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'So many ways hydrogen can go wrong': Hub announcements viewed with caution



By Robert Zullo
Pennsylvania Capital Star

The announcement that seven projects had been selected to receive \$7 billion in seed money to kick-start the production of clean hydrogen across the country was billed by President Joe Biden's administration as a major step toward slashing carbon emissions, creating thousands of domestic jobs and positioning the U.S. as a clean energy leader.

"I'm here to announce one of the largest advanced manufacturing investments in the history of this nation," Biden said during an appearance in Philadelphia. "Seven billion dollars in federal investments that's going to attract \$40 billion in private investments in clean hydrogen."

However, there's also criticism over a lack of transparency by the Department of Energy around the application and selection process and those who are dubious about the ways some of the newly minted "hydrogen hubs" intend to produce the gas, which the administration called "crucial to achieving President Biden's goal of American industry powered by American clean energy."

Hydrogen, which releases no carbon emissions when burned, is seen broadly as a key part of cutting emissions from hard-to-decarbonize sectors of the economy, such as steelmaking and cement manufacturing, aviation, shipping and other areas. There's more

controversy around uses like blending it with natural gas to burn in power plants or for heating. How climate-friendly hydrogen is depends on how it's produced. Currently most hydrogen in the U.S. is produced using natural gas, so-called "gray" hydrogen. "Green" hydrogen is produced by an electrolysis process with clean energy. "Blue" hydrogen is fossil-fuel derived but coupled with carbon capture, in which CO₂ is filtered out of emissions and stored. Four of the projects (the Appalachian, Gulf Coast, Heartland and Midwest hydrogen hubs) that the DOE announced as winners will use fossil fuels to produce hydrogen. (In the bipartisan infrastructure law, Congress required that at least one hub "demonstrate the production of clean hydrogen from fossil fuels.")

"There are so many ways hydrogen can go wrong. ... We're really concerned with the number of projects that rely in part or in whole on fossil fuel-based hydrogen production," said Julie McNamara, a deputy policy director at Union of Concerned Scientists' climate and energy program. "For hydrogen to be a clean energy solution, it has to be cleanly produced and it has to be strategically used." In some scenarios, environmental groups worry the hydrogen could actually increase U.S. greenhouse gas emissions.

A report last month by the Institute for Energy Eco-

nomics and Financial Analysis, an Ohio nonprofit, found that the U.S. government "significantly understates the likely impact of producing hydrogen from fossil fuels on global warming." The assumption that 1% of the methane being used to produce hydrogen will be emitted into the atmosphere is "far less than recent peer-reviewed scientific analyses have found and that has been identified by airplane and satellite emission surveys," the report says. It also notes that using fossil fuels to make hydrogen cleanly depends on the "overly optimistic and unproven assumption that hydrogen production projects will be able to capture almost all of the carbon dioxide they create." In short, said David Schlissel, one of the report's authors, blue hydrogen is not a great idea when you consider emissions from the entire process, from producing natural gas to shipping and storing the hydrogen and the unknowns of trying to use carbon capture and storage at scale.

"We fear, and it's based on our analysis, that the money the government is going to spend on blue hydrogen production is going to result in the continued emission of greenhouse gases for decades," he said. "We worry about the waste of money. But we really worry about the waste of time and giving fossil fuel companies the opportunity to build infrastructure that depends on their continued operation. That's the real concern, to keep the world addicted to fossil fuels."

That's the concern with all of this hydrogen hype." Schlissel and other critics also questioned the lack of details released by the Department of Energy about the projects, noting that much of the application materials have been treated as trade secrets by the states

and the DOE. It's unclear how the DOE scored the projects for funding, he added.

"How much hydrogen is going to be produced? What are going to be the CO₂ emissions? How much CO₂ is going to be captured? Then, where is it going to be used?" he said. "DOE and the applicants have taken the position that everything is confidential." The department's press office did not respond Friday to a list of questions, including one about how projects were evaluated.

"We would encourage the DOE to be as transparent as they possibly can, especially for the communities where they'll be proposed," said Patrick Drupp, director of climate policy for the Sierra Club, one of the nation's largest environmental groups.

'This is not trivial' Perhaps even more important than the hub applications that were selected, Drupp and McNamara say, are the debates ongoing at the Internal Revenue Service around the final rules for the hydrogen tax production credit created by the 2022 Inflation Reduction Act.

"While these hubs are large and there is a significant amount of money on the table, the hydrogen production tax credit could potentially dwarf that amount of money," McNamara said. "That makes it all the more critical that how the administration determines what is truly clean energy is rigorously done."

The final shape of those rules, which are linked to the intensity of greenhouse gas emissions of the hydrogen source, could be the difference between a boon and a boondoggle on the scale of the biofuels industry, a pair of climate economists

wrote in a recent Washington Post op-ed.

"Using fossil-generated electricity or siphoning off renewables subsequently back-filled by fossil power to operate electrolyzers — which would occur under loose guidance — generates at least twice the carbon emissions that status-quo gas-derived hydrogen emits," a coalition of environmental groups, developers and other organizations wrote to the Treasury Department in February. "Weak guidance could therefore force Treasury to spend more than \$100 billion dollars in subsidies for hydrogen projects that result in increased net emissions, in direct conflict with statutory requirements and tarnishing the reputation of the nascent 'clean' hydrogen industry."

Groups like the Natural Resources Defense Council and the Rocky Mountain Institute say the final rules should incorporate a "three pillars" approach. The first is "additionality," meaning a new hydrogen electrolyzer that is connected to the electric grid is responsible for ensuring the added electric demand they are creating is being met by new low-carbon generation. The second is "time-matching," requiring electrolyzers' electric consumption to match its hydrogen production. The third pillar, deliverability, would require hydrogen producers to get clean electricity from within their region. McNamara said the guidance is expected to be finished by the end of the year. "This is not trivial," she said. "Hydrogen can be a valuable tool for the clear energy transition but it is not a given ... and getting it wrong comes with enormous consequences for climate and public health."

Republicans push for border funding to be wrapped into Israel, Ukraine aid package

By Jacob Fischler and
Ashley Murray
Pennsylvania Capital Star

WASHINGTON — U.S. Senate leaders called Tuesday for a bipartisan aid package for Israel's counteroffensive against Hamas that also includes assistance for Ukraine and Taiwan, with possible border funding sought by Republicans, as President Joe Biden prepared to leave Tuesday evening for a trip to Israel. Meanwhile, an explosion killed hundreds Tuesday at al-Ahli Arab Hospital, also known as Baptist Hospital, in Gaza City, according to Palestinian officials who blamed the blast on Israeli forces.

Israel denied responsibility, saying enemy rockets "passed through the vicinity

of the hospital when it was hit," the office of Israel's Prime Minister Benjamin Netanyahu posted on X. In Washington, the Biden administration is preparing a supplemental budget request, which senators expect to see by the end of the week, Senate Majority Leader Chuck Schumer told reporters Tuesday. The package will include funding for Israel to address military, intelligence and humanitarian needs as the U.S. ally retaliates against Hamas for the militant group's attack on Oct. 7, Schumer, a New York Democrat, said.

The package will also include aid for Ukraine and Taiwan, Senate Majority Leader Mitch McConnell said.

But the Kentucky Republican added Republicans would also seek to add funding for security measures at the U.S.-Mexico border.

"We'd like to get the supplemental package moved as quickly as possible because the needs are great in both Israel and Ukraine," Schumer said. Schumer, who led a bipartisan delegation of senators to Israel over the weekend, said the package would have "the military help Israel needs, the diplomatic and intelligence help Israel needs, as well as humanitarian aid to minimize the loss of innocent human life of Palestinians and of Israelis." Senate Republican Whip John Thune of South Dakota said at a Tuesday press conference the caucus was

"heartbroken and disgusted" by Hamas' surprise attack that killed more than 1,300 Israelis, most of them civilians. Senate Republicans stood "in solidarity with Israel," and supported the country's right to exist and to "defend itself" from the Hamas attack, he said. But Republicans also sought additional funding for border security, criticizing Biden for not prioritizing the issue.

"The administration will send up a supplemental that deals with Israel, Ukraine, Taiwan," McConnell said. "And Republicans are going to want something serious about the border. And so we'll take a look at the package when they send it up, make suggestions to improve it if that's needed, but clearly the world has

changed dramatically in the last 10 days."

Biden heads to region
Biden was scheduled to depart Tuesday evening for Israel.

Biden will "talk about how important it is for the United States and other partners to stand up for Israel and allow them to continue to defend themselves against Hamas terrorists," White House Security Council spokesman John Kirby said in a video on X. "The United States support will stay strong and steady," he said.

