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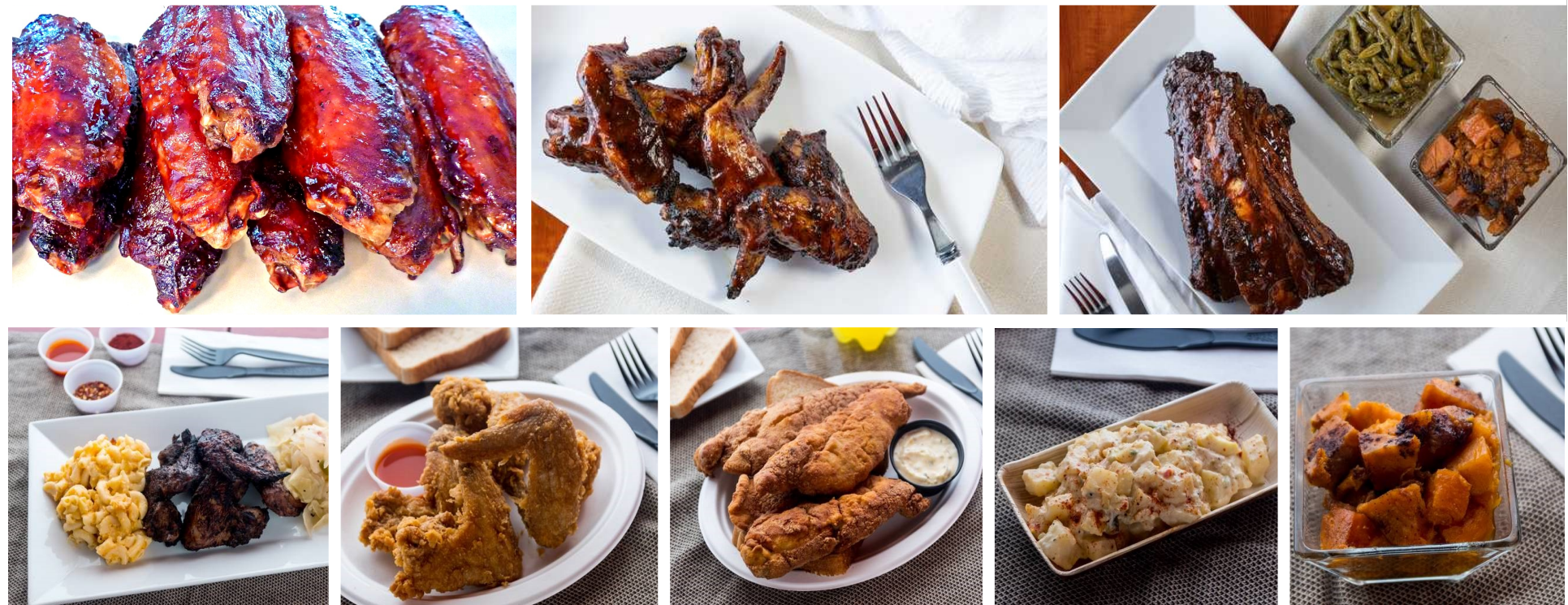
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<i>(Lettuce, tomato, onion, pickles, and American cheese.)</i>		w/White Meat	\$15.50	Peach Cobbler-	\$4.00
Beef Burger-	\$5.50	Fried Chicken-	\$14.50	Assorted Cakes-	\$4.00
Bacon Burger-	\$6.50	w/White Meat	\$15.50	Banana Pudding	\$4.00
Turkey Burger-	\$5.50	Chicken Wings-	\$13.25	Signature Sides & Sides	
Pulled Pork	\$8.25	BBQ Pork Ribs & Chicken-	\$22.50	Potato Salad-	\$4.00/8.00
Pulled Pork w/Cole Slaw	\$9.25	w/White Meat	\$23.50	Cabbage-	\$4.00/8.00
BBQ Pork Rib	\$12.00	BBQ Beef Ribs & Chicken-	\$24.50	Collard Greens-	\$4.00/8.00
		w/White Meat	\$25.50	Candied Yams-	\$4.00/8.00
		Turkey Wing-	\$13.50	Mac & Cheese-	\$4.75/\$9.50
BBQ		Seafood		String Beans-	\$4.00/8.00
BBQ Pork Ribs	\$16.50 (1/2)	Shrimp-	\$24.00 (12)	Baked Beans-	\$4.00/8.00
	\$29.00 (Slab)		\$12.00 (6)	Coleslaw-	\$4.00/8.00
BBQ Beef Ribs	\$19.25 (1/2)	Fresh Fish Sandwich-		Mac & Tuna-	\$4.00/8.00
	\$31.25 (Slab)	Whiting	\$9.75	Seafood Salad-	\$4.00/8.00
BBQ Chicken	\$9.25 (1/2)	Catfish	\$10.25	Corn on the Cob-	\$2.50
	\$18.50 (Whole)	Swai	\$10.25	French Fries-	\$2.50
Jerk Chicken	\$9.25 (1/2)	Fresh Fish Platter-		Sweet Potato Fries-	\$2.50
	\$18.50 (Whole)	Whiting	\$14.75	Corn Muffin- (3 for)	\$2.50
Fried Chicken	\$9.50 (1/2)	Catfish	\$15.25	<i>All vegetables cooked with smoked turkey products.</i>	
	\$18.50 (Whole)	Swai	\$15.25	<i>Prices are subject to change without notice.</i>	
BBQ, Jerk, or Fried Wing	\$4.65 (3 Wings)	Grilled Salmon	\$17.00		
		Shrimp Platter-	\$27.50 (12)		
			\$17.00 (6)		
Platters		Fish/Shrimp Combo Platter-			
BBQ Pork Ribs-	\$17.00	Whiting	\$26.75		
Pulled Pork-	\$15.00	Catfish/Swai	\$27.25		
BBQ Beef Ribs-	\$18.00				
BBQ Chicken-	\$14.50				
w/White Meat	\$15.50				

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'IT'S ABSOLUTELY CHANGING': PEW FINDS PHILLY IS LESS AFFORDABLE THAN IT USED TO BE



A single-family home in the East Falls neighborhood in Philadelphia in 2023. (Kristen Mosbrucker-Garza/WHYY)

Researchers analyzed nearly 700,000 records of home sales in the city from 2000 through 2021.

By Aaron Moselle, WHYY

New research shows Philadelphia remains a city of homeowners but is less affordable than it's historically been — over the last few years but also over the past two decades — even as the number of homeowners remained virtually unchanged.

“The affordability of the city’s market is changing. It’s absolutely changing,” said Octavia Howell, a manager with the Philadelphia

Research and Policy Initiative of the Pew Charitable Trusts.

While the median sale price for an entry-level home decreased between 2021 and 2023, the median monthly mortgage payment for those homes increased as a result of higher interest rates, according to a report Pew released Tuesday.

In 2021, the median mortgage payment was \$944. Two years later, the total had risen by nearly a third, to \$1,213.

The jump is part of a broader trend that has made Philadelphia a tougher place to buy a home, particularly for people with low and moderate incomes.

In 2000, low-cost homes — priced at \$100,000 or less — accounted for about half of all transactions made by so-called “traditional” purchasers. These are people who used a mortgage to buy a home.

By 2021, that figure had plummeted to 3%.

During the same span, more expensive homes — priced

at \$400,000 or more — rose from 3% of all transactions to 23%.

“We did see an increase in high-income borrowers in the city of Philadelphia compared to 2000,” said Howell.

These trends appear to be impacting who can access homeownership. According to the report, the number of Asian borrowers rose 157% between 2000 and 2021. During the same period, the number of Hispanic borrowers increased 48% while the number of white borrowers increased by 8%.

The city’s Black population had fewer borrowers, however. The number of mortgages issued dropped 25% during a time when the number of Black residents in the city remained relatively unchanged. “One of the things we were interested in this research is understanding how the market changes were impacting individuals, and there’s this question of, ‘Are people continuing to be able to access the market?’ And for Black households in particular, the answer seems to be not quite so much,” said

Howell.

The Pew report does not delve into the reasons why. It does note that the number of Black residents applying for a mortgage dropped 64% between 2005 and 2019 — more than any other racial or ethnic group, according to an analysis by the Delaware Valley Regional Planning Commission.

Lenders offering conventional mortgage loans have historically favored white applicants over Black applicants. A report published by the Federal Reserve Bank of Philadelphia in 2021 found that Black mortgage applicants were nearly three times more likely to be denied by lenders than white applicants that year.

Many Black applicants were rejected because of their credit history. Researchers have also traced the disparity to low credit scores, debt-to-income ratio and the lingering impacts of redlining. The discriminatory practice dates back to the 1930s and saw mortgage lenders deny loan requests based on race.

Courtney Johnson Rose,

president of the National Association of Real Estate Brokers, said all of those factors have diminished consumer confidence among Black households, particularly when layered on top of a tight housing market.

While they may not know the reasons why more Black mortgage applicants are denied, Black consumers do know it’s more challenging for them to get a home loan, said Rose.

