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PENNSYLVANIA RANKS NEAR THE BOTTOM IN NATIONAL STUDY OF CHARTER SCHOOL PERFORMANCE

By Peter Hall
Pennsylvania Capital Star

A decade's worth of testing data ranks Pennsylvania among the states with the lowest charter school performance.

In a study of students' scores in reading and math on the National Assessment of Educational Progress, researchers compared charter school performance in 35 states and Washington, D.C.

Alaska had the highest scores compared to the average followed by Colorado, Massachusetts, New Hampshire, and New York.

Pennsylvania ranked 31st, followed by Oregon, Michigan, Tennessee and Hawaii. The commonwealth was also among the states with the largest gap between white and Black charter students' scores, with the sev-

enth-largest gap.

The study found Pennsylvania had the second-largest performance gap between white and Hispanic students' scores, ranking above only Washington, D.C.

The authors said they hope the rankings will spur charter school improvement and contribute to debate over whether charter schools should be subject to close regulation or "allow many and diverse flowers to bloom," whether charters should be independent or incorporated into networks and whether for-profit charter schools should be permitted.

Noting trends in the data, the researchers said students in southern states tended to perform above average while students in Rust Belt states ranked in the middle or below.

They also found that the style of governance tended to correlate with performance. Students in charter school networks scored higher than independent charter school students, while students schools run by for-profit organizations scored lower. And students in charter schools authorized by state education agencies had higher scores than those at charters authorized by local school districts, non-educational organizations and universities.

Charter schools are publicly funded independent schools operated by nonprofit organizations. The Pennsylvania Legislature passed the law allowing charter schools in 1997. Since then, 165 brick-and-mortar charter schools and 14 cyber-charter schools have been established.

The purpose of allowing teachers, parents and community members to start charter schools was to improve student learning, increase opportunities for students, encourage innovative teaching methods, to allow teachers to be responsible for curriculum development, and to provide a variety of educational opportunities in the public school system, according to the Pennsylvania Department of Education.

Education watchdog groups have been critical of Pennsylvania's charter school law because it hasn't been updated since 2002 and because responsibility for paying tuition to charter schools falls on local school districts rather than the state. Furthermore, critics say disparity in per-pupil spending from district-to-district re-

sults in widely ranging tuition amounts paid to charters.

Pennsylvania standardized test scores show a 22% gap between students in traditional public schools and charter schools, The Pennsylvania School Boards Association's Keystone Center for Charter Change said.

The national comparison, conducted by researchers at Harvard University and the University of Buckingham in the United Kingdom, is the first to rank charter school performance from state-to-state. It was published in the Journal of School Choice.

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COULD PHILLY'S MAYOR-ELECT RUN THE CITY LIKE GOV. SHAPIRO LEADS THE STATE?



Mayor-elect Cherelle Parker spoke to news media before she cast her ballot for Democrats on Election Day in Philadelphia on Nov. 7, 2023. (Kristen Mosbrucker-Garza/WHYY)

Philly's business owners say they want a city government that's willing to make it easier for economic development by streamlining licensing and permitting processes.

By Kristen Mosbrucker-Garza, WHYY

If anyone in Pennsylvania's state government has the empathy to understand the average person — whether a business owner seeking a permit or a resident asking for unemployment assistance — it might just be Bryn Pardoe. That's because it's her job as an executive for digital experience at the state to put humans at the center of government processes instead of just the rules that require mental acrobatics for everyone to follow. Pardoe's job exists because of the leadership of Pennsylvania Gov. Josh Shapiro — a Democrat in a state that has its fair share of Republicans outside its two big cities of Philadelphia and Pittsburgh.

Since being sworn into of-

fice in January 2023, Shapiro has pushed some bureaucratic tendencies of state government aside — from an emergency no-bid construction contract to rebuild a collapsed section of I-95 to streamlining state permits — in an effort to improve the economic competitiveness of the region. Now Philadelphia's Mayor-elect Cherelle Parker, also a Democrat, will build her own administration to start work in January 2024.

Business owners told WHYY News they will pay attention to how Parker implements her vision, especially the sense of urgency to improve the city and build its tax base as a city with fewer large privately held companies compared to similar markets. Many business leaders over the past year — on the campaign trail for the city's 100th mayor — have lamented about the city's ease of doing business under the Jim Kenney administration, which had many efforts initially derailed by the COVID-19 pandemic that began four years ago.

The statewide economic growth challenges are similar to issues across Philadelphia in several ways: higher corporate and wage taxes, the aging population of taxpayers, and some difficulty attracting or retaining both talent and new businesses. Before she was elected as mayor, Parker told WHYY News that she's aware of Philly's 'biggest but poorest city' in the nation dynamic but was confident that her plan could lift more households out of poverty. "It's about growing the tax base," Parker said in early October 2023. "Firms are making decisions about whether or not they will locate or begin here in our city. They have to determine whether or not the environment will be safe for the workforce and if we have a prepared workforce." At the state level, Gov. Shapiro has relied upon the stroke of his pen — specifically, the governor's executive order power — to spark his accomplishments so far.

"We're cutting through red tape in Pennsylvania,"

Gov. Shapiro told a crowd of business professionals and political influencers in mid-October.

The first-term governor stood on the construction site of what was once a South Philly oil refinery with a view of the city skyline behind him that's undergoing environmental remediation and redevelopment as an industrial campus. He touted that the state can keep up with a steady flow of economic development projects.

"We're moving quicker on permits and to get dollars into important projects like this," he said about permitting time frame reform and abbreviating economic incentive applications.

For example, the statewide Redevelopment Assistance Capital Program application — used by the oil refinery redevelopment project — was winnowed down from 22 pages to 6 pages in the last 11 months.

"We are streamlining our processes and moving at the speed of business and to have Partners like Hilco with us that sets a new tone and new example for the new day here in Pennsylvania," Gov. Shapiro said. "We're going to use this as an example to get other shovel ready projects ready...to attract more employers."

Beyond that, as of Nov. 1, any resident or business operating in the state can participate in Gov. Shapiro's "money-back guarantee" program. That means the state could start issuing refunds within 45 days of some state license and certification fees if applications are not processed within a defined time frame.

The program is not retroactive but the goal is to "issue zero refunds" because the state is hyper-focused on questioning why a process

should be done a certain way — not just enforcing rules because there's a longstanding practice of doing so.

In January 2023, Gov. Shapiro issued an executive order to standardize the turnaround time for all state agencies in regards to permits, licenses and certifications. By March 2023, the state created a catalog for all 2,400 total permits, licenses, and certifications. For example, the Department of State reduced the average processing time for business and corporate filings from eight weeks to three days.

As executive director of The Commonwealth Office of Digital Experience, otherwise known as CODE PA, Pardoe said that it was not an easy task.

"The public sector has so much nuance," Pardoe said. "There are things that are legislatively driven or policy driven that are not easy to anticipate."

Often it's not possible to simply take a decades-old

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37-step-long permitting process and trim it down to four steps without “due diligence and process to figure out how” it can be done, she said. But even when a process is streamlined in one state agency, it’s not directly transferable knowledge to another program because there’s different technology and even administrative structures.

“A lot of times we’re a conduit between business and IT, translating the requirements of what our business partners need,” Pardoe said. “This is a big challenge. I think every city and state across the country is trying to figure out how to be more efficient in permitting and making it easier to do business in the state.”

In some agencies, the state hired more workers. In others, there was investment in new technology.

Pardoe said her advice for the next city administrators interested in tackling the same issue is to “put the human at the center” of the process — not at the end. That includes empathy with both the customer and the state worker doing the task, and easing into a culture shift without undue fear that technology will replace human jobs, she said. But nothing is possible without a leader dedicated to helping move such “giant boulders” she said. “It’s really easy in government to get so caught up in things like, ‘We have 37 steps and we’ve been doing these 37 steps forever and 15 years ago someone told us we had to add this...and we’re not going to change that process,’” she said.

Meanwhile, local municipalities like cities must operate in accordance with their own municipal code. Philadelphia has a home rule charter and during City Council meetings members introduce new legislation which could potentially change the city laws each year. That doesn’t mean the city hasn’t invested in human-centered design — it

has with the redevelopment of the city’s website Phila.gov, which focused more on user experience rather than bureaucratic structure. But it’s unclear how much those efforts about innovation and streamlining city government will continue and how they will be shaped and focused under a Parker administration.

Even existing city efforts to streamline the process can get lengthy from an outside perspective. The most recent and basic guide to permits and licenses to open a stationary food business in the city of Philadelphia is 23 pages long with nine different sections for just the document checklist, which doesn’t include any additional state and federal requirements.

“The governor is doing a

great job where he’s created an initiative to streamline ease of business. There are all these things that they’re doing at the state level that I think are replicable at the city level,” said David Adelman, Campus Apartments CEO and chairman of 76 Devcorp, which seeks to build a new 76ers NBA team arena in Center City. “And if we do that, we show that Philadelphia’s open for business.”

So far, Philadelphia’s Mayor-elect Parker is starting the transition. Her committee is co-chaired by Della Clark, president of The Enterprise Center, a hub in West Philadelphia that helps entrepreneurs, and Greg Segall, CEO of Versa Capital Group and a private equity investor. In October, Parker said her priorities would be public

health and safety to lift the city residents out of poverty. “That means I’m gonna make some tough decisions that some people are not going to like,” she said. “But I ask Philadelphian’s to give me a shot doing this, hiring the best and the brightest because I also don’t purport to be superwoman so I can’t do it all. I want to hire a team of the best and brightest to help us move our city forward to make it safe and make it clean. There’s a sense of lawlessness that right now seems to be gaining ground and steam.”