The president will warn others in the region who may seek to widen or deepen the conflict to stay out, Kirby said.



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U.S. Secretary of Defense Lloyd Austin issued a “prepare to deploy order” to 2,000 Defense Department personnel Monday, Pentagon spokesperson Sabrina Singh said at a press briefing.

“This directive increases DOD’s ability to respond quickly to the evolving security environment in the Middle East,” Singh said. Biden will also work with Israel to secure hostages, including U.S. citizens, being held by Hamas and will speak to the humanitarian situation in Gaza, Kirby said. The administration wants to see food, water and medicine flow into Gaza and that there is safe passage for civilians to get out, he said.

Biden was previously scheduled to meet with Jordanian King Abdullah, Egyptian President Abdel Fattah el-Sisi and Palestinian Authority President Mahmoud Abbas in Amman after departing Israel, but the White House announced late Tuesday that the president will postpone the visit after Abbas announced days of mourning.

“The President sent his deepest condolences for the innocent lives lost in the hospital explosion in Gaza, and wished a speedy recovery to the wounded,” the White House said in a statement. “He looks forward to consulting in person with these leaders soon, and agreed to remain regularly and directly engaged with each of them over the coming days.”

Secretary of State Antony Blinken has been in the region this week negotiating a safe passage for evacuees from Gaza to Egypt via Rafah and allowing humanitarian supplies to enter Gaza by the same crossing. Former Senate Foreign Affairs Chairman Bob Menendez, a New Jersey Democrat, will not participate in a classified briefing on the Israel-Hamas war, Schumer said.

Menendez stepped down from his committee role after he was accused in a federal criminal indictment of being an unregistered agent of the Egyptian government, as well as bribery charges.

Egypt is the only country other than Israel that shares a border with Gaza. Hospital explosion The Pentagon could not confirm who caused the explosion at al-Ahli Arab Hospital or the number of casualties, Singh told reporters. “I’ve seen the reports, I don’t have any more details to provide at this time,” Singh said during a televised press conference. “I don’t know who is responsible. We don’t have all the facts. And I’m sure as we learn more that will inform conversations, but right now I’m not going to go down a hypothetical road of who is responsible for something.” “What I can tell you again is that what the secretary (Austin) has been very clear on is that we expect Israel to uphold the law of war,” Singh said.

Palestinian Authority Prime Minister Mohammed Shtayyeh called the shelling a “massacre” and “horrific crime.”

Netanyahu’s office posted on X: “According to intelligence information, from several sources we have, the Islamic Jihad terrorist or-

ganization is responsible for the failed shooting that hit the hospital.”

The World Health Organization immediately condemned the “apparent attack” on the operational hospital, one of many under an evacuation order from the Israeli military.

“We call for the immediate protection of civilians and healthcare, and for the evacuation orders to be reversed,” WHO chief Tedros Adhanom Ghebreyesus posted on X. The United Nations has expressed concern over Israel cutting supplies to the Gaza Strip.

“Crucial life-saving supplies – including fuel, food and water – must be allowed into Gaza. We need rapid and unimpeded humanitarian access now,” UN Chief António Guterres said in a statement.

Israel has reopened access to water in the southern Gaza, Singh said Tuesday. Israel ordered an evacuation from the north part of the territory, affecting more

than 1 million civilians, last week.

The administration will continue to remind Israel not to target civilians and follow other international laws of war, but would not put conditions on U.S. aid, Singh said.

“We need a confirmed ambassador” The Senate Foreign Relations Committee is scheduled to hold a confirmation hearing Wednesday for Jack Lew to be the U.S. ambassador to Israel. Maryland Democrat Ben Cardin, who chairs that committee, said Tuesday the Senate should confirm Lew promptly. “We need a confirmed ambassador in Israel as soon as possible,” he said. “We’ll work to make sure that’s a reality as soon as possible.” McConnell was noncommittal when asked if Republicans would support Lew, a former Treasury secretary under Democratic President Barack Obama. “We’ll take a look at it,” McConnell said of Lew’s nomination.

Op Ed: Open Primaries let us embrace Democracy

By State Reps. Jared Solomon and Chris Rabb

Over 1.3 million Pennsylvanians are registered as independent voters — in other words, they aren’t affiliated with any political party. Unaffiliated voters are the fastest-growing political party in Pennsylvania. Young voters are the fastest-growing segment of unaffiliated voters. They represent a broad range of ideas and views from across the political spectrum. It is unfortunate that these individuals are left out of our democracy when they are locked out of our state’s primary elections and their voices are silenced.

Pennsylvania currently operates under a closed primary system, meaning that you cannot cast a ballot in a primary election unless you are a registered member of a political party. This archaic way of running elections disenfranchises over 1 million voters in Pennsylvania.

It denies certain voters — who do not subscribe to either major party platform — a say in choosing the candidates who will ultimately represent them. Therefore, there are two classes of voters in Pennsylvania, with unaffiliated voters as second-class citizens — denied equal access to the ballot as

opposed to their Democratic - and Republican-affiliated taxpayers who can exercise their right to vote fully in primary elections.

It amounts to taxation without true representation, and Pennsylvania is missing out on the views and ideas of these potential voters.

The good news is that support is growing for the idea of open primary elections in Pennsylvania. We introduced legislation (H.B. 979) that would allow unaffiliated voters to participate in primary elections.

Prestigious newspaper editorial boards, Pennsylv-

ania’s past five governors and more have voiced their support for open primaries. As representatives of the people of Pennsylvania, we must ensure everyone’s voice is heard.

We hope our colleagues in the General Assembly will realize that bringing more people into the electoral system ensures faith in the democratic process.

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Social Security in 'a full blown crisis,': Advocates and recipients say the program needs help



Sen. Bob Casey held a hearing in Pennsylvania where stakeholders testified about long wait times, confusing applications, daunting paperwork, and exhausted staff that have stretched the crucially important government program to its limits

By Kim Lyons
Pennsylvania Capital Star

At a field hearing of the U.S. Senate Special Committee on Aging this week, employees of the Social Security Administration (SSA) and recipients of Social Security benefits testified about the impact of continued budget cuts at the agency.

Along with low morale and high turnover among overworked staff, recipients regularly endure long wait times — on the phone and in person — for assistance, daunting paperwork, and confusing instructions, all for some of the most vulnerable beneficiaries of the nation's largest social service program.

The hearing, convened by U.S. Sen. Bob Casey (D-Pa.) in his role as chair of the Aging Committee, included testimony from an SSA worker, a policy expert, a community legal services representative, and a mother and daughter from York, for whom Supplemental Security Income (SSI) is a lifeline, but one that requires constant vigilance and perseverance through often-baffling government bureaucracy. Social Security is funded by a ded-

icated payroll tax that workers pay into throughout their working lives. The SSA also administers and oversees the SSI program, which provides monthly payments for low-income people with disabilities and older adults.

"I want to respectfully submit that Social Security is facing a full-blown crisis," Jessica LaPointe, president of Council 220 of the American Federation of Government Employees (AFGE) testified. AFGE represents 42,000 SAA employees. "It's one that is creating great hardship for workers and the millions of recipients that we have taken an oath to serve. This is an untenable situation that has been festering for years."

Long wait times, exhausted workers She said since 2018, the length of time people wait to get a decision on their application for SSI benefits has gone from three months to seven months. The average wait time for a phone call to SSA's 800 number has gone from 20 minutes to 40 minutes. And, the phone system is so antiquated that there's no automated feature to tell a caller how long they'll be waiting, LaPointe said, so a lot of people just give up.

LaPointe also works as a

bilingual claims specialist in SSA's Madison, Wisconsin field office. She noted that in 2011, the very large generation of baby boomers began reaching retirement age at the rate of 10,000 people per day, and will continue at that pace until 2030, putting even greater strain on SSA staff and resources.

But according to the Center on Budget and Policy Priorities, a nonpartisan think tank, Congress reduced SSA's operating budget by 17% between 2010 and 2022, when adjusted for inflation. The House Republican Study Committee, a caucus with more than 100 members, recently proposed raising SSA's qualifying age to 69, meaning people would wait longer to collect full benefits, and pushed the oft-attempted idea of privatizing parts of the SSA to be more efficient.

Legislating change to Social Security one bill at a time "Social Security is strikingly superior to its private sector counterparts," Nancy Altman, president of advocacy organization Social Security Works, testified. "Its one shortcoming is that its benefits are inadequately low." But people like Social

Security, she added, regardless of political party, and attempts by lawmakers to repeal or reduce it are generally unpopular.