“All you know is, ‘This is harder for me to go to the bank to get approved and to get a home.’ What you do know as a Black consumer is, ‘I don’t see a lot of my family, friends, colleagues that look like me also doing this,’” she said.

TEMPLE HEALTH AND KEYSTONE FIRST REACH NEW 2-YEAR DEAL, AVOIDING DISRUPTION FOR THOUSANDS OF PATIENTS

The current contract between Temple Health and Keystone First health insurance was set to expire after July 31.

By Nicole Leonard, WHYY

Temple Health in Philadelphia and health insurer Keystone First have reached a new contract deal, avoiding what would have been a major disruption in care for thousands of patients.

A new two-year deal means

that all Temple Health hospitals and physicians will remain in-network for people with Keystone First health insurance, which is the largest Medicaid provider in Southeastern Pennsylvania.

The agreement includes higher insurance reimbursements for delivered health care services, “which takes into account the significant cost increases that all health care providers bear for providing the high-quality

care and comprehensive services that patients and communities expect and deserve,” Michael Young, Temple Health CEO and president, said in a statement.

The two parties reached an agreement less than a week before their current contract was set to expire after July 31.

After months of negotiations and no deal, Temple Health began notifying pa-

tients several weeks ago that their care might no longer be covered if the health system did not agree to a new contract with Keystone by the summer deadline.

Keystone First officials said in a statement that they are “pleased that Temple Health will remain in our robust network of providers.”

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IN PHILLY, DEMAND IS 'OVERWHELMING' FOR PA.'S LIHEAP AIR CONDITIONER PROGRAM

With more than a month left of the program, over a dozen county agencies have waitlists. "Demand is outrageous," one official said.

By Sophia Schmidt. WHYY

Kimyatta Connor does not have any air conditioning in her two-story home in Philadelphia's Hunting Park neighborhood. She used a box fan to try to stay cool when temperatures soared into the upper nineties earlier this month — but said the fan only blew hot air.

"It was a heat wave, and I had a darn fan," she said. "I was in here sweating bullets. People die from heat stroke."

It's the second summer that Connor has tried to sign up for a state pilot program that provides free air conditioners through a federally funded energy assistance program traditionally used in Pennsylvania to help low-income households pay their heating bills. Both years, she has not been able to successfully sign up.

This summer, Connor said she brought documentation proving her eligibility for the program to a Neighborhood Energy Center managed by the Energy Coordinating Agency, one of two agencies that administer the program in Philadelphia. She said she followed up by phone, but never heard back.

"I don't know what's the hold-up," Connor said. "I don't know what's going on."

The Energy Coordinating Agency, the state's top provider of air conditioning units and repairs through the program last summer, has been swamped with inquiries and has already obligated its entire allocation for the season, officials said. PHDC, the other agen-

cy that administers the program in the city, has also run out of funding.

With more than a month left of summer, this year's \$5.3 million budget for the cooling program — significantly less than the over \$8 million local agencies were allocated last summer — has not been enough to meet demand in some parts of the state. Already, more than a dozen county-level agencies have told state officials they have depleted their funds and are starting waitlists.

"The demand is overwhelming," said Cynthia Olidge, director of heating at the Energy Coordinating Agency. "Because of the temperature ... demand is outrageous."

Pennsylvania's LIHEAP cooling pilot program is now in its third year, and provides eligible households either two Energy Star-rated room air conditioner units, one unit and a fan, or repair or replacement of an existing but broken central air conditioning system or heat pump.

It's funded with federal Low Income Home Energy Assistance Program money left over from the winter heating season.

Eligibility for the program is narrow. In order to qualify, a household must have received LIHEAP assistance this past November through April or be currently receiving federally funded weatherization assistance.

Because of this, there is no centralized way to apply for the program directly. Some county-level weatherization agencies reached out to eligible clients to enroll them in the program. State officials recommend that people who qualify for the LIHEAP cooling program call their local weatherization agency if they have not yet heard from them.

In Philly, the Energy Coordinating Agency contacted roughly 300 people who were already in the organization's system because they had received qualifying assistance this past winter, officials said.

The agency also received hundreds of emails, phone calls and walk-in visits about the program, as well as referrals from Neighborhood Energy Centers, elected officials and doctors, Olidge said.

"They haven't stopped coming in," she said.

But the Energy Coordinating Agency cannot accommodate all of these inquiries. As of Tuesday, the agency had served roughly 575 households through the cooling program this summer and had jobs pending for roughly 50 more. The agency has not had enough funding or staff capacity to address at least 1,000 other inquiries about the program so far this summer, and estimates that number could grow to 2,000 before the season is over.

PHDC expects to serve roughly 130 households through the program this summer, but lacks funding to serve roughly 70 other households who tried to sign up, said spokesperson Jamila Davis.

It's not just Philly where demand for air conditioners has outpaced funding for the LIHEAP cooling program. Action Housing, which serves Allegheny, Washington and Greene counties and was the second biggest provider through the program last summer, had a waitlist of around 500 households as of Tuesday, said Director of Weatherization Services Pamela Miljus. The agency has only served 60 households so far this summer and plans to perform jobs for at least 40 more off the waitlist.

"The demand is far greater than the funding that we will have to spend," Miljus said in an email.

Luxton thinks above-normal temperatures so far this summer have driven demand for air conditioners, just as he sees winter applications for LIHEAP assistance surge during cold weather.

"This summer thus far has been relentless, and that directly impacts this overwhelming number of folks applying for the program," he said.

Advocates say rising temperatures in Pennsylvania due in part to human-caused climate change make air conditioning increasingly crucial. But in Philadelphia, resources are limited.

2023 report by the nonprofit Esperanza and Community Legal Services called on lawmakers to allocate permanent state funding to supplement Pennsylvania's federal LIHEAP allocation to provide not only air conditioners but also cooling bill assistance. A survey by the two organizations found that while a small fraction of respondents in low-income Philly neighborhoods lacked air conditioners in their homes, a majority struggled to afford their summer energy bills.

In Philadelphia, where elements of the built environment like pavement and buildings trap heat and can raise temperatures further, the number of cooling degree days — a measure used to estimate energy requirements for air conditioning that calculates how much warmer the mean temperature at a location is than 65° F — has trended up in the summer in recent decades.

Luxton said his agency could use double the funding for the LIHEAP cooling program next summer.

"Even then, we might be sitting here at the same time [saying] that wasn't enough either," he said. "It clearly

is getting hotter, and that just simply drives the folks that are wanting an air conditioner. It makes perfect sense. In the poorest big city in the country, we have to realize that and build for it." Some Pennsylvanians have also struggled with an opaque process for signing up for the program.

Tina Bryant, a resident of North Philly with respiratory health issues, said she hoped to receive a new air conditioner through the program, since her current window unit does not effectively cool her home. But she was not aware that in order to qualify, she would need to have received LIHEAP assistance this past winter. She has received winter LIHEAP assistance in the past, but recently stopped applying for it, since her heating bill is now included in her rent, which complicates the application process, she said.

Without understanding the eligibility requirements or enrollment process, Bryant said she tried unsuccessfully to sign up for the air conditioner program through Pennsylvania's benefits portal over the course of two weeks — an exhausting task since she is recovering from a stroke.

"They're making it harder ... for people with disabilities and older people," she said. "We need help, and we can't get it."

The program closes Aug. 31.

THE POLITICAL CENTER THE DECERNING VOICE IN AMERICA

By James Williams, Editor-in-Chief

As another presidential election approaches, American political independents find themselves in a usual political predicament. They have to make a choice between two candidates that appeal to and seek the support of the radical fringe of their respective political parties or ideologies: the far-left and the far-right. Or shall we say the radical-progressives or the ultra-conservatives.

Neither option is truly satisfying to the “exhausted majority” in the middle. According to a report that Gallup released in January 2024, Americans are identifying as Independents – 43% identified as Independents in 2023, 27% identify as Democrats and Republicans. Republicans maintain a slight edge in leaned party identification and more Americans identify as conservatives and moderates.

Since 1991, less Americans

identify with either Democrats or Republicans. But this number has changed drastically since 2014.

According to Gallup: “Democratic identification has now declined by one point in each of the past three years. These declines, and the new low registered in 2023, are likely tied to President Joe Biden’s unpopularity. Biden’s job approval ratings have largely been around 40% since late 2021, and were consistently below that mark in October, November and December.”

Also note that most Independents lean a certain way, either right or left. Meaning, even though they are registered as an Independent, they tend to have more in common with one of the two parties.

According to Gallup: “Independent Leanings Give Republicans a Slight Edge in Party Preferences. All Gallup survey respondents who identify as independents are then asked

whether they lean more toward the Republican Party or the Democratic Party. Last year, slightly more independents leaned Republican than leaned Democratic. As a result, a combined 45% of U.S. adults identify as Republicans or lean toward the GOP, while 43% are Democrats or Democratic leaners.”

This makes for an interesting election cycle considering both parties have been doubling down on their base. But is that smart? For example, I believe Trump’s VP choice JD Vance was basically doubling down for a base that wouldn’t break with Trump for anything. Trump should have picked someone that would have expanded his base or someone that could solidify moderate voters, since he owns the conservatives. Here’s why Trump’s pick was so bad: Biden has governed his whole presidency appealing to his liberal base; however, he was a moderates traditionally. VP Harris presents a different challenge,

throughout her career she has proven to be a true liberal.