Parker said that she’s not always publicly supported when she acknowledges the city’s problems. “And if you talk to people in our city, some people get frustrated when I

acknowledge that publicly. That’s because they don’t want to really acknowledge how people feel who live here, who work here, who own a business here, who are stakeholders here,” she said. “And we have to address that in a holistic perspective. That is how I would change poverty. Put people on a path to self-sufficiency, that means giving you the ability to earn a living for yourself. And so you’re not relying on the government like my grandparents were. The only way I want you interacting with the government is to pay your taxes so we can continue to strengthen our tax base.”



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PHILADELPHIA REPARATIONS TASK FORCE SOLICITS MEMBERS, PLANS TO OFFICIALLY LAUNCH IN FEBRUARY

The task force will create a report for City Council on how reparations can 'atone for the legacy of slavery.' They hope to start their work in February.

By Tom MacDonald,
WHYY

The Philadelphia Reparations Task Force is officially soliciting applications for membership. City Council members put out the call Friday morning for anyone who wants to help the city understand why the reparations are necessary.

There have long been calls for reparations to address the impact of slavery and discrimination on Black Americans throughout the nation's history. In 2019, Evanston, Illinois approved the country's first reparations law, providing cash payments to victims of segregation and housing discrimination.

The Philadelphia task force will "study and develop reparations proposals and programs for Black Philadelphians whose ancestors endured chattel slavery and Jim Crow in the United States," said Councilmember Jamie Gauthier.

While Gauthier said there is

no way to make up for the slavery, "the task force will recommend concrete steps, financial and otherwise, that the city, state, and federal government can take to eradicate the lingering chokehold the institution of American slavery has on our society."

Brianna Moore will co-chair the group. She is the New Jersey Reparations Council Research Fellow and also co-chairs the National Coalition of Black for Reparations in America Philadelphia chapter which lobbied City Council to create the task force.

The group will be made up of members who have lived in Philadelphia for at least ten years.

The open positions include the following:

Economic justice coordinator

Public and post-secondary education coordinator

Health and wellness coordinator

Human services and community resources coordinator

Criminal and legal justice system coordinator

Law and policy coordinator

Urban planning and sustainable development coordinator

"The vision of the repara-

tions task force is to elevate and protect the full human rights and the human potential of Black Philadelphians," said Rashaun Williams, the group's other co-chair. "It's a real-time goal which I really want to say and be very clear about is to provide Black Philadelphians with a guide on how reparations can help them atone for the harm that they have endured being in the United States."

Councilmember Kendra Brooks co-authored the legislation that brought the task force to life back in June.

"We must continue to deepen people's understanding of our country's long history of stolen labor and stolen wealth," Brooks said. "This task force will study the history and help us share it with others."

Councilmember Cindy Bass said the effort is about more than just economic reparations.

"When it comes to finances, wages, salaries, savings, and assets, the African American community is well underrepresented in terms of where we stand," Bass said. "We're always at the bottom of the list and when it comes to looking at crime,

violence, incarceration, health disparities, we're always at the top of the list and we didn't just arrive here."

President of the Philadelphia NAACP Catherine Hicks said the task force is significant in many ways.

"A reparations task force holds a significant, significant importance in addressing the legacy of institutional racism in America," Hicks said. "Reparations in context refer to a set of actions aimed at acknowledging and rectifying the historical and ongoing injustices faced by Black communities."

She said the reparations task force would provide a platform for investigating and documenting various forms of institutional racism that have impacted Black Philadelphians. "This comprehensive understanding is crucial for developing effective strategies to address the underlying issues."

Hicks said that the task force could be a driving force in many changes.

"This reparations task force could serve as a catalyst for policy reforms, it can rec-

ommend specific legislative changes such as criminal justice reform, equitable education funding, and the elimination of discriminatory practices in housing and employment. These reforms would help dismantle systematic barriers that perpetuate racial inequality. Additionally, the task force can play a vital role in recommending economic initiatives that promote wealth creation, economic empowerment with Black communities, and access to affordable health and housing."

The application listing on the task force website lists the qualifications for the eight members of the group who are among the "descendant group." That group is defined as "Black and African American descendants of enslaved Africans in the United States, the descendants of Black, Negro, or Colored Americans since 1865, and the descendants of Freedmen emancipated from slavery."



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DEMOCRATS URGE FEDS TO UPDATE BANKING 'RED FLAGS' ON LEGAL MARIJUANA BUSINESSES



By Jacob Fischler
Pennsylvania Capital Star

The federal government unfairly penalizes state-legal marijuana businesses whose owners have been convicted of marijuana-related crimes, restricting them from loans and other banking tools, a group of U.S. Senate and House Democrats wrote to the Treasury Department asking for a change in policy.

The group of 20 lawmakers, who mostly represent states where recreational marijuana is legal, said in a Tuesday letter that 2014 guidance from the department's Financial Crimes Enforcement Network to put "red flags" on marijuana businesses hurts the businesses' chances of securing banking services or loans.

The warnings from a federal regulator unfairly restrict access to a fast-growing industry that's legal in many states, the lawmakers said.

"Under this red flag guidance, a marijuana business owner with a marijuana conviction may be permitted to participate in a state licensing program on paper, but in practice may be unable to access a bank loan to grow her business because she is considered a high-risk customer," the lawmakers wrote.

The guidance disproportionately harms businesses owned by people of color, who are more likely to have a marijuana-related conviction, even though they are not more likely to have broken marijuana use laws, the letter reads.

Sens. Elizabeth Warren of Massachusetts, Jeff Merkley of Oregon, Raphael Warnock of Georgia and Rep. Earl Blumenauer of Oregon led the letter, according to a release from Warren's office.

Other signers include Sens. Cory Booker of New Jersey, Chris Van Hollen of Mary-

land, Amy Klobuchar and Tina Smith of Minnesota and John Fetterman of Pennsylvania, and Rep. Val Hoyle of Oregon.

The group asked Treasury Secretary Janet Yellen and Financial Crimes Enforcement Network Director Andrea Gacki to update the guidance, which they noted predates many state laws legalizing recreational marijuana.

The update should allow people who have been pardoned or were convicted of an offense that is no longer considered a crime under their state's law to have full access to financial services without a red flag from the federal government, the lawmakers wrote.

Messages seeking comment from the Treasury Department and Financial Crimes Enforcement Network were not returned Thursday.

Split among advocates

Access to banking is one of the challenges that marijuana-related businesses face, even as many states have moved to decriminalize or outright legalize recreational use in recent years and it has grown to be a multibillion-dollar industry.

Last year, 22 states brought in a combined \$3.8 billion in tax revenue from marijuana sales, according to the advocacy group the Marijuana Policy Project. Recreational sales in Oregon alone are about \$1 billion per year.

But because the banking system is largely federally regulated, and marijuana is still illegal at the national level, marijuana-related businesses have trouble gaining access to banking services such as small business loans.

That leaves would-be business owners without the necessary capital to start a business. Existing businesses may carry inordinate amounts of cash, leaving them more vulnerable to theft or robbery.

But efforts to only address issues around banking have split advocates of marijuana reform.

Booker, Wyden and Senate Majority Leader Chuck Schumer of New York introduced a comprehensive marijuana overhaul bill last year, which would decriminalize the drug completely. Booker and Warnock have opposed bipartisan attempts to deal only with access to financial services, arguing that such reforms would benefit big marijuana businesses and would be unfair to the largely Black and Latino people who still suffer the consequences of marijuana-related convictions in states where it has since become legal.

"My fear is that if we pass this legislation, if we greenlight this new industry and the fees and the profits to be made off of it without help-

ing those communities, we will just make the comfortable more comfortable," Warnock said at a September hearing on a bill to reform marijuana banking laws.

"And I see no historical evidence that suggests that when we do that we'll go back and get those left behind," he continued. "I don't believe in trickle-down economics, and I don't believe in trickle-down justice."

The Senate Banking Committee approved the marijuana banking bill on a bipartisan 14-9 vote on Sept. 28. It has not received a floor vote.

Spokespeople for Warnock did not respond Thursday to messages seeking comment on the Treasury letter.

Booker and Schumer also opposed previous banking overhaul efforts, but Booker said that the addition to this year's version of the bill, which he cosponsored, to provide states grants to help expunge marijuana convictions, made the bill worth supporting.

Spokespeople for Booker did not respond to a message seeking comment Thursday.

"I'm grateful to my colleagues for working with me to ensure key provisions were included in this bill that will increase access to capital for small and minority-owned businesses and increase banking services for underserved communities," he said in a statement a week before the committee vote. "Even after this bill is passed, there will be a lot more work to do to reverse the many injustices of our nation's failed marijuana policies."

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Sheriff's Sale Notices for December 5, 2023

SHERIFF'S SALE

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FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, December 5, 2023 at:

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Rochelle Bilal, Sheriff

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2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.

3. All bidders must complete the Bid4Assets on-line registration process to participate in the auction ("Auction"). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date ("Auction Date") and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.

4. All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 ("Schedule of Proposed Distribution").

5. The plaintiff's attorney shall submit the plaintiff's upset price ("Upset Price") to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff's costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.

6. The sale of the property will not be stopped unless The Sheriff's Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.

7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer's premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.

8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default ("Default") and the down payment shall be forfeited by the bidder.

9. If a bidder wins multiple properties and does not comply with the conditions of sale for each property he is deemed in Default and all of the consequences of a Default will apply.

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

SHERIFF'S SALE

which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.

11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.

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

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

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

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

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

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

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

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

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

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

22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

WARNING: All Sheriff's Sales are strictly monitored for any and all suspicious and fraudulent activity (Including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff's office detects any suspicious and/or fraudulent activity during any sale, at the Sheriff's discretion, the bidder's account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.

Very truly yours,

ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY, DECEMBER 5, 2023

2312-301

5925 Cedar Ave 19143 44th WD 1,595 Sq. Ft.

SHERIFF'S SALE

BRT# 032135300 Improvements: Residential Property Subject to Mortgage DONALD SOLOMON C.P. Dec 2020 No. 00118 \$149,530.68 Sheintoch Law P.C.

