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FOR HOUSING AND URBAN DEVELOPMENT, TRUMP TAPS TEXAN SCOTT TURNER

By: Ariana Figueroa
Pennsylvania Capital Star

WASHINGTON — President-elect Donald Trump late Friday announced his intent to nominate former NFL player and Texas state lawmaker Scott Turner to lead the U.S. Department of Housing and Urban Development.

“Scott will work alongside me to Make America Great Again for EVERY American,” Trump said in a statement.

Turner, if confirmed by the Senate, will administer a roughly \$68 billion agency that provides rental assistance, builds and preserves affordable housing, addresses homelessness and enforces the Fair Housing Act that prohibits discrimination in

housing.

Turner has some experience with housing. During the first Trump administration, he worked with then-HUD Secretary Ben Carson on Opportunity Zones, which were part of the 2017 law that provided tax breaks for investors who put money into designated low-income areas.

“Those efforts, working together with former HUD Secretary, Ben Carson, were maximized by Scott’s guidance in overseeing 16 Federal Agencies which implemented more than 200 policy actions furthering Economic Development,” Trump said. “Under Scott’s leadership, Opportunity Zones received over \$50 Billion Dollars in Private Investment!”

Turner will be tasked with addressing the housing shortage of about 3.8 million homes for sale and rent, according to 2021 estimates from Freddie Mac that are still relied upon. Homelessness has also hit a record high of 653,100 people since January of last year, according to a study by the Joint Center for Housing Studies of Harvard University.

While on the campaign trail, Trump proposed opening up federal lands for housing, which would mean selling the land for construction purposes with the commitment for a certain percentage of the units to be kept for affordable housing. The federal government owns about 650 million acres of land, or roughly 30% of all land.

Trump has also opposed building multi-family housing, and has instead favored single-family zoning and while such land-use regulation is controlled on the local level, the federal government could influence it.

During Trump’s first term, he proposed slashing many of HUD’s programs, although those requests were not granted by Congress. However, for his second term he’ll have control of both chambers.

In all of Trump’s budget requests, he laid out proposals that would increase rent by 40% for about 4 million low-income households using rental vouchers or for those who lived in public housing, according to an analysis by the left-leaning think tank the Brookings

Institution.

Trump also called for cutting housing programs such as the Community Development Block Grant, which directs funding to local and state governments to rehabilitate and build affordable housing.

The former president’s budget requests also would have slashed the Low-Income Home Energy Assistance Program, known as LIHEAP, which assists low-income families.

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SHAPIRO DIRECTS \$153M IN FEDERAL HIGHWAY FUNDS TO STOP SEPTA 'DEATH SPIRAL'



Move averts a planned January fare hike

By John Cole
Pennsylvania Capital Star

PHILADELPHIA — Answering the pleas of public transit advocates in southeastern Pennsylvania, Gov. Josh Shapiro has directed Pennsylvania Department of Transportation (PennDOT) Secretary Mike Carroll to immediately transfer \$153 million in federal highway capital funds to SEPTA.

"That money will prevent service cuts, and that money will prevent the dramatic increases in fares that SEPTA has been contemplating at least until next July," Shapiro said Friday at the Frankford Transportation Center in Philadelphia. "It's going to ensure that the people of southeastern Pennsylvania who rely on SEPTA every day, that they're going to be able to get where they need to go, they're not going to face higher costs."

SEPTA officials have sounded the alarm for months about its funding challenges and on Nov.

12 proposed increasing fares by over 20% by Jan. 1. While that increase has been averted, a smaller increase of 7.5% goes into effect Dec. 1.

"SEPTA has been in the water for two years now, and we were going under, and today, Governor Shapiro has thrown us a lifeline," Ken Lawrence, SEPTA Board Chair said at the press conference on Friday. "While this announcement today pauses the death spiral and allows us to tread water, we still desperately need a permanent, sustainable funding solution for SEPTA and mass transit in the Commonwealth of Pennsylvania."

"While mass transit agencies across the Commonwealth are struggling, it is true, and it is unmistakable, that there is one agency that will not make it to the next summer with the status quo, and that is SEPTA," Shapiro said before the announcement.

Shapiro said the federal funds would create a "bridge, some time and space" for the state House and Senate to work toward an agreement on funding

mass transit throughout the state.

Carroll said the measure taken by Shapiro on Friday was not the first time a governor had flexed funding towards public transportation.

"Governor Rendell did that years ago, and it led to the passage of a transportation bill," Carroll said. "And I remain hopeful that that flexing, the flexing that occurs today, will result in a serious conversation that might result, and hopefully will result in a transportation bill that will land on his desk next June."

Where the funds are coming from

Following the press conference, Carroll told reporters that funds will be siphoned from the following interstate projects: I-79 in Mercer County, I-80 in Columbia County, I-95 in Philadelphia County, I-83 York County, two I-80 projects in Jefferson County, and I-70 in Washington County.

"Let me be clear, while these funds will come from seven different highway projects across the state,

none of those highway projects are under construction yet. In fact, none of them have even been put out to bid," Shapiro said. "They're a long way off."

"And hear me on this, there is no reason to keep that money on our balance sheet in the state when we can invest it in SEPTA right now," Shapiro said.

In addition to the flexing of highway funds towards SEPTA, Shapiro said he received commitments from each of the five counties that fund SEPTA to increase their local share by millions of dollars.

Local Democratic elected officials were on hand for the announcement, some sharing anecdotes of how SEPTA has impacted their lives, and applauded the move from Shapiro.

"You can't say you want a pro-growth and pro-business Pennsylvania and you are willing to let SEPTA depth spiral, because it is at the heart of the economic engine in Pennsylvania, southeastern Pennsylvania," Philadelphia Mayor Cherelle Parker said, while saying Shapiro was "walking the walk" by his announcement.

Legislative response

The Pennsylvania House passed a bill on a bipartisan basis that would have increased transportation funding in the state on three occasions, although it did not advance in the state Senate, which has a Republican majority.

Earlier in the week, Shapiro said the "ball is squarely in the Senate's court" with regard to passing a transit bill and added that he had agreed to consider marrying it to funding for roads and

bridges, and regulating and taxing skill games.

But on Friday, Republicans criticized Shapiro's actions and said their position had not changed.

"Today's announcement by Gov. Josh Shapiro to address the mass transit crisis facing SEPTA is a crisis of his own making," Senate President Pro Tempore Kim Ward (R-Westmoreland) said in a statement.

"Gov. Shapiro and House Democrats prioritized education over mass transit by approving the largest budget increase ever for a traditional education system that continues to trap Philadelphia's kids in failing schools," Ward added. "The bottom line is this: Pennsylvanians — especially those in the southeast — are losing out, not because of divided government, but because Pennsylvania Democrats have chosen to focus their priorities and spending on one area alone."

Democrats, however, assured transportation funding will remain top of mind in the next session.

"We must continue and be vigilant in this fight. When we get back to Harrisburg in January, this will remain at the top of our agenda," said House Speaker Joanna McClinton (D-Philadelphia), about passing a transportation funding bill.