Altman said several pieces of legislation Casey has proposed would make significant, much-needed updates to parts of SSA's rules that are outdated or arbitrary. The Surviving Widow(er) Income Fair Treatment, or SWIFT Act, which Casey introduced in September would repeal the rules that prevent widows and widowers from being able to claim full survivor benefits under some arcane circumstances. The Stop the Wait Act would repeal the five-month waiting period that exists before someone can receive Social Security Disability Insurance or SSDI.

And Casey has proposed further expansion to the ABLA Act, of which he was the prime sponsor in 2013, to provide federal matching funds for people who participate in the special savings accounts. Last year, Casey's ABLA Adjustment Act, which lowered the qualifying age for some ABLA account holders, was passed; it takes effect in 2026. All three pieces of legislation were introduced this year, and last year, but none is

close to receiving a floor vote in the Senate.

"But benefits are useless if you can't claim them," Altman added. "Congress should allow the Social Security Administration to spend more of its accumulated surplus to restore the world-class service it once provided, and the American people both deserve and have paid for."

Casey has been chipping away, using legislation, at some of the barriers that keep people from receiving full Social Security benefits, perhaps the best-known of which is the aforementioned ABLE Act. This law allows people with disabilities who are otherwise eligible for SSI benefits to save money in a special tax-free savings accounts, and not have the amount in their ABLA account counted against their qualifying income.

Current SSI rules restrict recipients from having more than \$2,000 a month in income, which is a constant battle, according to Rowena, the mom from York who testified on behalf of her daughter Hannah, who has cognitive and physical disabilities. Hannah holds a job, but not one that provides health insurance, and she



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has to keep her income under \$2,000 for the month, and must regularly report her income to SSA.

“These SSI benefits provide us scaffold, which enables her to sustain employment and move independently,” Rowena, who asked that only her first name be used, said. “If her income drops due to a medical issue — which indeed happened a year ago, when she had COVID and could not return to work for two weeks — the funds she received from SSI were her safety net, and kept her bills paid when she didn’t receive a paycheck.” But even the slightest income fluctuation could disqualify Hannah from receiving benefits, such as receiving a COVID stimulus check. And navigating the SSA website and system is a time-consuming process that doesn’t always produce the needed answers or assistance in a timely way, Rowena added.

The very act of applying for benefits is itself overwhelming for many people, said

Jennifer Burdick, who works with Community Legal Services in Philadelphia, where she serves as a divisional supervising attorney, representing and advocating for clients having issues accessing their SSI benefits. There’s no way to apply online for SSI benefits, so applicants have to get an appointment for an interview, either by calling or visiting an SSA field office. Some may be able to use an online scheduling tool to start that application. “We help advise on filling out all the forms because there are a lot of sheets to fill out. This seems like a really small thing but it’s actually a really, really big barrier,” Burdick said.

If an applicant encounters a question they don’t know the answer to, like the first time they visited their current physician (a real question on one application), it stops them in their tracks, she said. “As somebody who’s been representing people for a long time, I know that they don’t need to answer every question perfectly, it’s OK to write ‘I

don’t know.’ But not everyone would know that.” Casey called that scenario “the worst of all worlds,” if an eligible person doesn’t get the help they need “when you have a program that is so beneficial to people’s lives.” He added that his office fields calls from people dealing with the Social Security application process, and encouraged Pennsylvanians to contact them if they encounter problems.

Republican efforts to privatize Social Security There was a point in the not-too-distant past when Social Security was considered

a political third rail, that is, no politician would dare to touch it, much less threaten to reduce it or otherwise tamper with it. That’s not the case in the current political climate.

“I would attribute it to changes on the other side of the aisle,” Casey told the Capital-Star in an interview after the hearing. “You’ve got a party that’s dominated by the extreme right, and I’m not just talking about since 2016, I’m talking about long before that.” Casey said the shift toward targeting the SSA via budget cuts is part of a larger Republican agenda of privati-

zation that has been building since the early 2000s, when then-President George W. Bush tried (and failed) to privatize Social Security. He said Democrats have been able to stop some of the more draconian cuts proposed for Social Security over the last few years. “But I think what we can’t do on our side is sit around and wait for those horrific moments for people that depend on the federal government,” Casey said. “We’ve got to continue to make the point about what extreme cuts will mean.”


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‘A deep freeze’: Mortgage rates and home prices are sidelining Philly homebuyer

Economists say that’s not likely to change for a few more years.

By Aaron Moselle, WHYY

The hits keep coming for homebuyers in the Philadelphia area.

Affording a typical home is more difficult than it was a year ago, according to a new report from residential real estate brokerage Redfin.

Data from August show residents in the Philadelphia metropolitan area must earn more than \$75,000 a year to afford a median-priced home. That’s a 16% increase compared to the same time last year.

The median sale price for the metro, which covers Philadelphia and Delaware

counties, is \$275,000. Things are worse in the suburbs.

Affording a typical home in the Montgomery County metropolitan area now requires an annual income of \$130,866, according to the report. That’s higher than the nationwide figure, representing a nearly 30% increase year-over-year in the metro, which includes Montgomery, Bucks, and Chester counties. The metro’s median sale price was \$479,900 in August.

The median sale price for a U.S. home was \$420,000 that month, a total not far from the all-time high in mid-2022. Nationwide, researchers found homebuyers must earn a record \$114,627 a year to afford the median-

price home. That’s 15% higher than a year ago, and about \$40,000 more than the typical American household earns.

Daryl Fairweather, chief economist at Redfin, said surging mortgage rates are driving the upward swing. The average rate on the popular 30-year fixed mortgage is now 8% — the highest level since mid-2000. “It’s not so much that mortgage rates are the cause of unaffordability. It’s more that mortgage rates are the most recent reason,” said Fairweather.

An inventory crisis is also sidelining homebuyers. Many homeowners are staying put instead of selling, often because they cannot afford a higher mortgage. For example, a homeowner with a 3% mortgage rate

could see his or her monthly payment more than double if they bought a new house right now.

Home prices remain above average as a result because there is more competition for houses that are on the market, making it even harder for first-time homebuyers to become homeowners.

“People are locked in. And that means there’s no home sales, no transactions, no inventory. The market is kind of in a deep freeze,” said Mark Zandi, chief economist at Moody’s Analytics.

In Philadelphia, home sales were down nearly 20% in September compared to the same time last year, according to Redfin.

“The move-up buyer is not moving up,” said veteran realtor Maria Quattrone, who owns RE/MAX@HOME.

And yet it could be worse. Economists say if mortgage rates drop, more homebuyers would likely enter the market, driving sale prices even higher as a result of increased competition. Regardless, Fairweather said affording a typical home will remain challenging for at least the next few years, in part because not enough homes are being built to meet the demand. “We have a huge hole when it comes to the supply of homes. So it’s going to take more than just one year of building. We need continued years of building,” said Fairweather.

