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IN NIL DEALS**

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**BBQ**

|                          |                                  |
|--------------------------|----------------------------------|
| BBQ Pork Ribs            | \$16.50 (1/2 )<br>\$29.00 (Slab) |
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| Fried Chicken            | \$9.50 (1/2)<br>\$18.50 (Whole)  |
| BBQ, Jerk, or Fried Wing | \$4.65 (3 Wings)                 |

**Platters**

|                |         |
|----------------|---------|
| BBQ Pork Ribs- | \$17.00 |
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| BBQ Beef Ribs- | \$18.00 |
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| w/White Meat   | \$15.50 |

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

**Seafood**

|                            |                             |
|----------------------------|-----------------------------|
| Shrimp-                    | \$24.00 (12)<br>\$12.00 (6) |
| Fresh Fish Sandwich-       |                             |
| Whiting                    | \$9.75                      |
| Catfish                    | \$10.25                     |
| Swai                       | \$10.25                     |
| Fresh Fish Platter-        |                             |
| Whiting                    | \$14.75                     |
| Catfish                    | \$15.25                     |
| Swai                       | \$15.25                     |
| Grilled Salmon             | \$17.00                     |
| Shrimp Platter-            | \$27.50 (12)<br>\$17.00 (6) |
| Fish/Shrimp Combo Platter- |                             |
| Whiting                    | \$26.75                     |
| Catfish/Swai               | \$27.25                     |

**Desserts**

|                 |        |
|-----------------|--------|
| Apple Cobbler-  | \$4.00 |
| Peach Cobbler-  | \$4.00 |
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| Banana Pudding  | \$4.00 |

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|                      |               |
|----------------------|---------------|
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| Cabbage-             | \$4.00/8.00   |
| Collard Greens-      | \$4.00/8.00   |
| Candied Yams-        | \$4.00/8.00   |
| Mac & Cheese-        | \$4.75/\$9.50 |
| String Beans-        | \$4.00/8.00   |
| Baked Beans-         | \$4.00/8.00   |
| Coleslaw-            | \$4.00/8.00   |
| Mac & Tuna-          | \$4.00/8.00   |
| Seafood Salad-       | \$4.00/8.00   |
| Corn on the Cob-     | \$2.50        |
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# OP ED: THE PHILADELPHIA RENAISSANCE



Jonathan Wilson Jr., Ed.D.,  
LMSW  
Executive Director  
The Fathership Foundation

In the aftermath of the global pandemic and a surge in gun violence in 2020, Philadelphia residents found themselves in a profound darkness, grappling with an unsettling and historic proximity to homicide and death.

That year, nearly 500 people were murdered in Philadelphia. By 2021, the number rose to 562 (a 12% increase). In 2020, more than 2,400 Philly residents died of COVID-19, and then more than 1,500 the following year. Yet, from this abyss emerged the budding Philadelphia Renaissance — a hopeful beacon illuminating the city's path forward.

This cultural shift marks a time spurred by the coordinated efforts of residents, their civic and political

leadership, and legacy organizations like the Philadelphia NAACP responding to the alarming spike in homicide.

As gun violence escalated, so did the entire city. Octavius V. Catto and Caroline Le Count would be proud. Thoughtful federal, state, and local leaders including the Philadelphia District Attorney directed funding towards grassroots organizations, providing them with the much-needed financial resources to address the pervasive violence choking the city. Many of these organizations, often operating on modest budgets for years before the pandemic, found a lifeline in the form of funding from violence-prevention programs and crucial COVID-relief efforts.

In addition to tackling Covid and gun violence this Renaissance also resonates not only through the actions of community leaders but everyday Philadelphians.

Authors like Brandon Chastings inspires elementary school kids to dream and others like Naiym “Wolf” Dingle, words inspire and challenge young men to be the best versions of themselves. The national podcast dominance of North Philadelphia natives Wallo and Gillie, and their commitment to channeling millions to uplift struggling minority owned businesses in the inner city, stands as a testament to the Renaissance spirit.

One Day at a Time (ODAAT) and Soldiers For Recovery are breathing life back into Kensington, leaving an indelible impact of hope on the neighborhood. Zarinah Lomax’s army of local portrait artists and her exhibits about the people affected most by gun violence comfort us, helping us reconcile with the loss of our loved ones and Saudia Shuler’s economic empowerment initiatives — are a heaven-sent. Ward Leader Greg Thompson founder

of Brother2Brother, IDAAY, Manny 215, ABRO, and NOMO’s unwavering dedication and commitment to our youth exemplify the positive energy pulsating through the city.

You can even taste the better-days-ahead energy in Philly right now — A visit to Amina in Old City, Tastes Soul Food on 52nd and Girard, or Bookers on Baltimore Avenue. Transcends a mere dining experience — it becomes a symbolic embrace of the city’s renaissance. On the streets, block by block, the neighbors, block captains, ward leaders, committee people, and Avant garde clergy like Minister Zay and Pastor Clay let their voices resound as they call for change. For all named here, there are hundreds more just like them, collectively painting a portrait of resilience and progress. Each representing a thread in the rich tapestry of Philadelphia’s renewal.

Similar to the renaissance that revitalized culture in Florence, Italy after the dark ages centuries ago, the Philadelphia renaissance mirrors a commitment to artistic and community-driven renewal. Echoing the Harlem renaissance’s emphasis on African American empowerment through grass roots collective action Philadelphia’s resurgence embodies a shared determination to overcome structural, cultural, and direct violence and foster positive transformation. Much like the establishment of the Harlem Artists Guild, which aimed to support and promote the work of African American artists, writers, and musicians. Providing a platform for emerging talents, fostering a sense of community and empowerment. The community-driven initiatives seen in the Philadelphia Renaissance similarly have played a pivotal role in uplifting and empowering black Philadelphia like never before.

In less than five years, the city has undergone a huge change in trajectory, shedding the weight of violence and structural inequality. In this historic moment, The quadrumvirate of Josh Shapiro as governor, Joanna McCClinton as the first female (and Black female) speaker of the Pa. House in Harrisburg, Kenyatta Johnson leading as City Council president, and Cherelle Parker as Philadelphia’s first female (and Black female) mayor. The shared vision they have articulated echoes the resilience and renaissance spirit that defines the city’s very core. It stands as a powerful reminder that even in the darkest times, a community’s collective will to challenge the status quo can spark a transformative journey transcending those dark times and illuminating the future.



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# NEW INITIATIVE AIMS TO PROTECT PHILADELPHIA STUDENT ATHLETES IN NIL DEALS



(Capital-Star photo by John Cole)

## ***Philadelphia City Councilmember Isaiah Thomas and Temple University created a hotline for the public-private partnership***

By John Cole  
Pennsylvania Capital Star

Lawmakers and local athletes met at Temple University this week to announce a new public-private partnership aimed at helping student athletes in Philadelphia learn how to protect the use of their name, image, and likeness (NIL) in paid product promotions. Philadelphia City Councilmember Isaiah Thomas and representatives of Temple University Beasley School of Law also detailed the introduction of a proposed NIL Youth Protection Bill, which Thomas described as a “first in the nation.”

“We are here today as legislators and educators to step up for student athletes in the city of Philadelphia, especially those who are in poverty and who are struggling,” Thomas, who is sponsoring the legislation, said.

The partnership has created a hotline for student athletes and their parents in Philadelphia to call for free legal advice on potential NIL deals. Temple Law students will screen the calls on the hotline, which is already active.

“Our program is built on three pillars,” said Ken Jacobsen, professor and Director of the Sports Law Program at Temple Univer-

sity Beasley School of Law. “It’s built on education, it’s built on protection, and it’s built on prevention.”

If a student athlete calls the hotline about a specific NIL deal, the call will immediately go to Jacobsen or a board-certified lawyer who are specialists in dealing with NIL contracts. If someone isn’t available when the student calls, they can leave a message to receive a call back by the next day.

In addition to the hotline, Jacobsen said there will be easy-to-understand publication materials and web-based resources so student athletes know what their rights are.

The ‘wild West’ NIL officially became part of collegiate athletics in July 2021, following a decision from the U.S. Supreme Court. In December 2022, the Pennsylvania Interscholastic Athletic Association (PIAA) approved an NIL policy, making Pennsylvania one of 29 states that has permitted NIL deals for high school athletes.

“Two and a half years ago, there was a dramatic change in the law, which many think is good, and I think is good for the student athletes who were exploited for too long by colleges and universities who made money off of their backs,” Jacobsen said.

Jacobsen described NIL as “the wild west,” and although he supports athletes being compensated, he ex-

plained that it’s been a difficult process for student athletes to navigate.

“Where do you and we expect a 14, 15, 16 year old student to know what contract language is appropriate, to learn and to understand the kinds of risks, and kinds of rewards that might be available even if they’re allowed to get an NIL deal?” Jacobsen said.

The PIAA NIL policy states that high schools and coaches are not allowed to participate in the NIL process for student athletes. Jacobsen added that there are penalties for the student athlete if they enter an improper NIL deal, which can negatively affect the team they play for and ultimately, the student athlete’s eligibility.

“We want to get to these students before they make a mistake,” Jacobsen said.

“We want to get these students before they enter into an improper deal. We want to get to these students before they do something that affects their eligibility.”