2312-302

4204 Passmore Street 19135 55th WD 1,107.72 Sq. Ft. BRT# 552095700 Improvements: Residential Property CHRISTOPHER J. TRAHEY C.P. Jul 2022 No. 02563 \$127,741.27 KML Law Group, P.C.

2312-303

3623 North 18th Street 19140 13th WD 1,501.28 Sq. Ft. BRT# 131243200 Improvements: Residential Property WILLIS GARNER AKA WILLIS GARNER SR C.P. Mar 2022 No. 00974 \$86,481.48 KML Law Group, P.C.

2312-304

6731 Lynford St 19149 54th WD 1,567 Sq. Ft. BRT# 542204300 Improvements: Residential Property CINCEARAE KELLY C.P. Jun 2017 No. 00504 \$185,460.24 KML Law Group, P.C.

2312-305

7101 Forrest Ave 19138 10th WD 2,340 Sq. Ft. BRT# 102535400 Improvements: Residential Property TERESA C. JOHNSON C.P. Aug 2016 No. 00827 \$87,383.55 KML Law Group, P.C.

2312-306

6414 Callowhill St 19151 34th WD 1,125 Sq. Ft. BRT# 343019700 Improvements: Residential Property CHINELLE BALLARD SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY BALLARD, DECEASED CLAYTON BALLARD SOLELY IN HIS CAPACITY AS HEIR SHIRLEY BALLARD, DECEASED JOHNNIE BALLARD AKA JOHN BALLARD, SOLELY IN HIS CAPACITY AS HEIR OF SHIRLEY BALLARD, DECEASED RASHEA BALLARD SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY BALLARD, DECEASED THE UNKNOWN HEIRS OF SHIRLEY BALLARD DECEASED C.P. Apr 2022 No. 02261 \$57,540.44 KML Law Group, P.C.

2312-307

414 N 66th St 19151 34th WD 5,889 Sq. Ft. BRT# 343134600 Improvements: Residential Property JOCELYN R. SAVAGE C.P. Mar 2022 No. 00577 \$156,030.13 KML Law Group, P.C.

2312-308

1725 68th Ave 19126 10th WD 2,006 Sq. Ft. BRT# 101259000 Improvements: Residential Property WAJEEHAH MUJAHID C.P. Feb 2023 No. 02251 \$88,782.12 KML Law Group, P.C.

2312-309

7356 Woodcrest Avenue 19151 34th WD 2,055 Sq. Ft. BRT# 344117300 Improvements: Residential Property ONIZAN EL ALEEM BEY C.P. Feb 2023 No. 01137 \$120,171.11 KML Law Group, P.C.

2312-310

6410 Montour St 19111 35th WD 4,356.34 Sq. Ft. BRT# 353292100 Improvements: Residential Property JOSE I. ORTIZ C.P. Mar 2022 No. 02988 \$214,902.13 KML Law Group, P.C.

2312-311

5622 N 15th Street 19141 17th WD 1,568 Sq. Ft. BRT# 172065900 Improvements: Residential Property LASHAE L. LEWIS C.P. Jan 2023 No. 02855 \$157,970.96 KML Law Group, P.C.

2312-312

844 S 3rd St 19147 2nd WD 682 Sq. Ft. BRT# 022141910 Improvements: Residential Property KATIE EVANS C.P. Jan 2022 No. 02039 \$408,065.82 KML Law Group, P.C.

2312-313

5351 Chancellor St 19139 60th WD 1,088.75 Sq. Ft. BRT# 603034900 Improvements: Residential Property OLIVIA ISON JACKSON C.P. May 2022 No. 01429 \$99,208.09 KML Law Group, P.C.

2312-314

4633 Weymouth St 19120 42nd WD 1,206 Sq. Ft. BRT# 421593600 Improvements: Residential Property THE UNKNOWN HEIRS OF JOSE M.

SHERIFF'S SALE

RODRIGUEZ DECEASED C.P. May 2022 No. 01123 \$81,436.49 KML Law Group, P.C.

2312-315

306 E Upsal St 19119 22nd WD 2,400 Sq. Ft. BRT# 221079100 Improvements: Residential Property PABLO JOHNSON, TIA MCCRAY C.P. Aug 2022 No. 00213 \$106,795.75 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-316

522 N 33rd St 19104 24th WD 1,419 Sq. Ft. BRT# 242144700 Improvements: Residential Property SHUIBIN LIN C.P. Mar 2020 No. 01267 \$422,088.57 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-317

2517 N Gratz St 19132 16th WD 711 Sq. Ft. BRT# 162053300 Improvements: Residential Property MICHAEL C. NORTON C.P. Jun 2022 No. 00843 \$21,411.69 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-318

1413 West Jefferson St 19121 47th WD 1,334 Sq. Ft. BRT# 471126010 Improvements: VACANT LOT Property Subject to Mortgage CHRISTINA PASIEKA & CHRISTOPHER RAHN C.P. Sept 2022 No. 00113 \$685,000.00 Law Offices Of Michael Kuldiner, P.C.

2312-319

8444 Jackson St 19136 65th WD 1,773 Sq. Ft. BRT# 652249200 Improvements: Residential Property DEBORAH DOERR C.P. Nov 2022 No. 01252 \$109,635.01 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-320

850 N Uber St 19130 15th WD 586 Sq. Ft. BRT# 151069400 Improvements: Residential Property ARTHUR RACKLEY C.P. Aug 2022 No. 00572 \$271,229.61 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-321

7417 Rockwell Ave 19111 63rd WD 3,000 Sq. Ft. BRT# 631113000 Improvements: Residential Property EUGENE R. BAUERLE C.P. Feb 2023 No. 00444 \$228,193.23 KML Law Group, P.C.

2312-322

5522 Upland St 19143 51st WD 899 Sq. Ft. BRT# 514255600 Improvements: Residential Property NANCY M. WOMACK AKA NANCY MARIE WOMACK C.P. Jan 2023 No. 03172 \$31,232.73 KML Law Group, P.C.

2312-323

5430 Webster St 19134 46th WD 953 Sq. Ft. BRT# 463119200 Improvements: Residential Property LLOYD CARPENTER SOLELY IN HIS CAPACITY AS HEIR OF ETHEL CARPENTER, DECEASED WILLIAM CARPENTER SOLELY IN HIS CAPACITY AS HEIR OF ETHEL CARPENTER, DECEASED ALICE M. CARPENTER SOLELY IN HER CAPACITY AS HEIR OF ETHEL CARPENTER, DECEASED MARGIE CARPENTER FRANKLIN SOLELY IN HER CAPACITY AS HEIR ETHEL CARPENTER, DECEASED C.P. Apr 2022 No. 02225 \$89,958.17 KML Law Group, P.C.

2312-324

115 Roseberry St 19148 39th WD 672 Sq. Ft. BRT# 391139600 Improvements: Residential Property ELIZABETH VOGHEL A/K/A BETSY VOGHEL, IN HER CAPACITY AS HEIR OF LUCIAN Z. CYWINSKI A/K/A LUCIAN CYWINSKI AND ELLA M. CYWINSKI A/K/A ELLA M. BRENNAN A/K/A ELLA MAY CYWINSKI KENNETH CYWINSKI, IN HIS CAPACITY AS HEIR OF LUCIAN Z CYWINSKI A/K/A LUCIAN CYWINSKI AND ELLA M. CYWINSKI A/K/A ELLA M. BRENNAN A/K/A ELLA MAY CYWINSKI , LAURA EHRHART, IN HER CAPACITY AS HEIR OF LUCIAN Z. CYWINSKI A/K/A LUCIAN CYWINSKI AND ELLA M. CYWINSKI A/K/A ELLA M BRENNAN A/K/A ELLA MAY CYWINSKI, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON FIRMS OR ASSOCIATIONS CLAIMING RIGHT,

SHERIFF'S SALE

TITLE OR INTEREST FROM OR UNDER LUCIAN Z. CYWINSKI A/K/A LUCIAN CYWINSKI, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELLA M. CYWINSKI A/K/A ELLA M. BRENNAN A/K/A ELLA MAY CYWINSKI C.P. Mar 2022 No. 00047 \$143,350.06 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-325

1230 Fuller St 19111 63rd WD 3,267 Sq. Ft. BRT# 631316116 Improvements: Residential Property JOHN P. KERR C.P. Mar 2019 No. 02098 \$272,924.81 KML Law Group, P.C.

2312-326

521 N 67th St 19151 34th WD 1,152 Sq. Ft. BRT# 343144000 Improvements: Residential Property THE UNKNOWN HEIRS OF HAYWOOD DAVIS JR DECEASED C.P. Jan 2022 No. 02348 \$133,959.92 KML Law Group, P.C.

2312-327

4725 N 2nd St 19120 42nd WD 1,228 Sq. Ft. BRT# 422391600 Improvements: Residential Property NANCY MARTINEZ A/K/A NANVY PINHEIRO, AS ADMINISTRATRIX OF THE ESTATE OF OLGA MARTINEZ, DECEASED C.P. Aug 2019 No. 04978 \$18,308.95 KML Law Group, P.C.

2312-328

6014 Greenway Ave 19142 40th WD 1,600 Sq. Ft. BRT# 401312400 Improvements: Residential Property ARMAH KONA H C.P. Mar 2022 No. 01068 \$55,619.55 KML Law Group, P.C.

2312-329

2709 E Country Club Rd 19131 52nd WD 2,596 Sq. Ft. BRT# 521371100 Improvements: Residential Property GRACE BURROUGHS, SOLELY IN HER CAPACITY AS HEIR OF CHARLES BURROUGHS III, DECEASED C.P. Apr 2019 No. 01171 \$201,046.86 KML Law Group, P.C.