Sheriff's Sale Notices for November 7, 2023

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>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.</p> <p>FIRST PUBLICATION Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, November 7, 2023 at:</p> <p>https://www.bid4assets.com/philadelphia 10:00 AM EST Rochelle Bilal, Sheriff</p> <p>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</p> <p>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").</p> <p>2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.</p> <p>3. All bidders must complete the Bid4Assets online registration process to participate in the auction ("Auction"). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date ("Auction Date") and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.</p> <p>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").</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law,</p>	<p>which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.</p> <p>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.</p> <p>12. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.</p> <p>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.</p> <p>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.</p> <p>15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.</p> <p>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)</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.</p> <p>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.</p> <p>Very truly yours, ROCHELLE BILAL, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p>SHERIFF'S SALE OF TUESDAY, NOVEMBER 7, 2023</p> <p>2311-301 529 E Merson St 19111 63rd WD 1,730 Sq.</p>	<p>R. BRT# 631374900 Improvements: Residential Property CAMILLA G. MURPHY C.P. Jan 2022 No. 00201 \$258,296.06 KML Law Group, P.C.</p> <p>2311-302 6491 W Wodbine Ave 19151 34th WD 25,318 Sq. Ft. BRT# 344136400 Improvements: Residential Property THOMAS C. STAFFORD C.P. Mar 2020 No. 00231 \$954,455.65 KML Law Group, P.C.</p> <p>2311-303 3148 N 6th St 19133 37th WD 1,073 Sq. Ft. BRT# 372010800 Improvements: Residential Property EUGENE ROXBURY AKA EUGENE J. ROXBURY C.P. Jan 2023 No. 00715 \$110,042.95 KML Law Group, P.C.</p> <p>2311-304 2061 S Alden St 19143 40th WD 795 Sq. Ft. BRT# 401016200 Improvements: Residential Property NADIA AMUSA C.P. Dec 2021 No. 0266 \$41,270.49 KML Law Group, P.C.</p> <p>2311-305 2935 N 13th St 19133 37th WD 1,740 Sq. Ft. BRT# 372272700 Improvements: Residential Property GLORIA J. WILLIAMS C.P. Jan 2022 No. 02142 \$109,285.67 KML Law Group, P.C.</p> <p>2311-306 1815 Tolbut St 19152 56th WD 3,450 Sq. Ft. BRT# 562254400 Improvements: Residential Property ELIZABETH OLIVEIRA AND ANTHONY M. SCHULTZE AKA ANTHONY SCHULTEZ C.P. May 2018 No. 02536 \$238,100.90 KML Law Group, P.C.</p> <p>2311-307 3900 Ford Rd Apt #11E 19131 52nd WD 1,577 Sq. Ft. BRT# 888520162 Improvements: Residential Property THE UNKNOWN HEIRS OF ELAINE WALDEN DECEASED AND CELESTE WALDEN KELLEY SOLELY IN HER CAPACITY AS HEIR OF ELAINE WALDEN, DECEASED C.P. Feb 2022 No. 02135 \$312,918.99 KML Law Group, P.C.</p> <p>2311-308 2554 N Bouvier St 19132 16th WD 1,042 Sq. Ft. BRT# 161240400 Improvements: Residential Property JEANETTE FIELDS C.P. Oct 2021 No. 02184 \$32,856.37 KML Law Group, P.C.</p> <p>2311-309 120 W Sharpnack St 19119 22nd WD 1,997 Sq. Ft. BRT# 223037300 Improvements: Residential Property COLIN BOLLERS JOHAN BOLLERS AND SHAMANE J. CAVE AKA SHAMANE CAVE C.P. Aug 2017 No. 02887 \$326,440.72 KML Law Group, P.C.</p> <p>2311-310 1453 N 29th St 19121 29th WD 1,120 Sq. Ft. BRT# 292157500 Improvements: Residential Property CHARLES I. BROWN, JR KNOWN HEIR OF CHARLES I. BROWN DECEASED UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATION CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER CHARLES I. BROWN DECEASED. C.P. Nov 2019 No. 01153 \$151,275.61 Logs Legal Group LLP</p> <p>2311-311 7317 Palmetto St 19111 56th WD 1,500 Sq. Ft. BRT# 561011100 Improvements: Residential Property EDGAR LABOY, JR C.P. Sept 2022 No. 00785 \$238,895.21 Logs Legal Group LLP</p> <p>2311-312 2422 North 26th Street 19132 28th WD 900 Sq. Ft. BRT# 281052900 Improvements: Residential Property MICHAEL NORTON C.P. Jul 2021 No. 01296 \$42,769.75 KML Law Group, P.C.</p> <p>2311-313 2616 Carroll St 19142 40th WD 1,256 Sq. Ft. BRT# 406110700 Improvements: Residential Property MARY COWGILL C.P. Jan 2023 No. 00632 \$56,939.94 KML Law Group, P.C.</p>	<p>2311-314 231 Levick St 19111 35th WD 5,515 Sq. Ft. BRT# 353040600 Improvements: Residential Property THE UNKNOWN HEIRS OF FRANCES RICHARDSON-BEY DECEASED TURHAN RICHARDSON-BEY SOLELY IN HIS CAPACITY AS HEIR OF FRANCES RICHARDSON-BEY, DECEASED C.P. Nov 2022 No. 01225 \$149,057.33 KML Law Group, P.C.</p> <p>2311-315 534 E Walnut Ln 19144 59th WD 1,140 Sq. Ft. BRT# 592067400 Improvements: Residential Property GAIL ROSS AKA GAIL WALKER SOLELY IN HER CAPACITY AS HEIR OF THOMAS, DECEASED THE UNKNOWN HEIRS OF THOMAS WALKER DECEASED SHEERIE WALKER-SIMMONS SOLELY IN HER CAPACITY AS HEIR OF THOMAS WALKER, DECEASED C.P. Sept 2021 No. 02205 \$100,090.67 KML Law Group, P.C.</p> <p>2311-316 5418 Bingham St FKA 5718 Bingham St 19120 35th WD 3,058 Sq. Ft. BRT# 351321400 Improvements: Residential Property NABEEL DIN SOLELY IN HIS/HER CAPACITY AS HEIR OF MARTHA DIN, DECEASED SHABEEL DIN SOLELY IN HIS/HER CAPACITY AS HEIR OF MARTHA DIN, DECEASED SHAROON DIN SOLELY IN HIS/HER CAPACITY AS HEIR OF MARTHA DIN, DECEASED SHEREZ DIN SOLELY IN HIS/HER CAPACITY AS HEIR OF MARTHA DIN, DECEASED THE UNKNOWN HEIRS OF MARTHA DIN DECEASED C.P. Nov 2021 No. 00239 \$86,066.58 KML Law Group, P.C.</p> <p>2311-317 3094 Janney St 19134 25th WD 658 Sq. Ft. BRT# 252416100 Improvements: Residential Property FAMILY HOUSING, LLC AND TAWAN DAVIS, GUARANTOR C.P. Nov 2021 No. 02041 \$112,436.89 KML Law Group, P.C.</p> <p>2311-318 9976 Sandy Rd 19115 58th WD 4,368 Sq. Ft. BRT# 581395200 Improvements: Residential Property ANGELINA E. BEDNARZ C.P. Jun 2022 No. 01280 \$190,569.53 KML Law Group, P.C.</p> <p>2311-319 828 S 49th St 19143 51st WD 2,500 Sq. Ft. BRT# 511002300 Improvements: Residential Property M&P HOLDINGS GROUP LLC AND WARREN PRESCOTT JR., GUARANTOR C.P. May 2023 No. 02163 \$530,124.83 KML Law Group, P.C.</p> <p>2311-320 9164 Old Newtown Rd 19115 56th WD 5,580 Sq. Ft. BRT# 562441820 Improvements: Residential Property BARRY ESTERMAN AND JACQUELINE MILLER C.P. Aug 2014 No. 01177 \$487,615.47 KML Law Group, P.C.</p> <p>2311-321 3605 Essex Ln 19114 66th WD 1,939.36 Sq. Ft. BRT# 661276900 Improvements: Residential Property CHARLES BOOZ C.P. May 2022 No. 01667 \$81,216.18 KML Law Group, P.C.</p> <p>2311-322 7321 Sherwood Road 19151 34th WD 2,199 Sq. Ft. BRT# 344173400 Improvements: Residential Property IAN A. BARRETT AS ADMINISTRATOR OF THE ESTATE OF DAWN A. SMITH A/K/A DAWN SMITH, DECEASED C.P. Apr 2022 No. 02533 \$108,795.16 KML Law Group, P.C.</p> <p>2311-323 3632 Canby Dr 19154 66th WD 1,702.4 Sq. Ft. BRT# 663387400 Improvements: Residential Property JUDITH BRENNAN SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. MCBRIDE, DECEASED THE UNKNOWN HEIRS OF JUDITH A. MCBRIDE DECEASED DAWN MACMURRY SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. MCBRIDE, DECEASED C.P. May 2021 No. 00357 \$212,419.13 KML Law Group, P.C.</p>	<p>2311-324 6212 Callowhill St 19151 34th WD 1,376.18 Sq. Ft. BRT# 341046600 Improvements: Residential Property JONEEN M. WALKER AKA JONEEN WALKER, AND DAVID H WEBB C.P. Apr 2023 No. 00759 \$133,430.38 KML Law Group, P.C.</p> <p>2311-325 7524 Henry Ave 19128 21st WD 6,960 Sq. Ft. BRT# 214245400 Improvements: Residential Property LUIS F. GUTIERREZ SOLELY IN HIS CAPACITY AS THE HEIR OF MOLLIE J. GUTIERREZ DECEASED AND UNKOWN HEIRS OF MOLLIE J. GUTIERREZ DECEASED C.P. Apr 2022 No. 00107 \$272,401.87 KML Law Group, P.C.</p> <p>2311-326 201 N 8th St Unit 304 19106 5th WD 924 Sq. Ft. BRT# 888036920 Improvements: Residential Property SEAN QUINN C.P. Jan 2023 No. 00216 \$214,788.01 KML Law Group, P.C.</p> <p>2311-327 226 East Colmy Street AKA 226 Comly Street 19120 35th WD 1,468 Sq. Ft. BRT# 352138100 Improvements: Residential Property NOEMI ROMAN C.P. May 2018 No. 01411 \$119,319.07 KML Law Group, P.C.</p> <p>2311-328 1740 Johnston St 19145 26th WD 833 Sq. Ft. BRT# 262305500 Improvements: Residential Property Subject to Mortgage ANTHONY GIORDANO III NICOLE K GIORDANO C.P. Aug 2022 No. 02612 \$298,320.69 Brock & Scott PLLC</p> <p>2311-329 6453 N 17th St 19126 50th WD 1,360 Sq. Ft. BRT# 172198700 Improvements: Residential Property ANDREA BOOZER AND SHAWN SLOAN C.P. Nov 2018 No. 02904 \$134,356.96 KML Law Group, P.C.</p> <p>2311-330 2410 W Oakdale St 19132 28th WD 776.6 Sq. Ft. BRT# 281336601 Improvements: Residential Property AMANDA M. JOHNSON C.P. Oct 2019 No. 01109 \$66,218.48 KML Law Group, P.C.</p> <p>2311-331 2328 Mountain St 19145 36th WD 667 Sq. Ft. BRT# 364079800 Improvements: Residential Property HELEN T. PARHAM A/K/A HELEN PARHAM C.P. Aug 2022 No. 00245 \$3,424.21 Brock & Scott PLLC</p> <p>2311-332 5230 N 15th St 19141 17th WD 1,500 Sq. Ft. BRT# 172061200 Improvements: Residential Property JOHN B. WHITEHEAD, SOLELY IN HIS CAPACITY AS HEIR OF SALLY FOUNTAIN, A/K/A SALLY FOUNTAIN WHITEHEAD, DECEASED UNKNOWN HEIRS, SUCCESSORS AND/OR ASSIGNS OF SALLY FOUNTAIN, A/K/A SALLY FOUNTAIN WHITEHEAD, DECEASED C.P. Jun 2018 No. 03629 \$69,787.03 Pressman & Doyle, LLC</p> <p>2311-333 849 E Chelten Ave 19138 59th WD 3,832 Sq. Ft. BRT# 591012000 Improvements: Residential Property SKYE PROPERTY GROUP LLC & SUNSARAE GARDNER C.P. May 2023 No. 00519 \$739,825.00 Law Offices Of Michael Kuldiner, P.C.</p> <p>2311-334 5237 Walton Avenue 19143 46th WD 1,609.65 Sq. Ft. BRT# 462071500 Improvements: Residential Property ANITA SINGLETON AND SHAMIRAH SINGLETON C.P. Dec 2014 No. 01373 \$107,010.53 KML Law Group, P.C.</p> <p>2311-335 2733 Titan Street 19146 36th WD 880 Sq. Ft. BRT# 362066900 Improvements: Residential Property UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATION CLAIMING RIGHT TITLE OR</p>