Only about 25% of Independents consider themselves liberal, 36% conservative, and 36% moderate. Look and you will see both candidates move to the center on issues to attract moderate voters. It may be difficult for the Democrats to move more aggressively to the considering 53% of Democrats consider themselves as liberal, 35% consider themselves moderate, and 11% conservative. And the Republicans don’t look much different with 73% identifying as conservative, and only 22% consider themselves as moderate. Just looking at political leanings within the parties, we can see why they can work together in Congress to pass legislations, our elected officials need to be highly partisan to survive either party’s primaries. In today’s climate it’s hard to survive as a moderate in either party, which is why our politics are so intense now

and our government bodies are in gridlock. Both parties have made endangered species out of the moderates and positioned themselves (not in their best political interest) to not work with the other party.

Which is why our Independent friends are so important in presidential elections. They are the discerning voice that votes solely on principle and the issues. They are the ones that ignore the voices that say ‘this election is too important to vote for anyone other than the Democrat and Republican candidates’. They are the ones that provide balance to our system.

And because of this, every presidential election cycle during the general election, both parties begin to gradually move to the center at the conclusion of their party’s convention.



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Saleema Lovelace, born and bred Philadelphian, Saleema Lovelace is the Founder/CEO of Lovelace & Associates Consulting Services LLC. Ms. Lovelace founded her thriving consulting firm after working for State Representative W. Curtis Thomas as a legislative assistant. She started off as a notary and has since worked for a number of attorneys, judges, celebrities, and realtors. Her skills and reach extend to political campaigns, youth advocacy through scholarship and mentorship, and public relations.

She has managed high-profile events such as the dedication of “Smokin’” Joe Frazier Boulevard in Philadelphia and served as the business manager (including PR, booking, logistics, and travel) for author Deloris E. Jordan (NBA icon Michael Jordan’s sister.) Ms. Lovelace graduated with a Bachelor of Science in Correctional Support from the University of Phoenix and has an associate’s degree in human services. She is currently working on her master’s degree in psychology and is a soon to be graduate of the American Academy McAllister Institute for Mortuary and Science.

A natural born connector, you want someone as plugged into the heart of Philadelphia as Ms. Lovelace is advocating on your behalf. She is committed to putting her customers first with high quality service that provides action and reserve.



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OUTTING



Sheriff's Sale Notices for August 6, 2024

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>FIRST PUBLICATION Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, August 6, 2024 at:</p> <p>https://www.bid4assets.com/philadelphia 10:00 AM EDT Rochelle Bilal, Sheriff</p> <p>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</p> <p>1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention ("CDC") and Pennsylvania Department of Health ("Department of Health") due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com ("Bid4Assets").</p> <p>2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.</p> <p>3. All bidders must complete the Bid4Assets online registration process to participate in the auction ("Auction"). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date ("Auction Date") and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.</p> <p>4. All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/ or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 ("Schedule of Proposed Distribution").</p> <p>5. The plaintiff's attorney shall submit the plaintiff's upset price ("Upset Price") to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff's costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.</p> <p>6. The sale of the property will not be stopped unless The Sheriff's Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.</p> <p>7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer's premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.</p> <p>8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default ("Default") and the down payment shall be forfeited by the bidder.</p> <p>9. If a bidder wins multiple properties and does not comply with the conditions of sale for each</p>	<p>property he is deemed in Default and all of the consequences of a Default will apply.</p> <p>10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.</p> <p>11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.</p> <p>12. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.</p> <p>13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff's Office prior to 3:00PM the day before the auction.</p> <p>14. The Plaintiff's attorney shall enter any auction day postponements or stays on his/ her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff's Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.</p> <p>15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.</p> <p>16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)</p> <p>17. If the Sheriff's grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff's Office of Philadelphia.</p> <p>18. The Sheriff will not acknowledge a deed poll to any individual or entity using unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff's sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.</p> <p>20. The Sheriff will file in the Prothonotary's office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.</p> <p>21. When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment to have the occupant removed.</p> <p>22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.</p> <p>WARNING: All Sheriff's Sales are strictly monitored for any and all suspicious and fraudulent activity (Including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff's office detects any suspicious and/ or fraudulent activity during any sale, at the Sheriff's discretion, the bidder's account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.</p> <p>Very truly yours, ROCHELLE BILAL, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p>SHERIFF'S SALE OF TUESDAY AUGUST 6, 2024</p>	<p>2408-301 1429 W Olney Avenue 19141 17th Wd. 2261 Sq. Ft. BRT #171084500 Improvements: Residential Property MARIE I. SHERROD A/K/A MARIE PENDER C.P. Aug. 2023 No. 00225 \$139,070.70 Stern & Eisenberg, P.C.</p> <p>2408-302 783 North Preston Street 19104 6th Wd. 2086 Sq. Ft. BRT #061189900 Improvements: Residential Property EQUESTRIAN PROPERTIES, LLC C/O LARRY MCINTOSH C.P. Sep. 2022 No. 00014 \$309,372.84 Stern & Eisenberg, P.C.</p> <p>2408-303 4923 Sansom Street 19139 60th Wd. 1728 Sq. Ft. BRT #601028700 Improvements: Residential Property WADE GORDON C.P. Oct. 2021 No. 01439 \$23,126.79 Stern & Eisenberg, P.C.</p> <p>2408-304 806 Jackson Street 19148 39th Wd. 770 Sq. Ft. BRT #393320700 Improvements: Residential Property HAN KAO A/K/A KEO AND SAM OR C.P. Aug. 2023 No. 02036 \$55,393.24 Stern & Eisenberg, P.C.</p> <p>2408-305 6230 Gillespie Street 19135 55th Wd. 1444 Sq. Ft. BRT #552426200 Improvements: Residential Property SHANTA RYDER C.P. Oct. 2023 No. 01924 \$118,025.22 KML Law Group, P.C.</p> <p>2408-306 5224 C Street 19120 42nd Wd. 1491 Sq. Ft. BRT #421365200 Improvements: Residential Property JAMES ROSS, EXECUTOR OF THE ESTATE OF ALICE BYNUM C.P. Jan. 2022 No. 00486 \$1,888,127.74 McCabe, Weisberg & Conway, LLC</p> <p>2408-307 1337 North 32nd Street 19121 29th Wd. 1367 Sq. Ft. BRT #888290204 Improvements: Residential Property CHARLES A CRAWFORD C.P. Jul. 2022 No. 00109 \$278,710.77 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2408-308 933 Bleigh Avenue 19111 56th Wd. 2100 Sq. Ft. BRT #561299000 Improvements: Residential Property BRIAN SMITH C.P. Aug. 2022 No. 02450 \$157,425.87 Stern & Eisenberg, PC</p> <p>2408-309 436 Sloan Street 19104 24th Wd. 688 Sq. Ft. BRT #241246900 Improvements: Residential Property YIZHOU JIANG C.P. Jul. 2023 No. 02470 \$343,224.34 Powers Kim, LLC</p> <p>2408-310 819 North Brooklyn Street 19104 6th Wd. 728 Sq. Ft. BRT #062296500 Improvements: Residential Property WEST POWELTON DEVELOPMENT COMPANY INC. C.P. Mar. 2023 No. 00249 \$212,800.63 Hill Wallack LLP</p> <p>2408-311 2737 N 20th Street 19132 11th Wd. 990 Sq. Ft. BRT #111252900 Improvements: Residential Property LARRY ENGLE C.P. Sep. 2022 No. 01526 \$60,524.49 Manley Deas Kochalski LLC</p>	<p>2408-312 2425 Golf Road 19131 52nd Wd. 5502 Sq. Ft. BRT #521261300 Improvements: Residential Property Subject To Mortgage ZOLAND ENTERPRISES LLC C.P. Jan. 2024 No. 02346 \$188,935.19 Friedman Vartolo LLP</p> <p>2408-313 5551 W Thompson Street 19131 4th Wd. 1256 Sq. Ft. BRT #041223000 Improvements: Residential Property Subject To Mortgage RUSSELL ENTERPRISES C.P. Mar. 2023 No. 01424 \$169,543.20 Friedman Vartolo LLP</p> <p>2408-314 1375 Pratt Street 19124 62nd Wd. 1094 Sq. Ft. BRT #621023400 Improvements: Residential Property Subject To Mortgage HILLARY R. LOFTON, JR A/K/A HILLIARY LOFTON C.P. Oct. 2019 No. 02658 \$71,541.44 Friedman Vartolo LLP</p> <p>2408-315 3221 Aramingo Avenue 19134 45th Wd. 1073 Sq. Ft. BRT #451392800 Improvements: Residential Property BEATA STARK SOLEY IN HER CAPACITY AS KNOWN HEIR OF ZOFIA RAGUZA, DECEASED, DAREK RAGUZA, SOLEY IN HIS CAPACITY AS KNOW HEIR OF ZOFIA RAGUZA, DECEASED, THE UNKNOWN HEIRS OF ZOFIA RAGUZA, DECEASD, ZOFIA RAGUZA C.P. Jan. 2023 No. 00648 \$190,365.98 Stern & Eisenberg, PC</p> <p>2408-316 1258 E Pike Street 19124 33rd Wd. 1290 Sq. Ft. BRT #332005800 Improvements: Residential Property PRESCILLA PADILLA AS KNOWN LEGAL HEIR FOR BENJAMIN PADILLA A/K/A BENJAMIN F. PADILLA, DECEASED AND THE UNKNOWN HEIRS OF BENJAMIN PADILLA A/K/A BENJAMIN F. PADILLA, DECEASED C.P. Oct. 2023 No. 02400 \$78,170.79 Stern & Eisenberg, PC</p> <p>2408-317 2525 S Beulah Street 19148 39th Wd. 700 Sq. Ft. BRT #393201000 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DENNIS BARR, DECEASED C.P. Feb. 2022 No. 02452 \$98,192.17 Pincus Law Group, PLLC</p> <p>2408-318 7823 Rugby Street 19150 50th Wd. 1803 Sq. Ft. BRT #502095000 Improvements: Residential Property THE UNKNOWN HEIRS OF CAROLYN M THOMAS F/K/A CAROLYN M WALSH C.P. Jul. 2023 No. 02124 \$66,613.30 Stern & Eisenberg, P.C.</p> <p>2408-319 434 Fitzgerald Street 19148 39th Wd. 706 Sq. Ft. BRT #392187100 Improvements: Residential Property JONATHAN ZELL C.P. May. 2023 No. 00248 \$167,007.15 Pincus Law Group, PLLC</p> <p>2408-320 7608 Chelwynde Avenue 19153 40th Wd. 2500 Sq. Ft. BRT #404322300 Improvements: Residential Property Subject To Mortgage JAMES C. BROWN C.P. Aug. 2023 No. 00102 \$71,798.73 Barley Snyder LLP</p>	<p>2408-321 8546 Forrest Avenue 19150 50th Wd. 1932 Sq. Ft. BRT #502212200 Improvements: Residential Property MONICA JONES C.P. Aug. 2022 No. 01854 \$125,547.67 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2408-322 928 North Leithgow Street 19123 5th Wd. 675 Sq. Ft. BRT #057112900 Improvements: Residential Property Subject To Mortgage 928 N. LEITHGOW, LLC. C.P. Dec. 2023 No. 01898 \$799,497.61 Eisenberg, Gold & Agrawal, P.C.</p> <p>2408-323 2928 Ridge Avenue 19121 32nd Wd. 1825 Sq. Ft. BRT #323039700 Improvements: Residential Property Subject To Mortgage MCCREA PROPERTY GROUP, LLC C.P. Jan. 2024 No. 02761 \$462,550.57 Orlans PC</p> <p>2408-324 1517 Jackson Street 19145 26th Wd. 1008 Sq. Ft. BRT #871400275 Improvements: Residential Property MICHAEL SHOEMAKER C.P. Feb. 2023 No. 01553 \$334,104.42 KML Law Group, P.C.</p> <p>2408-325 1939 Mifflin Street 19145 48th Wd. 1072 Sq. Ft. BRT #481058500 Improvements: Residential Property JENNA ANDERSON C.P. Dec. 2022 No. 00521 \$360,230.77 KML Law Group, P.C.</p> <p>2408-326 1424 West York Street 19132 16th Wd. 1584 Sq. Ft. BRT #161272501 Improvements: Residential Property BENJAMIN CHAPMAN, JR C.P. May. 2023 No. 01246 \$501,423.98 KML Law Group, P.C.</p> <p>2408-327 5237 Walton Street 19143 46th Wd. 1610 Sq. Ft. BRT #462071500 Improvements: Residential Property ANITA SINGLETON C.P. Dec. 2014 No. 01373 \$107,010.53 KML Law Group, P.C.</p> <p>2408-328 6202 Hasbrook Avenue 19111 35th Wd. 1273 Sq. Ft. BRT #353188400 Improvements: Residential Property STEPHEN M. GAYNOR C.P. Sep. 2023 No. 02310 \$89,483.69 KML Law Group, P.C.</p> <p>2408-329 15033 London Road 19116 58th Wd. 10394 Sq. Ft. BRT #583167000 Improvements: Residential Property HERBERT O. WRIGHT, IV C.P. Aug. 2023 No. 03170 \$202,515.32 Stern & Eisenberg, P.C.</p> <p>2408-330 7222 Ditman Street 19135 41st Wd. 1350 Sq. Ft. BRT #412355900 Improvements: Residential Property MICHAEL C. MC GLASHEN C.P. Mar. 2022 No. 02702 \$64,322.68 Manley Deas Kochalski LLC</p> <p>2408-331 1657 N 62nd Street 19151 34th Wd. 1525 Sq. Ft. BRT #342301000 Improvements: Residential Property JENEEN BENTON, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE</p>