Sandy Tanner, an Amateur Athletic Union (AAU) basketball coach in Philadelphia, described a player on his team last year who turned down a potential NIL deal to promote trading cards for a few hundred dollars a month, since his future college coach told him not to worry about it right now. The player, whom he did not mention by name, was a top recruit and is now playing at the collegiate level. Tanner said a hotline like the one unveiled Wednesday could have provided guidance for the student on that potential NIL deal.

NIL compensation began while Jaaliyah Evans and Olivia Vance, both members of Temple University’s Women’s volleyball team, were in college. They agreed that a resource like the hotline for Philadelphia’s high school athletes is “something that is so valuable.”

The NIL Youth Protection

Bill was unanimously passed by Philadelphia City Council last year, but then-Philadelphia Mayor Jim Kenney failed to sign it into law, resulting in a “pocket veto.”

Thomas, who also coaches high school basketball, reintroduced the legislation on Thursday during Philadelphia City Council’s first session of the year. He said the bill will first go through Philadelphia City Council’s Education Committee, where he is chairperson, and then will proceed to the council floor.

“There’s nothing that says that we’re legally obligated to do this,” Thomas said. “But at the same time, there’s nothing that says we legally can’t do it.” He added that he didn’t want politics to get in the way of a program that he believes will help student athletes from across the city.

“But at the end of the day, the reason we’re reintroducing the legislation is because we think it’s important that this be something that the city is legally obligated to provide, even if it is a public-private partnership,” Thomas said.

If passed, the bill would “establish provisions related to education and counseling for certain Philadelphia youth and their families who are considering licensing publicity rights, all under certain terms and conditions.” It would apply to Philadelphia households with annual income of less than \$150,000.

However, if the legislation doesn’t pass, the current partnership and program would remain unchanged. Thomas believes that Philadelphia will be setting an example to other major cities across the country, particularly those with student athletes living in poverty.

He said it remains to be seen if the model works yet, but says if it does, he thinks it is a model other cities can

replicate.

Since the program is new, Thomas said he would like to gather information from high school athletes in each sport and season and then determine how it could be improved.

“We think that we can create a new precedent as it relates to public-private partnerships with sports spaces, specifically to look at issues around NIL,” he said.

State Sen. Jimmy Dillon (D-Philadelphia), who serves on the Pennsylvania Athletic Oversight Committee, described the initiative as a “great partnership” and said hopefully they can take what is being done to “make it spread throughout the Commonwealth.”

At the most recent meeting of the Pennsylvania Athletic Oversight Committee hearing in November, PIAA Executive Director Robert Lombardi said the state’s NIL program is going smoothly so far. The bicameral, bipartisan committee oversees PIAA-sanctioned sports and meets to approve the organization’s annual reports.

Dillon told the Capital-Star following the press conference that he will update the committee on the NIL partnership at its next meeting. Jacobsen emphasized that he’s looking forward to seeing the impact for Philadelphia student athletes, but added he believes this will be a model to follow.

He said his law students will benefit from real-world experience with NIL issues and high school students will have guidance to navigate a new dimension of scholastic sports without costing the city money. “It’s Philly-based, but I would be very surprised if this isn’t picked up either elsewhere in Pennsylvania or across the country,” Jacobsen said.



# NW PHILADELPHIA'S MOST INFLUENTIAL



## #1 MAYOR

### **CHERELLE PARKER**

There should be no surprise on this choose for the number spot. Cherelle Parker is the newly elected Mayor of Philadelphia. And the first female Mayor. She beat a very solid field to gain the title of mayor and she ran strong on crime and pro-business which is unlikely in today's Democratic party.

While serving at the State Capitol, Cherelle was elected to the State House and went on to serve for 10 years representing Northwest Philadelphia. On winning her election, she made history as the youngest African-American woman elected to the State Legislature. In Harrisburg, she was elected by her colleagues to chair the Philadelphia Delegation, and it was her leadership in this role that she earned her reputation as one of the most effective legislators in Harrisburg.

Cherelle took her penchant for getting things done to City Council in 2016 repre-

senting Northwest Philadelphia and the lower Northeast – some of the most stable and most diverse working class communities in the city. In City Council, she was elected by her colleagues to serve as the Council Majority Leader. It was in this role where she focused on public safety, stabilizing “middle neighborhoods,” economic opportunity – especially for small businesses, and working to get city government to function like it should.

## #2 STATE REP

### **CHRIS RABB**

The uncrowned king of Philadelphia's Progressive movement. Rep Rabb has consistently beat the establishment of the Democratic Party. And can be credited with the Working Families Movement that is gaining traction in Philadelphia. Rabb has been a staunch advocate for police reforms, election reform, and cannibals reforms.

In his fourth year of teaching at Temple, Rep. Rabb

helped to successfully unionize 1,500 fellow adjunct professors in a landslide victory for worker rights. He is currently a board member of Friends of the Wissahickon and Race Forward and has been on the faculty of the Institute for Strategic Leadership at Drexel University's Bennett S. LeBow College of Business.

He has been a fellow at Demos, the Poynter Institute and the German Marshall Fund of the United States. A former U.S. Senate legislative aide and writer, researcher and trainer at the White House Conference on Small Business in the Clinton administration, Rep. Rabb is a thought leader at the intersection of politics, media entrepreneurship and social identity.

## #3 STATE REP

### **STEPHEN KINSEY**

A member of the Pennsylvania House of Representatives since 2013, Kinsey is a leader in the Democratic Caucus. He is the former

chairman of the Pennsylvania Legislative Black Caucus, and currently serves as co-chairman of the House Bipartisan Caucus.

In 2023, Kinsey was appointed to serve as the Majority Chairman of the PA House Human Services Committee, a committee which encompasses the largest portion of the Pennsylvania state budget and involves services related to the Medicaid service delivery system which engages the state's most vulnerable populations.

In addition, Chairman Kinsey was appointed by Governor Tom Wolf to serve as a trustee at West Chester University and was selected by House Democratic Leadership to serve on the PA Minority Business Development Authority Board. As state representative, Chairman Kinsey continues to work hard to ensure that all schools are fairly and properly funded, regardless of geography and zip code.

He is an active member of Kappa Alpha Psi Fraternity Inc., which provides leadership training and mentoring to youth throughout the commonwealth of Pennsylvania.

## #4 SHERIFF RO-

### **CHELLE BILAL**

As a Philadelphia police officer, Sheriff Bilal served in units that focused on sex crimes and drug trafficking, including work in HIDTA (high intense drug and traffic area), a joint task force with the FBI and DEA. She also spent time in patrol, and taught recruits at the Philadelphia Police Training Center, where she launched the Steer Straight initiative. Steer Straight, which is still in existence today, helps new police recruits to identify and avoid situations that may pose potential risks to their future careers in law enforcement. Bilal retired from Philadelphia Police Department in 2013.

As sheriff, she will implement policies and proce-



dures to improve the efficiency and engagement of the more than 400 employees of the department. The Sheriff's Office has a \$26 million budget and oversees court security, prisoner transportation to and from court, as well as managing sheriff's sales, court-ordered sales of foreclosed and tax-delinquent properties.

#### **#5 COUNCILMAN ISAIAH THOMAS**

Councilmember Thomas has non-profit, government and private sector experience which allows him to hear multiple sides of an issue and receive input from a variety of stakeholders. He has helped young people get the best possible education, provided out-of-school time (OST) programming, strengthened communities of color and worked to improve civic education across the city.

In June 2020, Thomas and other lawmakers called for a slate of reforms in the wake of the murder of George Floyd, including residency requirements for police and recruiting more people of color for police work. In October 2020, Thomas introduced a bill intended to decrease racial profiling by police during traffic stops. The bill would require more than a minor traffic violation for police to pull over a vehicle.

In March 2020 Thomas supported, during a committee voice vote, legislation that would label a supervised injection site as a "nuisance health establishment" and give City Council more control over licensing and location of supervised injection sites.

In December 2020, Thomas introduced legislation to require hotels and food service contractors at the airport and the stadiums to retain workers instead of firing them if the contract or employer is sold.

#### **#6 COUNCILMAN ANTHONY PHILLIPS**

Only a few months into serving as Councilmember for the 9th Council District,

the Philadelphia Inquirer described Anthony Phillips as having "established himself as one of the most engaged and effective members of Council." From passing legislation to enable the City to install traffic calming measures near schools to spearheading bills cracking down on illegal truck parking, Councilmember Phillips is dedicated to improving our quality of life.

As Chair of the Committee on Children and Youth, Anthony Phillips continues his long history of advocating for children. Before becoming a Councilmember, Phillips helped over one-thousand students access a high-quality, affordable college education. Knowing that hard work and education were the passageways to opportunity, he worked tirelessly leading Youth Action and TeenSHARP.

In addition to being Chair of the Committee on Children and Youth, Councilmember Phillips sits on the Committees on Education, Intergenerational Affairs and Aging, Labor and Civil Service, Legislative Oversight, Technology and Information Services, Law and Government, Transportation and Public Utilities, and Neighborhood Services. Like many Philadelphians, Phillips wants safer streets, a more visible police presence, constructive community-police collaboration, better schools, cleaner business corridors, and a more responsive city government. As he has done as a community organizer, executive, and youth advocacy leader,

#### **#7 CONGRESSMAN DWIGHT EVANS**

He currently serves on the influential Ways and Means Committee, which oversees Social Security, Medicare, taxes and trade. His priorities there include using the tax code to increase affordable housing, repair school buildings and strengthen the social safety net.