SHERIFF'S SALE

INTEREST FROM OR UNDER ISLEY M SHARP DECEASED C.P. Dec 2019 No. 02448 \$87,266.67 Albertelli Law

2311-336

1026 Olney Ave 19141 49th WD 1,274 Sq. Ft. BRT# 492064800 Improvements: Residential Property

YANETTA BENNETT KNOWN HEIR AND EXECUTRIX TO THE ESTATE OF TYRONE ANDERSON A/K/A TYRONE P. ANDERSON, DECEASED JANETTE BENNETT KNOWN HEIR OF TYRONE ANDERSON A/K/A P. ANDERSON DECEASED C.P. Mar 2019 No. 00362 \$34,489.28 Albertelli Law

2311-337

938 Marcella St 19124 35th WD 1078 Sq. Ft. BRT# 351124200 Improvements: Residential Property

KEITH D WILLSE A/K/A KEITH WILLSE C.P. Dec 2019 No. 04501 \$67,796.34 Albertelli Law

2311-338

326 E Tulpehocken St 19144 59th WD 3025 Sq. Ft. BRT# 592106500 Improvements: Residential Property

ERIC BILLOPS AS BELIEVED HEIR AND OR ADMINISTRATOR TO THE ESTATE OF CLARICE BILLOPS UNKNOWN HEIRS AND OR ADMINISTRATORS TO THE ESTATE OF CLARICE BILLOPS C.P. Mar 2022 No. 01285 \$63,087.54 Manley Deas Kochalski LLC

2311-339

1976 W Spencer Ave 19141 17th WD 1,320 Sq. Ft. BRT# 171254900 Improvements: Residential Property

DONNA MARIA TYSON SOLELY IN HER CAPACITY AS AN HEIR TO THE ESTATE OF RUBY L TYSON AKA RUBY LEE TYSON, ALL UNKNOWN HEIRS OF RUBY L, TYSON AKA RUBY LEE TYSON C.P. Dec 2017 No. 02326 \$58,436.18 Manley Deas Kochalski LLC

2311-340

1132 Englewood St 19111 53rd WD 2,745 Sq. Ft. BRT# 532349100 Improvements: Residential Property

HANNIBAL L.A COLLICK AS BELIEVED HEIR AND OR ADMINISTRATOR TO THE ESTATE OF CARL R. HUBBARD UKOWN HEIRS AND OR ADMINISTRATORS TO THE ESTATE OF CARL R HUBBARD C.P. Jan 2023 No. 01805 \$280,145.32 Manley Deas Kochalski LLC

2311-341

1724 W Erie Ave 19140 13th WD 2,033 Sq. Ft. BRT# 131045800 Improvements: Residential Property

HAMMER INVESTMENT PROPERTIES LLC C.P. Apr 2023 No. 01202 \$89,129.83 Manley Deas Kochalski LLC

2311-342

5516 Whitby Avenue 19143 51st WD 1,304 Sq. Ft. BRT# 513157900 Improvements: Residential Property

KIZZY BROWN AS BELIEVED HEIR AND OR ADMINISTRATOR TO THE ESTATE OF DONNA A. WRIGHT AKA DONNA WRIGHT UKOWN HEIRS AND OR ADMINISTRATORS TO THE ESTATE OF DONNA A WRIGHT, AKA DONNA WRIGHT C.P. Feb 2023 No. 01454 \$50,459.79 Manley Deas Kochalski LLC

2311-343

5740 Spruce St 19139 60th WD 1,256 Sq. Ft. BRT# 604075800 Improvements: Residential Property

Subject to Mortgage UNKNOWN HEIRS AND OR ADMINISTRATORS OF THE ESTATE OF GENEVA D GIBSON C.P. May 2019 No. 09411 \$55,079.24 Manley Deas Kochalski LLC

2311-344

2487 77th Ave 19150 50th WD 1,909 Sq. Ft. BRT# 501431500 Improvements: Residential Property

JOY D. MOORE AND NATHAN J. SMITH C.P. Sept 2019 No. 01638 \$162,785.10 KML Law Group, P.C.

2311-345

1317 Carey St A/K/A 1317 East Caret St 19124 33rd WD 1,050 Sq. Ft. BRT# 331246400 Improvements: Residential Property

TIFFANY J. COLLINS C.P. Feb 2019 No. 02733 \$54,947.40 Logs Legal Group LLP

2311-346

3706 Vader Rd A/K/A 3706 Vader Dr 19154 66th WD 1,800 Sq. Ft. BRT# 663424200 Improvements: Residential Property

CAROLE JANE TYRE AKA CAROL JANE C.P. May 2018 No. 02724 \$68,301.00 KML Law Group, P.C.

2311-347

3850 N Reese St 19140 43rd WD 1,350 Sq. Ft. BRT# 432245200 Improvements: Residential Property

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LEON HENRY C.P. Jan 2022 No. 00511 \$51,575.25 McCabe, Weisberg & Conway, LLC

2311-348

7416 Montour St 19111 56th WD 1200 Sq. Ft. BRT# 561054400 Improvements: Residential Property

JONATAN ZAVALA ZABALA PABLO AVILES AND ZAIDA ZAVALA ZABALA C.P. Jan 2022 No. 01979 \$292,719.48 McCabe, Weisberg & Conway, LLC

2311-349

6655 Edmund St 19135 41st WD 1,225 Sq. Ft. BRT# 411416300 Improvements: Residential Property

ERIC R. JACKSON, JR. C.P. Jan 2023 No. 02972 \$162,916.92 Hill Wallack LLP

2311-350

627 E Mount Airy Ave 19119 9th WD 4,676 Sq. Ft. BRT# 91007000 Improvements: Residential Property

DEON E. ANSON A/K/A DEON ANSON C.P. Oct 2022 No. 01945 \$290,733.79 Stern & Eisenberg P.C.