SHERIFF'S SALE
OF JOSEPH W. BENTON C.P. Nov. 2023 No. 01092 \$92,626.05 Manley Deas Kochalski LLC
2408-332 7802 Woolston Avenue 19150 50th Wd. 1610 Sq. Ft. BRT #502060400 Improvements: Residential Property ROCHELLE WILSON HAYNES C.P. Oct. 2022 No. 00863 \$180,687.86 McCabe, Weisberg & Conway, LLC
2408-333 5829 N Penn Street 19149 62nd Wd. 1847 Sq. Ft. BRT #621492400 Improvements: Residential Property RICHARD JIMENEZ C.P. Oct. 2023 No. 02450 \$104,532.04 Brock & Scott, PLLC
2408-334 1814 N 54th Street 19131 52nd Wd. 1720 Sq. Ft. BRT #522205200 Improvements: Residential Property MEDEA ROONEY, IN HER CAPACITY AS HEIR OF DRUSCILLA COSBY C.P. Jun. 2022 No. 00018 \$82,005.77 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2408-335 3460 Almond Street 19134 45th Wd. 866 Sq. Ft. BRT #451300400 Improvements: Residential Property BRENNAN SPARKEVICIUS, IN HIS CAPACITY AS HEIR OF EDMUND SPARKEVICIUS C.P. Sep. 2023 No. 01300 \$144,488.63 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2408-336 3528 W Crown Avenue 19114 66th Wd. 1760 Sq. Ft. BRT #661178800 Improvements: Residential Property CHRISTINE REID; JEFFREY J. REIED C.P. Feb. 2023 No. 00980 \$142,570.27 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2408-337 4709 Disston Street 19135 41st Wd. 2160 Sq. Ft. BRT #41203990 Improvements: Residential Property DELORES PETERS C.P. Jun. 2022 No. 02271 \$139,173.98 KML Law Group, P.C.
2408-338 2012 West Spencer Street 19138 17th Wd. 1180 Sq. Ft. BRT #17255900 Improvements: Residential Property UNKNOWN MINOR HEIR, OF GERALDINE L. COLEMAN A/K/A GERALDINE COLEMAN, DECEASED C.P. Mar. 2019 No. 03126 \$98,695.17 KML Law Group, P.C.
2408-339 5018 Pennway Street 19128 23rd Wd. 1568 Sq. Ft. BRT #233095700 Improvements: Residential Property KANDACE WIMBUSH, SOLELY IN HER CAPACITY AS HEIR OF MARY E. WIMBUSH, DECEASED C.P. Feb. 2020 No. 01211 \$122,974.91 KML Law Group, P.C.
2408-340 6413 N Fairhill Street 19126 61st Wd. 1600 Sq. Ft. BRT #611112700 Improvements: Residential Property SHAWN WIGGINS C.P. May. 2023 No. 02790 \$214,101.09 Hill Wallack LLP
2408-341 4917 Gransback Street 19120 42nd Wd. 1290 Sq. Ft. BRT #421514600 Improvements: Residential Property Subject To Mortgage ZADIR SHADEEM WEST C.P. Aug. 2023 No. 00916 \$185,578.24 Barley Snyder LLP
2408-342 10710 East Keswick Road 19154 66th Wd. 2027 Sq. Ft. BRT #662097507 Improvements: Residential Property Subject To Mortgage KRISTOPHER WILLIAMS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DELORES WILLIAMS, SUCCESSORS,