In his first term, he had one of his bills passed and signed into law, a true accomplishment for a fresh-

man in the minority party. That law is designed to reduce costs for small business owners who apply for a loan through the Small Business Administration. In his first term, he also supported a criminal justice reform bill which became law, the First Step Act. He proudly voted for landmark accomplishments during the first two years of President Biden's term when Democrats controlled both chambers of Congress. These include the American Rescue Plan that provided a temporary expansion of the Child Tax Credit that lifted millions of kids out of poverty, a policy Congressman Evans wants to restore. Congressman Evans also voted for the first major federal gun reform law in nearly 30 years, the Bipartisan Safer Communities Act; the Infrastructure Investment and Jobs Act, which is delivering hundreds of millions of dollars for much-needed work in Philadelphia; and the Inflation Reduction Act, which is cutting the cost of prescription medications like insulin for millions of Americans, and includes the nation's largest investment ever in fighting climate change.

#### **#8 STATE SENATOR ART HAYWOOD**

Through his leadership as a State Senator, Art has worked to reduce homelessness through expansion of the Pennsylvania Housing Affordability and Rehabilitation Enhancement Act, passed requirements to test for lead in water in Pennsylvania schools, and successfully championed legislation to relocate domestic violence survivors living in public housing.

Art completed his Poverty Listening Tour in 2019 and issued a report with 20 recommendations to reduce poverty in every community of Pennsylvania. In 2020, he fought for \$193 million in federal CARES Act funds to be allocated to prevent evictions, foreclosures, and homelessness in Pennsylvania during the COVID-19 pandemic. In December 2020, the Pennsylvania

Housing Finance Agency awarded Art the Award of Excellence for his advocacy for affordable and fair housing and homelessness prevention.

Most recently, Art organized with African American college students to end campus racism at Pennsylvania's State System of Higher Education universities. He was instrumental in the state legislature passing \$200 million for PASSHE, which includes funding for Diversity, Equity, and Inclusion. This will ensure the safety and success of Black, Brown, and White students on the 14 college campuses.

#### **#9 COUNCILWOMAN CINDY BASS**

Most recently, she successfully fought to make sure the 8th District received its fair share of funding from the city's Rebuild program. City Council passed two bills Bass introduced that were aimed at tackling nuisance business practices and improving the quality of businesses in all of Philadelphia's neighborhoods. The Nuisance Business Bill holds businesses responsible for nuisance behavior. In another move to improve residents' quality of life, in 2022 she took steps to protect Philadelphia car owners from the growing number of catalytic converter thefts. City Council unanimously passed her bill calling for strict penalties and other key provisions to eliminate the illegal buying and selling of stolen catalytic converters and other precious metal vehicle parts.

Her legislation authorized the Committee on Public Health and Human Services to hold hearings examining the Philadelphia Department of Human Services' scorecard on Community Umbrella Agencies or CUA agencies that provide services to children in the DHS system, after the scorecard revealed many of these agencies were operating below satisfaction.

She has sponsored groundbreaking legislation and initiatives on other fronts, from requiring the City of Phila-

delphia to offer a tax credit to businesses that are harmed by significant infrastructure improvement projects to calling for an investigation into the lack of minority participation in the city's building trades.

#### **#10 STATE REP DARISH PARKER**

Darisha K. Parker was elected to serve her first term in the Pennsylvania House of Representatives in November 2020. As a native of Northwest Philadelphia, she understands the issues that matter most to the people and families in the 198th legislative district. As an active member of her local Town Watch, she has spearheaded her own grassroots initiatives to protect her communities from violence and help victims of these senseless acts, including a lifesaving effort that led to the secure return of an abducted woman from Germantown.

Parker has introduced some key legislation during her short elected career.

#### **#11 KIMBERLY LLOYD, PRESIDENT OARC**

Kimberly A. Lloyd is President/CEO of Ogontz Avenue Revitalization Corporation (OARC), a Not-For-Profit, 501(c)3 community development corporation whose mission is to create and stimulate sustainable economic development through innovative and creative use of available resources, while improving the quality of life for residents in the Northwest section of Philadelphia. Kimberly is also the President of seven For-Profit affiliated companies that has various components of Economic Development of Residential and Commercial Real Estate, Property Management and Community Engagement.

As a former Banker with over 35 years of professional experience, Kimberly has an extensive knowledge of Finance, Commercial Real Estate Development, Property Management and Strategic Planning.



## NW PHILADELPHIA'S MOST INFLUENTIAL (CONT.)

Kimberly is active and engaged in many activities; Board Member and past Chairman, Board of Trustees for Lincoln University, Member Pennsylvania Society and Audit Advisor for The Delta Research and Educational Foundation. She is a Diamond Life member of Delta Sigma Theta Sorority, Incorporated, where she was appointed by the National President to become a Member of the National Strategic Planning Committee and National Investment Committee. As a member of The Links, Incorporated she previously served as Vice President, Chair of the Ways and Means Committee and Chair/Ambassador for Vision 2020 for the Delaware Valley (PA) Chapter. .

**#12 REVEREND DR. ALLYN E. WALLER ENON TABERNACLE BAPTIST CHURCH**  
Dr. Waller is the Senior Pastor of Enon Tabernacle

Baptist Church in Philadelphia.

Currently, Enon serves a congregation of over 15,000 members and the surrounding community with nearly 100 innovative ministries. The Church has used its Athletics ministry to bring the Gospel to families and children throughout the neighboring communities.

**#13 REV. JAMES BUCK GRACE BAPTIST CHURCH**  
Rev. Buck has been called on by many religious organizations and ecumenical institutions to participate in Church and Pastoral Ministries and discussions. Rev Buck is also the owner of Southern Flames BBQ. Which he started as a project for his dissertation proposal at Colgate Rochester Crozer Divinity School. The title of the dissertation was "The Reduction of Recidivism of African Americans Through A Community

Based Program." Which started back in 2019. Employing and changing the dynamics of the hard to employ by building and restoring value and character to a forgotten people. He believe by doing this; we can contribute to the reduction of recidivism in the city of Philadelphia.

**#14 EMALEIGH DOLEY, EXECUTIVE DIR. GERMANTOWN CDC**  
She is an experienced community organizer and lifelong Germantown resident with a deep understanding of both the history and present life of the neighborhood. Emaleigh has over 10 years' professional experience in community and audience engagement, experiential programming, and marketing and public relations. Emaleigh also served on the advisory board for the Citizens Planning Institute, an innovative initiative of the Philadelphia City Planning Commission, and

the Strategic Vision Team for the Healthy Rowhouse Project, which advocated for the creation of a program to help Philadelphia homeowners to access low-interest home equity loans to invest in their properties (what is now known as Restore Repair Renew).

**#15 PHILIP DAWSON, EXECUTIVE DIR. MT. AIRY CDC**  
Before joining Mt. Airy CDC, Mr. Dawson served as Executive Director of the Chestnut Hill Business District, overseeing efforts in public space improvements, small business support, and tourism promotion. He previously served as Executive Director of Housing and Economic Development for Esperanza, where he led the implementation of a comprehensive neighborhood plan for North Philadelphia's Hunting Park community.

### HONORABLE MENTION

#16 State Rep Anthony Bellmon

#17 Cathrine Hicks  
NAACP President (Phila)/  
Philadelphia Sun, Publisher

#18 Derek Green  
Former City Councilmember

#19 Issabella Fitzgerald  
Democratic Ward Leader  
(10th Ward)/Former State Rep

#20 Calvin Tucker  
Republican Ward Leader



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# GOV. SHAPIRO PROPOSES \$282.2 MILLION IN STATE TRANSIT FUNDING AS HUNDREDS RALLY TO 'SAVE THE TRAIN'



Community members across all ages made signs and showed their support for the Chestnut Hill West Regional Line during a "rally and ride" at the Richard Allen Lane SEPTA station on Jan. 28, 2024. (Cory Sharber/WHYY)

***Hundreds rallied and rode the Chestnut Hill West Regional Rail line Sunday as Gov. Josh Shapiro plans to increase transit funds.***

By Cory Sharber, WHYY

Pennsylvania Gov. Josh Shapiro announced plans Sunday to increase statewide public transit funding as hundreds in Philadelphia rallied to ensure their local train line doesn't go away.

The 1.75% increase in funds, a \$282.8 million investment, would be nearly \$1.5 billion over five years. If approved, it would be the first increase in the state's share of public transit funding in over a decade.

According to a statement from the Governor's Office, the funding would help SEPTA "avoid immediate service cuts or fare increases on SEPTA and would create a more balanced and stable funding structure for SEPTA for the future."

"Ever since I was a State Representative and County

Commissioner in Montgomery County, I have supported SEPTA and the critical services it offers to hundreds of thousands of Pennsylvanians every day," Shapiro said in a statement. "SEPTA has presented plans to address safety and cleanliness throughout their system, and county officials have entertained a willingness to step up to the plate and increase their support — as a result, my Administration is prepared to make a major investment in SEPTA."