2312-330

417 Mckean St 19148 39th WD 1,360 Sq. Ft. BRT# 392024400 Improvements: Residential Property THE UNKNOWN HEIRS OF MICHELLE ROQUE, DECEASED AND ROBERTO ROQUE, SOLELY IN HIS CAPACITY AS HEIR OF MICHELLE ROQUE, DECEASED C.P. Dec 2019 No. 03142 \$221,125.81 KML Law Group, P.C.

2312-331

1315 N 59th St 19151 4th WD 1,451.15 Sq. Ft. BRT# 043172200 Improvements: Residential Property DEREK BARNETT AS ADMINISTRATOR OF THE ESTATE OF PAUL P. BARNETT AKA PAUL T. BARNETT AKA PAUL THOMAS BARNETT, DECEASED C.P. Jan 2023 No. 02423 \$44,683.07 KML Law Group, P.C.

2312-332

2235 W Ontario St 19140 38th WD 1,520 Sq. Ft. BRT# 112069800 Improvements: Residential Property Subject to Mortgage LINDA WARREN C.P. Dec 2018 No. 00435 \$26,542.84 Padgett Law Group

2312-333

5216-18 Chester Avenue 19143 51st WD 4,066 Sq. Ft. BRT# 881707550 Improvements: Residential Property MARVIN VARGAS C.P. Apr 2019 No. 04494 \$24,373.50 Mattioni Ltd

2312-334

460 Parker Ave 19128 21st WD 1,078 Sq. Ft. BRT# 212336000 Improvements: Residential Property Subject to Mortgage JAMES C. KEE, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM B. KEE, III A/K/A WILLIAM B. KEE A/K/A WILLIAM BURGE KEE, III DECEASED C.P. Feb 2023 No. 01349 \$77,190.42 Law Office Of Gregory Javardian

2312-335

2655 South Massey Street 19142 40th WD 1,240 Sq. Ft. BRT# 406118300 Improvements: Residential Property KEMP CARTER C.P. Jun 2019 No. 06732 \$80,618.69 KML Law Group, P.C.