2311-351

1103 Foulkrod Street 19124 23rd WD 1,904 Sq. Ft. BRT# 234099100 Improvements: Residential Property

SHAWN LAMAR HAMILTON C.P. Feb 2023 No. 01926 \$137,896.89 Logs Legal Group LLP

2311-352

2634 S Daggett St 19142 40th WD 1,240 Sq. Ft. BRT# 406011000 Improvements: Residential Property

TROY THOMPSON AND GARIBALDI PROPERTY MANAGEMENT C.P. Jan 2015 No. 03659 \$67,335.76 KML Law Group, P.C.

2311-353

12519 Medford Road 19154 66th WD 1,360 Sq. Ft. BRT# 663256900 Improvements: Residential Property

PAUL A. HINCKLEY, III TIFFANY PLUNKETT C.P. Jan 2023 No. 01037 \$212,215.64 Logs Legal Group LLP

2311-354

122 Ripka St 19127 21st WD 1,891 Sq. Ft. BRT# 211414200 Improvements: Residential Property

Subject to Mortgage UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER ROBERT W. ROYDS, DECEASED C.P. Feb 2023 No. 01604 \$57,486.11 Klehr Harrison Harvey Branzburg LLP

2311-355

1505 Green St 19130 EIGHth WD 3,636 Sq. Ft. BRT# 881800000 Improvements: Residential Property

JODIE L GRECO C.P. Jan 2020 No. 01640 \$617,750.00 Salaman Law

2311-356

2446 S Woodstock St 19145 26th WD 1,036 Sq. Ft. BRT# 262177800 Improvements: Residential Property

MICHELE MAGAZZU, EXECUTRIX OF THE ESTATE DIANA VONA-RUDOLPH, DECEASED C.P. Oct 2021 No. 01887 \$294,251.16 Logs Legal Group LLP

2311-357

5739 N Lambert St 19138 8th WD 1,000 Sq. Ft. BRT# 172413300 Improvements: Residential Property

WAYNE WILSON, IN HIS CAPACITY AS HEIR OF RUBY LEE WILSON A/K/A RUBY WILSON, DWAYNE WILSON IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF RUBY LEE WILSON A/K/A RUBY WILSON, UKOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUBY LEE WILSON A/K/A RUBY WILSON C.P. Jan 2022 No. 00437 \$89,096.15 Robertson, Anschutz, Schneid, Crane & Partners PLLC

2311-358

11900 Farwell Rd 19154 66th WD 4,385 Sq. Ft. BRT# 662165000 Improvements: Residential Property

CAROL SNYDER C.P. Jun 2022 No. 00819 \$235,612.57 Stern & Eisenberg P.C.

2311-359

5946 Bennington St 19120 35th WD 1,178 Sq. Ft. BRT# 352328600 Improvements: Residential Property

GUY T. ALPHONSE A/K/A GUY ALPHONSE AND VIOLENE ALPHONSE C.P. Aug 2022 No. 02173 \$98,351.67 Stern & Eisenberg P.C.

2311-360

1317 N 61st St 19151 34th WD 1,155 Sq. Ft. BRT# 342239800 Improvements: Residential Property

ARTHUR QUINN, JR. A/K/A ARTHUR

SHERIFF'S SALE

QUINN C.P. Jan 2019 No. 00570 \$72,383.90 Stern & Eisenberg P.C.

2311-361

4123 Howell St 19135 62nd WD 1,429 Sq. Ft. BRT# 622177500 Improvements: Residential Property

BERNARD TAORMINA C.P. Nov 2022 No. 02173 \$52,664.40 Stern & Eisenberg P.C.

2311-362

719 South Cecil St 19143 46th WD 960 Sq. Ft. BRT# 463267400 Improvements: Residential Property

LUTHER JAMES MCNEAL C.P. Nov 2022 No. 00422 \$110,981.83 Stern & Eisenberg P.C.

2311-363

223 Tree St 19148 39th WD 672 Sq. Ft. BRT# 391083900 Improvements: Residential Property

STEVEN BEGLEY, IN HIS CAPACITY AS HEIR OF EILEEN BEGLEY A/K/A EILEEN J. BEGLEY DECEASED AND UKOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST OF UNDER EILEEN BEGLEY A/K/A EILEEN J BEGLEY DECEASED C.P. Dec 2019 No. 00498 \$46,336.21 Stern & Eisenberg P.C.

2311-364

6005 Horrocks St 19149 62nd WD 1,224 Sq. Ft. BRT# 621356200 Improvements: Residential Property

ALICE E. FALCUCCI A/K/A ALICE FALCUCCI C.P. Sept 2022 No. 01626 \$128,340.50 Stern & Eisenberg P.C.

2311-365

3027 C St 19134 7th WD 728 Sq. Ft. BRT# 71447000 Improvements: Residential Property

JULIO HERNANDEZ C.P. Dec 2022 No. 00855 \$108,518.55 Stern & Eisenberg P.C.

2311-366

1120 Faunce St 19111 56th WD 2,508 Sq. Ft. BRT# 561382400 Improvements: Residential Property

CAROLYN MYERS A/K/A CAROLYN J. MULLER C.P. Jun 2018 No. 02570 \$218,125.83 Stern & Eisenberg P.C.

2311-367

3415 N Phillip St 19140 19th WD 658 Sq. Ft. BRT# 193021600 Improvements: Residential Property

DANIEL BENYAMINOV AND GAVRIEL WALLACH AND SHLOMO BENYAMINOV C.P. Dec 2020 No. 00404 \$65,429.09 Stern & Eisenberg P.C.

2311-368

915 1/2 Anchor Street 19124 35th WD 938 Sq. Ft. BRT# 351285100 Improvements: Residential Property

LYNN L MILLER C.P. Apr 2022 No. 00018 \$81,374.67 Powers Kim, LLC

2311-369

11715 West Centennial Square A/K/A 11715 Centennial Square West A/K/A 11715 Centennial Square 19116 58th WD 1,914 Sq. Ft. BRT# 582539859 Improvements: Residential Property

THOMAS T. MCHALE, IV A/K/A THOMAS P. MCHALE IV A/K/A THOMAS MCHALE, IV C.P. Jul 2022 No. 01763 \$213,783.92 Powers Kirrn, LLC

2311-370

200-10 Lombard St #1 19147 5th WD 1,574 Sq. Ft. BRT# 888050152 Improvements: Residential Property

STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P. AND STOBBA ASSOCIATES, L.P. C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-371

200-10 Lombard St #6 19147 5th WD 1,574 Sq. Ft. BRT# 888050162 Improvements: Residential Property

STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P. AND STOBBA ASSOCIATES, L.P. C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-372

200-10 Lombard St #11 19147 5th WD 1,574 Sq. Ft. BRT# 888050167 Improvements: Residential Property

STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P. AND STOBBA ASSOCIATES, L.P. C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-373

200-10 Lombard St #12 19147 5th WD 1,574 Sq. Ft. BRT# 888050168 Improvements: Residential Property

STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P. AND STOBBA ASSOCIATES,

SHERIFF'S SALE

L.P. C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-374

200-10 Lombard St #507 19147 5th WD 1,149 Sq. Ft. BRT# 888050007 Improvements: Residential Property

STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P. AND STOBBA ASSOCIATES, L.P. C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-375

200-10 Lombard St #607 19147 5th WD 1,149 Sq. Ft. BRT# 888050050 Improvements: Residential Property

STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P. AND STOBBA ASSOCIATES, L.P. C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-376

200-10 Lombard St #728 19147 5th WD 650 Sq. Ft. BRT# 888050114 Improvements: Residential Property

STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P. AND STOBBA ASSOCIATES, L.P. C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-377

200-10 Lombard St #734 19147 5th WD 660 Sq. Ft. BRT# 888050120 Improvements: Residential Property

STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P. AND STOBBA ASSOCIATES, L.P. C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-378

200-10 Lombard St #804 19147 5th WD 999 Sq. Ft. BRT# 888050139 Improvements: Residential Property

STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P. AND STOBBA ASSOCIATES, L.P. C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-379

200-10 Lombard St #815 19147 5th WD 1,012 Sq. Ft. BRT# 888050150 Improvements: Residential Property

STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P. AND STOBBA ASSOCIATES, L.P. C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-380

200-10 Lombard St #820 19147 5th WD 560 Sq. Ft. BRT# 888050173 Improvements: Residential Property

STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P. AND STOBBA ASSOCIATES, L.P. C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-381

6535 Windsor St 19142 40th WD 1,600 Sq. Ft. BRT# 403078800 Improvements: Residential Property

Subject to Rent OUTLAW CAPITAL GAINS, LLC, C.P. Apr 2023 No. 02800 \$108,673.09 Manley Deas Kochalski LLC