The announcement follows growing public concern after the state's 2024 budget, signed by Shapiro last month, did not include a boost to state public transit funding through a sales tax transfer that could have provided an extra \$190 million dollars for SEPTA. The transit agency faces a \$240 million shortfall when pandemic funding runs out in July, which SEPTA CEO Leslie Richards said Thursday could lead to services cut by 20% and increased fares of up to by 30%.

"I want to thank Governor Shapiro — who has been proactively engaged with SEPTA and our partners for months in order to construct this strong funding proposal to address our most pressing needs and enable SEPTA to continue serving our communities," Richards said in a statement Sunday. "The Governor knows how critical public transit is for Southeastern Pennsylvania, and his proposal would deliver the critical funding we need — providing additional support for SEPTA for the first time in over a decade."

"In these discussions, the Governor has also made clear his expectations that we at SEPTA step up to address our community's serious concerns about cleanliness and safety. We are committed to addressing these concerns so that all SEPTA riders can feel safe as they travel where they need to go."

Hundreds rallied and rode the Chestnut Hill West Regional Rail line Sunday to "Save The Train," including West Mt.

Airy Neighbors president Anne Dicker. During a rally at the Richard Allen Lane station, she told supporters to keep calling the Governor's Office to demand transit funding is the "No. 1 priority."

"Call him today, call him tomorrow, call him every single day, call him twice a day until February 6," Dicker said. "Then we're going reach out to the Republican Senators on the Transportation Committee ... and we're going to make sure that they fund our trains and our bus and our public transit all over Pennsylvania."

The West line, along with the Chestnut Hill East line, ranked among the lowest in daily ridership, according to 2023 SEPTA route statistics.

After speaking with SEPTA officials last week, District 8 Councilmember Cindy Bass said she couldn't get an answer if service would be cut on the Chestnut Hill West and East lines. During the rally, she said she would be meeting with Shapiro to discuss the next steps for securing funds.

"This is not a fire drill," Bass said, whose district includes the Chestnut Hill, Germantown and Mt. Airy neighborhoods. "This is not an experiment. This is the real deal y'all. This is really something that we're going to have to fight for, tooth and nail, day by day to make sure they don't take away this line."

Long-time resident Bert Schultz called the Chestnut Hill West Line a "vital part of the urban fabric in Philadelphia," adding the hundreds gathered Sunday were there to "make people know that we're just not going to sit down."

"They picked the wrong line

to cut because Germantown, West Mt. Airy, Chestnut Hill has always been activist to the core," Schultz said. "So I think in some ways, they picked the wrong neighborhood to mess with."

Future rallies at other stations along the Chestnut Hill West Line are being planned and will be announced on the "Save The Train" Campaign's social media accounts.

On Saturday, Philadelphia Mayor Chelle Parker and City Council President Kenyatta Johnson sent a letter to Shapiro urging him to provide SEPTA additional funds.

"SEPTA is responsible for transporting each day, 750,000 residents of southeastern Pennsylvania," the letter said in part. "Without SEPTA's interconnected and unified transit system, covering 2,200 miles of service across five counties, this would not be feasible ... In addition, SEPTA's continued operations are also paramount to the success of the Semiquincentennial celebration, when the world will travel to Philadelphia to celebrate the Nation's 250th birthday, as well as other large-scale, high-profile events that will take place in the city in 2026."

Earlier this month, U.S. Sens. John Fetterman, Bob Casey and multiple Congressional leaders in the Philly metro area sent a letter to Transportation Secretary Pete Buttigieg urging more funds for SEPTA.

Ridership across the entire transit system is still two-thirds of what it was pre-pandemic in October, according to data from SEPTA.



# ASK THE THERAPIST w/DR. DESHAWNDA "DEE" WILLIAMS



Dear Readers,

Welcome to "Ask The Therapist," where your mental health questions find thoughtful answers. In this column, we aim to provide insights and guidance on the challenges many of us face in our daily lives.

Q: Dear Therapist, I've been feeling overwhelmed lately. How can I manage stress more effectively?

A: It's completely normal to feel overwhelmed, and managing stress is crucial. Start by identifying stressors, prioritize tasks, and consider incorporating relaxation techniques like deep breathing or meditation into your routine. Don't hesitate to seek support from friends, family, or a professional if needed.

Q: Hi Therapist, I often struggle with anxiety. Are there practical tips to help ease anxious thoughts?

A: Anxiety is a common challenge. Practice grounding techniques, focus on the present moment, challenge negative thoughts, and establish a self-care routine. Regular exercise and sufficient sleep also play vital roles in managing anxiety.

If your struggles persist, seeking professional help is a commendable step.

Q: Dear Therapist, how can I support a friend dealing with depression?

A: Supporting a friend with depression requires empathy and understanding. Encourage open communication,

listen without judgment, and offer your presence. Suggest professional help and assist them in finding resources. Remember, you can be a valuable support system, but professional intervention may be essential.

Have a question for me therapist Dr. Dee Williams? Submit it to [column email]

for a chance to have it featured in the next edition.

Remember, seeking help is a sign of strength. Let's navigate this journey together.

Sincerely,

Dr. Deshawnda "Dee" Williams  
Ask The Therapist

  
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# KICK IN THE DOOR FOR THE YEAR 2024

By R.S. Broker

We are in the new year, setting goals and dreams we will love to accomplish. However, it seems that it takes about 3 months to fall off track and not follow up on the goals that we set. Let's keep the goals that we set for ourselves in the year 2024, and make this our best year ever. Here are some things I would like to start to do or continue to do for the new year Twenty-Four. Take some time to read through, and maybe some of these ideas may work for you. Real Estate market cooling down, stock market is up, and down, and Crypto exchanges collapsing is bringing in new opportunities that we didn't have in 2023. This is what you can do to kick down the door holding you back from your dreams.

Stay Prayed up – talk to God and be the best you can be. Praying works, ask Grandma/Gramps/Nana whatever you call 'em these days.

Volunteer and/or Donate -

Trust me, it works. Karma is real. Good energy equals good results. Also, not that I look for anything in return, but God always seem to bless me different ways when I donate or volunteer for a good cause.

Get a Message/Chalk board - A goal isn't a goal unless you write it down, and its looked at every day. Out of mind equals out of site, and that doesn't only apply to marketing/social media. Know and Increase Credit score - Knowing your credit score lets you know what you can do/ can't do when you're asking to borrow money. The higher the credit score, the less creditors charge to borrow from them.

Pay off / Pay down credit cards – The ability to pay your debts shows that you are responsible and is trusted by the lender that you will pay them back. Open a Roth IRA ( or a Traditional IRA) – If you have a 9-5, start an IRA. But if you already contribute to one, get a Roth IRA. There's a difference, and they are moves you can

make with Roth IRAs that you can't do with traditional IRAs.

Get cryptos and learn the functions of them – Cryptocurrency is way more than just money. There are applications and functions of this new asset class. From NFTs to Staking to Cold Wallets, it's the future.

Buy a property/ get in position to buy some land – can't ever lose with land. It's the easiest way to gain wealth in my opinion. And if you have one buy another. Have a conversation with a Financial Advisor/Planner - Financial Advisor helps with a range of financial services. Financial Planner helps with a create budget, long/short term strategies, etc. Find a mentor in your field -. Mentor gives advice and guidance that helps you figure out what you want, and most importantly how to achieve it.

In summary, you must take the time to plan out your goals and really follow

through with them. It sounds very simple to do, but in reality, its so difficult to accomplish because "life" always throws us a curveball. Pray, believe in yourself, and work hard. If the door is cracked open or closed completely on you, lets kick down the door for year 2024. If you want to invest, please talk to your local bank or a financial advisor. Whether your 20 or 60, a new transfer of wealth is upon the horizon. This isn't just the USA going through a change.

The whole world is... It won't be easy, but you never know until to try. Oh, and don't forget to follow me on IG or YouTube at @TheGetMoneyShow or email me at rawstreet-broka@gmail.com . Believe in yourself, believe in your dreams, and always remember money a'int just green. We are not financial advisors or giving out financial recommendations. Link to invest in cryptocurrency is [coinbase.com/join/saunde\\_qw3?src=android-link](https://coinbase.com/join/saunde_qw3?src=android-link)



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# Sheriff's Sale Notices for February 6, 2024

## SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

### FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, February 6, 2024 at:

<https://www.bid4assets.com/philadelphia>  
10:00 AM EST  
Rochelle Bilal, Sheriff

#### PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention ("CDC") and Pennsylvania Department of Health ("Department of Health") due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com ("Bid4Assets").

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

3. All bidders must complete the Bid4Assets 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.

## SHERIFF'S SALE

10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.

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

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

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

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

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

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

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

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

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

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

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

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

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

Very truly yours,

ROCHELLE BILAL, Sheriff  
City and County of Philadelphia  
[www.OfficeofPhiladelphiaSheriff.com](mailto:www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY, FEBRUARY 6, 2024

## SHERIFF'S SALE

**2402-301**  
**1703 Unity St 19124** 23rd Wd. 1,735 Sq. Ft. BRT #232056800 Improvements: Residential Property  
LISA M. AGOSTO AND PEDRO ALVARDO C.P. Mar 2022 No. 01603 \$50,899.34 KML Law Group, P.C.