State Rep. Ed Neilson (D-Philadelphia) is the head of the House Transportation Committee. He told the Capital-Star on Friday that they are looking to pass "a comprehensive package" on transportation funding that would fund ports, roads, bridges, and mass transit.

State Rep. Jordan Harris (D-Philadelphia), who will

serve as the House Appropriations Committee chair in the next session, called the federal flex funds for SEPTA "just a stop gap."

"This is not the end of the road, and we know that," Harris said, adding he thinks they will come together in bipartisan fashion to pass a mass transit funding bill.

State Sen. Vince Hughes (D-Philadelphia) will be the minority chair for the Senate Appropriations Committee in the next session. He also called transit funding "extremely important and a high priority."

"What you see here is the galvanizing all of southeastern Pennsylvania, the business community, the workers, the elected officials, are all coming together around this system and sending a message that this must get addressed," Hughes told the Capital-Star in an interview Friday. "And we are prepared to address it, not just with our

own self interest in southeastern Pennsylvania, but we're prepared to address it from a statewide interest. Let's get this thing done for the entire commonwealth of Pennsylvania."

But Senate Majority Leader Joe Pittman (R-Indiana) and Senate Transportation Committee Chair Wayne Langerholc (R-Clearfield) issued a joint statement saying they have not wavered from their previous position.

"Our Senate Republican Caucus has made it clear from the outset that we will examine transit funding that makes sense and can be justified to commonwealth taxpayers who are being asked to pay the bill," Pittman and Langerholc said.

"We reached a bipartisan agreement in July to temporarily fund SEPTA and other transit agencies to the tune of \$80.5 million. Conditions of this funding included a re-examination of

the delivery model given recent reductions in ridership, which are a direct result of Covid, people not working full-time in cities, and major safety concerns within the system," they added. "Rather than making prudent, sensible changes, they have chosen to politicize and pillage critical infrastructure projects for other districts which are well outside of SEPTA reach, ironically, the majority being in Republican districts."

State Rep. Martina White is the only Republican currently serving in the Pennsylvania General Assembly whose district is in Philadelphia. As recently as Oct. 22, she voted in support of a bill that would increase funding for mass transit.

However, she told the Capital-Star that she does not support Shapiro's flexing of federal funds towards SEPTA.

"Redirecting federal highway funds from an already

underfunded highway system to fund SEPTA is robbing Peter to pay Paul," White told the Capital-Star. "While public transit funding is undeniably critical, pulling funds from our already strained highway infrastructure is not a sustainable solution."

"This decision underscores a failure to create a long-term, dedicated funding plan for SEPTA, leaving both transit riders and Pennsylvania drivers vulnerable," she added.

"Instead of temporary fixes and last-minute maneuvers, we need real leadership and proactive solutions to address these challenges comprehensively."

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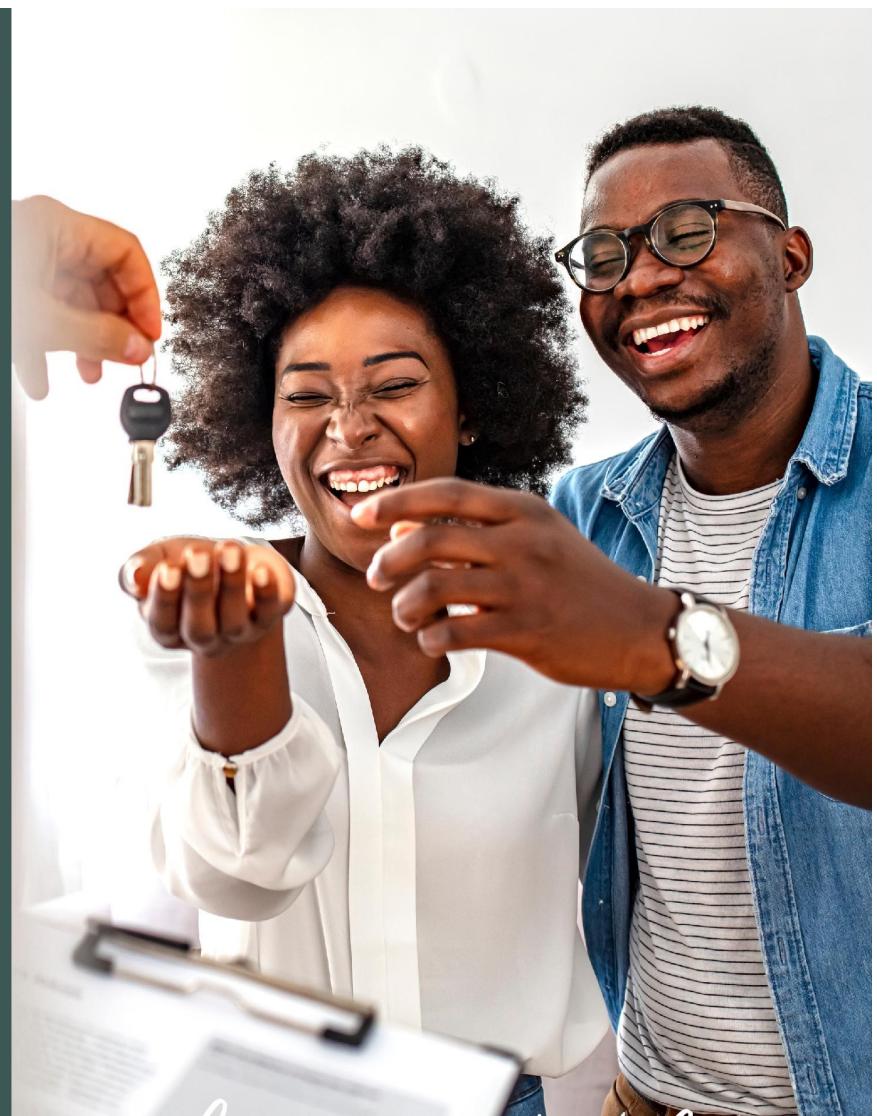
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PHILLY JUDGE REJECTS DEVELOPER'S BID TO BECOME CONSERVATOR OF GERMANTOWN YWCA



Neighbors have long bemoaned the building as an eyesore and have repeatedly called on the city to restore the historic property before it's too late.

By Aaron Moselle, WHYY

A Philadelphia judge has dismissed real estate developer Ken Weinstein's petition to take control of the former Germantown YWCA, a crumbling city-owned building that has sat vacant since closing more than two decades ago.

The one-page ruling, issued Friday by Common Pleas Court Judge Ann Butchart, states that Weinstein "failed to establish" that the historic building was blighted and abandoned under Act 135. The state law provides a mechanism for neighbors, nonprofits and municipalities to revitalize such properties in their communities, with the goal of putting them into productive use. If a judge deems a building blighted and abandoned under the measure, the property can be awarded to a conservator, a designation that enables it to be sold to a new developer.

"Needless to say, the Court's decision is disappointing to me and the greater Germantown community. Residents have been working hard to make their community a better place to live, work and enjoy. By leaving a key property, in the middle of Germantown, vacant and deteriorated for 20 plus years, PRA has done a disservice to the people of German-

town," Weinstein said in a statement.