2311-382

608 S 48th St 19143 46th WD 2,333 Sq. Ft. BRT# 461217800 Improvements: Residential Property

Subject to Mortgage JOHN ZACKARY GILLBRIDGE-WONDERLIN C.P. Jun 2023 No. 00068 \$540,985.76 Manley Deas Kochalski LLC

2311-383

212-220 Race Street Unit 4B 19106 5th WD 1690 Sq. Ft. BRT# 888040511 Improvements: Residential Property

BRIAN P. MCCAFFERTY; MELISSA A. MCCAFFERTY, C.P. Feb 2018 No. 00413 \$241,134.68 Manley Deas Kochalski LLC

2311-384

706 Rodman St 19147 5th WD 696 Sq. Ft. BRT# 53078320 Improvements: Residential Property

Subject to Mortgage JEREMY R. BERGER, AKA JEREMY BERGER, C.P. Jan 2023 No. 02216 \$137,975.41 Manley Deas Kochalski LLC

2311-385

15014 Theresa Drive 19116 58th WD 5,231 Sq. Ft. BRT# 583165142 Improvements: Residential Property

ERIC BURKE C.P. Nov 2022 No. 00712 \$251,110.13 Manley Deas Kochalski LLC

2311-386

4747 N 3rd St 19120 42nd WD 1552 Sq. Ft.

SHERIFF'S SALE

BRT# 422431200 Improvements: Residential Property

DEBORAH JACKSON C.P. Jan 2022 No. 01910 \$71,947.86 KML Law Group, P.C.

2311-387

753 S Chadwick St 19146 30th WD 1,120 Sq. Ft. BRT# 301314300 Improvements: Residential Property

Subject to Mortgage MEGAN HARTLEY A/K/A MEGAN REILLY C.P. Apr 2023 No. 00286 \$76,968.22 Steven J. Adams, Esquire

2311-388

473 Aurania St 19128 21st WD 5,753 Sq. Ft. BRT# 212384100 Improvements: Residential Property

FRANCIS NOLAN C.P. Aug 2018 No. 00057 \$98,990.35 The Law Offices Of Gregory Javardian

2311-389

225 South 18th Street, Unit 1504, A/K/A 219-229 S. 18th Street, Unit 1504 19103 8th WD 505 Sq. Ft. BRT# 88092930 Improvements: Residential Property

AMY CARLSON JAMES CARPENTER DON TOTTEN C.P. Jul 2022 No. 01873 \$469,193.53 Logs Legal Group LLP

2311-390

SHERIFF'S SALE

2311-397
7105 Oxford Ave 19111 53rd WD 1,850 Sq. Ft. BRT# 532375915 Improvements: Residential Property
JOHN KERR C.P. Mar 2019 No. 03379 \$163,790.79 Brock & Scott PLLC

2311-398
7126 N Broad St 19126 10th WD 3,529 Sq. Ft. BRT# 101006600 Improvements: Residential Property
ARNOLD WYNN C.P. Sept 2017 No. 01576 \$95,002.48 Brock & Scott PLLC

2311-399
122 Dearborn Street 19139 44th WD 638 Sq. Ft. BRT# 441088900 Improvements: Residential Property
GLORIA DIXON C.P. May 2023 No. 00287 \$49,664.89 Manley Deas Kochalski LLC

2311-400
1517 S Lindenwood St 19143 51st WD 825 Sq. Ft. BRT# 512061300 Improvements: Residential Property Subject to Mortgage
NBH MATRIX261 REAL ESTATE LIMITED LIABILITY COMPANY C.P. Jun 2023 No. 00097 \$166,278.16 Richard Brent Somach, Esquire

2311-401
138 N Edgewood Street 19139 34th WD 943 Sq. Ft. BRT# 341105100 Improvements: Residential Property
DARNELL RUSSELL MANAGEMENT LLC; ADDIE K BRICE C.P. Nov 2022 No. 01565 \$168,642.47 Friedman Vartolo LLP

2311-402
1904 Afton St 19111 56th WD 2,487 Sq. Ft. BRT# 561424200 Improvements: Residential Property Subject to Mortgage
FAYEZ OMAR & YASIR OMAR C.P. Feb 2019 No. 01740 \$110,830.37 Shanyder Law Firm, LLC/jennie C. Shnyder, Esq

2311-403
2741 N Croskey St 19132 38th WD 1,704.5 Sq. Ft. BRT# 111327200 Improvements: Residential Property Subject to Mortgage
LEE DRUMMER C.P. Aug 2021 No. 00031 \$15,204.72 Shanyder Law Firm, LLC/jennie C. Shnyder, Esq

2311-405
1408 South Patton St 19146 36th WD 837.28 Sq. Ft. BRT# 364452500 Improvements: Residential Property
JANET PAULING, KNOWN HEIR OF GRACE E. ROBERTS, DECEASED VALERIE WASHINGTON, KNOWN HEIR OF GRACE E. ROBERTS, DECEASED GWEN-DOLYN GREDIC, KNOWN HEIR OF GRACE E. ROBERTS, DECEASED FAYE WASHINGTON, KNOWN HEIR OF GRACE E. ROBERTS, DECEASED UNKNOWN

SHERIFF'S SALE

HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER GRACE E. ROBERTS, DECEASED C.P. Jan 2022 No. 00864 \$90,899.29 Pincus Law Group, PLLC

2311-406
529 S Melville St 19143 46th WD 1,680 Sq. Ft. BRT# 461156700 Improvements: Residential Property
ERIC MONTAGUE, IN HIS CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARY J. DICKS A/K/A MARY L. DICKS, DECEASED DANIEL PARKER, IN HIS CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARY J. DICKS A/K/A MARY L. DICKS, DECEASED TERRANCE PARKER, IN HIS CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARY J. DICKS A/K/A MARY L. DICKS, DECEASED UNKNOWN HEIR(S) OF THE ESTATE OF MARY J. DICKS A/K/A MARY L. DICKS, DECEASED C.P. Aug 2019 No. 02244 \$314,182.52 Pincus Law Group, PLLC

2311-407
1634 N Dover Street 19121 32nd WD 1,050 Sq. Ft. BRT# 324169700 Improvements: Residential Property
THE BAMBOO PROJECT LLC C.P. Mar 2023 No. 00515 \$204,114.93 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-408
400 S 22nd St #A 19146 8th WD 900 Sq. Ft. BRT# 888108181 Improvements: Residential Property
TARA L. QUAY C.P. Jan 2023 No. 01212 \$179,754.06 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-409
3631 N 19th St 19140 13th WD 1,800 Sq. Ft. BRT# 131270700 Improvements: Residential Property
M & BBB INVESTING LLC C.P. Apr 2023 No. 00975 \$333,660.57 Mccabe, Weisberg & Conway, LLC

2311-410
2124 Pierce St 19145 36th WD 1,000 Sq. Ft. BRT# 363160200 Improvements: Residential Property
TANTRUM PROPERTIES LLC C.P. Apr 2023 No. 00816 \$242,134.41 Hill Wallack LLP

2311-411
844 N 15th St #A 19130 15th WD 891 Sq. Ft. BRT# 888154602 Improvements: Residential Property
LY LI AKA/DBA LLANA LI C.P. Apr 2023 No. 02480 \$10,221.22 Obermayer Rebmann Maxwell & Hippel LLP

SHERIFF'S SALE

2311-412
29 N 54th St 19139 44th WD 1,350 Sq. Ft. BRT# 441207900 Improvements: Residential Property
TANTRUM PROPERTIES LLC C.P. Apr 2023 No. 01282 \$170,700.67 Hill Wallack LLP

2311-413
1725 Federal Street 19146 36th WD 1,200 Sq. Ft. BRT# 365293300 Improvements: Residential Property
LAUREN E. TOEPEL C.P. Aug 2022 No. 02886 \$216,968.21 Romano, Garubo & Argentieri

2311-414
1250 N 19th St 19121 47th WD 669.15 Sq. Ft. BRT# 472090500 Improvements: Residential Property
MICHAEL HARRIS C.P. June 2023 No. 01010 \$361,940.40 Powers Kim, LLC

2311-415
524 East Penn Street 19144 12th WD 1,163 Sq. Ft. BRT# 121141400 Improvements: Residential Property
PATRICIA JOHN; MOL REALTY, LLC C.P. Apr 2016 No. 01357 \$98,745.52 Robertson, Anschutz, Schneid, Crane & Partners PLLC

2311-416
3827 N 6th St 19140 43rd WD 1,350 Sq. Ft. BRT# 432258700 Improvements: Residential Property
UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FELIPE LOPEZ, VEGA DECEASED. CLARA LOPEZ A/K/A FELIPE LOPEZ VEGA, DECEASED C.P. Apr 2022 No. 00739 \$41,121.51 Powers Kim, LLC