SHERIFF'S SALE
ASSIGNS AND ALL PERSONS. FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DELORES WILLIAMS, DECEAS C.P. Jul. 2023 No. 01611 \$242,606.94 Barley Snyder LLP
2408-343 101 N. 61st Street 19139 34th Wd. 1792 Sq. Ft. BRT #341126900 Improvements: Residential Property THE UNKNOWN HEIRS OF THELMA RICHARDS, DECEASED C.P. Feb. 2023 No. 01593 \$159,411.64 Stern & Eisenberg, P.C.
2408-344 5918 Chestnut Street 19139 3rd Wd. 1347 Sq. Ft. BRT #871401515 Improvements: Residential Property EMMANUEL CHRISTIAN CENTER COMMUNITY DEVELOPMENT CORPORATION, A PENNSYLVANIA CORPORATION C.P. Jul. 2023 No. 00448 \$222,624.21 Stern & Eisenberg, P.C.
2408-345 3530 Braddock Street 19134 45th Wd. 717 Sq. Ft. BRT #452315800 Improvements: Residential Property DERRICK ELROD, A/K/A DERRICK S. ELROD C.P. Sep. 2023 No. 00783 \$83,727.49 Stern & Eisenberg, P.C.
2408-346 6319 N. Woodstock Street 19138 17th Wd. 1158 Sq. Ft. BRT #172396700 Improvements: Residential Property Subject To Mortgage DANIELLE CROSS, A/K/A DANIELLE CROSS CARTER, IN HER CAPACITY AS HEIR OF THE ESTATE OF DIANE HOUGH, DECEASED C.P. Sep. 2022 No. 02953 \$48,368.00 Barley Snyder LLP
2408-347 9712-26 Bustleton Avenue 19115 58th Wd. 487 Sq. Ft. BRT #888582411 Improvements: Residential Property Subject To Mortgage MARIA CALHOUN C.P. Apr. 2023 No. 01450 \$63,151.53 Barley Snyder LLP
2408-348 8030 Ditman Street 19136 65th Wd. 828 Sq. Ft. BRT #888650965 Improvements: Residential Property TIMOTHY MCGINLEY C.P. Dec. 2018 No. 00236 \$18,335.76 Clemons Richter & Reiss, P.C.
2408-349 6335 Baynton Street 19144 59th Wd. 2142 Sq. Ft. BRT #592197000 Improvements: Residential Property Subject To Mortgage TASK HOME BUYERS LLC C.P. Jan. 2024 No. 02422 \$144,143.00 Friedman Vartolo LLP
2408-350 2457 75th Avenue 19138 50th Wd. 1920 Sq. Ft. BRT #501406800 Improvements: Residential Property REGINA MCKINLEY C.P. Oct. 2023 No. 02972 \$88,915.15 McCabe, Weisberg & Conway, LLC
2408-351 1708 Dickinson Street 19146 36th Wd. 1008 Sq. Ft. BRT #365367100 Improvements: Residential Property PAULA MOORE A/K/A PAULA GILLIAM, KNOWN SURVIVING HEIRS OF SHELDON MOORE C.P. Nov. 2021 No. 00546 \$157,046.11 McCabe, Weisberg & Conway, LLC
2408-352 1705 S 24th Street 19145 36th Wd. 1016 Sq. Ft. BRT #364139100 Improvements: Residential Property Subject To Rent DEBORAH A JONES, ADMINISTRATRIX OF THE ESTATE OF LAGRACIA H. JONES C.P. Aug. 2017 No. 00558 \$252,970.23 McCabe, Weisberg & Conway, LLC
2408-353 524 N Allison Street 19131 4th Wd. 970

SHERIFF'S SALE
Sq. Ft. BRT #041201600 Improvements: Residential Property ALLISON M. MILLER, IN HER CAPACITY AS HEIR OF ALICE MILLER A/K/A ALICE D. MILLER: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONSS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE MILLER A/K/ ALICE D. MILLER C.P. Jan. 2022 No. 01972 \$51,819.42 Ras Citron, LLC
2408-354 7233 Walker Street 19135 41st Wd. 1440 Sq. Ft. BRT #412278700 Improvements: Residential Property Subject To Mortgage JENNIFER MORALES C.P. Oct. 2023 No. 03355 \$50,210.76 Brock & Scott, PLLC
2408-355 1817 Tasker Street 19145 36th Wd. 1288 Sq. Ft. BRT #363061100 Improvements: Residential Property LAKIM ROLLINS, ADMINISTRATRIX OF THE ESTATE OF DEBRA A. JONES A/K/A DEBRA A. JACKSON A/K/A DEBORAH JACKSON C.P. Oct. 2023 No. 00246 \$69,969.16 Brock & Scott, PLLC
2408-356 3158 Amber Street 19134 25th Wd. 1080 Sq. Ft. BRT #252451700 Improvements: Residential Property Subject To Mortgage JULIA A. MORALES C.P. Oct. 2023 No. 02036 \$72,210.94 Brock & Scott, PLLC
2408-357 7326 Ogontz Avenue 19138 50th Wd. 6588 Sq. Ft. BRT #501299000 Improvements: Residential Property ROLAND GROVER SHELTON, JR. A/K/A ROLAND GROVER SHELTON: LISA PERRY-JAMES SHELTON: JORDAN NASHON BIBBS C.P. Sep. 2022 No. 01958 \$109,143.79 Brock & Scott, PLLC
2408-358 2707 Oakford Street 19146 36th Wd. 695 Sq. Ft. BRT #362044700 Improvements: Residential Property LLC C.P. Dec. 2022 No. 02642 \$301,214.85 Manley Deas Kochalski LLC
2408-359 11733 Waldemire Drive 19154 66th Wd. 1000 Sq. Ft. BRT #662131800 Improvements: Residential Property MARY TOMASETTI, EXECUTRIX OF THE ESTATE OF PATRICIA ANN SUAREZ, DECEASED, AND ROBERT SUAREZ, JR C.P. Oct. 2019 No. 02807 \$207,946.12 Hill Wallack LLP
2408-360 863 Carver Street 19124 35th Wd. 1256 Sq. Ft. BRT #35123400 Improvements: Residential Property GALYNA YVEDOKIMYVA C.P. Jan. 2023 No. 01824 \$130,971.24 Pincus Law Group, PLLC
2408-361 301 Byberry Road 19116 58th Wd. 1074 Sq. Ft. BRT #888582007 Improvements: Residential Property RUBEN ABRAHAMYAN C.P. Jul. 2023 No. 02698 \$187,492.68 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2408-362 1352 East Sharpnack Street 19150 50th Wd. 1293 Sq. Ft. BRT #502330000 Improvements: Residential Property THE UNKNOWN HEIRS OF GERARD LUNDI DECEASED LEROI TAYLOR SOLELY IN HIS CAPACITY AS HEIR OF GERARD LUNDI, DECEASED C.P. Dec. 2022 No. 00334 \$91,090.00 KML Law Group, P.C.
2408-363 1348 South 17th Street 19146 36th Wd. 1024 Sq. Ft. BRT #365205010 Improvements: Residential Property Subject To Mortgage

SHERIFF'S SALE
JASON CUTAIAR C.P. Mar. 2024 No. 02668 \$1,687,646.32 Eisenberg, Gold & Agrawal, P.C.
2408-364 4662 Oakland Street 19124 23rd Wd. 1275 Sq. Ft. BRT #234230500 Improvements: Residential Property LOUIS MACCARI C.P. Jul. 2023 No. 01165 \$84,485.21 Powers Kim, LLC
2408-365 553 Allengrove Street 19120 35th Wd. 1539 Sq. Ft. BRT #351086436 Improvements: Residential Property WILLIAM E. SAUNDERS, JR C.P. Oct. 2022 No. 00688 \$112,314.31 Powers Kim, LLC
2408-366 6027 Frankford Avenue 19135 62nd Wd. 1273 Sq. Ft. BRT #622219000 Improvements: Residential Property SEAN MURPHY AND ALEXANDRIA R. MOOCK C.P. Nov. 2023 No. 00973 \$189,528.39 Powers Kim, LLC
2408-367 4341 Mitchell Street 19128 21st Wd. 1767 Sq. Ft. BRT #212207400 Improvements: Residential Property SUSAN BISSETT SOLELY IN HER CAPACITY AS HEIR OF THOMAS J. BISSETT, SR. DECEASED , THOMAS JOHN BISSETT SOLELY IN HIS CAPACITY AS HEIR OF THOMAS J. BISSETT, SR DECEASED, THE UNKNOWN HEIRS OF THOMAS J. BISSETT, SR DECEASED C.P. Nov. 2020 No. 01346 \$121,442.58 KML Law Group, P.C.
2408-368 1101 Dorset Street 19150 50th Wd. 6277 Sq. Ft. BRT #502377000 Improvements: Residential Property KEANEN GROSS C.P. Dec. 2019 No. 02002 \$178,900.87 KML Law Group, P.C.
2408-369 248 North Wilton Street 19139 44th Wd. 910 Sq. Ft. BRT #441148600 Improvements: Residential Property RANCHO LLC C.P. Jan. 2024 No. 01935 \$117,902.82 KML Law Group, P.C.
2408-370 5237 North 11th Street 19141 49th Wd. 1492 Sq. Ft. BRT #492233500 Improvements: Residential Property Subject To Mortgage HAMMER INVESTMENT PROPERTIES LLC C.P. Aug. 2023 No. 02101 \$98,501.03 Parker McCay
2408-371 6415 North 20th Street 19138 17th Wd. 4000 Sq. Ft. BRT #172376900 Improvements: Residential Property CARA E. WILLIAMS-REEVES C.P. Feb. 2022 No. 01745 \$217,182.12 McCabe, Weisberg & Conway, LLC
2408-372 313 South Smedley Street 19103 8th Wd. 788 Sq. Ft. BRT #081160200 Improvements: Residential Property ANN BURFETE SCHEVING C.P. Feb. 2024 No. 00940 \$246,723.72 Hladik, Onorato And Federman, LLP
2408-373 6725 East Pleasant Place 19119 22nd Wd. 1359 Sq. Ft. BRT #222237800 Improvements: Residential Property THOMAS A. SMITH A/K/A THOMAS A. SMITH, JR. C.P. Feb. 2020 No. 00147 \$61,891.57 Hladik, Onorato And Federman, LLP
2408-374 310 East Sheldon Street 19120 42nd Wd. 1124 Sq. Ft. BRT #421164300 Improvements: Residential Property TANYA NICOLE SCARBOROUGH C.P. Jun. 2023 No. 01343 \$43,144.31 Hladik, Onorato And Federman, LLP
2408-375 3 North Chris Columbus Blvd 19106