**2402-302**  
**4629 N Marvane St 19140** 49th Wd. 1,200 Sq. Ft. BRT #491420500 Improvements: Residential Property  
GRACE BRUMSKILL C.P. Mar 2023 No. 01798 \$75,179.46 Stern & Eisenberg, PC

**2402-303**  
**13 S Ruby St 19139** 60th Wd. 1,152 Sq. Ft. BRT #603132500 Improvements: Residential Property  
ALFRED A. HAZLEY C.P. Mar 2023 No. 00216 \$56,235.14 Stern & Eisenberg, PC

**2402-304**  
**6245 Langdon St 19111** 53rd Wd. 1,485 Sq. Ft. BRT #531226200 Improvements: Residential Property  
SHELLY LAIBHEN C.P. Apr 2018 No. 00013 \$188,660.24 Stern & Eisenberg, PC

**2402-305**  
**1725 Conlyn St 19141** 17th Wd. 1,691 Sq. Ft. BRT #171144900 Improvements: Residential Property  
NINA M. JOHNSON A/K/A NINA JOHNSON C.P. Sept 2022 No. 00432 \$130,919.02 Stern & Eisenberg, PC

**2402-306**  
**5322 N Carlisle St 19141** 17th Wd. 1,440 Sq. Ft. BRT #170239000 Improvements: Residential Property  
JEFFREY SIMPSON C.P. Feb 2023 No. 02195 \$162,731.28 Stern & Eisenberg, PC

**2402-307**  
**4545 Pulaski Ave 19144** 13th Wd. 2,216 Sq. Ft. BRT #133108600 Improvements: Residential Property  
PROPERTY TWELVE INVESTMENT CORP. A PENNSYLVANIA LIMITED LIABILITY COMPANY C.P. Nov 2022 No. 02322 \$261,221.68 Stern & Eisenberg, PC

**2402-308**  
**319 Saint Vincent St 19111** 35th Wd. 1,575 Sq. Ft. BRT #353179800 Improvements: Residential Property  
AMY GRACE, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JEANE E. GRACE, CHRISTINE GRACE, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JEANE E. GRACE, SUZANNE BROWN, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JEANE E. GRACE THE UNKNOWN HEIRS OF JEANE E. GRACE, TRACY CONVERY, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JEANE E. GRACE C.P. Nov 2022 No. 01660 \$145,840.11 Stern & Eisenberg, PC

**2402-309**  
**1638 S Lindenwood St 19143** 51st Wd. 1,020 Sq. Ft. BRT #512068900 Improvements: Residential Property  
HENRIETTA E. BACCHUS C.P. June 2022 No. 02230 \$68,417.54 Hill Wallack Lip

**2402-310**  
**2308 N 50th St 19131** 52nd Wd. 9,705 Sq. Ft. BRT #521256400 Improvements: Residential Property  
REGINA LEE LLC C.P. Aug 2023 No. 01627 \$424,480.67 Mattioni, Ltd

**2402-311**  
**1337 Kerper St 19111** 53rd Wd. 1,700 Sq. Ft. BRT #532109600 Improvements: Residential Property  
AHMED ZEARAQI C.P. Sept 2022 No. 01145 \$168,656.29 Powers Kim, LLC

**2402-312**  
**5130 Walker St 19124** 62nd Wd. 1,550 Sq. Ft. BRT #622360700 Improvements: Residential Property  
DOROTHY WHITE AS ADMINISTRATRIX OF THE ESTATE OF DEVLIN G. WHITE, DECEASED C.P. Oct 2019 No. 1432 \$78,234.28 KML Law Group, P.C.

## SHERIFF'S SALE

**2402-313**  
**6413 Chelwynde Ave 19142** 40th Wd. 1,120 Sq. Ft. BRT #406269300 Improvements: Residential Property  
IRENE P. DELONIS C.P. Feb 2022 No. 02664 \$54,133.14 KML Law Group, P.C.

**2402-314**  
**528 Mifflin St 19148** 39th Wd. 1,016 Sq. Ft. BRT #392004600 Improvements: Residential Property Subject To Mortgage  
TWAIL PROPERTIES LLC C.P. May 2023 No. 02302 \$225,738.57 Leopold & Associates, PLLC

**2402-315**  
**1725 N Bambrey St 19121** 32nd Wd. 728 Sq. Ft. BRT #324096300 Improvements: Residential Property Subject To Mortgage  
SFR PHILADELPHIA LLC C.P. June 2023 No. 01909 \$105,833.13 Friedman Vartolo LLP

**2402-316**  
**2110 N 50th St 19131** 52nd Wd. 1,578 Sq. Ft. BRT #521254700 Improvements: Residential Property  
DEMEKA GRAHAM SOLELY IN HER CAPACITY AS HEIR OF BEVERLY GRAHAM DECEASED C.P. Dec 2019 No. 02797 \$160,490.11 KML Law Group, P.C.

**2402-317**  
**7345 Theodore St 19153** 40th Wd. 1,120 Sq. Ft. BRT #404253700 Improvements: Residential Property  
LARRY R. DRUMMOND C.P. Oct 2019 No. 03614 \$48,231.61 Parker Mccay

**2402-318**  
**7813 Michener Ave 19150** 50th Wd. 1,320 Sq. Ft. BRT #501145800 Improvements: Residential Property  
THE UNKNOWN HEIRS OF BRENDA WILLIAMS DECEASED C.P. Jul 2022 No. 02525 \$124,805.25 KML Law Group, P.C.

**2402-319**  
**2407 W Toronto St 19132** 38th Wd. 658 Sq. Ft. BRT #381315700 Improvements: Residential Property  
NAIM ROBINSON AKA NAIM ROBINSON C.P. Mar 2022 No. 01069 \$55,354.30 KML Law Group, P.C.

**2402-320**  
**2411 S Philip St 19148** 39th Wd. 687 Sq. Ft. BRT #391296000 Improvements: Residential Property  
LOUIS A. DEANGELO III C.P. Apr 2023 No. 01728 \$287,578.25 KML Law Group, P.C.

**2402-321**  
**528 Geneva Ave 19120** 42nd Wd. 1,500 Sq. Ft. BRT #421213700 Improvements: Residential Property  
MARY ANN SANDERLIN, RUSSELL P. SANDERLIN C.P. Feb 2023 No. 00304 \$109,965.69 Stern & Eisenberg PC

**2402-322**  
**5110 Parrish St 19139** 44th Wd. 803 Sq. Ft. BRT #441320300 Improvements: Residential Property  
TRINA S. UPCHURCH C.P. Feb 2019 No. 01376 \$60,415.28 KML Law Group, P.C.

**2402-323**  
**6508-10 N Park Ave 19126** 49th Wd. 4,840 Sq. Ft. BRT #493244300 Improvements: Residential Property  
TELSON FRANCOIS C.P. Mar 2023 No. 03078 \$130,589.41 KML Law Group, P.C.

**2402-324**  
**9503 Meadowbrook Ave 19118** 9th Wd. 16,225 Sq. Ft. BRT #091239500 Improvements: Residential Property  
JUDITH B WESSELL & JULIAN C. WESSELL III C.P. Mar 2018 No. 01240 \$493,468.06 KML Law Group, P.C.

**2402-325**  
**8314 Strahle Pl 19111** 63rd Wd. 2,504 Sq. Ft. BRT #631411300 Improvements: Residential Property  
REVELLA COLES C.P. Mar 2023 No. 02981 \$120,500.18 KML Law Group, P.C.

## SHERIFF'S SALE

**2402-326**  
**6208 N 17th St 19141** 17th Wd. 1,280 Sq. Ft. BRT #172210500 Improvements: Residential Property  
KIANI CLARK C.P. Mar 2023 No. 02310 \$192,961.09 KML Law Group, P.C.

**2402-327**  
**8349 Algon Ave 19152** 56th Wd. 3,645 Sq. Ft. BRT #562327159 Improvements: Residential Property  
BEVERLY ASSUR HEIR OF DEBORAH A. BASHOFF, DECEASED AND KENNETH H. BASHOFF HEIR OF DEBORAH A. BASHOFF, DECEASED C.P. Sept 2021 No. 02173 \$218,959.94 KML Law Group, P.C.

**2402-328**  
**2136 Eastburn Ave 19138** 10th Wd. 1,350 Sq. Ft. BRT #102114000 Improvements: Residential Property  
2136 EASTBURN LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY AND JOSEF M. ROBLEDO JR., PERSONAL GUARANTOR C.P. Jun 2023 No. 02522 \$145,094.46 KML Law Group, P.C.

**2402-329**  
**3272 Webb St 19134** 45th Wd. 656 Sq. Ft. BRT #451228600 Improvements: Residential Property  
CYNTHIA HANCOCK, SOLELY IN HER CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED, SUSAN MCGUORK SOLELY IN HER CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED, BENJAMIN PSUT SOLELY IN HIS CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED, JESSICA PSUT SOLELY IN HER CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED JOSEPH PSUT SOLELY IN HIS CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED C.P. Nov 2015 No. 02582 \$107,390.57 KML Law Group, P.C.

**2402-330**  
**301 Friendship St 19111** 35th Wd. 2530 Sq. Ft. BRT #353176000 Improvements: Residential Property  
IVEY L. GALITAN C.P. May 2022 No. 02311 \$193,111.44 KML Law Group, P.C.