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>2312-336 5812 N Philip St 19120 61st WD 1,110 Sq. Ft. BRT# 612409100 Improvements: Residential Property ANDRES CRUZ C.P. Mar 2022 No. 02958 \$109,144.52 Romano Garubo & Argentieri</p>	<p>2312-349 1839 E Pastorius St 19138 10th WD 1,509 Sq. Ft. BRT# 102183400 Improvements: Residential Property HARRIS PROPERTY, LLC DOMINIC HARRIS C.P. May 2023 No. 00209 \$243,865.88 Larocca Hornik Rosen & Greenberg LLP</p>	<p>2312-362 753 S Chadwick St 19146 30th WD 1,120 Sq. Ft. BRT# 301314300 Improvements: Residential Property MEGAN REILLY C.P. Nov 2022 No. 02183 \$387,981.32 Robertson, Anschutz, Schneid,crane & Partners, PLLC</p>	<p>2312-374 129 Jamestown Ave 19127 21st WD 2,000 Sq. Ft. BRT# 211064800 Improvements: Residential Property FRANK PILLER A/K/A FRANCIS PILLER, C.P. Jul 2023 No. 02310 \$239,890.22 Hladik, Onorato & Federman, LLP</p>	<p>COURTNEY BAXTER, KNOWN HEIR OF JOSEPH BAXTER, DECEASED; BIANCA E. BAXTER, KNOWN HEIR OF JOSEPH BAXTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH BAXTER, DECEASED; C.P. Sept 2019 No. 02487 \$62,453.69 Albertelli Law</p>
<p>2312-337 2407 N 50th St 19131 52nd WD 4,336 Sq. Ft. BRT# 521251800 Improvements: Residential Property VIDA B. MALLORY C.P. Sept 2014 No. 02505 \$201,268.44 Law Office Of Gregory Javardian</p>	<p>2312-350 1917 Colonial St 19138 10th WD 1,183 Sq. Ft. BRT# 102351300 Improvements: Residential Property HARRIS PROPERTY, LLC DOMINIC HARRIS C.P. May 2023 No. 00810 \$195,844.64 Larocca Hornik Rosen & Greenberg LLP</p>	<p>2312-363 6338 Reedland St 19142 40th WD 975 Sq. Ft. BRT# 402212600 Improvements: Residential Property SHEREE DAVIS C.P. Aug 2022 No. 00157 \$84,744.71 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2312-375 2010 South 59th Street 19143 40th WD 1,200 Sq. Ft. BRT# 401058200 Improvements: Residential Property JAMES YARDE, INDIVIDUALLY, AS LIFE TENANT, AND AS TRUSTEE FOR RONALD ASHBY, LAURAN ASHBY AND PAULEEN ASHBY, HIS CHILDREN C.P. Feb 2023 No. 00407 \$85,523.64 Hladik, Onorato & Federman, LLP</p>	<p>2312-387 6213 Morton St 19144 22nd WD 1,910 Sq. Ft. BRT# 592209300 Improvements: Residential Property Subject to MortgageSubject to Rent 1 PROVIDENCE LIMINTED LIABILITY COMPANY ANITA YVONNE WHITAKER LEONARD BONEY C.P. Mar 2023 No. 00460 \$304,178.38 Fox Rothschild LLP</p>
<p>2312-338 443 Krams Ave 19128 21st WD 1,120 Sq. Ft. BRT# 212238300 Improvements: Residential Property ERIC J. GRAY C.P. Oct 2022 No. 01741 \$139,205.37 Romano Garubo & Argentieri</p>	<p>2312-351 5032 Aspen St 19139 44th WD 1,122 Sq. Ft. BRT# 441248100 Improvements: Residential Property 5032 ASPEN LLC TONYA D LOONEY, JR. C.P. May 2023 No. 02028 \$178,236.24 Larocca Hornik Rosen & Greenberg LLP</p>	<p>2312-364 2928 N 27th St 19132 38th WD 961 Sq. Ft. BRT# 381214100 Improvements: Residential Property MYRTLE HILL C.P. Mar 2022 No. 01301 \$71,011.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2312-376 3414 N 21st 19140 11th WD 2,391 Sq. Ft. BRT# 112301400 Improvements: Residential Property STAND OUT INVESTMENT LLC C.P. Mar 2023 No. 02817 \$428,406.39 Weber Gallagher Simpson Stapleton Fires & Newby LLP</p>	<p>2312-388 5510 Matthews St 19138 12th WD 1,056 Sq. Ft. BRT# 122287100 Improvements: Residential Property APEX HOME SOLUTIONS LLC C.P. Jun 2023 No. 01415 \$134,491.16 Weber Gallagher Simpson Stapleton Fires & Newby LLP</p>
<p>2312-339 9982 S Canterbury Rd 19114 66th WD 171 Sq. Ft. BRT# 661014531 Improvements: Residential Property CHARLES A.J. HALPIN, III ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANE J. MEZEJEWSKI, DECEASED C.P. June 2023 No. 03011 \$121,153.77 Law Office Of Gregory Javardian</p>	<p>2312-352 5122 N Marvine St 19141 49th WD 2,100 Sq. Ft. BRT# 493097800 Improvements: Residential Property HARRIS PROPERTY, LLC DOMINIC HARRIS C.P. May 2023 No. 00236 \$215,783.16 Larocca Hornik Rosen & Greenberg LLP</p>	<p>2312-365 5733 N Marshall St 19120 42nd WD 1,445 Sq. Ft. BRT# 612263700 Improvements: Residential Property HETTIE JONES, IN HER CAPACITY AS HEIR OF LEROY J. JONES A/K/A LEROY JAMES JONES; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEROY J. JONES A/K/A LEROY JAMES JONES C.P. Feb 2022 No. 02040 \$126,383.25 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2312-377 1307 W Rockland St 19141 49th WD 2,211 Sq. Ft. BRT# 491127300 Improvements: Residential Property 1307 W ROCKLAND STREET, INC A/K/A 1307 W ROCKLAND, INC C.P. Jun 2023 No. 01425 \$199,508.04 Weber Gallagher Simpson Stapleton Fires & Newby LLP</p>	<p>2312-389 2104 N 9th St 19122 20th WD 1,600 Sq. Ft. BRT# 202166000 Improvements: Residential Property MAVERICK EQUITY FINANCING, LLC C.P. Feb 2023 No. 01608 \$276,110.67 Weber Gallagher Simpson Stapleton Fires & Newby LLP</p>
<p>2312-340 4745 Loring St 19136 65th WD 904 Sq. Ft. BRT# 651030400 Improvements: Residential Property JANE L. CROY AND DEBORAH CONNELLY-SHEPPARD C.P. Jan 2023 No. 02761 \$155,042.73 Law Office Of Gregory Javardian</p>	<p>2312-353 5728 W Girard Ave 19131 4th WD 1,200 Sq. Ft. BRT# 043023400 Improvements: Residential Property WEST FILA PROPERTIES LLC ZEPHANIAH BURROWS C.P. Jun 2023 No. 00520 \$166,550.87 Larocca Hornik Rosen & Greenberg LLP</p>	<p>2312-366 3301 Chippendale Ave A/K/A 3301 Chippendale Street 19136 64th WD 3,028 Sq. Ft. BRT# 642205800 Improvements: Residential Property HARVEY ISEMAN, AS EXECUTOR OF THE ESTATE OF EDMUNDAS J. BUTKUS A/K/A EDMUNDAS BUTKUS A/K/A EDMUNDAS JUOZAPS BUTKUS; NATIONAL SHRINE OF ST. JOHN NEUMANN, IN ITS CAPACITY AS HEIR OF EDMUNDAS J. BUTKUS A/K/A EDMUNDAS BUTKUS A/K/A EDMUNDAS JUOZAPAS BUTKUS; ST. RITA OF CASCIA SHRINE, IN ITS CAPACITY AS HEIR OF EDMUNDAS J. BUTKUS A/K/A EDMUNDAS BUTKUS A/K/A EDMUNDAS JUOZAPAS BUTKUS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDMUNDAS J. BUTKUS A/K/A EDMUNDAS JUOZAPAS BUTKUS C.P. Mar 2022 No. 00050 \$261,233.77 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2312-378 2041 S Bucknell St 19145 48th WD 806 Sq. Ft. BRT# 482294200 Improvements: Residential Property Subject to Mortgage DNRD LLC AND VIRGIL RUSH, INDIVIDUALLY AND AS MANAGING MEMBER OF DNRD, LLC C.P. Jan 2023 No. 01682 \$238,517.29 Vitti Law Group Incorporated</p>	<p>2312-390 5751 Walton Ave 19143 46th WD 1,110 Sq. Ft. BRT# 463081000 Improvements: Residential Property 5751 WALTON RENO LLC A/K/A 5751 WALTON AVENUE RENO LLC C.P. Apr 2023 No. 03043 \$127,913.55 Weber Gallagher Simpson Stapleton Fires & Newby LLP</p>
<p>2312-341 7939 Fayette St 19150 50th WD 1,605 Sq. Ft. BRT# 501034800 Improvements: Residential Property Subject to Mortgage JANAYA TURNER, PERSONAL REPRESENTATIVE OF THE ESTATE OF DELPHINE A. CRUMP, DECEASED C.P. Feb 2023 No. 00923 \$61,704.24 Law Office Of Gregory Javardian</p>	<p>2312-354 2027 Knorr St 19149 54th WD 2,143 Sq. Ft. BRT# 542008700 Improvements: Residential Property RONALD M. ANNUNZIATA C.P. Oct 2022 No. 02299 \$27,285.22 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2312-367 212 E Gorgas Ln 19119 22nd WD 2,758 Sq. Ft. BRT# 222104100 Improvements: Residential Property KAREN E. FORD C.P. Dec 2022 No. 02547 \$75,286.01 Powers Kim LLC</p>	<p>2312-379 845 Corinthian Ave 19130 15th WD 1,464 Sq. Ft. BRT# 151102000 Improvements: Residential Property 845 CORINTHIAN LLC C.P. Aug 2023 No. 01913 \$721,601.44 Friedman, Schuman, Applebaum & Nemeroff, PC</p>	<p>2312-391 317 Vine St Unit 310 19106 5th WD 760 Sq. Ft. BRT# 888110064 Improvements: Residential Property Subject to Mortgage CECIL J PARKER C.P. Jan 2023 No. 03003 \$31,706.54 Horn Williamson LLC</p>
<p>2312-342 743 S Cecil St 19143 46th WD 900 Sq. Ft. BRT# 463268600 Improvements: Residential Property WILMAE CLAY A/K/A WILLAMAE CLAY, CO-REPRESENTATIVE OF THE ESTATE OF ANNA SCOTT A/K/A ANNA B SCOTT, DECEASED WILMAE CLAY A/K/A WILLAMAE CLAY, JANET A ABRAMS, CO-REPRESENTATIVE OF THE ESTATE OF ANNA SCOTT A/K/A ANNA B SCOTT, DECEASED C.P. Feb 2023 No. 00750 \$12,918.46 Law Office Of Gregory Javardian</p>	<p>2312-355 4920 N Camac St 19141 49th WD 2,160 Sq. Ft. BRT# 491492700 Improvements: Residential Property Subject to Mortgage HENRY V. LASSITER C.P. June 2019 No. 07064 \$81,978.79 Eckert Seamans Cherin & Mellott, LLC</p>	<p>2312-368 1831 S 57th 19143 51st WD 1,276 Sq. Ft. BRT# 514050800 Improvements: Residential Property GEORGE W. LEE C.P. Jan 2023 No. 02690 \$62,268.14 Hill Wallack LLP</p>	<p>2312-380 2053 N Wanamaker St 19131 52nd WD 1,672 Sq. Ft. BRT# 522228700 Improvements: Residential Property EMORY L. DABNEY AND THE REAL ESTATE INVESTMENT GROUP (REIG), C.P. Jul 2023 No. 01514 \$202,604.91 Hladik, Onorato & Federman, LLP</p>	<p>2312-392 2631 Oakford St 19146 36th WD 1,048 Sq. Ft. BRT# 362043200 Improvements: Residential Property Subject to MortgageSubject to Rent 2626 OAKREED STREET LLC, A/K/A 2626 OAKREED ST LLC C.P. Jun 2023 No. 01862 \$551,040.33 Hourigan, Kluger & Quinn, PC.</p>
<p>2312-343 1130 N 64th St 19151 34th WD 1,600.00 Sq. Ft. BRT# 344254300 Improvements: Residential Property Subject to Mortgage NICHOLAS UMILE JR., ET AL. C.P. Mar 2023 No. 01413 \$185,919.00 Gingo Palumbo Law Group LLC</p>	<p>2312-356 6738 N 17th St 19126 10th WD 1,490 Sq. Ft. BRT# 101053100 Improvements: Residential Property SHANELLE L. REID A/K/A S. REID C.P. Oct 2019 No. 01612 \$164,092.14 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2312-369 253 S Alden St 19139 60th WD 1,050 Sq. Ft. BRT# 604261700 Improvements: Residential Property ANTHONY REDLEY A/K/A ANTHONY W. REDLEY AND 99 SOLUTIONS, LLC, C.P. Jul 2023 No. 00818 \$245,660.98 Hladik, Onorato & Federman, LLP</p>	<p>2312-381 3890 M Street 19124 33rd WD 1,275 Sq. Ft. BRT# 332453500 Improvements: Residential Property ALEXIER A. MONTANEZ, AS SURVIVING HEIR OF ALEXIS A. MONTANEZ, DECEASED, ERICA MONTANEZ, AS SURVIVING HEIR OF ALEXIS A. MONTANEZ, DECEASED, ZAHIRA ROSADO MONTANEZ A/K/A ZAHIRA ROSADO, AS SURVIVING HEIR OF ALEXIS A. MONTANEZ, DECEASED AND UNKNOWN SURVIVING HEIRS OF ALEXIS A. MONTANEZ, DECEASED, C.P. Jul 2021 No. 00372 \$67,475.24 Hladik, Onorato & Federman, LLP</p>	<p>2312-393 2303 Pierce St 19145 36th WD 1,606 Sq. Ft. BRT# 364098800 Improvements: Residential Property Subject to Mortgage HIGH LE LLC C.P. Mar 2023 No. 03218 \$235,875.00 Chartwell Law</p>