A city spokesperson did not immediately respond to a request for comment.

Butchart's decision follows a three-part evidentiary hearing that pitted Weinstein against the city, which argued it has been a diligent steward of the Germantown Y, which is listed on the city's register of historic places.

For more than a century, it was a beloved community anchor on Germantown Avenue. The social service agency, the first to integrate in Philadelphia, hosted clubs and classes and at one point served as a vital hub for civil rights.

"Our interest was always to preserve that building," testified David Thomas, chairperson for the Philadelphia Redevelopment Authority, which owns the property. The PRA seized the Y in 2013 after its previous owner, Germantown Settlement, failed to repay a \$1.3 million loan the authority awarded the nonprofit to turn the building into a community center.

Settlement, which wielded tremendous power with the help of political allies, was insolvent when the city issued the loan and later filed for bankruptcy over the fi-

nancial mismanagement of millions in taxpayer dollars. In court, Weinstein argued the city had allowed the Y to deteriorate all these years, and that the building had become a dangerous eyesore as a result, requiring immediate intervention to prevent someone from getting hurt. Sam Olshin, a veteran architect, testified the property is in "dire" need of restoration. He pointed to loose bricks and signs of water damage, as well as crumbling back steps and a retaining wall on the verge of collapse — signs he said showed that the Y had not been properly cared for in at least a decade.

"There is a lot on this building that has been neglected," said Olshin, the principal at Atkins Olshin Schade Architects, a firm specializing in preservation and adaptive reuse projects.

Thomas acknowledged the Y was in poor shape when the city seized it from Settlement, but he argued the PRA had taken steps to ensure the condition of the neighborhood landmark did not decline to a point that it needed to be demolished. Those steps included spending \$1.5 million to stabilize and secure the building.

Since 2016, city maintenance crews have visited the property at least once a month, Thomas said. After

the first part of the evidentiary hearing in March, he authorized crews to go to the Y to remove debris, put up additional fencing and post "no trespassing signs."

"There's been significant development over there, which is why we want to see this property developed," Thomas said in court.

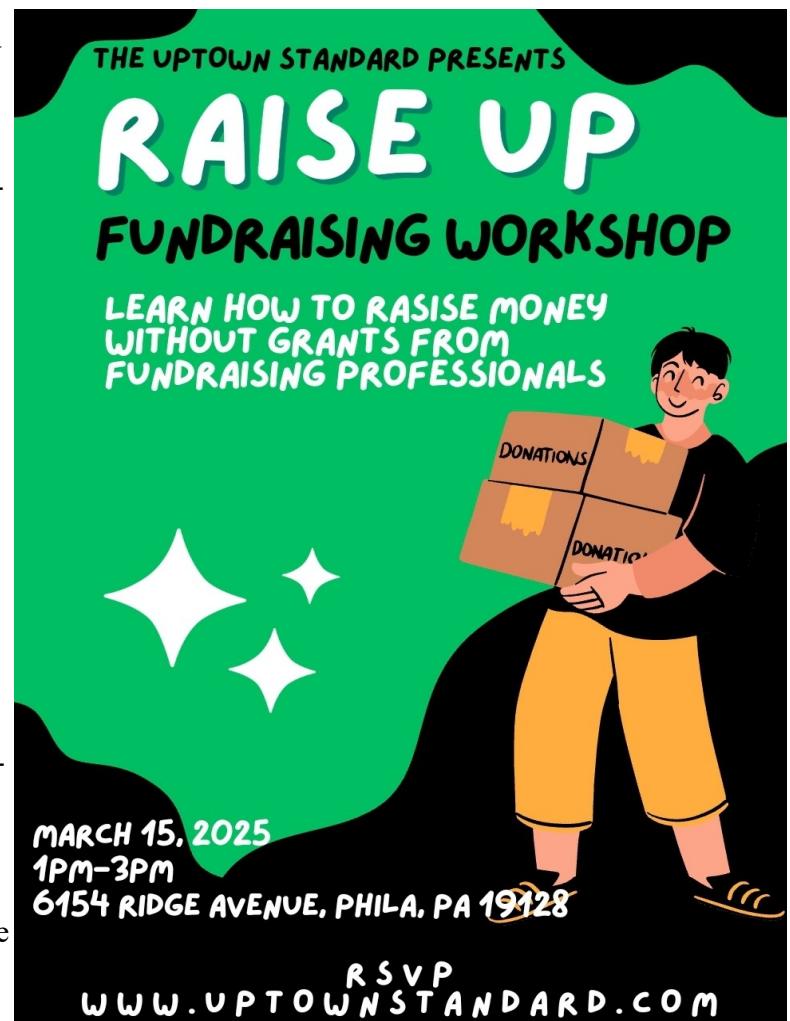
In 2016, the PRA selected KBK Enterprises to revamp the Y. The company is still working to secure funding for its \$18 million plan to transform the property into a mixed-use development, a source of deep frustration for many residents who desperately want to see the property put back into use. Weinstein, who has developed several historic properties in the neighborhood, did not file the petition with hopes of taking over for KBK. He has maintained that he wanted to become a conservator in order to make repairs and potentially sell the building to a new developer, possibly for an affordable housing project.

Weinstein's petition was not supported by City Councilmember Cindy Bass, whose district includes the Y.

Bass did not immediately respond to a request for comment. She has said it was "disappointing that Ken Weinstein decided not to support this project," referring to KBK's proposal.

In his statement, Weinstein said he will ask Judge Butchart to "reconsider" her decision. If she rejects the request, the developer can appeal the decision to a higher court.

"Based on Act 135's definition of blight, we clearly established that blight existed at the historic YWCA as of the date of filing and that the majority of the blight continues to exist at this property today," Weinstein said.



HARRIS LOST SUPPORT FROM WOMEN OVERALL BUT NOT WOMEN OVER 65

By: Amanda Becker
Pennsylvania Capital Star

Vice President Kamala Harris' potentially history-making bid to become the first woman in the White House did little to bring more women voters into the Democratic Party during the first presidential election after the loss of federal abortion rights, with seemingly one exception: women over 65.

These women were motivated by the same issues that were important to the overall electorate, like the economy, threats to democracy, immigration and abortion, something central to Harris' failed bid for the presidency. They were, however, more likely to name priorities like caregiving, aging in place and preserving the government retirement savings program Social Security as decisive factors, according to an AARP analysis of an AP VoteCast survey of 120,000 registered voters.

The specific priorities of women over 65 could explain why they voted for Harris at higher rates than men their age and moved more in Harris' direction than younger women. "Social Security ... is not an issue that people said was either first or second most important, but 70 percent of voters said that Social Security was an extremely or very important issue in their vote, and it was slightly higher among voters who voted Democratic," Jeff Liszt, a partner at Impact Research, a Democratic polling firm, said during a post-election briefing hosted by the AARP.

"And then voters 50+? Eighty percent of voters 50+ said that Social Security was extremely or very important in their vote," he continued.