SHERIFF'S SALE
5th Wd. 1300 Sq. Ft. BRT #888061432 Improvements: Residential Property AHLAM KHALIL C.P. Jul. 2009 No. 01819 \$109,000.00 Hladik, Onorato And Federman, LLP
2408-376 6826 Hegerman Street 19135 41st Wd. 4354 Sq. Ft. BRT #412430000 Improvements: Residential Property CORNERSTONE REAL ESTATE HOLDINGS, LLC C/O ANTHONY CANCELLIERE C.P. Aug. 2023 No. 01982 \$206,165.86 Hladik, Onorato And Federman, LLP
2408-377 2200-28 Arch Street 19103 8th Wd. 1310 Sq. Ft. BRT #888111502 Improvements: Residential Property JOHN T. BRUCCOLIERE C.P. Jul. 2023 No. 00136 \$441,798.45 Hladik, Onorato And Federman, LLP
2408-378 2427 North Gratz Street 19132 16th Wd. 704 Sq. Ft. BRT #162050600 Improvements: Residential Property ELITE PHILLY DEVELOPERS LLC C.P. Feb. 2024 No. 00389 \$121,913.69 Weber Gallagher Simpson Stapleton Fires & Newby, LLP
2408-379 409 Lemonte Street 19128 21st Wd. 3720 Sq. Ft. BRT #212315600 Improvements: Residential Property LAVISH PROPERTY REHABS LLC A/K/A LAVISH PROPERTY REHABS LLC C.P. Feb. 2024 No. 01740 \$411,021.53 Weber Gallagher Simpson Stapleton Fires & Newby, LLP
2408-380 1816 South Alden Street 19143 40th Wd. 795 Sq. Ft. BRT #401019600 Improvements: Residential Property DAMMON MALIK EVERETT, AS ADMINISTRATOR OF THE ESTATE OF DAMMON HORACE EVERETT AKA DAMMON EVERETT, DECEASED C.P. Nov. 2023 No. 03111 \$75,172.82 Hill Wallack LLP
2408-381 4257 North Darien Street 19140 43rd Wd. 593 Sq. Ft. BRT #433376800 Improvements: Residential Property Subject To Mortgage JOEL W CAMPBELL C.P. Sep. 2023 No. 02439 \$82,272.27 Padgett Law Group
2408-382 7120 Wissahickon Avenue 19119 21st Wd. 10800 Sq. Ft. BRT #213266004 Improvements: Residential Property Subject To Mortgage MR JAMES MCLEOD JR, JEANNE M WILSON, L'ETOLE, INC. C.P. Jan. 2022 No. 01942 \$255,275.54 Sirlin Lesser & Benson, P.C.
2408-383 6720 Jackson Street 19135 55th Wd. 2250 Sq. Ft. BRT #552467500 Improvements: Residential Property PELE WATKINS, JR C.P. Sep. 2022 No. 00482 \$165,399.54 McCabe, Weisberg & Conway, LLC
2408-384 1551 West Champlost Avenue 19141 17th Wd. 1568 Sq. Ft. BRT #171207000 Improvements: Residential Property Subject To Mortgage BERTHAM DAVIS A/K/A BERTHADAVIS C.P. Sep. 2022 No. 00086 \$12,762.77 Tucker Arensberg, P.C.
2408-385 3509 Braddock Street 19134 45th Wd. 782 Sq. Ft. BRT #452307600 Improvements: Residential Property Subject To Mortgage CLHR 2 LLC C.P. Jul. 2023 No. 01676 \$159,222.67 Friedman Vartolo LLP
2408-386 1417 Disston Street 19111 53rd Wd. 1800

SHERIFF'S SALE
Sq. Ft. BRT #532211300 Improvements: Residential Property GULSHANARA QUADIR C.P. Sep. 2019 No. 03586 \$295,081.40 Hill Wallack LLP
2408-387 238 West Sheldon Street 19120 42nd Wd. 910 Sq. Ft. BRT #422198600 Improvements: Residential Property Subject To Mortgage ERSELL A. MAGNUM PIERRE-LOUIS AND JEAN CLAUDEL PIERRE-LOUIS C.P. Aug. 2022 No. 01485 \$27,820.08 Weltman, Weinberg & Reis Co., LPA
2408-388 5519 Angora Terrace 19143 51st Wd. 1120 Sq. Ft. BRT #513062000 Improvements: Residential Property HARVEY ELWOOD WATERS, IN HIS CAPACITY AS HEIR OF HARVEY WATERS; CORNELL V WATERS SR., IN HIS CAPACITY AS HEIR OF HARVEY WATERS; UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HARVEY WATERS C.P. Mar. 2020 No. 01417 \$61,096.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2408-389 6409 North 7th Street 19126 61st Wd. 2500 Sq. Ft. BRT #611147800 Improvements: Residential Property ESTATE OF SAMUEL L. STATEN SR., A/K/A/ SAMUEL STATEN, A/K/A SAMUEL STATEN, SR, DECEASED; AND ANTHONY LEWIS JR., EXECUTOR OF THE ESTATE OF SAMUEL STATEN, SR., A/K/A SAMUEL STATEN, A/K/A SAMUEL STATEN, SR., DECEASED C.P. Jun. 2018 No. 03067 \$491,779.04 Pressman & Doyle, LLC
2408-390 6701 Lansdowne Avenue 19151 34th Wd. 3324 Sq. Ft. BRT #344028700 Improvements: Residential Property THE UNKOWN HEIRS OF CECILIA

SHERIFF'S SALE
E. CASTORINA, DECEASED C.P. Aug. 2019 No. 02857 \$171,008.73 KML Law Group, P.C.
2408-391 3947 North Broad Street 19140 43rd Wd. 2211 Sq. Ft. BRT #433183200 Improvements: Residential Property UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF JEROME CLARK, DECEASED AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C.P. Oct. 2022 No. 01889 \$186,159.82 Romano Garubo & Argentieri
2408-392 2030 Wilder Street 19146 36th Wd. 700 Sq. Ft. BRT #363037800 Improvements: Residential Property Subject To Mortgage GEORGE CLIFFORD BLACKMON LLC C.P. Oct. 2019 No. 00764 \$281,255.84 Orlans PC
2408-393 46 N 59th Street 19139 4th Wd. 1140 Sq. Ft. BRT #042112600 Improvements: Residential Property Subject To Mortgage 46 N 59TH ST LLC C.P. Jan. 2024 No. 01316 \$184,034.64 Orlans PC
2408-394 330 E Chelten Avenue 19144 12th Wd. 5188 Sq. Ft. BRT #122109200 Improvements: Residential Property TANISHA HOLMES C.P. Sep. 2023 No. 00336 \$210,356.62 Brock & Scott, PLLC
2408-395 860 Kenmore Road 19151 34th Wd. 1666 Sq. Ft. BRT #344351000 Improvements: Residential Property LEONTYNE BAILEY C.P. Oct. 2019 No. 02924 \$119,253.18 Brock & Scott, PLLC
2408-396 5856 Crittenden Street 19138 59th Wd. 1300 Sq. Ft. BRT #591235600 Improvements: Residential Property Subject To Mortgage RASMIYYAH AIDAH GAINES C.P.