<p>2312-344 7204 Briar Rd 19138 50th WD 1,845 Sq. Ft. BRT# 501332600 Improvements: Residential Property MICHELLE L. MCGUIRE C.P. Feb 2018 No. 03147 \$142,992.93 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2312-358 5916 Nassau Rd 19151 34th WD 1,223 Sq. Ft. BRT# 342073900 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ORA LEWIS C.P. Jun 2019 No. 07323 \$164,590.19 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2312-370 27 W Seymour Street 19144 12th WD 1,743 Sq. Ft. BRT# 123053400 Improvements: Residential Property MILDRED MATTHEWS C.P. Nov 2022 No. 02177 \$62,284.89 Hladik, Onorato & Federman, LLP</p>	<p>2312-382 1624 N Gratz St 19121 47th WD 1,590 Sq. Ft. BRT# 471315600 Improvements: Residential Property WEST FILA PROPERTIES LLC C.P. Apr 2023 No. 00840 \$399,178.34 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-394 2745 S 71st St 19153 40th WD 1,156 Sq. Ft. BRT# 406169700 Improvements: Residential Property WESTLEY CLARK, IN HIS CAPACITY AS HEIR OF PEGGY DAVIS A/K/A PEGGY ANN DAVIS, DECEASED ADMINISTRATRIX AND HEIR OF JESSE DAVIS A/K/A JESSE L. DAVIS, DECEASED; PAMELA VIEW A/K/A PAMELA M. VIEW, IN HER CAPACITY AS HEIR OF PEGGY DAVIS A/K/A PEGGY ANN DAVIS DECEASED ADMINISTRATRIX AND HEIR OF JESSE DAVIS A/K/A JESSE L. DAVIS, DECEASED; UNKNOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEGGY DAVIS A/K/A PEGGY AND DAVIS, DECEASED ADMINISTRATRIX AND HEIR OF JESSE DAVIS A/K/A JESSE L. DAVIS DECEASED; UNKNOWN HEIRS, SUCCESSORS ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JESSE DAVIS A/K/A JESSE L. DAVIS, DECEASED C.P. Nov 2022 No. 01920 \$104,928.81 Brock & Scott, PLLC</p>
<p>2312-345 5611 Stewart St 19131 4th WD 1,200 Sq. Ft. BRT# 043213400 Improvements: Residential Property MILDRED ARMSTRONG C.P. Jan 2023 No. 02553 \$80,824.20 KML Law Group, PC.</p>	<p>2312-359 5920 W Oxford St 19151 34th WD 1,783 Sq. Ft. BRT# 342088200 Improvements: Residential Property ELAINE RAVENELL, IN HER CAPACITY AS HEIR OF LAWRENCE RAVENELL; GAIL FIELDS A/K/A GAIL RAVENELL, IN HER CAPACITY AS HEIR OF LAWRENCE RAVENELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAWRENCE RAVENELL C.P. Jan 2020 No. 00129 \$133,893.48 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2312-371 1802 N 77th St 19151 34th WD 1,696 Sq. Ft. BRT# 343357900 Improvements: Residential Property NICOLE F. MITCHELL C.P. Jun 2023 No. 02969 \$123,983.28 Hladik, Onorato & Federman, LLP</p>	<p>2312-383 4158 Greeby St 19135 55th WD 1,088 Sq. Ft. BRT# 552118500 Improvements: Residential Property JAMES K. JONES C.P. Jan 2023 No. 03010 \$113,563.00 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-395 4230 Markland St 19124 33rd WD 1,182 Sq. Ft. BRT# 332496300 Improvements: Residential Property JUAN D. LOAIZA URIBE C.P. Dec 2022 No. 01866 \$86,648.56 Brock & Scott, PLLC</p>
<p>2312-346 4164 Tacoma St 19140 13th WD 1,436 Sq. Ft. BRT# 131408134 Improvements: Residential Property SHAWN YOUNG AND TARA O. YOUNG AKA TARA YOUNG C.P. Jan 2021 No. 01871 \$76,374.71 KML Law Group, PC.</p>	<p>2312-360 1136 S 54th St 19143 51st WD 1,313.89 Sq. Ft. BRT# 513128200 Improvements: Residential Property ROBIN CLAY, AS ADMINISTRATRIX OF THE ESTATE OF ROBERT CLAY, JR A/K/A ROBERT W CLAY, JR DECEASED C.P. Mar 2023 No. 01477 \$26,417.60 Powers Kim LLC</p>	<p>2312-372 2135 Sigel St 19145 48th WD 1,062 Sq. Ft. BRT# 482019700 Improvements: Residential Property CHRISTOPHER WILLIAMS, C.P. May 2023 No. 01708 \$210,914.33 Hladik, Onorato & Federman, LLP</p>	<p>2312-384 333 Jackson St 19148 39th WD 1,200 Sq. Ft. BRT# 392108200 Improvements: Residential Property EDWARD QUINN, KNOWN HEIR OF JENNIFER QUINN AND UNKNOWN SURVIVING HEIRS OF JENNIFER QUINN C.P. Apr 2023 No. 01971 \$176,947.96 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-396 6138 Grays Ave 19142 40th WD 1,280 Sq. Ft. BRT# 402157700 Improvements: Residential Property DEBRA MCDUFFIE A/K/A DEBORAH MCDUFFIE JASPER GOLATI C.P. Oct 2017 No. 00225 \$63,274.91 Brock & Scott, PLLC</p>
<p>2312-347 6136 N 6th St 19120 61st WD 1,504 Sq. Ft. BRT# 611133900 Improvements: Residential Property REGINALD FREEMAN C.P. Apr 2022 No. 00380 \$176,140.06 KML Law Group, PC.</p>	<p>2312-361 1526 S Opal St 19146 36th WD 672 Sq. Ft. BRT# 363226000 Improvements: Residential Property NEUMAN INVESTING LLC MICHAEL NEUMAN AND JACQUELINE PALACIO C.P. Jul 2023 No. 01158 \$246,242.93 Larocca Hornik Rosen & Greenberg LLP</p>	<p>2312-373 7450 Brockton Rd 19151 34th WD 1,434 Sq. Ft. BRT# 343146338 Improvements: Residential Property DENITA L. THOMAS, C.P. Oct 2022 No. 00675 \$94,931.82 Hladik, Onorato & Federman, LLP</p>	<p>2312-386 5208 N 8th St 19140 49th WD 1,620 Sq. Ft. BRT# 492132900 Improvements: Residential Property</p>	<p>2312-397 5361 Hazelhurst St 19131 52nd WD 1,120 Sq. Ft. BRT# 521063900 Improvements: Residential Property LATIFA J. COLLIER C.P. July 2019 No. 01738 \$137,738.68 Brock & Scott, PLLC</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>2312-398 3225 Birch Rd 19154 66th WD 1,800 Sq. Ft. BRT# 663010800 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN E. GARES A/K/A JOHN EDWARD GARES DECEASED C.P. Jan 2023 No. 00565 \$39,050.67 Brock & Scott, PLLC</p> <p>2312-399 6402 Belfield Ave 19119 22nd WD 1,010 Sq. Ft. BRT# 221242710 Improvements: Residential Property CHANEL L. LOFTON, IN HER CAPACITY AS HEIR OF GERTRUDE E SMITH, DECEASED; JIMMY SMITH III, IN HIS CAPACITY AS HEIR OF GERTRUDE E. SMITH DECEASED; MELVINA TIMBERS, IN HER CAPACITY AS HEIR OF GERTRUDE E. SMITH DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERTRUDE E. SMITH, DECEASED C.P. Jun 2021 No. 00508 \$98,065.31 Brock & Scott, PLLC</p> <p>2312-400 3160 Reach Street 19134 33rd WD 708 Sq. Ft. BRT# 331313400 Improvements: Residential Property GERALDINE M SPOSATO C.P. Jan 2023 No. 02871 \$54,862.29 Stern & Eisenberg, P.C.</p> <p>2312-401 1549 S Newekirk Street 19146 36th WD 708 Sq. Ft. BRT# 364358700 Improvements: Residential Property THE UNKNOWN HEIRS OF JOHN C. KANE AND TIMOTHY KANE, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF JOHN C. KANE, DECEASED C.P. Jan 2023 No. 02342 \$60,064.66 Stern & Eisenberg, P.C.</p> <p>2312-402 4061 Sansom St 19104 27th WD 1,547 Sq. Ft. BRT# 271146800 Improvements: Residential Property MALCOM MOSGROVE A/K/A MALCOM MUSGROVE AND MARION MOSGROVE A/K/A MARION LYNN A/K/A MARION MUSGROVE, REGINA LYNN C.P. Jul 2022 No. 02091 \$162,341.26 Stern & Eisenberg, P.C.</p> <p>2312-403 1369 North 76th Street 19151 34th WD 1,600 Sq. Ft. BRT# 343302800 Improvements: Residential Property ANTHONY O. HOSEY C.P. Feb 2021 No. 00793 \$38,927.91 Stern & Eisenberg, P.C.</p> <p>2312-404 2542 Cecil B. Moore Avenue 19121 32nd WD 1,472 Sq. Ft. BRT# 324036200 Improvements: Residential Property MAVERICK EQUITY FINANCING LLC C.P. Jan 2023 No. 01819 \$440,441.58 Weber Gallagher Simpson Stapleton Fires & Newby LLP</p> <p>2312-405 6727 N Smedley Street 19126 10th WD 1,358 Sq. Ft. BRT# 101036100 Improvements: Residential Property PAULINE WINGATE, INDIVIDUAL AND AS CO-ADMINISTRATRIX OF THE ESTATE OF LULA BELL REID, A/K/A LULA REID, DECEASED HELEN E. REID, CO-ADMINISTRATRIX OF THE ESTATE OF LULA BELL REID, A/K/ALULA REID, DECEASED C.P. Nov 2022 No. 00307 \$203,513.29 Logs Legal Group LLP</p> <p>2312-406 5431 N 6th St 19120 61st WD 1,421 Sq. Ft. BRT# 612280400 Improvements: Residential Property OSCAR DUMAS A/K/A OSCAR DUMAS III C.P. Jan 2020 No. 03882 \$106,397.78 Logs Legal Group LLP</p> <p>2312-407 2621 N 24th Street 19132 16th WD 1,350 Sq. Ft. BRT# 162237100 Improvements: Residential Property ANDRE E. HOOD, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF ELIZABETH B. HOOD, DECEASED C.P. Apr 2022 No. 00449 \$40,769.26 Logs Legal Group LLP</p> <p>2312-408 5637 Rodman St 19143 46th WD 1,020 Sq. Ft. BRT# 463026800 Improvements: Residential Property Subject to Mortgage/Subject to Rent PROPERTY SOLUTIONS HOLDINGS, LLC, C.P. Jun 2023 No. 00238 \$109,719.38 Hourigan, Kluger & Quinn, P.C.</p> <p>2312-409 3425 N 18th St 19140 11th WD 1,861 Sq. Ft. BRT# 112249400 Improvements: Residential Property BECKFORD PROPERTY GROUP LLC C.P. Aug 2023 No. 01295 \$282,854.14 Kaplin Stewart Meloff Reiter & Stein, P.C.</p>	<p>2312-410 2561 N 18th St 19140 16th WD 1,056 Sq. Ft. BRT# 161255300 Improvements: Residential Property PEOPLE PROPERTY GROUP LLC C.P. Aug 2023 No. 01389 \$288,692.30 Kaplin Stewart Meloff Reiter & Stein, P.C.</p> <p>2312-411 428 Tyson Ave 19111 35th WD 2,083 Sq. Ft. BRT# 353164900 Improvements: Residential Property JOB MIXSON AND DEENA R MIXSON C.P. Jan 2018 No. 00057 \$195,239.22 Hladik, Onorato & Federman, LLP</p> <p>2312-412 937 N 68th St 19151 34th WD 1,870 Sq. Ft. BRT# 344422100 Improvements: Residential Property LATONYA KENNEDY JONES C.P. Aug 2022 No. 02842 \$117,912.42 KML Law Group P.C.</p> <p>2312-413 419 Earlham Ter 19144 12th WD 995 Sq. Ft. BRT# 124054200 Improvements: Residential Property ANGELA ANCRUM & VERNON R. ANCRUM C.P. July 2014 No. 02125 \$72, 948.86 KML Law Group P.C.</p> <p>2312-414 6306 Milton St 19138 22nd WD 4,168 Sq. Ft. BRT# 221303100 Improvements: Residential Property UNKNOWN HEIRS AND OR ADMINISTRATORS TO THE ESTATE OF ANDREW SELLERS C.P. Feb 2023 No. 00411 \$73,711.77 Manley Deas Kochalski LLC</p> <p>2312-415 5948 Malta 19120 35th WD 1,058 Sq. Ft. BRT# 352282900 Improvements: Residential Property UNKOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DENISE S PERRY, DECEASED AND USA C.P. Mar 2022 No. 02429 \$36,322.90 Hill Wallack LLP</p> <p>2312-416 12553 Chilton Rd 19154 66th WD 1,895 Sq. Ft. BRT# 663324700 Improvements: Residential Property ALFREDO FERREIRA C.P. Jan 2023 No. 00020 \$272,757.93 Manley Deas Kochalski LLC</p> <p>2312-417 2410 N 19th St 19132 16th WD 1,051 Sq. Ft. BRT# 162089300 Improvements: Residential Property Subject to Mortgage LARRY TYLER, JR C.P. Apr 2023 No. 01334 \$164,470.47 Manley Deas Kochalski LLC</p> <p>2312-418 6065 N American St 19120 61st WD 1,200 Sq. Ft. BRT# 612408300 Improvements: Residential Property ANTHONY HICKS, A/K/A ANTHONY D. HICKS C.P. Dec 2019 No. 03525 \$84,177.07 Manley Deas Kochalski LLC</p> <p>2312-419 4620 Milnor St 19137 45th WD 1,900 Sq. Ft. BRT# 453457000 Improvements: Residential Property JOHN CAMPBELL C.P. Feb 2023 No. 01271 \$123,858.59 Brock & Scott, PLLC</p> <p>2312-420 6700 Limekiln Pike 19138 10th WD 3,849 Sq. Ft. BRT# 102064900 Improvements: Residential Property BUDGET ME LLC C.P. Jun 2023 No. 02167 \$35,386.72 Hill Wallack LLP</p> <p>2312-421 936-38 Oakmont St 19111 63rd WD 5,000 Sq. Ft. BRT# 631186600 Improvements: Residential Property Subject to Mortgage EILEEN M. TUDISCO C.P. Feb 2022 No. 01685 \$136,288.04 Parker Mccay, Pa</p> <p>2312-422 2828 W Girard Ave 19130 29th WD 1,908 Sq. Ft. BRT# 871539000 Improvements: Commercial Property Subject to Mortgage JAMES SMITH C.P. Mar 2023 No. 00205 \$282,276.37 Fein, Such, Kahn & Shepard, P.C.