRANK L. ROBINSON A/K/A FRANK ROBINSON C.P. March 2020 No. 2482 \$52,384.09 Stern & Eisenberg P.C. | <b>2307-420</b><br><b>3753 Avalon Street A/k/a 3755 Avalon Street 19114</b> 66th Wd 9,005 Sq. Ft. BRT# 661089100 Improvements: Residential Property<br>THE UNKNOWN HEIRS OF IRMA BRITTINGHAM, DEASED WILLIAM BRITTINGHAM A/K/A GUY W. BRITTINGHAM INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF IRMA BRITTINGHAM DECEASED C.P. May 2019 No. 9300 \$278,856.61 KML Law Group, P.C. | <b>2307-432</b><br><b>5018 West Stiles Street 19131</b> 44th Wd 1,078 Sq. Ft. BRT# 442098000 Improvements: Residential Property<br>CHARLES A.J. HAPLIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELIZABETH PROCTOR A/K/A ELIZABETH A. PROCTOR, DECEASED C.P. December 2022 No. 2057 \$37,993.63 The Law Office Of Gregory Javardian | <b>2307-443</b><br><b>1422 N Robinson Street 19151</b> 34th Wd 1316 Sq. Ft. BRT# 342282700 Improvements: Residential Property<br>HOLLIS A. TAYLOR C.P. May 2022 No. 1286 \$126,945.47 Hladik Onorato And Federman LLP  |
| <b>2307-395</b><br><b>438 West Somerville Avenue 19120</b> 42nd Wd 1,980 Sq. Ft. BRT# 422276800 Improvements: Residential Property<br>ROBERT LEE JONES C.P. May 2017 No. 3569 \$76,095.82 Stern & Eisenberg P.C.  | <b>2307-397</b><br><b>3221 Stanwood Street 19136</b> 64th Wd 2,797 Sq. Ft. BRT# 642317400 Improvements: Residential Property<br>JOSEPH R. LEE, JR. AND LUCYANNE LEE C.P. September 2020 No. 1236 \$356,952.45 Stern & Eisenberg P.C.                                   | <b>2307-408</b><br><b>2047 Wilder St 19146</b> 36th Wd 1120 Sq. Ft. BRT# 363031300 Improvements: Residential Property<br>INEZ MARY KNOX AND CHARLES GANTT C.P. February 2022 No. 1786 \$86,378.68 Hill Wallack LLP  | <b>2307-421</b><br><b>7164 Georgian Road 19138</b> 10th Wd 1,590 Sq. Ft. BRT# 101133100 Improvements: Residential Property<br>LAURINE SPIVEY C.P. January 2016 No. 1834 \$62,245.37 Parker McCay  | <b>2307-433</b><br><b>1406 North Redfield Street 19151</b> 34th Wd 1,245 Sq. Ft. BRT# 342176400 Improvements: Residential Property Subject to Mortgage<br>DIAN BURKETT-REID C.P. December 2022 No. 1029 \$50,418.92 The Law Office Of Gregory Javardian  |
| <b>2307-398</b><br><b>1992 West Cheltenham Avenue 19138</b> 10th Wd 7,134 Sq. Ft. BRT# 101408000 Improvements: Residential Property<br>TRAVIS SAUNDERS A/K/A TRAVIS D. SAUNDERS AS PERSONAL REPRESENTATIVE OF CYNTHIA L. CULP A/K/A CYNTHIA L. SAUNDERS A/K/A CYNTHIA L. SANDERS THE UNKNOWN HEIRS OF CYNTHIA L. CULP A/K/A CYNTHIA L. SAUNDERS A/K/A CYNTHIA L. SAUNDERS C.P. December 2022 No. 2471 \$102,569.02 Stern & Eisenberg P.C. | <b>2307-409</b><br><b>6500 Hasbrook Avenue 19111</b> 35th Wd 1,847 Sq. Ft. BRT# 353192100 Improvements: Residential Property<br>STEVEN KLEPCZYNSKI C.P. August 2014 No. 834 \$198,137.17 KML Law Group, P.C.   | <b>2307-422</b><br><b>1936 East Tioga Street 19134</b> 45th Wd 1,226 Sq. Ft. BRT# 452102700 Improvements: Residential Property<br>MEGAN WINTERS C.P. September 2022 No. 1758 \$75,675.73 Hladik Onorato And Federman LLP  | <b>2307-435</b><br><b>6030 N. 12th Street 19141</b> 48th Wd 1,638 Sq. Ft. BRT# 493148600 Improvements: Residential Property Subject to Mortgage<br>ANDREW J. GRACE C.P. May 2022 No. 1869 \$144,553.61 Barley Snyder  | <b>2307-445</b><br><b>2959 N 27th Street 19132</b> 38th Wd 1,634 Sq. Ft. BRT# 381206700 Improvements: Residential Property<br>MARY ODOM, HEIR OF CARL J. ODOM, DECEASED, SHANIE SHEED, HEIR OF CARL J. ODOM, DECEASED, CARL ODOM, SR, HEIR OF CARL J. ODOM, DECEASED, AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER CARL J. ODOM, DECEASED C.P. January 2021 No. 1543 \$54,102.05 Weber Gallagher Simpson Stapleton Fries & Newby LLP |
| <b>2307-399</b><br><b>5932 Walnut Street 19139</b> 3rd Wd 2,646 Sq. Ft. BRT# 31066400 Improvements: Commercial Property<br>SS PLATINUM PROPERTIES LLC C.P. August 2022 No. 41 \$159,641.89 Stern & Eisenberg P.C.   | <b>2307-410</b><br><b>2615 South 73rd Street 19153</b> 40th Wd 1,120 Sq. Ft. BRT# 404072100 Improvements: Residential Property<br>EDWIN DENNIS C.P. July 2017 No. 1445 \$71,164.49 KML Law Group, P.C.   | <b>2307-423</b><br><b>2465 North Patton Street 19132</b> 28th Wd 840 Sq. Ft. BRT# 282170800 Improvements: Residential Property<br>SHEILA ROBERTS KIRKLAND A/K/A SHEILA CUNNINGHAM ROBERTS C.P. June 2022 No. 1902 \$16,333.46 Hladik Onorato And Federman LLP   | <b>2307-436</b><br><b>310 Robbins Street 19111</b> 35th Wd 1,504 Sq. Ft. BRT# 353016300 Improvements: Residential Property<br>JAMES WALL CATHERINE FULLER, EXECUTRIX OF THE ESTATE OF AMBROSE WALL, DECEASED C.P. October 2018 No. 974 \$103,975.16 The Law Office Of Gregory Javardian   | <b>2307-446</b><br><b>2904 Devereaux Avenue 19149</b> 62nd Wd 1,898.8 Sq. Ft. BRT# 621227800 Improvements: Residential Property<br>WALTER JAMES FREER LEANN FREER C.P. November 2021 No. 289 \$149,690.05 Pincus Law Group, PLLC   |
| <b>2307-400</b><br><b>4140 Claridge Street 19124</b> 33rd Wd 999 Sq. Ft. BRT# 332341400 Improvements: Residential Property<br>JAMES C. VARGHESE AND MARY JAMES C.P. June 2022 No. 1745 \$118,723.57 Stern & Eisenberg P.C.  | <b>2307-411</b><br><b>1427 W Wyoming Ave 19140</b> 13th Wd 1,356 Sq. Ft. BRT# 132388400 Improvements: Residential Property<br>BEVERLY A. DOWDY C.P. February 2022 No. 1760 \$44,105.67 Hill Wallack LLP  | <b>2307-424</b><br><b>1664 E Walnut Street 19138</b> 10th Wd 1,538 Sq. Ft. BRT# 102154300 Improvements: Residential Property<br>TAMMI WILLIAMS C.P. February 2023 No. 1625 \$62,372.63 Hladik Onorato And Federman LLP  | <b>2307-437</b><br><b>3317 Elliston Circle 19114</b> 66th Wd 2,030 Sq. Ft. BRT# 661159500 Improvements: Residential Property Subject to Mortgage<br>BERNADETTE WILLIAMS KEITH C.P. January 2021 No. 669 \$47,444.00 Leopold & Associates, PLLC  | <b>2307-447</b><br><b>418 N Felton St 19151</b> 34th Wd 1,416 Sq. Ft. BRT# 341259800 Improvements: Residential Property<br>BERNADETTE WILLIAMS KEITH C.P. January 2021 No. 669 \$47,444.00 Leopold & Associates, PLLC  |