SHERIFF'S SALE
Nov. 2023 No. 00086 \$75,871.37 Barley Snyder LLP
2408-397 1924 West Erie Avenue 19140 13th Wd. 1808 Sq. Ft. BRT #131050000 Improvements: Residential Property LARRY A. EVANS, THERESA B. EVANS AKA THERESA MORRIS C.P. Jan. 2023 No. 01351 \$218,793.76 KML Law Group, P.C.
2408-398 5635 Montrose Street 19143 46th Wd. 879 Sq. Ft. BRT #463141200 Improvements: Residential Property 5635 MONTROSE ST LLC, CHRISTOPHER D. SCHEPIS AKA CHRISTOPHER SCHEPIS C.P. Jan. 2024 No. 02489 \$177,307.88 KML Law Group, P.C.
2408-399 6126 McMahan Avenue 19144 59th Wd. 1009 Sq. Ft. BRT #592293400 Improvements: Residential Property STEVEN VAUGHN AKA STEVEN J. VAUGHN C.P. Sep. 2023 No. 02990 \$57,416.01 KML Law Group, P.C.
2408-400 6016 Shisler Street 19149 53rd Wd. 1415 Sq. Ft. BRT #531279100 Improvements: Residential Property THE UNKNOWN HEIRS OF JENNIFER CHATFIELD, DECEASED C.P. Jan. 2023 No. 03102 \$67,427.75 KML Law Group, P.C.
2408-401 1129 East Stafford Street 19138 59th Wd. 12656 Sq. Ft. BRT #591051100 Improvements: Residential Property THE UNKOWN HEIRS OF JENNIFER CHATFIELD, DECEASED C.P. Apr. 2024 No. 02956 \$109,728.41 KML Law Group, P.C.
2408-402 2517 East Lehigh Avenue 19125 31st Wd. 871 Sq. Ft. BRT #314263100 Improvements: Residential Property

SHERIFF'S SALE
KATHLEEN SIMPLER AKA KATHLEEN J. SIMPLER C.P. Oct. 2023 No. 01755 \$42,245.61 KML Law Group, P.C.
2408-403 6905 North 19th Street 19126 10th Wd. 3820 Sq. Ft. BRT #101112100 Improvements: Residential Property JONATHAN MIMS, ADMINISTRATOR OF THE ESTATE OF TIA LASHAWNA JORDAN C.P. Mar. 2023 No. 03090 \$196,931.16 KML Law Group, P.C.
2408-404 6531 North 2nd Street 19126 61st Wd. 2933 Sq. Ft. BRT #611044600 Improvements: Residential Property SARA S. GORIPOW C.P. Feb. 2019 No. 00653 \$154,180.21 KML Law Group, P.C.
2408-405 2014-2016 West Berks Street 19121 32nd Wd. 2520 Sq. Ft. BRT #772064000 Improvements: Residential Property BETHLEHEM OF DELIVERANCE F/K/A BETHLEHEM BAPTIST CHURCH OF PHILADELPHIA F/K/A NEW BETHLEHEM BAPTIST CHURCH C.P. Apr. 2023 No. 02526 \$61,559.38 Duane Morris LLP
2408-406 6010 North Lambert Street 19138 17th Wd. 1050 Sq. Ft. BRT #172428700 Improvements: Residential Property BUDGET ME LLC, A NEW JERSEY LIMITED LIABILITY COMPANY AND MICHAEL G. JAMES C.P. Nov. 2022 No. 01188 \$154,118.30 Duane Morris LLP
2408-407 934-50 North 3rd Street 19123 5th Wd. 865 Sq. Ft. BRT #888033850 Improvements: Residential Property Subject To Mortgage THOMAS CARDAMONE C.P. Apr. 2023 No. 123669 \$11,527.62 Royer Cooper Cohen Braunfeld LLC

SHERIFF'S SALE
2408-408 1232 North 65th Street 19151 34th Wd. 1995 Sq. Ft. BRT #344317400 Improvements: Residential Property STACY BIRTON C.P. Jul. 2023 No. 02584 \$84,785.51 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2408-409 50 Farson Street 19139 44th Wd. 773 Sq. Ft. BRT #441075600 Improvements: Residential Property RITA JENKINS C.P. Feb. 2022 No. 00202 \$84,479.14 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2408-410 8110 Rugby Street 19150 50th Wd. 2585 Sq. Ft. BRT #502085300 Improvements: Residential Property EARL W JOHNSON C.P. Dec. 2019 No. 02783 \$204,747.28 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2408-411 2317 North 30th Street 19132 28th Wd. 910 Sq. Ft. BRT #282062200 Improvements: Residential Property Subject To Mortgage RESPECTFUL GROUP LLC C.P. Nov. 2023 No. 00870 \$685,067.40 Friedman Vartolo LLP
2408-412 178 West Cheltenham Avenue 19120 61st Wd. 1632 Sq. Ft. BRT #611459900 Improvements: Residential Property TERRILL L MCBRIDE C.P. Jun. 2023 No. 00806 \$98,776.63 Romano Garubo & Argentieri
2408-413 859 North 48th Street 19139 44th Wd. 1932 Sq. Ft. BRT #062427500 Improvements: Residential Property LS & CD INVESTMENTS LLC, DEVON STARKS C.P. Feb. 2024 No. 00604 \$184,108.44 Romano Garubo & Argentieri



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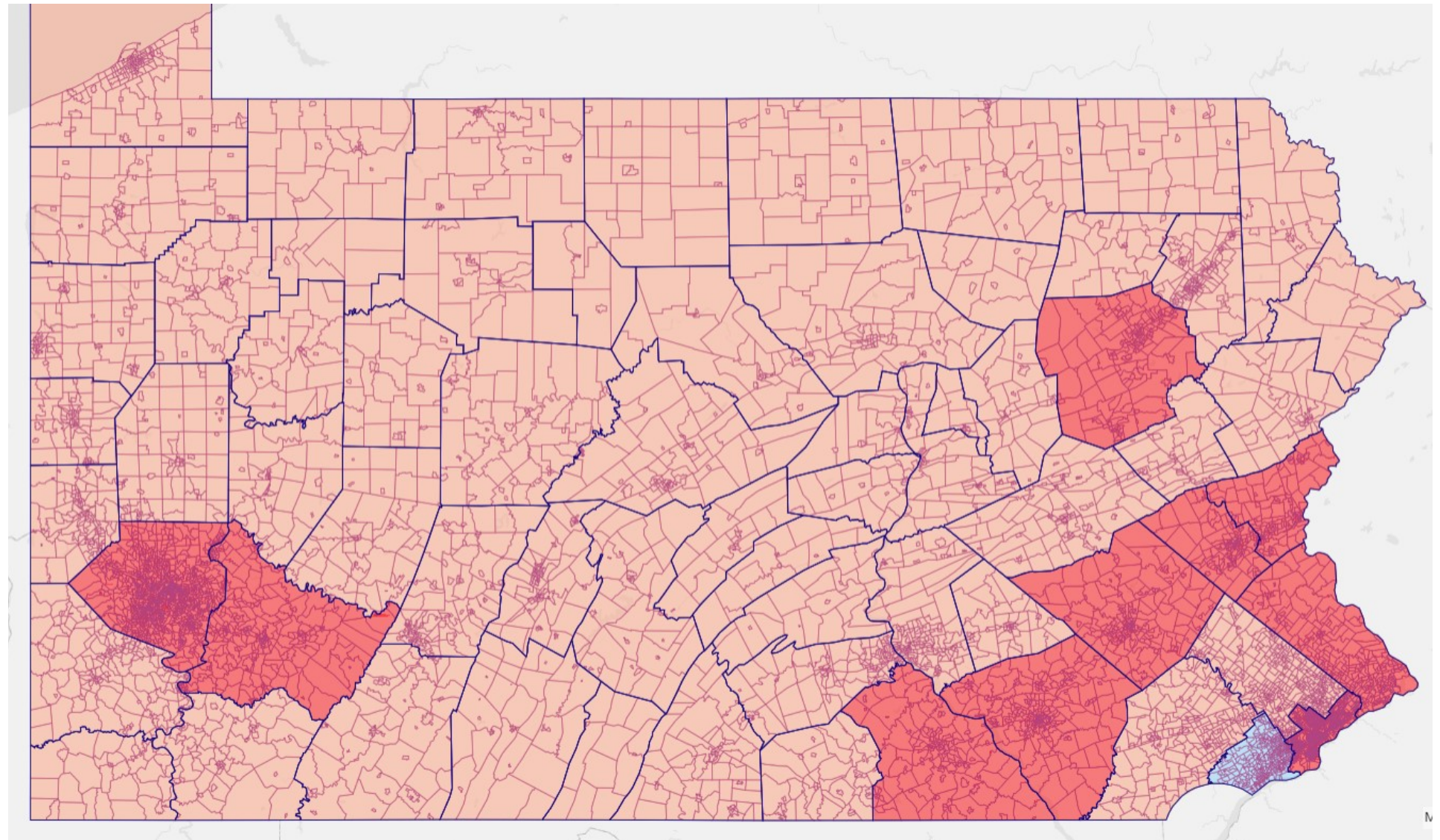


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PENNSYLVANIA VOTER REGISTRATION: GOP GROWTH CONTINUED AHEAD OF DEMOCRATIC PRESIDENTIAL SHAKE-UP



Key: Navy – D+5,000 or more, Blue – D+1,001 to D+4,999, Light Skyblue – D+1 to D+1,000. Light Salmon – R+1 to R+1,000, Red – R+1,001 to R+4,999, Maroon – R+5,000 or more. (Map by Nick Field via Dave’s Redistricting)

By Nick Fields,
Pennsylvania Capital Star

A high-water mark, or an indication of a red tide in November? That’s the key question as we examine the Pennsylvania Republican Party’s latest voter registration gains.

I actually originally chose this moment because it’s about halfway between my last update in April and the state’s voter registration deadline in October. Instead it’s a chance to chronicle what the trends were right before the Democratic Presidential nomination shifted from Joe Biden to Kamala Harris; as well as track how this new Harris/Trump race does or does not move the numbers over the next three months.