</p> <p>2312-423 2107 S 22nd St 19145 48th WD 812.25 Sq. Ft. BRT# 482190100 Improvements: Residential Property ALIYA S. TAYLOR, SOLELY IN HER CAPACITY AS HEIR OF BARBARA ANN TAYLOR, A/K/A BARBARA TAYLOR, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA ANN TAYLOR AKA BARBARA TAYLOR, DECEASED C.P. Jun 2022 No. 01626 \$64,290.92 Powers Kim LLC</p> <p>2312-424 4729 N 4th St 19120 42nd WD 1,232 Sq. Ft.</p>	<p>BRT# 422447000 Improvements: Residential Property Subject to Mortgage SOTO, ARMINIA & MARTINIANO C.P. Jan 2023 No. 02622 \$46,982.70 Friedman Vartolo LLP</p> <p>2312-425 2118 Fernon St 19145 36th WD 658 Sq. Ft. BRT# 363092900 Improvements: Residential Property Subject to Mortgage URBAN LINING 4, LLC C.P. Feb 2023 No. 01960 \$127,370.53 Friedman Vartolo LLP</p> <p>2312-426 6709 Cottage St 19135 55th WD 1,170 Sq. Ft. BRT# 552416600 Improvements: Residential Property STEPHEN MCCLOSKEY C.P. Nov 2022 No. 02640 \$45,933.75 Mccabe, Weisberg & Conway, LLC</p> <p>2312-427 3572 Oakmont St 19136 35th WD 1,568 Sq. Ft. BRT# 642195800 Improvements: Residential Property MARGARET SAUERWALD C.P. Sept 2022 No. 00255 \$41,362.51 Mccabe, Weisberg & Conway, LLC</p> <p>2312-428 5738 Vandike St 19135 41st WD 1,140 Sq. Ft. BRT# 411327100 Improvements: Residential Property JAMIE ALLEN, KNOWN SURVIVING HEIR OF KEVIN P. ALLEN, COLLEEN ALLEN, KNOWN SURVIVING HEIR OF KEVIN P. ALLEN, AND UNKNOWN SURVIVING HEIRS OF KEVIN P. ALLEN C.P. Jun 2023 No. 00185 \$111,025.62 Mccabe, Weisberg & Conway, LLC</p> <p>2312-429 657 N 53rd St 19131 44th WD 1,526 Sq. Ft. BRT# 442318000 Improvements: Residential Property IAN T. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON-FEARS AND LELAND S. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON C.P. Apr 2022 No. 02109 \$16,796.79 Mccabe, Weisberg & Conway, LLC</p> <p>2312-430 6200 Hasbrook Ave 19111 35th WD 1,857 Sq. Ft. BRT# 353188300 Improvements: Residential Property NOEL MADRIGAL A/K/A NOEL GARCIA MADRIGAL C.P. July 2022 No. 01801 \$85,362.08 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2312-431 1104 Lombard St Unit 43 19147 5th WD 941 Sq. Ft. BRT# 888054849 Improvements: Residential Property STEPHEN FALVO C.P. Sept 2019 No. 01962 \$272,053.58 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2312-432 5924 N 13th St 19141 49th WD 2,368 Sq. Ft. BRT# 493217300 Improvements: Residential Property MELVIN T. SHARPE, JR., KNOWN HEIR TO THE ESTATE OF MELVIN T. SHARP AND KAREN SHARPE, KNOWN HEIR TO THE ESTATE OF MELVIN T. SHARP AND JONATHAN BENNETT, KNOWN HEIR TO THE ESTATE OF MELVIN T. SHARP AND THE UNKNOWN HEIRS, EXECUTORS, AND DEVISEES TO THE ESTATE C.P. Aug 2016 No. 02357 \$365,627.48 Stern & Eisenberg, P.C.</p> <p>2312-433 921 E Woodlawn St 19138 12th WD 1,941 Sq. Ft. BRT# 122104600 Improvements: Residential Property DEBORAH POOLE C.P. July 2022 No. 01158 \$48,980.89 Logs Legal Group LLP</p> <p>2312-434 6354 W Columbia Ave 19151 34th WD 1,360 Sq. Ft. BRT# 344066600 Improvements: Residential Property ANTHONY PELLECHIO, KNOWN HEIR OF VINCENT M. PELLECHIO, DECEASED ALEJANDRA PELLECHIO, KNOWN HEIR OF VINCENT M. PELLECHIO, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VINCENT M. PELLECHIO, DECEASED C.P. Feb 2023 No. 01156 \$195,736.36 Logs Legal Group LLP</p> <p>2312-435 13054 Townsend #j4 19154 16th WD 1,350 Sq. Ft. BRT# 888660135 Improvements: Residential Property LASHAWN SCOTT, MICHAEL G. THOMPSON, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF ELIZABETH THOMPSON, CHERYL E YATES, IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF ELIZABETH THOMPSON AND DEBORAH L. SCOTT IN HER CAPACITY</p>	<p>AS CO- EXECUTRIX OF THE ESTATE OF ELIZABETH THOMPSON C.P. Aug 2017 No. 00008 \$119,293.65 Logs Legal Group LLP</p> <p>2312-436 4625 N 12th St 19140 49th WD 1,390 Sq. Ft. BRT# 491444700 Improvements: Residential Property LILLIAN ALEXANDER C.P. Feb 2022 No. 01098 \$99,100.02 Manley Deas Kochalski LLC</p> <p>2312-437 6866 N 19th St 19126 10th WD 1,875 Sq. Ft. BRT# 101118400 Improvements: Residential Property TUESDAY JACKSON, AS ADMINISTRATRIX TO THE ESTATE OF LORRAINE JACKSON, C.P. Jun 2023 No. 01969 \$109,756.89 Manley Deas Kochalski LLC</p> <p>2312-438 1638 Lewis St 19124 33rd WD 1,040 Sq. Ft. BRT# 332034400 Improvements: Residential Property UNKNOWN HEIRS AND/OR ADMINISTRATOR TO THE ESTATE OF WILFREDO CARRION; IMARIS CARRION, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF WILFREDO CARRION; WILFREDO CARRION, JR., AS BELIEVED HEIR AND/OR ADMINISTRATOR ON THE ESTATE OF WILFREDO CARRION, C.P. Mar 2022 No. 00376 \$27,073.43 Manley Deas Kochalski LLC</p> <p>2312-439 1616 N Redfield St 19151 34th WD 1,200 Sq. Ft. BRT# 342181100 Improvements: Residential Property DENICE KEY C.P. April 2019 No. 01478 \$102,870.92 Logs Legal Group LLP</p> <p>2312-440 1109 Mercy St 19148 39th WD 806 Sq. Ft. BRT# 394021700 Improvements: Residential Property MATHEW S. MILLEN C.P. Oct 2021 No. 02417 \$230,040.21 Mccabe, Weisberg & Conway, LLC</p> <p>2312-441 6514 Oxford Ave 19111 35th WD 1,376 Sq. Ft. BRT# 353310300 Improvements: Residential Property RAYMOND TORRES C.P. Mar 2020 No. 00013 147,072.14 Mccabe, Weisberg & Conway, LLC</p> <p>2312-442 1717 S Conestoga St 19143 51st WD 885 Sq. Ft. BRT# 514180900 Improvements: Residential Property Subject to Mortgage JOEL WITHERSPOON C.P. Nov 2022 No. 00524 \$60,951.19 Friedman Vartolo LLP</p> <p>2312-443 2321 Madison Sq 19146 30th WD 1,620 Sq. Ft. BRT# 302106700 Improvements: Residential Property ERIC T. POUILLAIN, ET AL. C.P. May 2022 No. 01785 \$212,511.49 Hill Wallack LLP</p> <p>2312-444 6100 Glenmore Ave 19142 40th WD 720 Sq. Ft. BRT# 402143000 Improvements: Residential Property MICHAEL A. LANIER C.P. Apr 2022 No. 02377 \$38,310.78 Manley Deas Kochalski LLC</p> <p>2312-445 12 Shawmont Ave 19128 21st WD 3,802 Sq. Ft. BRT# 212382300 Improvements: Residential Property Subject to Mortgage YOLANDA T. BENNETT, EXECUTRIX OF THE ESTATE OF DESIREE M. GANIER; CELIA MARI GANIER, INDIVIDUALLY AND IN HER CAPACITY AS DEVISEE OF THE ESTATE OF DESIREE M. GAINER; ANGELICA DOMINIQUE GANIER, INDIVIDUALLY AND, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF DESIREE M. GANIER C.P. Feb 2021 No. 01206 \$240,731.31 Friedman Vartolo LLP</p> <p>2312-446 12043 Templeton Dr 19154 66th WD 2,600 Sq. Ft. BRT# 662153300 Improvements: Residential Property VALERIE M. KLEKOT, AKA VALERIE D. KLEKOT, AKA VALERIE KLEKOT C.P. Oct 2022 No. 01622 \$51,306.79 Manley Deas Kochalski LLC</p> <p>2312-447 1001-03 Allengrove St 19124 23rd WD 2,200 Sq. Ft. BRT# 234145300 Improvements: Residential Property ERIC B. WALKER JR C.P. Sept 2019 No. 02904 \$226,450.77 Mccabe, Weisberg & Conway, LLC</p> <p>2312-448 2613 Elbridge St 19149 62nd WD 2,140 Sq. Ft. BRT# 621300000 Improvements: Residential Property DESTINI VELEZ, KNOWN SURVIVING HEIR OF MOISES VELEZ AND UNKNOWN SURVIVING HEIRS OF MOISES VELEZ C.P. Mar 2022 No. 00713 \$265,560.95 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-449 6619 N Uber St 19138 50th WD 1,024 Sq. Ft. BRT# 102022200 Improvements: Residential Property ROSALIE JOHNSON, HEIR OF JOHN H. JOHNSON A/K/A JOHN HENRY JOHNSON A/K/A JOHN JOHNSON, DESEASED C.P. Dec 2018 No. 00433 \$50,278.51 Mccabe, Weisberg & Conway, LLC</p> <p>2312-450 6141 Catharine St 19143 3rd WD 1,266 Sq. Ft. BRT# 032193400 Improvements: Residential Property MEL LYNCH C.P. Feb 2022 No. 02002 \$138,247.38 Mccabe, Weisberg & Conway, LLC</p> <p>2312-451 5426 Trinity St 19143 51st WD 1,359 Sq. Ft. BRT# 514125400 Improvements: Residential Property TAMIKA BUTTS KNOWN SURVIVING HEIR OF PARRIE JACKSON, ANDRE JACKSON KNOWN SURVIVING HEIR OF PARRIE JACKSON, AND UNKOWN SURVIVING HEIRS OF PARRIE JACKSON C.P. Mar 2019 No. 01910 \$80,610.79 Mccabe, Weisberg & Conway, LLC</p> <p>2312-452 1113 E Durham St 19150 50th WD 1,534 Sq. Ft. BRT# 502460200 Improvements: Residential Property LAUREN JOHNSON, KNOWN SURVIVING HEIR OF LOUIS JOHNSON AND UNKOWN SURVIVING HEIR OF LOUIS JOHNSON C.P. Jan 2020 No. 02606 \$265,542.55 Mccabe, Weisberg & Conway, LLC</p> <p>2312-453 2633 S Alder St 19148 39th WD 700 Sq. Ft. BRT# 394127900 Improvements: Residential Property ROCCHINA M FLEAGLE C.P. Sept 2022 No. 00427 \$177,407.12 Roger Fay, Esquire, Albertelli Law</p> <p>2312-454 4613 Vista Street 19136 41st WD 943 Sq. Ft. BRT# 412214300 Improvements: Residential Property Subject to Mortgage GALYNA YEVDOKIMYYA C.P. May 2023 No. 02068 \$144,844.30 Fein, Such, Kahn & Shepard, P.C.</p> <p>2312-455 5760 Dunlap St 19131 4th WD 1,365 Sq. Ft. BRT# 043237100 Improvements: Residential Property RHONDA ANNE WALLACE-SPENCE, CO-ADMINISTRATOR OF THE ESTATE OF JOHN WALLACE A/K/A JOHN KEVIN WALLACE, DECEASED, AND SHAWN LAMONT WALLACE, CO-ADMINISTRATOR OF THE ESTATE OF JOHN WALLACE A/K/A JOHN KEVIN WALLACE, DECEASED AND JACK WALLACE, JR., CO-ADMINISTRATOR OF THE ESTATE OF JOHN WALLACE A/K/A JOHN KEVIN WALLACE, DECEASED C.P. Apr 2022 No. 01846 \$88,725.88 Logs Legal Group LLP</p> <p>2312-456 1430 N Wanamaker St 19131 4th WD 780 Sq. Ft. BRT# 043154200 Improvements: Residential Property Subject to Mortgage K&Q DEVELOPMENT LLC C.P. May 2023 No. 02679 \$161,135.08 Richard Brent Somach, Esquire</p> <p>2312-457 3878 Dungan St 19124 33rd WD 1,230 Sq. Ft. BRT# 332405900 Improvements: Residential Property JACKIE A. RIVAS C.P. Jan 2023 No. 01540 \$52,950.48 Hill Wallack LLP</p> <p>2312-458 3112 W Wilt St 19121 32nd WD 928 Sq. Ft. BRT# 323010301 Improvements: Residential Property DURTY DEVILS PROPERTY INVESTMENTS, LLC C.P. June 2023 No. 00455 \$170,996.11 Hill Wallack LLP</p> <p>2312-459 1221 Durfor St 19148 39th WD 700 Sq. Ft. BRT# 394302800 Improvements: Residential Property CHARLES M. CAPRA C.P. May 2015 No. 01529 \$116,862.26 Brock & Scott, PLLC</p> <p>2312-460A 514 E Clarkson Ave 19120 42nd WD 1,620 Sq. Ft. BRT# 421233900 Improvements: Residential Property PHILIP TRIBBLE C.P. Apr 2023 No. 02785 \$78,300.10 Manley Deas Kochalski LLC</p> <p>2312-460B 5431R-39 Westford Rd #C 19120 42nd WD 171 Sq. Ft. BRT# 421413300 Improvements: Residential Property PHILIP TRIBBLE C.P. Apr 2023 No. 02785 \$78,300.10 Manley Deas Kochalski LLC</p>