Across gender, age and

race, the electorate largely moved away from Democrats this year and the shift typically, though not always, benefited Republican President-elect Donald Trump. This happened even as a record-breaking percentage of voters said that abortion was their top issue and majorities of the electorate across all demographic groups said they trusted Democrats to better handle it.

Trump picked up support despite his role cementing the conservative Supreme Court majority that overturned Roe v. Wade, the dozens of allegations of sexual misconduct against him and his conviction last year for sexual abuse. He received more support from women across all age groups compared to 2020, except for those 65 and older, who swung in Harris' favor by several points: 54 percent of them backed Harris while her support from men of the same age group was 44 percent, according to CNN exit polls.

A main takeaway this year is that a gender gap that many political experts predicted could be historic did not materialize, in part because the share of the women's electorate that Harris won decreased across all age groups, except for women over 65.

A gender gap has existed in every presidential election since 1980, with more women supporting the Democratic candidate. This year, it was smaller than in the past two elections. Trump competed in both — winning the first, losing the second — though each occurred before Roe was overturned and the former president's sexual abuse conviction. He has also since been convicted of 34 felonies related to falsifying business records to obscure payments to an adult film star during his first campaign.

The gender gap is typically considered the difference between the proportions of men and women who supported the winning candidate. In 2024, there was a 10-point gender gap. In 2020, there was a 12-point gender gap. In 2016, there was a 11-point gender gap, according to the Center for American Women and Politics at Rutgers University.

A smaller proportion of women overall backed Harris this year than did President Joe Biden in 2020, with 53 percent voting for her; 45 percent cast ballots for Trump, according to a CNN analysis of exit polls, an imperfect science that nonetheless provides an initial look at the electorate. The same exit polls from the 2020 election indicated that 57 percent of women backed Biden and 42 percent backed Trump.

The CNN exit polls indicated that Harris lost support across all other age groups of women this year. The drop ranged from two points among 30- to 44-year-old women to seven points among 45- to 64-year-old women..

But women and men 65+ moved roughly equal amounts in favor of Harris as compared to 2020 — and women in this age cohort remained more likely than men to support the Democratic nominee. Liszt participated in the briefing hosted by the AARP, along with Bob Ward, a partner at Fabrizio Ward, a Republican polling firm. The two pollsters analyzed AP VoteCast data across 43 of the most competitive U.S. House districts, most of which were also in presidential battleground states. As they layered gender across age and race, a fuller picture started to come into focus about why women 65 and older in these key areas seem to have defied the ideological

shifts seen across other demographic groups.

The AARP analysis showed that abortion and immigration were the top issues overall that determined candidate choices this year, with about one in four voters naming each as the decisive factor. The economy and jobs ranked at a close second, though it became the top issue overall when expanded to include inflation and Social Security in the broader category of "personal economic issues." Voters 65 and older were also far more likely than those in other age groups to say "protecting democracy" was at least a "very important" issue to them. About 90 percent of 50+ women said that protecting democracy was very important, compared to 79 percent of men.

While women over 50 were less likely than men the same age to name "personal economic issues" as the most determinative, more of them specifically picked Social Security. Women in this age group preferred Democrats' approach, with 59 percent of them reporting that Social Security is or is expected to be a "major source" of income for their household. Fifty-one percent of men the same age said the same, the AARP analysis showed.

The biggest gender gaps in 50+ voters were on the issues of abortion and immigration, with women prioritizing the former and men the latter, the pollsters said. Voters caring for an elderly, ill or disabled adult were more likely to vote for Harris and more women than men over 65 reported being a caregiver. Women over 50 were also 10 points more likely than men to say they trusted Democrats more than Republicans to "help seniors live independently." AARP's takeaways are supported by interviews The

19th did with 65+ women ahead of the November elections.

Take Kathryn Engelhard, 69. She said after a mid-October Harris campaign event in Bucks County, Pennsylvania, that protecting Social Security was her top concern, followed by health care, specifically the GOP policies related to reproductive rights and abortion.

Sue Shomsky, a 70-year-old Michigan voter who backed Harris, said she was inspired to put up yard signs and go door-knocking for the first time this year because of the January 6, 2021, insurrection at the U.S. Capitol, which she saw as a threat to democracy, as well as Republican abortion policies, which she considers a threat to her grandchildren.

"You know, after January 6, I said: 'My God, we cannot let this man get back in the White House.' I'm going to do everything I can to protect the rights of my daughter and my granddaughters. Whatever it takes, I'm willing to do it," Shomsky told The 19th in late October.

The AARP analysis was based on AP VoteCast, which surveys more than 120,000 registered voters across all states and is conducted by NORC at the University of Chicago for Fox News, PBS NewsHour, The Wall Street Journal and The Associated Press. These interviews, conducted in English and Spanish, took place in the final week before Election Day and reflect responses from registered voters who cast ballots in person, early, absentee, by mail or decided not to vote. It is a more expansive survey than the exit polls analyzed by CNN, which were compiled by doing voluntary interviews with about 23,000 voters.

WHAT'S NEXT FOR PHILLY'S FASHION DISTRICT IN CENTER CITY? HERE'S WHAT WE KNOW

By Kristen Mosbrucker-Garza, WHYY

Tami Sortman, president of the Washington Square West Civic Association, has lived in the neighborhood since the late 1990s. That means she shopped with Center City Philadelphia retailers when it was known as the Gallery, as well as after its renovation into the Fashion District. It also means she watched the indoor mall struggle despite a \$350 million facelift and the subsequent bankruptcy of a key business partner. Developers once promised the retrofitted mall would generate nearly \$200 million in new tax revenues over 20 years while bringing thousands of jobs in exchange for \$90 million in subsidies. But "it never turned into what it was supposed to be because COVID hit," Sortman told WHYY News.

She wasn't the leader of her local community organization that could influence commercial development on Market East until three years ago. The volunteer board meets regularly with real estate developers who have plans that could affect the neighborhood, like buildings that have been under construction for years several doors down from historic rowhomes.

"We're eager to learn more about projects and investments that enhance the economic viability of our neighborhood and Center City," Sortman said. She praised projects like the Honickman Center by Jefferson Health as one way to revitalize pedestrian spaces and bring both people and jobs to the community. "But it's only one block," she said.

In August, representatives of Comcast Spectacor approached the Washington Square West Civic Association board about an idea as an alternative to a plan for a new NBA basketball arena for redevelopment on Market Street east of City

Hall, Sortman said. The board agreed to a closed-door meeting to hear them out, just like it did when approached repeatedly by representatives of the Sixers about arena plans on the same footprint, she said. "We have open [board] meetings all the time. If there is an organization that wants to come and speak to us about anything, [as] the board, we are open to it. I have an open-door policy," she said.

So she's been confused about why Comcast's "vision" for the Fashion District floated to her has been interpreted as a controversial move.

"I'm not sure why our meeting was such an explosive thing when it was presented to the city, then it was presented to Chinatown, and we're the third group they presented to," she said. "They brought it to us saying, 'Here's an idea.' This is just an idea, that's it. It was a big kind of dump of information to us. There wasn't any major deep dive. They didn't get into those logistics of zoning."