Back in April, the Demo-

cratic registration advantage statewide stood at D+397,241. Today that lead dwindles to D+360,982: as Dems lost 2,214 registrants, while Republicans gained 34,045 and Independents added 41,475.

Where did those GOP gains come from, and what does that tell us about the race ahead? Let’s dive into the numbers and try to find out. A quick note: I explore our changing voter trends by tracking the gains one party accumulated in registrations over the other party. For example, R+500 means that the Republican Party gained a net 500 more registered voters in that county than the Democratic Party did over this period, while D+500 indicates the oppo-

Central

Blair: R+513
Bradford: R+310
Cameron: R+6
Centre: R+48
Clearfield: R+431
Clinton: R+147
Columbia: R+290
Elk: R+183
Huntingdon: R+107
Juniata: R+69
Lycoming: R+380
McKean: R+116
Mifflin: R+211
Montour: R+17
Northumberland: R+242
Potter: R+51
Snyder: R+101
Sullivan: R+62
Tioga: R+149
Union: R+44

It’s been a relatively sleepy summer out here in Central Pennsylvania, but the excitement is sure to come back in the fall when students return to Penn State and Bucknell Universities. So if there’s any renewed

Democratic enthusiasm among young people, we should see some signs there. Conversely, if the War in Gaza is still ongoing, we’ll likely witness plenty of protests as well.

Northeast
Carbon: R+441
Lackawanna: R+875
Luzerne: R+1,376
Monroe: R+557
Pike: R+289
Schuylkill: R+531
Susquehanna: R+156
Wayne: R+283
Wyoming: R+128

Ever since Donald Trump’s 2016 upset, when Hillary Clinton lost enough votes in the Scranton/Wilkes-Barre corridor alone to cost her the entire commonwealth, I’ve kept a close eye on this region. Native son President Joe Biden was supposed to get back to those Obama-

level margins here, but he ended up securing only a modest three-point improvement in Lackawanna and Luzerne counties.

At the same time, without Trump on the ticket, Democratic statewide candidates did quite well here in 2018 and in 2022. So it remains to be seen whether Harris can perform on par with them there against Trump.

Moreover, it appears Luzerne County is on track to flip from a Democratic plurality to a Republican plurality by the time we get to October. The Dem advantage is down to just 1,370 there, a far cry from their 45,467 margin when I started tracking all this back in May 2015.

Northwest

Clarion: R+179
Crawford: R+400
Erie: R+919
Forest: R+16
Jefferson: R+228
Mercer: R+570
Venango: R+203
Warren: R+176

Speaking of cities where Harris may need to improve upon Biden’s performance, we also have Erie. The lakeside county is a bell-wether of the commonwealth, supporting the statewide winner in every Presidential election since 1992. As a result, it’s bound to be visited several times by both party’s candidates over these next 100 days.

South Central

Adams: R+372
Bedford: R+209
Cumberland: R+193
Dauphin: R+545
Franklin: R+550
Fulton: R+93
Lancaster: R+1,168
Lebanon: R+348
Perry: R+147
York: R+1,319

I like to call Lancaster and York The Big Red Machines of Pennsylvania, as they represent the most populous red counties in the commonwealth. In the Trump Era, however, these counties began to drift leftward, to the point that Josh Shapiro nearly won Lancaster during the 2022 gubernatorial election.

Therefore, if Harris loses ground in the rural areas of Central, Northeast, Northwest and Southwest Pennsylvania she’s got a chance to make up some of that lost ground in the South Central portion of the state. To wit, Harrisburg and its neighboring suburbs in Dauphin and Cumberland Counties are a prime opportunity for her here.

Southeast

Berks: R+1,487
Bucks: R+1,974
Chester: R+268
Delaware: D+75
Lehigh: R+1,228
Montgomery: R+194
Northampton: R+1,248

Philadelphia: R+4,396

For all intents and purposes, this region may be the ballgame. That’s why Republicans must be thrilled with their gains here, highlighted by their flip of Bucks County, which returns to a GOP plurality for the first time since the spring of 2008. Remember, Biden won Bucks by four and a half points in 2020, and Harris almost certainly has to improve upon that margin.

The one blue dot on this entire map is here in Delaware County, the sole county to see Democratic registrant gains since April. On the other hand, Pennsylvania Republicans saw their largest numerical growth in Philadelphia, a place where Democrats should obviously be running up the score by this point in the election season.

Southwest

Allegheny: R+2,083
Armstrong: R+405
Beaver: R+704
Butler: R+859
Cambria: R+686
Fayette: R+867
Greene: R+230
Indiana: R+342
Lawrence: R+498
Somerset: R+314
Washington: R+998
Westmoreland: R+1,805

The voter rolls in this Appalachian region of Pennsylvania just continue to get redder and redder. The Southwest famously fueled Trump’s victory in 2016, yet four years later Biden was able to chip away at Trump’s margins in counties like Beaver, Butler, Washington and Westmoreland. So Trump will be looking to reverse those trends and put up monster numbers here against Harris.

Meanwhile, any Harris win will depend in part on running up a massive tally in Pittsburgh and the rest of Allegheny County. Four years ago, Biden posted an impressive 146,761 vote margin here, the third-highest in history behind only FDR in 1936 and LBJ in 1964. She’ll likely need an even better performance in the Steel City to carry PA.

The suburbs will be pivotal. In 2020, Joe Biden took back the Keystone State by outrunning Hillary Clinton in the Commonwealth’s suburbs and – to a lesser degree – the state’s rural regions. So even while Donald Trump performed better in Philadelphia, his 44,292 vote victory in 2016 became a 80,555 vote loss in 2020.

With Harris at the top of the ticket now, those trends will likely reverse, with Trump looking to replicate his 2016 rural margins, while Harris seeks to reach Obama-level support in the cities. As a result, this contest will likely come down to the suburbs.

The recent high-water mark for a Democratic margin out of Philadelphia was Barack Obama’s 492,339 vote advantage in 2012. For comparison’s sake, Hillary Clinton and Joe Biden racked up 475,277 and 471,050 margins in 2016 and 2020 respectively. Democrats are hoping that with another Black nominee at the top of the ticket, they’ll be better able to close that gap. Perhaps more important, however, will be the Dems’ advantage in the collar counties of Bucks, Chester, Delaware and Montgomery. After Obama posted a 123,327 vote lead here in 2012, Clinton grew it to 188,353, while Biden expanded that advantage to 293,094. Given the circumstances, Harris simply must match and improve upon Biden’s numbers here. So it’s worth pointing out that the best recent performance in the Philly suburbs was by Josh Shapiro in the 2022 gubernatorial contest. In a race with less turnout

than a Presidential election, Shapiro put together a 388,273 vote performance, besting even Ed Rendell’s 374,243 vote advantage during the 2006 blue wave. So if Shapiro does indeed win the Veepstakes, the Philadelphia suburbs will be a key reason why.

Yet Pennsylvania isn’t just the City of Brotherly Love and its suburbs. For example, now that Biden is out of the race, Erie and Scranton are especially tempting targets for the Trump-Vance campaign. Conversely, the Hispanic voters in the Lehigh Valley cities of Allentown and Reading present an enticing opportunity for the Harris team.

I’ll have more on all this when we reach the voter registration deadline in October, but for now we’ll wait to see how a suddenly unsettled race unfolds.

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FOX NEWS INVITES HARRIS, TRUMP TO SEPTEMBER PRESIDENTIAL DEBATE IN PENNSYLVANIA



By Kim Lyons
Pennsylvania Capital Star

In invitations to the campaign managers for Vice President Kamala Harris and former President Donald Trump, Fox News has proposed that it host a presidential debate on Sept. 17 in Pennsylvania.

The news was first reported by Politico. The Capital-Star obtained copies of the invitations from Fox News Media President Jay Wallace and its vice president of

politics Jessica Loker, sent to Harris campaign chair Jen O'Malley Dillon, and to Chris LaCivita and Susie Wiles, Trump senior campaign advisers.

The invitations propose Fox News hosts Bret Baier and Martha MacCallum as moderators, but do not offer details on where in Pennsylvania the debate might take place.

Harris won pledges from enough Democratic delegates by late Monday night to gain the Democratic nomination. President Joe Biden on Sunday dropped his reelection bid and endorsed Harris. Trump officially became the GOP's nominee during the Republican National Convention

last week. The Trump and Harris campaigns did not immediately respond to requests for comment Wednesday.

During a Tuesday call with reporters, Trump committed to a debate with Harris, adding he would be "willing to do more than one."

Biden's withdrawal came after weeks of pressure from within the Democratic Party following a poor June 27 debate performance against Trump.

The Democratic National Convention is less than a month away, and the choice of Harris' running mate has dominated news coverage, with national press follow-

ing Pennsylvania Gov. Josh Shapiro to events around the state this week. Shapiro is one of the people speculated to be on Harris' short list, but said Tuesday during an event in Shippensburg that he had not been asked for and had not submitted vetting paperwork for consideration as vice president.

At an event in Pittsburgh on Monday, Shapiro said Harris was making a "deeply personal decision ... that should be made really free from any political pressure."

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