2311-417
239 Rochelle Ave 19128 21st WD 2,566 Sq. Ft. BRT# 213013000 Improvements: Residential Property Subject to MortgageSubject to Rent
JOSHUA HUIJACK C.P. May 2022 No. 01163 \$160,009.22 Friedman Vartolo LLP

2311-418
2616 N 33rd St 19132 28th WD 1,224 Sq. Ft. BRT# 282253600 Improvements: Residential Property
XTENDED INVESTMENT, LLC TARA ANNE CREWS C.P. June 2023 No. 01722 \$207,502.95 Larocca Hornik Rosen & Greenberg LLP

2311-419
628 Martin Ave 19128 21st WD 1,450 Sq. Ft. BRT# 213177100 Improvements: Residential Property
ROBERT D BIDDLE C.P. Sept 2011 No. 03840 \$78,115.71 Brock & Scott PLLC

SHERIFF'S SALE

2311-420
7434 Malvern Ave 19151 34th WD 1,512 Sq. Ft. BRT# 343169000 Improvements: Residential Property
JACQUELINE NICHOLSON C.P. Oct 2017 No. 01957 \$89,853.63 Brock & Scott PLLC

2311-421
5405 N 12th St 19141 49th WD 2,116.4 Sq. Ft. BRT# 493117200 Improvements: Residential Property
ALICIA C. WATSON, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF JACQUELINE SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER DECEASED;HUBERT GAY, IN HIS CAPACITY AS HEIR OF JACQUELINE SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER DECEASED, NIGEL SHEPPARD, IN HIS CAPACITY AS HEIR OF JACQUELINE SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER DECEASED: DARIA SHEPPARD, IN HER CAPACITY A HEIR OF JACQUELINE SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER, DECEASED: EDMUND SHEPPARD IN HIS CAPACITY AS HEIR OF JACQUELINE SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER, DECEASED: SASHA SHEPPARD, IN HER CAPACITY AS HEIR OF JACQUELINE SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER, DECEASED: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE SHEPPARD A/K JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER, DECEASED C.P. Nov 2018 No. 00861 \$70,915.11 Brock & Scott PLLC

2311-422
6010 Avonhoe Rd 19138 59th WD 8,100 Sq. Ft. BRT# 592310405 Improvements: Residential Property
GEORGE A. BEACH THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA C.P. Apr 2019 No. 02337 \$348,079.33 Brock & Scott PLLC

2311-423
199 W Chew Ave 19120 61st WD 3,063 Sq. Ft. BRT# 612049900 Improvements: Residential Property
KIM MARSHALL, INDIVIDUALLY AND ADMINISTRATRIX OF THE ESTATE OF JAMES DICKERSON DECEASED, UNKNOWN HEIRS SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER JAMES DICK-

SHERIFF'S SALE

ERSON, DECEASED. C.P. Jan 2017 No. 01851 \$229,244.03 Brock & Scott PLLC

2311-424
6423 N 21st St 19138 17th WD 1,500 Sq. Ft. BRT# 172451600 Improvements: Residential Property
ALFONZO MAHONE C.P. Mar 2019 No. 03112 \$136,588.70 Brock & Scott PLLC

2311-425
6045 Delancey St 19143 3rd WD 992 Sq. Ft. BRT# 32013800 Improvements: Residential Property Subject to Mortgage
NEW DEAL BUILDING MAINTENANCE & JANITORIAL CO, LLC C.P. Jun 2023 No. 00071 \$140,654.55 Richard Brent Somach, Esquire

2311-426
8839 Fairfield St 19152 57th WD 1,107 Sq. Ft. BRT# 571175500 Improvements: Residential Property
DAVID LITTMAN, AS HEIR TO THE ESTATE OF FLORENCE AARONSON, DECEASED CHERYL LITTMAN, HEIR TO THE ESTATE OF FLORENCE AARONSON, DECEASED THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FLORENCE AARONSON, DECEASED C.P. Sept 2022 No. 01798 \$258,439.75 Hill Wallack LLP

2311-427
1406 N Hirst St 19151 34th WD 810 Sq. Ft. BRT# 342326900 Improvements: Residential Property
DOT PROPERTY GROUP LLC SAOOD A. ABNEY C.P. Feb 2022 No. 01986 \$149,150.65 Pincus Law Group, PLLC

2311-428A
1909 E Clearfield St 19134 25th WD 1,070 Sq. Ft. BRT# 252238900 Improvements: Residential Property
JOHN LANING A/K/A JOHN HANNAH C.P. Sept 2022 No. 00165 \$218,070.23 Philip A Yampolsky

2311-428B
1911-13 E Clearfield St 19134 25th WD 2,240 Sq. Ft. BRT# 252239010 Improvements: Residential Property
JOHN LANING A/K/A JOHN HANNAH C.P. Sept 2022 No. 00165 \$218,070.23 Philip A Yampolsky

2311-429
110 W. Washington Lane 19144 59th WD 2,114 Sq. Ft. BRT# 593080600 Improvements: Residential Property Subject to Mortgage
REHPOTSIRK MANAGEMENT, LLC C.P. Jan 2022 No. 01957 \$169,089.39 Howland, Hess, Guinan, Torpey, Cassidy, O'Connell & Birnbaum, LLP

8010 Ogontz Ave, Phila, PA 19150/215-276-0657

Food from the Heart

Presents

Fried Turkey Orders

Turkeys are 12-15lbs. \$65

LAST DAY TO ORDER: NOV 18TH

LAST DAY TO PICK UP: NOV 22ND

DON'T FORGET TO ADD SIDES.

\$5.00 OFF w/COUPON

MUST BRING IN COUPON FOR DISCOUNT



EATIBLE DELIGHTS CATERING

Labor Day Cookouts? Birthday Party? Bar Mitzvah?
Thanksgiving day Dinners? Let EATIBLE DELIGHTS CATERING
cater your next event. We also cater Corporate Lunches,
Banquets, Wedding Receptions, Continental and Corporate
Breakfasts, Box Lunches, Graduation and Anniversary
Parties, Wedding Receptions and Formal Dinners!!!

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Anniversaries and Office Parties.

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PHILADELPHIA, PA. 19150
WWW.EATIBLEDELIGHTS.COM**

Thanksgiving 2023

The "Main Line" Feast

Roast Turkey w/Sage Stuffing
Brisket of Beef
Baked Macaroni w/Three Cheeses
Wild Rice Glazed Carrots w/Pearl Onions
Sautéed String Beans w/Shallots & Thyme
Assorted Breads & Rolls
Carrot Cake, Pound Cake & Cookies
Herbal Iced Tea, Bottled Water &
Assorted Beverages **\$45.00 PP**

Or for smaller parties

Classic Menu

Whole Turkey/Stuffing/Cranberry
Sauce
Smoky Sticky BBQ Ribs
Baked Macaroni & Cheese
Sweet Candied Yams
Green Beans Tossed w/ Fresh Garlic
Fresh Collard Greens
Assorted Breads and Rolls

Service for 4-6 people: \$275
3-10 people: \$385 14-16 people: \$550

DESSERTS

Whole Pies..\$35
Sweet Potato, Apple or Pumpkin
Cakes \$45
Lemon Pound, Carrot or Red Velvet

**** Delivery Charges to be Applied****

The "Manayunk"

Turkey Wings/Stuffing/Cranberry
Sauce
BBQ Chicken Wings
Potato Salad
Baked Macaroni & Cheese
Fresh Collard Greens
Cabbage Assorted
Breads and Rolls

The "Uptown"

Whole Turkey/Stuffing/Cranberry Sauce
Grilled Salmon w/Orange Pineapple Der
Glaze
Baked Macaroni & Cheese
Rice Pilaf
Fresh Collard Greens
Fresh Fancy Carrots w/Coconut Glaze
Assorted Breads and Rolls
****Priced the same as "Classic" menu**

Half Pans

Turkey Wings.....	\$65
Brisket of Beef.....	\$75
BBQ Chicken.....	\$65
Yams.....	\$60
Mac & Cheese.....	\$60
Greens.....	\$60
String Beans.....	\$60
Potato Salad.....	\$60
Stuffing.....	\$40
Cornbread.....	\$25
Whole Turkey.....	\$100

**** Deadline For Thanksgiving Dinner is Saturday November 11, 2023**

Pick Up Or Delivery orders On November 21st Tuesday, & 22nd Wednesday From 3 PM—8 PM

Pick Up or Delivery on Thanksgiving Day Thursday November 23rd 9 AM—1 PM

We will confirm the time for your pick up and delivery!