Neither the Philadelphia Chinatown Development Corporation, the city of Philadelphia nor Mayor Cherelle Parker's administration responded to fact-checking by WHYY News regarding the Comcast Spectacor idea for Market East. But Councilmember Mark Squilla, who represents the area, replied that he got a copy of the Comcast presentation. As of Sept. 6, the civic association's board has endorsed neither the Comcast vision nor the Sixers' arena proposal.

"Our community has spoken out about it for sure. All the statistics that we put together in regards to questionnaires we sent out to our neighbors, overwhelmingly right now, they have been against the arena," she said. "But the board, ourselves, have not spoken out. We're

just digesting all of this information that just came out."

That means the board is still reading the arena studies, which are hundreds of pages long each.

Comcast Spectacor sent Todd Glickman, its chief revenue officer and government affairs chief, to the meeting, and hired architect William McDowell, Sortman said.

Here's what Comcast Spectacor pitched: a verbal presentation with several graphic renderings about what's possible if the Sixers kill their standalone Market East arena idea and stay at Wells Fargo Center. It would include a biomedical hub inside the less popular section of the Fashion District.

Comcast Spectacor declined a news interview with a representative authorized to speak to the media, but did submit a statement.

"Our hope is that the 76ers will remain in South Philadelphia as a partner in the Wells Fargo Center," said Dan Hiltferty, chairman and CEO of Comcast Spectacor in a statement. "We continue to offer the 76ers a 50/50 partnership. This includes the opportunity to build a new arena, on an accelerated timeline."

In response to questions about the verbal presentation with renderings, Comcast Spectacor described that any development is not competitive with the arena but would only move forward if "the 76ers decide to stay in South Philadelphia," because the company "also recognizes the need to revitalize Market East."

Ultimately, Hiltferty said that the company "felt a responsibility to share an alternative solution that creates benefits for all community members and enhances Philadelphia's vibrant downtown."

So what was the general vibe after the meeting in late August?

"Having a building that is a medical science building seemed to be not a bad idea. My concern was what would happen on the Market East side. Because that's our side and our side is full of empty storefronts," said Sortman. "The board felt it was not a bad idea. But I can't speak [for] every board member."

It's unclear how realistic Comcast Spectacor's current vision would be. As it stands, the Fashion District is owned, operated and its debt has been paid off by Macerich, a Santa Monica, California-based real estate business.

Neither the company nor the Sixers would confirm that a previously announced purchase agreement for roughly one-third of the Fashion District was still under contract.

The Sixers did not respond to comment for this story. In December 2023, the Fashion District had an occupancy rate of 80% — which means 20% of the stores don't have active retail tenant leases.

"We have not been approached by Comcast regarding [the] Fashion District," said Kurt Ivey, senior vice president of marketing at Macerich, in a recent email. "We can tell you, we are very excited to be working with the Sixers on their new arena."

About the Fashion District mall debt: Macerich was on the hook for 100% of the mortgage owed due in January 2024 after Philadelphia-based PREIT filed for bankruptcy and sold its stake. The mall renovation debt had a floating interest rate instead of a fixed percentage, meaning in a high-interest-rate environment, the company has to repay more money. In April 2024, Macerich repaid the last chunk of that mortgage — \$8.1 million, according to U.S. Securities and Exchange Commission records.

But Sortman isn't hyper-focused on Comcast Spectacor versus the Sixers. She

just wants to see a cohesive vision for all property owners in the Market East commercial corridor.

"Here's my thing: We've got City Hall on one end. We've got the historic district on the other, and then [we've] got a bridge that connects the two. That is broken right now," she said. She floated various ideas of a satellite destination store for Hershey's, M&M's, Peanut Chews, Peeps and Herr's potato chips that would be a homegrown Pennsylvania landmark and tourist attraction. But she's never gotten the chance to share any of those ideas with economic development leaders at the city or business districts.

"Why aren't we capitalizing on our own industries here in this market in Philadelphia?"

So far, the only city entity the group has collaborated with closely has been the Streets Department. She chalked that reality up to new leadership "all getting their feet wet right now," but that she's excited to dig in with "awesome women leaders."

"I've got vacant spaces all over the neighborhood that have been vacant since I've lived here," she said.

And she's got ideas about how to insert art and temporary history installations to replace papered window storefronts.

"How do I get window graphics to be put in these buildings for now?" she said. "But to try and even get ahold of these organizations to ask them for that permission — to do that is so much work. And it shouldn't be."

Sheriff's Sale Notices for December 3, 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, December 3, 2024 at:

<https://www.bid4assets.com/philadelphia>
10:00 AM EDT
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 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.

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

SHERIFF'S SALE

property he is deemed in Default and all of the consequences of a Default will apply.

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

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

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

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

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

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

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

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

18. The Sheriff will not acknowledge a deed poll to any individual or entity using 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 payoffs 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 eviction to have the occupant removed.

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

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

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

SHERIFF'S SALE OF TUESDAY DECEMBER 3, 2024

SHERIFF'S SALE

2412-302

2918 Aramingo Avenue 19134 25th Wd. 977 Sq Ft BRT #251471500 Improvements: Residential Property Subject To Mortgage UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTREST FROM OR UNDER WILLIAM GABRIEL A/K/A WILLIAM S. GABRIEL, DECEASED CP Dec 2023 No. 00436 \$64,927.59 Brock & Scott PLLC

2412-303

1408 South Howard Street 19147 1st Wd. 1150 Sq Ft BRT #11056905 Improvements: Commercial Subject To Mortgage REY E. GRABATO II CP Nov 2023 No. 00922 \$539,723.25 Brock & Scott PLLC

2412-304

1505 Beverly Road 19138 10th Wd. 1194 Sq Ft BRT #102166100 Improvements: Residential Dwelling STEPHANIE FOULKS EXECUTRIX OF THE ESTATE OF KENNETH FOULKS CP Jun 2024 No. 00314 \$24,772.07 McCabe Weisberg & Conway LLC

2412-305

1339 Grove Street 19146 36th Wd. 708 Sq Ft BRT #362370200 Improvements: Residential Dwelling MICHAEL GREEN AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA CP Feb 2020 No. 03355 \$233,086.72 McCabe Weisberg & Conway LLC

2412-306

2537 North 26th Street 19132 28th Wd. 950 Sq Ft BRT #281045400 Improvements: Residential Property Subject To Mortgage RYNNELL ALEXANDER HOVINGTON AND CIERRA HOVINGTON CP Jan 2023 No. 00699 \$87,729.65 Weltman, Weinberg & Reis Co., LPA

2412-307

1423 East Susquehanna Avenue 19125 18th Wd. 2344 Sq Ft BRT #181252800 Improvements: Residential Single Family Attached Subject To Mortgage ORCHID VENTURES LLC CP Aug 2023 No. 02354 \$437,783.89 Gingo Palumbo Law Group LLC

2412-308

6159 Chestnut Street 19139 3rd Wd. 1871 Sq Ft BRT #031025300 Improvements: Commercial HERMAC LLC CP Sep 2023 No. 00557 \$225,009.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2412-309

5050 Buist Avenue 19142 40th Wd. 1024 Sq Ft BRT #4062504000 Improvements: Residential Property SABALI LLC, A MARYLAND LIMITED LIABILITY COMPANY CP May 2024 No. 02122 \$121,618.11 Stern & Eisenberg P.C.