**2402-331**  
**1230-36 Wallace St 19123** 14th Wd. 1,995 Sq. Ft. BRT #141288410 Improvements: Residential Property  
CAROL YVETTE MILES AS ADMINISTRATRIX OF THE ESTATE OF ALFRED MILES, DECEASED C.P. Nov 2022 No. 01320 \$36,597.31 KML Law Group, P.C.

**2402-332**  
**641 E Cornwall St 19134** 33rd Wd. 1,140 Sq. Ft. BRT #331120800 Improvements: Residential Property  
ROSLYN STITH C.P. Sept 2023 No. 00771 \$64,332.58 KML Law Group, P.C.

**2402-333**  
**3541 Stouton St 19134** 45th Wd. 824 Sq. Ft. BRT #452391800 Improvements: Residential Property  
DAVID J. PABON C.P. Oct 2018 No. 02838 \$57,909.03 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2402-334**  
**2042 S Cecil St 19143** 40th Wd. 795 Sq. Ft. BRT #401042800 Improvements: Residential Dwelling  
BRENDA SALLEY C.P. Jan 2022 No. 02180 \$88,147.31 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2402-335**  
**6028 Magnolia St 19144** 59th Wd. 1,200 Sq. Ft. BRT #592235100 Improvements: Residential Property  
LYNNELLE WAKEFIELD C.P. Apr 2016 No. 03394 \$19,292.08 KML Law Group, P.C.

**2402-336**  
**2433 E Hazzard St 19125** 31st Wd. 1,024.95 Sq. Ft. BRT #314125500 Improvements: Residential Property  
JAMES G. BECKER JR C.P. Nov 2022 No. 00866 \$157,047.69 KML Law Group, P.C.



SHERIFF'S SALE

**2402-337**  
**3235 Disston St 19149** 55th Wd. 1,510.53 BRT #551314500 Improvements: Residential Property  
THE UNKNOWN HEIRS OF DENNIS RUOFF DECEASED DENNIS P. RUOFF SOLELY IN HIS CAPACITY AS HEIR OF DENNIS RUOFF, DECEASED C.P. Nov 2022 No. 00677 \$168,634.13 KML Law Group, P.C.

**2402-338**  
**2053 Federal St 19146** 36th Wd. 1,340.22 BRT #361035300 Improvements: Residential Property  
CHRISTOPHER KING C.P. Feb 2023 No. 01126 \$252,817.40 KML Law Group, P.C.

**2402-339**  
**433 N 66th St 19151** 34th Wd. 2,438 Sq. Ft. BRT #343133600 Improvements: Residential Dwelling  
RICHARD SAUNDERS; JACQUITA MC-DANIEL C.P. Apr 2019 No. 04641 \$214,780.72 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2402-340**  
**2624 N Colorado St 19132** 16th Wd. 711 Sq. Ft. BRT #161208300 Improvements: Residential Dwelling  
JANET PIVOVAROVA; JACOB TSIRKIN A/K/A JACOB M. TSIRKIN C.P. Jan 2021 No. 01803 \$55,360.76 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2402-341**  
**1006 S 56th St 19143** 51st Wd. 960 Sq. Ft. BRT #513019500 Improvements: Residential Dwelling  
JEMETRA D. HARVEY C.P. Apr 2023 No. 02158 \$91,465.12 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2402-342**  
**1438 S Bancroft St 19146** 36th Wd. 1,256 Sq. Ft. BRT #365155800 Improvements: Residential Dwelling  
HARRY HAMPTON C.P. Jan 2022 No. 00980 \$88,433.85 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2402-343**  
**1736 N 26th St 19121** 32nd Wd. 1735 Sq. Ft. BRT #324109200 Improvements: Residential Dwelling  
IP INVESTMENTS 18, LLC C.P. Apr 2023 No. 01975 \$389,573.26 McCabe, Weisberg & Conway, LLC

**2402-344**  
**1105 Chandler St 19111** 63rd Wd. 1067 Sq. Ft. BRT #631244200 Improvements: Residential Dwelling  
ROY E. RAMOS A/K/A ROY RAMOS AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. Feb 2023 No. 00903 \$160,385.06 McCabe, Weisberg & Conway, LLC

**2402-345**  
**8427 Thouron Ave 19150** 15th Wd. 2,160 Sq. Ft. BRT #502179900 Improvements: Residential Property  
ANDRE COLLINS C.P. Nov 2022 No. 01010 \$216,016.98 Glenn M. Ross, Esquire

**2402-346**  
**1226 Atwood Rd 19151** 34th Wd. 1,331 Sq. Ft. BRT #344340200 Improvements: Residential Dwelling  
RAIHIA F. FOSTER C.P. Jul 2018 No. 03534 \$109,636.81 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2402-347**  
**5249 Chestnut St 19139** 60th Wd. 1,832 Sq. Ft. BRT #871250650 Improvements: Residential Property Subject To Mortgage  
ALVIN M. COOKE III C.P. Oct 2023 No. 02569 \$311,803.06 Klehr Harrison Harvey Branzburg LLP

**2402-348**  
**1527 S Carlisle St 19146** 36th Wd. 1,184 Sq. Ft. BRT #365021400 Improvements: Residential Property  
MARY A. FAUSTINO C.P. Nov 2022 No. 02158 \$59,546.63 Brock & Scott PLLC

**2402-349**  
**7146 Cottage St 19135** 41st Wd. 1,440 Sq. Ft. BRT #412286300 Improvements: Residential Property  
JENNIFER L. SHINN C.P. Mar 2023 No. 01469 \$80,839.31 Brock & Scott PLLC

**2402-350**  
**4517 Comly St 19135** 41st Wd. 5,625 Sq. Ft. BRT #411123400 Improvements: Residential Property

SHERIFF'S SALE

FRANCIS M PHILLIPS C.P. Feb 2023 No. 02756 \$252,279.16 Brock & Scott PLLC

**2402-351**  
**1306 N 75th St 19151** 34th Wd. 1,700 Sq. Ft. BRT #343277300 Improvements: Residential Property  
ERROL HENRY C.P. Mar 2023 No. 03225 \$61,666.74 Brock & Scott PLLC

**2402-352**  
**4416 E Wingohocking St 19124** 23rd Wd. 1,595 Sq. Ft. BRT #234206400 Improvements: Residential Property  
DONNA J. WRIGHT; RONALD A. WRIGHT; UNKOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANET L. WRIGHT, DECEASED C.P. Jan 2023 No. 02872 \$52,245.69 Brock & Scott PLLC

**2402-353**  
**7327 Thouron Ave 19138** 50th Wd. 1,536 Sq. Ft. BRT #501001200 Improvements: Residential Property  
DONALD ADOLPHUS; BERNIECE IRBY C.P. Mar 2023 No. 01774 \$123,956.01 Brock & Scott PLLC

**2402-354**  
**12501 Medford Rd 19154** 66th Wd. 2,000 Sq. Ft. BRT #663256000 Improvements: Residential Property  
HAROLD WILLIAM MYER A/K/A HAROLD W. MYER; RAYMOND K MYER; CYNTHIA LORRAINE VITALI C.P. Mar 2016 No. 00995 \$159,941.85 Brock & Scott PLLC

**2402-355**  
**626 E Price St 19144** 59th Wd. 975 Sq. Ft. BRT #591060800 Improvements: Residential Property Subject To Mortgage  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHEILA N. HILL A/K/A SHEILA HILL, DECEASED C.P. Apr 2023 No. 00768 \$60,425.75 Brock & Scott PLLC

**2402-356**  
**1737 Mohican St 19138** 10th Wd. 1,360 Sq. Ft. BRT #102249500 Improvements: Residential Property  
RASHAD SMITH, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF GERMAINE J. SMITH A/K/A GERMAINE J. SMITH A/K/A GERMAINE TOPSY SMITH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER GERMAINE J. SMITH A/K/A GERMAINE TOPSY SMITH, DECEASED C.P. Nov 2019 No. 00547 \$95,152.42 Brock & Scott PLLC

**2402-357**  
**5208 Sansom St 19139** 60th Wd. 1523 Sq. Ft. BRT #602040100 Improvements: Residential Property  
ERIC STRADFORD, KNOWN HEIR OF THEODORE J. MARION, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THEODORE J. MARION, DECEASED C.P. Nov 2022 No. 00576 \$73,777.27 LOGS Legal Group LLP

**2402-358**  
**7125 Cottage St 19135** 41st Wd. 1,376 Sq. Ft. BRT #412291100 Improvements: Residential Property  
KYLE DENNISON C.P. Nov 2019 No. 01456 \$151,274.98 LOGS Legal Group LLP

**2402-359A**  
**1303 W Seltzer St 19132** 37th Wd. 719.62 Sq. Ft. BRT #372324200 Improvements: Residential Property Subject To Mortgage Subject To Rent  
ORV 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY C.P. Aug 2023 No. 01608 \$1,722,155.50 Manley Deas Kochalski LLC

**2402-359B**  
**2322 N Gratz St 19132** 16th Wd. 666 Sq. Ft. BRT #162060500 Improvements: Residential Property Subject To Mortgage Subject To Rent  
ORV 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY, C.P. Aug 2023 No. 01608 \$1,722,155.50 Manley Deas Kochalski LLC