FEDERAL MENTHOL BAN WILL BOOST CRIME AND KILL JOBS

By Garrett Hill

The federal government's anticipated nationwide ban on menthol cigarettes – which is expected to roll out by the end of this year – is sure to ignite a wildfire of harmful consequences for Philadelphia communities. Historically, prohibitionist policies have proved to be ineffective at best and often create more harm than good.

A prohibition on menthol cigarettes will create harm on a massive scale. A menthol ban will distract law enforcement from more critical problems – like gun control and violent crime, fuel the criminal market for cigarettes, kill jobs, and close small businesses right here in Philly.

Broad, far-reaching policies like a nationwide prohibition on a popular adult product, create ripple effects. Just look at the war on drugs and the cannabis market. The fact that minor marijuana charges led to the incarceration of so many young black men is one of the chief reasons that recreational cannabis is legal. Yet now, the federal government is trying to criminalize menthol cigarettes, which are preferred by African-American smokers? It just doesn't make sense. The proposed ban on menthol cigarettes is more than a misinformed health policy decision; it is a multi-faceted issue with profound implications for law enforcement and the economic health of our communities.

The United States is already home to a sophisticated and violent criminal tobacco market run by gangs, organized crime networks, and even inter-

national terror groups. This criminal market will inevitably surge in response to a menthol ban. Throughout the country, there are a reported 30 million menthol cigarette smokers. Those people aren't going to stop smoking menthol cigarettes because the government says so. A ban will only turn law-abiding citizens who rely on these products into participants in the illicit trade – creating harmful and unnecessary criminal records for these people.

The illegal tobacco market is very well established, operational, and ready to pedal menthol cigarettes once they're off store shelves. The black market is run by gangs, criminal organizations, and drug cartels. The ban is taking business from legitimate channels and gifting it to criminals.

Massachusetts banned flavored tobacco and faced the consequences. It didn't stop smoking. It just sent smokers across the border to New Hampshire to access their preferred product. The ban fueled a now thriving black market, increasing challenges for law enforcement and a mass prosecution of sellers. According to the state's Multi-Agency Illegal Tobacco Task Force, the law has incentivized black market sales of menthol cigarettes and flavored e-cigarettes, leading to a surge in smuggling and illegal distribution. This has resulted in the seizure of significant amounts of product and the loss of hundreds of millions in tax revenue, straining state resources and capacity.

In addition, the loss of revenue from cigarette tax cost the state a reported \$115.4 million just in 2021. Stores across Massachusetts re-

ceived substantially lower earnings in the year. All of that money went directly into the hands of tobacco traffickers. Smugglers are making millions from this newly inflated black market, causing the state to spend more on enforcement with less money. If the menthol ban goes through, we can expect a wave of business closings and job loss nationwide. This ban will only lead to unwanted and unnecessary police interactions that would not have occurred

otherwise. We should not be wasting law enforcement's precious time enforcing a ban on a product that has been legal since its inception. The focus of law enforcement should be on thwarting actual criminals engaged in violent and community-threatening actions.

As concerned citizens, we must take action and voice opposition to the menthol ban. The best way to do so is by writing to the White House and expressing our

concerns. It is our responsibility to raise our voices and bring to light the potential adverse effects of this ban. Only when all the consequences of policy actions are thoroughly assessed can place confidence in their effectiveness and impartiality.



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