2412-310

1909 West Norris Street 19121 32nd Wd. 1035 Sq Ft BRT #321155100 Improvements: Residential Property Subject To Mortgage MAXINE M. PHILLIPS AND KEVIN WHITE CP Feb 2023 No. 01504 \$33,604.17 Parker McCay P.A.

SHERIFF'S SALE

2412-311

5757 North Beechwood Street 19138 17th Wd. 914 Sq Ft BRT #172495600 Improvements: Residential Property SELENA MINES, SOLELY IN HER CAPACITY AS HEIR OF ARNOLD MINES AKA ARNOLD D. MINES AKA ARNOLD D. MINES, JR. DECEASED; UNKNOWN HEIRS OF ARNOLD MINES AKA ARNOLD D. MINES, JR. AKA ARTHUR MINES, JR., DECEASED CP Jan 2024 No. 00005 \$70,892.60 Stern & Eisenberg P.C.

2412-312

1550 South Dover Street 19146 36th Wd. 658 Sq Ft BRT #364391200 Improvements: Residential Property BARBARA BURGESS, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ADA LAMBERT; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF ADA LAMBERT CP Feb 2022 No. 02869 \$55,465.39 Manley Deas Kochalski LLC

SHERIFF'S SALE

D REALTY ACQUISITIONS GROUP LLC CP Nov 2023 No. 03186 \$454,829.52 Friedman Vartolo LLP

2412-321

1550 South Dover Street 19146 36th Wd. 658 Sq Ft BRT #364391200 Improvements: Residential Property BARBARA BURGESS, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ADA LAMBERT; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF ADA LAMBERT CP Feb 2022 No. 02869 \$55,465.39 Manley Deas Kochalski LLC

2412-322

6624 North Smedley Street 19126 10th Wd. 1264 Sq Ft BRT #101039000 Improvements: Residential Property ANNIE LEE HARPER CP Oct 2023 No. 01671 \$35,261.61 Manley Deas Kochalski LLC

2412-323

2807 Tilton Street 19134 25th Wd. 700 Sq Ft BRT #251198700 Improvements: Residential Dwelling Subject To Mortgage GLENN M. GLEASON, JR. CP Jan 2023 No. 00818 \$47,432.62 McCabe Weisberg & Conway LLC

2412-324

2948 North 26th Street 19132 38th Wd. 888 Sq Ft BRT #381155900 Improvements: Residential Dwelling Subject To Mortgage BRUCE E. CARTER A/K/A BRUCE CARTER AND TYRAE WALLACE CP Aug 2022 No. 01122 \$61,862.51 McCabe Weisberg & Conway LLC

2412-325

2043 Aikens Street 19142 40th Wd. 938 Sq Ft BRT #403192800 Improvements: Residential Single Family Attached LEVEL 4 HOLDINGS LLC AND DEVIN PRIEST INDIVIDUALLY IN THEIR CAPACITY AS GUARANTOR CP May 2024 No. 03037 \$136,353.40 KML Law Group P.C.

2412-326

3008 Secane Drive 19154 66th Wd. 1969 Sq Ft BRT #663067000 Improvements: Residential Property BRET C. MORTENSEN A/K/A BRET MORTENSEN CP Jan 2024 No. 02884 \$195,172.43 KML Law Group P.C.

2412-327

2124 North 8th Street 19122 20th Wd. 942 Sq Ft BRT #202116500 Improvements: Residential Property 17 NORTH ENTERPRISES LTD LIABILITY COMPANY AND NICOLE JEFFERSON, GUARANTOR CP May 2024 No. 02065 \$446,896.45 KML Law Group P.C.

2412-328

5018 North 10th Street 19141 49th Wd. 1800 Sq Ft BRT #491357700 Improvements: Residential Property ALICIA DENBY, SOLELY IN HER CAPACITY AS HEIR OF DEWEY DENBY AND SHARON DENBY, DECEASED, DEWEY DENBY JR., SOLELY IN HIS CAPACITY AS HEIR OF DEWEY DENBY AND SHARON DENBY, DECEASED CP Nov 2018 No. 00565 \$311,298.48 KML Law Group P.C.