**2402-359C**  
**2332 N Woodstock St 19132** 16th Wd. 870 Sq. Ft. BRT #162159200 Improvements: Residential Property Subject To Mortgage Subject To

SHERIFF'S SALE

Rent  
ORV 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY, C.P. Aug 2023 No. 01608 \$1,722,155.50 Manley Deas Kochalski LLC

**2402-360**  
**7529 Sherwood Rd 19151** 34th Wd. 1,868 Sq. Ft. BRT #343244000 Improvements: Residential Dwelling  
TOSHIA BOLTON, IN HER CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF PEARLINA BOLTON; CHERMERA BOLTON, IN HER CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF ERNEST M. BOLTON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEARLINA BOLTON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERNEST M. BOLTON C.P. Jun 2021 No. 01183 \$32,100.72 Robertson, Anschutz, Schneid, Crane & Partners, pllc

**2402-361**  
**6036 N 2nd St 19120** 61st Wd. 1,439 Sq. Ft. BRT #612422300 Improvements: Residential Property Subject To Mortgage  
MICHAEL C. NORTON C.P. Mar 2023 No. 02714 \$9,667.52 The Law Offices Of Gregory Gavardian, LLC

**2402-362**  
**5013 Brown St 19139** 44th Wd. 998 Sq. Ft. BRT #441276700 Improvements: Residential Property  
ASHLEY HOWARD PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANA COLEMAN A/K/A DIANA LYNNE COLEMAN, DECEASED C.P. Mar 2023 No. 00510 \$89,719.98 The Law Offices Of Gregory Gavardian, LLC

**2402-363**  
**723 McClellan St 19148** 1st Wd. 616 Sq. Ft. BRT #012147900 Improvements: Residential Dwelling  
WILLIAM LAUER A/K/A WILLIAM E. LAUER C.P. Aug 2022 No. 01500 \$51,204.85 The Law Offices Of Gregory Gavardian, LLC

**2402-364**  
**324 Queen St #b 19147** 2nd Wd. 1,953 Sq. Ft. BRT #888020475 Improvements: Residential Property  
STACY J. BROOKSTEIN AND KEITH M. SCRIVEN C.P. Jun 2017 No. 02593 \$532,885.53 Albertelli Law

**2402-365**  
**319-21 S 3rd St 19106** 5th Wd. 1,968 Sq. Ft. BRT #501058010 Improvements: Residential Property Subject To Mortgage  
LISA COLTON AKA LISA G. COLTON C.P. Sept 2015 No. 00357 \$753,423.57 Albertelli Law

**2402-366**  
**8647 Bayard St 19150** 50th Wd. 1,143 Sq. Ft. BRT #501221000 Improvements: Residential Property  
NECHIFMA C. MCKISSICK, KNOWN HEIR OF DAPHNE INGRAHAM MCKISSICK A/K/A DAPHNE INGRAHAM-MCKISSICK, DECEASED; GRACE MCKISSICK, KNOWN HEIR OF DAPHNE INGRAHAM MCKISSICK A/K/A DAPHNE INGRAHAM-MCKISSICK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAPHNE INGRAHAM MCKISSICK A/K/A DAPHNE INGRAHAM-MCKISSICK, DECEASED; C.P. Nov 2019 No. 01304 \$213,834.54 Albertelli Law

**2402-367**  
**2410 S 63rd St 19142** 40th Wd. 898 Sq. Ft. BRT #402126900 Improvements: Residential Property  
ADALBERTO GARCIA; VALERIE M. BURTON C.P. Mar 2018 No. 01685 \$57,210.29 Manley Deas Kochalski LLC

**2402-368**  
**4706-08 Almond St 19137** 45th Wd. 5400 Sqft BRT #453198600 Improvements: Residential Property  
JOSEPH GORMISKY (DECEASED) C.P. Oct 2018 No. 01560 \$157,168.22 Manley Deas Kochalski LLC

**2402-369**  
**7018 Grays Ave 19142** 40th Wd. 1,323 Sq. Ft. BRT #406192100 Improvements: Residential Property Subject To Rent  
LEVEL 4 HOLDINGS, LLC C.P. May 2023

SHERIFF'S SALE

No. 00135 \$137,074.01 Manley Deas Kochalski LLC

**2402-370**  
**2145 N 22nd St 19121** 32th Wd. 1,625 Sq. Ft. BRT #322088500 Improvements: Residential Property Subject To Rent  
HAMMER INVESTMENT PROPERTIES LLC C.P. July 2023 No. 01813 \$115,257.89 Manley Deas Kochalski LLC

**2402-371**  
**4835 Ogle St 19127** 21st Wd. 1,050 Sq. Ft. BRT #212432000 Improvements: Residential Dwelling  
MARC SOLOVITZ C.P. Dec 2022 No. 00389 \$222,844.83 McCabe, Weisberg & Conway, LLC

**2402-372**  
**4314 Pennsgrove St 19104** 6th Wd. 1,230 Sq. Ft. BRT #062124800 Improvements: Residential Property  
MAURICE STEVEN RICKS, ADMINISTRATOR OF THE ESTATE OF JOHN RICKS C.P. Nov 2022 No. 00715 \$45,166.94 McCabe, Weisberg & Conway, LLC

**2402-373**  
**150 Fern St 19120** 61st Wd. 1,020 Sq. Ft. BRT #612200400 Improvements: Residential Property  
LYNETTE THORNE C.P. Aug 2019 No. 03208 \$142,244.29 McCabe, Weisberg & Conway, LLC

**2402-374**  
**2548 S 7th St 19148** 39th Wd. 950 Sq. Ft. BRT #393191800 Improvements: Residential Property  
JOHN J. DAVIDO C.P. Mar 2023 No. 00198 \$70,738.37 McCabe, Weisberg & Conway, LLC

**2402-375**  
**460 East Cosgrove Street 19144** 59th Wd. 1,178 Sq. Ft. BRT #592049000 Improvements: Residential Dwelling Subject To Mortgage  
THEODORE BEDDING, ADMINISTRATOR OF THE ESTATE OF MARION BEDDING SHANNON C.P. Jun 2016 No. 00105 \$91,832.21 McCabe, Weisberg & Conway, LLC

**2402-376**  
**278 Fountain St 19128** 21st Wd. 1,949 Sq. Ft. BRT #212291600 Improvements: Residential Dwelling  
ROBERT W. GRAHAM C.P. Dec 2017 No. T0222 \$8,648.47 McCabe, Weisberg & Conway, LLC

**2402-377**  
**1225 E Chelton Ave 19138** 59th Wd. 2,577 Sq. Ft. BRT #591020200 Improvements: Residential Dwelling  
FELIX LETTSOME AND JEAN R. SELLERS-LETTSOME C.P. May 2022 No. T0008 \$4,966.42 McCabe, Weisberg & Conway, LLC

**2402-378**  
**2625 S 78th St 19153** 40th Wd. 1,796 Sq. Ft. BRT #405922105 Improvements: Residential Dwelling  
REFELIE K. WITHERSPOON C.P. Feb 2018 No. 01855 \$117,317.74 KML Law Group, P.C.

**2402-379**  
**1216 N Alden St 19131** 4th Wd. 1,236 Sq. Ft. BRT #043116000 Improvements: Residential Dwelling  
WINTFRED C. CHEATTAM C.P. May 2023 No. 00496 \$97,300.46 LOGS Legal Group LLP

**2402-380**  
**6341 Magnolia St 19144** 59th Wd. 1,722 Sq. Ft. BRT #592253200 Improvements: Residential Dwelling Subject To Mortgage  
NUHOME INVESTMENT PROPERTIES LLC C.P. July 2023 No. 01755 \$150,016.64 Norris McLaughlin, P.a.

**2402-381**  
**1116 W Somerset St 19133** 37th Wd. 854 Sq. Ft. BRT #372332800 Improvements: Residential Property Subject To Mortgage  
TIMOTHY GLENN A/K/A TIMOTHY L. GLENN C.P. Aug 2017 No. 01332 \$38,297.77 Friedman Vartolo LLP

**2402-382**  
**1622 N Gratz St 19121** 47th Wd. 1485 Sq. Ft. BRT #471315500 Improvements: Residential Property  
J&J SETAM LLC C.P. Jun 2023 No. 02100 \$318,634.32 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

**2402-383**  
**201-59 N 8th St Unit 304 19106** 5th Wd. 924 Sq. Ft. BRT #888036920 Improvements: Residential-condo Subject To Mortgage

SHERIFF'S SALE

SEAN QUINN AND THE ESTATE OF DOROTHY QUINN, DECEASED C.P. Dec 2022 No. 00651 \$53,214.72 Silverang, Rosenzweig & Haltzman, Llc

**2402-384**  
**9315 Spicehush Ln 19115** 63rd Wd. 1,871 Sq. Ft. BRT #632216400 Improvements: Residential Dwelling  
BASEM HAMAD C.P. Dec 2014 No. 00605 \$394,364.28 Powers Kirn, Llc

**2402-385**  
**3137 Willits Rd 19114** 57th Wd. 6,000 Sq. Ft. BRT #572092500 Improvements: Residential Property  
MARC A. WAGNER AND KAREN MCCARTHY C.P. Jun 2015 No. 04010 \$236,942.45 LOGS Legal Group LLP

**2402-386**  
**8568 Benton Ave 19152** 56th Wd. 3,675 Sq. Ft. BRT #562425800 Improvements: Residential Property  
PAUL LABRAKE C.P. Mar 2019 No. 03375 \$162,005.50 LOGS Legal Group LLP

**2402-387**  
**1156 S Carlisle St 19146** 36th Wd. 1,125 Sq. Ft. BRT #365025700 Improvements: Residential Property  
GAIL CASILE C.P. Feb 2023 No. 01765 \$301,254.37 LOGS Legal Group LLP

**2402-388**  
**1493 N 53rd St 19131** 44th Wd. 1,775 Sq. Ft. BRT #442324800 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERTHA-TINA EDGERTON A/K/A BERTHA TINA EDGERTON, DECEASED C.P. Mar 2023 No. 01967 \$157,018.80 LOGS Legal Group LLP

**2402-389**  
**2544 N Gratz St 19132** 16th Wd. 1,680 Sq. Ft. BRT #162068200 Improvements: Residential Property Subject To Mortgage  
KINDI LLC C.P. May 2023 No. 02681 \$132,921.55 Norris McLaughlin, P.a.