| <b>2307-401</b><br><b>250 S 13th Street Apt. 14a 19107</b> 5th Wd 2,424 Sq. Ft. BRT# 888072256 Improvements: Residential Property<br>STEPHEN ALESSI C.P. July 2019 No. 4551 \$871,539.07 Stern & Eisenberg P.C.   | <b>2307-412</b><br><b>5959 Upland Way 19131</b> 52nd Wd 1,320 Sq. Ft. BRT# 522010900 Improvements: Residential Property<br>WANDA HENRY C.P. June 2017 No. 680 \$60,635.11 KML Law Group, P.C.  | <b>2307-425</b><br><b>423 East Mentor Street 19120</b> 42nd Wd 1,125 Sq. Ft. BRT# 421075300 Improvements: Residential Property<br>JOHN KEY C.P. January 2022 No. 1734 \$90,970.63 Manley Deas Kochalski LLC   | <b>2307-438</b><br><b>5713 N 17th St 19141</b> 17th Wd 1,760 Sq. Ft. BRT# 172187200 Improvements: Residential Property<br>DAVID SLAUGHTER C.P. October 2015 No. 200 \$136,024.59 James Smith Dietterick & Connally, LLP   | <b>2307-448</b><br><b>8849 Brocklehurst St. 19152</b> 57th Wd 1107 Sq. Ft. BRT# 571245900 Improvements: Residential Property<br>RONALD McCAFFERTY C.P. May 2021 No. 208 \$56,561.52 Reidenbach & Associates, LLC   |
| <b>2307-402</b><br><b>4102-4104 North 5th Street 19140</b> 43th Wd 1,120 Sq. Ft. BRT# 871568470 Improvements: Residential Property<br>PERSONAL CARE HOME C&C MEDICAL CLINIC, PLLC, A PENNSYLVANIA PROFESSIONAL LIMITED LIABILITY COMPANY C.P. October 2022 No. 117 \$183,584.51 Stern & Eisenberg P.C.  | <b>2307-413</b><br><b>5914 North Warnock Street 19141</b> 49th Wd 2,520 Sq. Ft. BRT# 492220700 Improvements: Residential Property<br>ALPHONSO W. MEARS AKA ALPHONSO MEARS C.P. December 2017 No. 568 \$92,165.17 KML Law Group, P.C.                                   | <b>2307-426</b><br><b>335 East Cliveden Street 19119</b> 22nd Wd 2,699 Sq. Ft. BRT# 221049200 Improvements: Residential Property<br>VANCE WRIGHT, A/K/A VANCE L. WRIGHT C.P. December 2018 No. 79 \$205,287.47 Manley Deas Kochalski LLC  | <b>2307-439</b><br><b>1300 N. Newkirk Street 19121</b> 29th Wd 1,575 Sq. Ft. BRT# 292118200 Improvements: Residential Property<br>KAREN T. ROBINSON C.P. March 2019 No. 74 \$78,722.65 Stern & Eisenberg P.C.   | <b>2307-449</b><br><b>1933 East Huntingdon Street 19125</b> 31st Wd 1,383 Sq. Ft. BRT# 314149710 Improvements: Residential Property<br>DAVID SLAUGHTER C.P. October 2015 No. 200 \$136,024.59 James Smith Dietterick & Connally, LLP   |
| <b>2307-403</b><br><b>20 East Penn Street, Unit 6 19144</b> 12th Wd 618 Sq. Ft. BRT# 888120010 Improvements: Residential Property<br>NICOLE R. STOKES-DUPASS AND TYREICE C. DUPASS C.P. January 2022 No. 931 \$108,718.73 Stern & Eisenberg P.C.  | <b>2307-416</b><br><b>1446 North 60th Street 19151</b> 34th Wd 1,396.5 Sq. Ft. BRT# 342209100 Improvements: Residential Property<br>PATRICIA STANCIL C.P. October 2018 No. 3707 \$78,165.92 KML Law Group, P.C.  | <b>2307-428</b><br><b>3824 Arendell Ave 19114</b> 57th Wd 3,947 Sq. Ft. BRT# 572148000 Improvements: Residential Property<br>EDWARD VINCENT CUDEYRO, TINA NICGORSKI-CUDEYRO C.P. January 2022 No. 2104 \$97,568.45 Hladik Onorato And Federman LLP  | <b>2307-440</b><br><b>2938 Poplar Street 19130</b> 15th Wd 840 Sq. Ft. BRT# 152345500 Improvements: Residential Property<br>KEVEN S. ROSARIO C.P. November 2022 No. 2449 \$251,330.38 KML Law Group, P.C.   | <b>2307-450</b><br><b>1008-20 Spruce Street #1012f 19107</b> 5th Wd 1,148 Sq. Ft. BRT# 888052325 Improvements: Residential Property<br>EDWARD BULAT C.P. April 2022 No. 463 \$19,850.08 Clemons Richter & Reiss, P.C.  |
| <b>2307-404</b><br><b>5316 Ogden Street 19139</b> 44th Wd 700 Sq. Ft. BRT# 442018200 Improvements: Residential Property<br>UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SAMUEL SIMMONS, JR DECEASED C.P. January 2022 No. 314 \$66,279.30 Hill Wallack LLP   | <b>2307-417</b><br><b>6536 N. Bouvier Street 19126</b> 17th Wd 1,246 Sq. Ft. BRT# 172231600 Improvements: Residential Property<br>JOHN C. BURROUGHS A/K/A JOHN BURROUGHS C.P. November 2019 No. 1222 \$117,873.61 Pincus Law Group, PLLC                               | <b>2307-429</b><br><b>7009 Woodbine Ave 19151</b> 34th Wd 12880 Sq. Ft. BRT# 344136700 Improvements: Residential Property<br>LORRAINE ROBINSON C.P. April 2017 No. 590 \$577,235.52 Hladik Onorato And Federman LLP   | <b>2307-441</b><br><b>2629 Cecil B Moore Avenue 19121</b> 32nd Wd 1152 Sq. Ft. BRT# 324050800 Improvements: Residential Property<br>KEVEN S. ROSARIO C.P. November 2022 No. 2449 \$251,330.38 KML Law Group, P.C.   | <b>2307-451</b><br><b>3125 Ruth Street 19134</b> 25th Wd 786 Sq. Ft. BRT# 252555200 Improvements: Residential Property<br>JACOB TSIRKIN AND JANET PIVOVAROVA C.P. March 2021 No. 1576 \$57,836.72 Parker McCay   |
| <b>2307-405</b><br><b>857 N Camac Street 19123</b> 14th Wd 2,093 Sq. Ft. BRT# 141183610 Improvements: Residential Property<br>TERRACINO M. CALDWELL C.P. September 2019 No. 624 \$51,743.83 Stern & Eisenberg P.C.  | <b>2307-418</b><br><b>858 North 21st Street 19130</b> 15th Wd 1,200 Sq. Ft. BRT# 151128900 Improvements: Residential Property<br>MICHAEL A. NEIGHTS C.P. March 2022 No. 1695 \$181,259.72 Romano, Garubo & Argentieri  | <b>2307-431</b><br><b>3014-3016 Tulip Street 19134</b> 25th Wd 2,700 Sq. Ft. BRT# 252370500 Improvements: Residential Property<br>VICTOR MERONYCK AKA VICTORIO MERONYCK MARIE MERONYCK C.P.   | <b>2307-442</b><br><b>436 McClellan Street 19148</b> 1st Wd 1098 Sq. Ft. BRT# 11397700 Improvements: Residential Property   | <b>2307-452B</b><br><b>1743 N Stillman Street 19121</b> 32nd Wd 693.16 Sq. Ft. BRT# 324091200 Improvements: Residential Property<br>TO RISE ABOVE POVERTY LLC C/O HABIBI HILLER C.P. July 2022 No. 1263 \$423,804.08 Stern & Eisenberg P.C.  |

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