2412-329

6026 North 2nd Street 19120 61st Wd. 6026 North 2nd Street 19120 61st Wd.

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
1514 Sq Ft BRT #612421800 Improvements: Residential Property THE UNKNOWN HEIRS OF G. BROOKS AKA TERESA BROOKS DECEASED CP Jan 2024 No. 02331 \$57,309.41 KML Law Group P.C.	2412-341 5939 Malta Street 19120 35th Wd. 960 Sq Ft BRT #352285500 Improvements: Residential Property Subject To Mortgage TOMEKA BAILEY CP Aug 2023 No. 02814 \$158,628.80 Friedman Vartolo LLP	HEIRS OF LISA A. MEALEY AKA LISA A. TESTA, DECEASED CP Mar 2023 No. 03605 \$23,198.66 KML Law Group P.C.	2412-365 1218 West Hilton Street 19140 43rd Wd. 1200 Sq Ft BRT #431036900 Improvements: Residential Property WAYNE SCUTCHING AKA WAYNE M. SCUTCHING CP May 2023 No. 00431 \$44,740.12 KML Law Group P.C.	2412-376 6541 North 18th Street 19126 17th Wd. 1424 Sq Ft BRT #172274200 Improvements: Residential Dwelling APRIL MAY HUNT A/K/A APRIL MAY GALLEMORE A/K/A APRIL M. GALLEMORE A/K/A APRIL HUNT A/K/A APRIL M. HUNT IN HER CAPACITY AS HEIR OF MABLE GALLEMORE A/K/A MABLE A. GALLEMORE; STEPHANIE JONES IN HER CAPACITY AS HEIR OF MABLE GALLEMORE A/K/A MABLE A. GALLEMORE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTREST FROM OR UNDER MABLE GALLEMORE A/K/A MABLE A. GALLEMORE CP Aug 2023 No. 01503 \$97,772.93 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2412-330 5633 Rodman Street 19143 46th Wd. 953 Sq Ft BRT #463026600 Improvements: Residential Property PROPERTY SOLUTIONS HOLDINGS LLC ; TONYA D LOONEY, JR. CP Jul 2023 No. 01430 \$151,260.90 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP	2412-342 4729 Salem Street 19124 23rd Wd. 1467 Sq Ft BRT #232507600 Improvements: Residential Property Subject To Mortgage LUCY PROPERTIES LLC CP Nov 2023 No. 01706 \$229,367.30 Friedman Vartolo LLP	2412-355 8616 Fayette Street 19150 50th Wd. 1454 Sq Ft BRT #502304400 Improvements: Residential Property LYNNISE CULLER SOLEY AS ADMINISTRATRIX OF THE ESTATE OF TAHEERA W. HAKIM AKA TAHEERA HAKIM-ROBINSON, DECEASED; RAHMAN A. HAKIM SOLEY AS HEIR TO TAHEERA W. HAKIM AKA TAHEERA HAKIM-ROBINSON, DECEASED; ESTATE OF TAHEERA W. HAKIM AKA TAHEERA HAKIM-ROBINSON, DECEASED, AND ALL UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST THEREIN, THEREFROM AND/OR THEREUNDER; KAI T. HAKIM-LEWIS INDIVIDUALLY AND AS HEIR TO TAHEERA W. HAKIM AKA TAHEERA HAKIM-ROBINSON, DECEASED CP Apr 2016 No. 02221 \$49,516.62 KML Law Group P.C.	2412-356 1120 Faunce Street 19111 56th Wd. 2508 Sq Ft BRT #561382400 Improvements: Residential Single Family Attached CAROLYN MYERS A/K/A CAROLYN J. MULLER CP Jun 2018 No. 02570 \$265,258.19 Stern & Eisenberg P.C.	2412-377 5239 Pennsgrove Street 19131 44th Wd. 1260 Sq Ft BRT #442066900 Improvements: Residential Dwelling A.T. A MINOR, AS HEIR IN HIS CAPACITY TO THE ESTATE OF IDA TISDALE, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IDA TISDALE, DECEASED AND GUERTIS TISDALE, AS HEIR IN HIS CAPACITY TO THE ESTATE OF IDA TISDALE, DECEASED AND TIMOTHY TISDALE, AS HEIR IN HIS CAPACITY TO THE ESTATE OF IDA TISDALE, DECEASED CP Oct 2022 No. 00008 \$107,054.91 Brock & Scott PLLC
2412-331 4142 Leidy Avenue 19104 6th Wd. 1968 Sq Ft BRT #062191800 Improvements: Residential Single Family Attached 16TH GROUP LLC AND RUDOLPH NEWSOME CP Mar 2024 No. 00261 \$309,841.29 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP	2412-343 319 East Walnut Lane 19144 59th Wd. 6985 Sq Ft BRT #592073600 Improvements: Residential Property Subject To Mortgage SAINT & ASSOCIATES REALTY CO CP May 2024 No. 00455 \$499,641.48 Friedman Vartolo LLP	2412-357 1537 Dyre Street 19124 62nd Wd. 945 Sq Ft BRT #621010900 Improvements: Residential Property Subject To Mortgage SB PROPERTY GROUP LLC CP Sep 2023 No. 01568 \$188,131.33 Friedman Vartolo LLP	2412-366 1120 Faunce Street 19111 56th Wd. 2508 Sq Ft BRT #561382400 Improvements: Residential Single Family Attached CAROLYN MYERS A/K/A CAROLYN J. MULLER CP Jun 2018 No. 02570 \$265,258.19 Stern & Eisenberg P.C.	2412-378 901 North Penn Street 19123 5th Wd. 981 Sq Ft BRT #888062402 Improvements: Residential Condominium MICHAEL CHOI AND JIN H. CHOI A/K/A JIN HYE CHOI CP Jul 2023 No. 00507 \$239,837.61 Brock & Scott PLLC
2412-332 1743 South 55th Street 19143 51st Wd. 975 Sq Ft BRT #514198400 Improvements: Residential Dwelling AVVIONCE REID, SOLELY IN THE CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ERNEST MOSS, DECEASED CP Aug 2020 No. 00531 \$132,730.18 Hladik Onorato And Federman LLP	2412-344 1748 North Bambery Street 19121 32nd Wd. 774 Sq Ft BRT #324100400 Improvements: Residential Property Subject To Mortgage BELL GRANDE REALTY GROUP, LLC CP Nov 2023 No. 01546 \$316,660.06 Friedman Vartolo LLP	2412-358 1204 West Susquehanna Avenue 19122 20th Wd. 1360 Sq Ft BRT #201100430 Improvements: Residential Property Subject To Mortgage CORINNE SANFORD CP Sep 2023 No. 03133 \$84,573.20 Friedman Vartolo LLP	2412-367 5103 Duffield Street 19124 62nd Wd. 1743 Sq Ft BRT #622246600 Improvements: Residential Dwelling GREGORY SYKES CP Dec 2022 No. 02088 \$109,193.72 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2412-379 1417 South 53rd Street 19143 51st Wd. 1440 Sq Ft BRT #511227300 Improvements: Residential Dwelling LAWRENCE A POWELL, SR CP Dec 2022 No. 00692 \$124,610.52 Brock & Scott PLLC
2412-333 4411 Larchwood Avenue 19104 27th Wd. 2200 Sq Ft BRT #272063600 Improvements: Residential Dwelling CAREY JACKSON YONCE AND THE UNITED STATES OF AMERICA CP Aug 2023 No. 02752 \$318,937.30 Hladik Onorato And Federman LLP	2412-345 1204 West Sharpnack Street 19119 22nd Wd. 1632 Sq Ft BRT #221108400 Improvements: Residential Property NICKI SCOTT CP Sep 2022 No. 01299 \$175,908.88 Hill Wallack LLP	2412-359 446 West Roosevelt Boulevard 19120 42nd Wd. 2002 Sq Ft BRT #422104100 Improvements: Commercial Subject To Mortgage GLOBAL GOODWIN GROUP LLC CP Jun 2024 No. 02260 \$477,177.66 Fein, Such, Kahn & Shepard, P.C.	2412-368 5113 Wayne Avenue 19144 12th Wd. 4925 Sq Ft BRT #123214300 Improvements: Residential Property LEON D. CHAMBERS CP Oct 2017 No. 02122 \$194,523.53 KML Law Group P.C.	2412-380 4702 Rhawn Street 19136 65th Wd. 1260 Sq Ft BRT #651230100 Improvements: Residential Dwelling DANIEL SAVONI CP Dec 2023 No. 01963 \$250,137.65 Powers Kirn, LLC