**2402-390**  
**4435 Loring St 19136** 41st Wd. 985 Sq. Ft. BRT #412184100 Improvements: Residential Property Subject To Mortgage  
ANDREW L. DEJESUS C.P. Dec 2022 No. 01467 \$118,478.58 Barley Snyder

**2402-391**  
**1811 W Nedro Ave 19141** 17th Wd. 1,351 Sq. Ft. BRT #171171100 Improvements: Residential Property  
JAMES PRAIT AS ADMINISTRATOR OF THE ESTATE OF WILLIAM COTTON, DECEASED C.P. Apr 2023 No. 03024 \$98,333.76 KML Law Group, P.C.

**2402-392**  
**1603 Colima Rd 19115** 56th Wd. 1,848 Sq. Ft. BRT #562266700 Improvements: Residential Property Subject To Mortgage  
MARIE K. SHULEL C.P. Feb 2021 No. 00413 \$345,829.68 Padgett Law Group

**2402-393**  
**4618 Tackawanna St 19124** 23rd Wd. 2,080 Sq. Ft. BRT #871529180 Improvements: Residential Dwelling  
ROXANNE JEFFERSON-SMITH AND ERNEST SMITH C.P. Oct 2018 No. T0557 \$7,755.45 McCabe, Weisberg & Conway, LLC

**2402-394**  
**7939 Limekiln Pike 19150** 50th Wd. 1260 Sq. Ft. BRT #501295300 Improvements: Residential Dwelling  
DAVID PERSON, KNOWN SURVIVING HEIR OF TURNER PERSON, JEAN PERSON, KNOWN SURVIVING HEIR OF TURNER PERSON, AND UNKNOWN SURVIVING HEIRS OF TURNER PERSON C.P. Nov 2021 No. 00948 \$110,307.25 McCabe, Weisberg & Conway, LLC

**2402-395**  
**6547 Limekiln Pike 19138** 50th Wd. 1200 Sq. Ft. BRT #102049000 Improvements: Residential Dwelling  
JOHN R. THOMPSON AND PATRICIA ANNETTE THOMPSON C.P. Mar 2023 No. 02470 \$76,702.95 McCabe, Weisberg & Conway, LLC

**2402-396**  
**1503 Rosalie St 19149** 62nd Wd. 1120 Sq. Ft. BRT #621096900 Improvements: Residential Dwelling



| SHERIFF'S SALE  | SHERIFF'S SALE  | SHERIFF'S SALE   | SHERIFF'S SALE   | SHERIFF'S SALE   |
|---|---|--|--|--|
| JAMIE WEST, KNOWN SURVIVING HEIR OF LINDA WEST KAMMER A/K/A LINDA S. KAMMER, DIANE WEST, KNOWN SURVIVING HEIR OF LINDA WEST KAMMER A/K/A LINDA S. KAMMER, AND UNKNOWN SURVIVING HEIR OF LINDA WEST KAMMER A/K/A LINDA S. KAMMER C.P. May 2021 No. 00648 \$24,729.97 McCabe, Weisberg & Conway, LL | <b>2402-397B</b><br><b>5811 Springfield Ave 19143</b> 3rd Wd. 1,272 Sq. Ft. BRT #034112500 Improvements: Residential Dwelling<br>PHILLY 4 SALE BY OWNER, LLC C.P. July 2023 No. 00672 \$248,964.40 Kaplin Stewart Meloff Reiter & Stein, P.c. | BRT #022134120 Improvements: Residential Dwelling Subject To Mortgage<br>RICHARD BRAUDE C.P. Oct 2022 No. 00802 \$152,026.23 Brock & Scott PLLC  | 02694 \$419,796.33 Hladik Onorato And Federman Llp   | \$1,722,155.50 Manley Deas Kochalski LLC   |
| <b>2402-397A</b><br><b>1260 N 56th St 19131</b> 4th Wd. 1,328 Sq. Ft. BRT #043051300 Improvements: Residential Dwelling<br>PHILLY 4 SALE BY OWNER, LLC C.P. July 2023 No. 00672 \$248,964.40 Kaplin Stewart Meloff Reiter & Stein, P.c.   | <b>2402-398A</b><br><b>228-30 Catherine St Rear 4 19147</b> 2nd Wd. 253 Sq. Ft. BRT #022045650 Improvements: Residential Dwelling Subject To Mortgage<br>RICHARD BRAUDE C.P. Oct 2022 No. 00802 \$152,026.23 Brock & Scott PLLC               | <b>2402-398C</b><br><b>777 S 3rd St #2 19147</b> 2nd Wd. 766 Sq. Ft. BRT #022134130 Improvements: Residential Dwelling Subject To Mortgage<br>RICHARD BRAUDE C.P. Oct 2022 No. 00802 \$152,026.23 Brock & Scott PLLC | <b>2402-400A</b><br><b>2910 N Woodstock St 19132</b> 11th Wd. 1148 Sq. Ft. BRT #111267900 Improvements: Residential Dwelling Subject To Mortgage Subject To Rent<br>OVR 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY C.P. Aug 2023 No. 01608 \$1,722,155.50 Manley Deas Kochalski LLC | <b>2402-400C</b><br><b>3244 N 20th St 19140</b> 11th Wd. 980 Sq. Ft. BRT #112284700 Improvements: Residential Dwelling Subject To Mortgage Subject To Rent<br>OVR 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY C.P. Aug 2023 No. 01608 \$1,722,155.50 Manley Deas Kochalski LLC |
|   | <b>2402-398B</b><br><b>777 S 3rd St #1 19147</b> 2nd Wd. 766 Sq. Ft.  | <b>2402-399</b><br><b>1516 Montrose St 19146</b> 30th Wd. 784 Sq. Ft. BRT #301211000 Improvements: Residential Dwelling<br>NANCY VERONICA LUXAMA AND VESSET PARTNERS LLC C.P. July 2023 No.                          | <b>2402-400B</b><br><b>3412 N Bouvier St 19140</b> 11th Wd. 840 Sq. Ft. BRT #112244500 Improvements: Residential Dwelling Subject To Mortgage Subject To Rent<br>OVR 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY C.P. Aug 2023 No. 01608   | <b>2402-401</b><br><b>4474 Livingston St 19137</b> 45th Wd. 1,110 Sq. Ft. BRT #453186400 Improvements: Residential Property Subject To Mortgage<br>LORETTA L. NAPIERKOWSKI AND PAUL J. NAPIERKOWSKI C.P. Mar 2023 No. 02904 \$83,374.70 Padgett Law Group                      |



CIAA BASKETBALL

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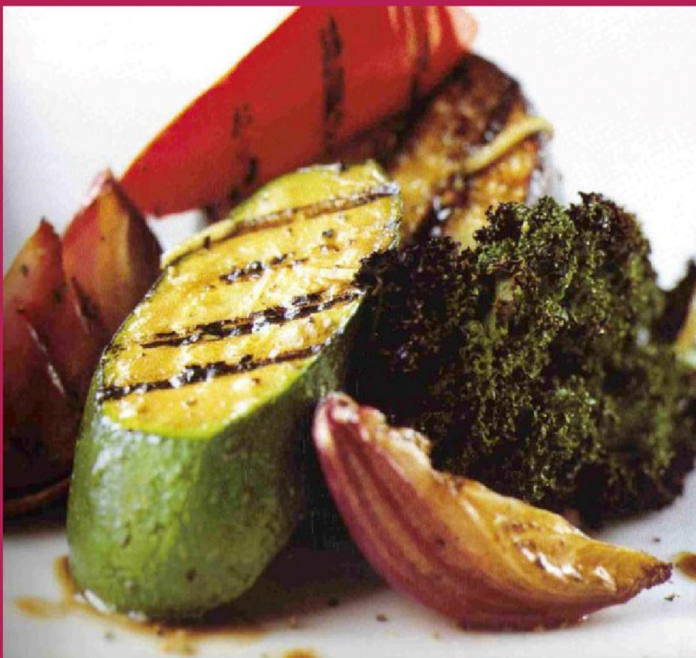
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