2412-334 1215 Bridge Street 19124 62nd Wd. 1625 Sq Ft BRT #621030700 Improvements: Residential Dwelling SAMUEL JOEL CRUZ-REYES, EXECUTOR OF THE ESTATE OF CARMEN REYES AND THE ESTATE OF CARMEN REYES CP Mar 2020 No. 01311 \$94,205.32 Hladik Onorato And Federman LLP	2412-346 2651 South Lloyd Street 19153 40th Wd. 1120 Sq Ft BRT #404015300 Improvements: Residential Property Subject To Mortgage FREC VII LLC CP Apr 2024 No. 02721 \$260,985.06 Friedman Vartolo LLP	2412-360 444 West Roosevelt Boulevard 19120 42nd Wd. 1904 Sq Ft BRT #422104000 Improvements: Commercial Subject To Mortgage GLOBAL GOODWIN GROUP LLC CP Jun 2024 No. 02260 \$477,177.66 Fein, Such, Kahn & Shepard, P.C.	2412-369 5163 Funston Street 19139 44th Wd. 1021 Sq Ft BRT #441291000 Improvements: Residential Property Subject To Mortgage SKYLINE PROPERTIES & LOGISTICS LLC CP Jan 2024 No. 02364 \$251,664.11 Friedman Vartolo LLP	2412-381 4401 Sherwood Road 19143 52nd Wd. 2144 Sq Ft BRT #521195900 Improvements: Residential Single Family Attached DEE & J HOLDINGS LLC; DEANNA ZELLARS CP Apr 2024 No. 03152 \$204,345.40 Larocca Hornik Rosen & Greenberg, LLP
2412-336 13019 Stevens Road 19116 58th Wd. 3990 Sq Ft BRT #583146000 Improvements: Residential Property Subject To Mortgage ROBERT J. SHAW A/K/A ROBERT J. SHAW, III CP Nov 2022 No. 00659 \$193,024.96 Vitti Law Group Incorporated	2412-348 450 North 50th Street 19139 44th Wd. 1027 Sq Ft BRT #441342300 Improvements: Residential Property Subject To Mortgage M&S PROPERTY HOLDINGS LLC CP Jul 2023 No. 02696 \$178,661.61 Friedman Vartolo LLP	2412-361 2035 Dennie Street 19140 13th Wd. 621 Sq Ft BRT #131374200 Improvements: Residential Property BLACK MARKET REALTY, LLC; PRECIOUS TEMPSON, INDIVIDUALLY IN THEIR CAPACITY AS GUARANTOR CP May 2024 No. 01580 \$70,856.07 KML Law Group P.C.	2412-370 5541 Baltimore Avenue 19143 46th Wd. 1629 Sq Ft BRT #871216850 Improvements: Commercial Subject To Mortgage CATALYST FOR CHANGE CHURCH, INC CP Jul 2024 No. 00733 \$145,646.23 Eisenberg, Gold & Agrawal, P.C.	2412-382 1538 South Patton Street 19146 36th Wd. 767 Sq Ft BRT #364456300 Improvements: Residential Dwelling HASAN HEATH CP Dec 2022 No. 02204 \$66,656.40 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2412-337 648 Rector Street 19128 21st Wd. 3560 Sq Ft BRT #213141200 Improvements: Residential Single Family Attached KRISTINA B. BRATTON A/K/A KRISTINA BRATTON CP Jul 2023 No. 00927 \$68,326.10 Stern & Eisenberg P.C.	2412-349 4205 Bleigh Avenue 19136 41st Wd. 1163 Sq Ft BRT #412152500 Improvements: Residential Property DAVID T SLABEK, JR. AKA DAVID T. SLABEK CP Nov 2023 No. 02608 \$148,240.37 KML Law Group P.C.	2412-362 1810 Gratz Street 19121 32nd Wd. 1479 Sq Ft BRT #321245500 Improvements: Residential Property Subject To Mortgage AZAMAT ZHUMALIEV CP Jun 2024 No. 00449 \$306,670.16 Brock & Scott PLLC	2412-371 1542 South 57th Street 19143 51st Wd. 1152 Sq Ft BRT #513147700 Improvements: Residential Property RISING STAR REAL ESTATE LLC CP Jun 2024 No. 03052 \$116,345.43 Hill Wallack LLP	2412-383 7124 Oxford Avenue 19111 35th Wd. 5874 Sq Ft BRT #353315100 Improvements: Residential Single Family Attached JENNIFER CHYBINSKI CP Apr 2020 No. 00992 \$173,601.28 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2412-338 3033 Dowitcher Place 19142 40th Wd. 2606 Sq Ft BRT #406613913 Improvements: Residential Property JAMES J. KAMARAH CP Feb 2020 No. 02187 \$191,288.82 Stern & Eisenberg P.C.	2412-350 4717-19 Princeton Avenue 19135 65th Wd. 1657 Sq Ft BRT #871585280 Improvements: Commercial SONO VIVO LLC, ET AL; TROY EVERWINE; SAWTOWN, INC.; MICHAEL SCOTESE CP Jul 2020 No. 02266 \$26,087.89 Michael Caudo Esq.	2412-363 2210 North 17th Street 19132 16th Wd. 2289 Sq Ft BRT #161161901 Improvements: Residential Property MAVERICK EQUITY FINANCING LLC CP Mar 2023 No. 00405 \$476,345.65 Hill Wallack LLP	2412-372 1238 East Price Street 19138 59th Wd. 1110 Sq Ft BRT #591076000 Improvements: Commercial RISING STAR REAL ESTATE LLC CP Jun 2024 No. 03047 \$115,951.55 Hill Wallack LLP	2412-384 2038 South Opal Street 19145 48th Wd. 644 Sq Ft BRT #481311400 Improvements: Residential Dwelling Subject To Mortgage COURTNEY CHRISTIAN CP Feb 2024 No. 02226 \$148,835.14 Orlans PC
2412-339 3 West Gowen Avenue 19119 9th Wd. 7177 Sq Ft BRT #871514750 Improvements: Commercial Subject To Mortgage DERRICK B. GRAVES CP Mar 2021 No. 01156 \$198,504.13 Ladov Law Firm, P.C.	2412-351 1545 Dyre Street 19124 62nd Wd. 945 Sq Ft BRT #621011300 Improvements: Residential Property ROBIN R. RYANS FKA ROBIN R. CAHOE CP Jul 2024 No. 00141 \$111,080.33 KML Law Group P.C.	2412-364 107 West Washington Lane 19144 59th Wd. 2046 Sq Ft BRT #593087900 Improvements: Residential Property ANDREW HORNE AND LAKEISHA A. HORNE CP Oct 2016 No. 01072 \$198,348.15 KML Law Group P.C.	2412-373 2743 South 13th Street 19148 39th Wd. 1584 Sq Ft BRT #291105600 Improvements: Residential Property JAMES MORAN JR CP Aug 2021 No. 02996 \$13,079.00 Kivitz & Kivitz P.C.	2412-385 250 East Armat Street 19144 12th Wd. 1900 Sq Ft BRT #122054300 Improvements: Residential Single Family Attached LYNNISE CULLER, KNOWN SURVIVING HEIR OF RAHMAN HAKIM A/K/A RAHMAN A. HAKIM SR., KARIF ROBERTS, KNOWN SURVIVING HEIR OF RAHMAN HAKIM A/K/A RAHMAN A. HAKIM SR., KAI LEWIS KNOWN SURVIVING HEIR OF RAHMAN HAKIM A/K/A RAHMAN A. HAKIM SR., RAHMAN HAKIM, JR KNOWN SURVIVING HEIR OF RAHMAN HAKIM A/K/A RAHMAN A. HAKIM SR., AND UNKNOWN SURVIVING HEIRS OF
2412-340 653 East Clearfield Street 19134 33rd Wd. 806 Sq Ft BRT #331007300 Improvements: Residential Property Subject To Mortgage HERIBERTO PEREA CP Oct 2023 No. 01276 \$7,004.44 Fein, Such, Kahn & Shepard, P.C.	2412-352 3435 Barclay Street 19129 38th Wd. 1320 Sq Ft BRT #382215000 Improvements: Residential Property UNKNOWN HEIRS OF THOMAS J. MEALEY III AKA THOMAS J. MEALEY, DECEASED AND THE UNKNOWN	2412-365 2522 West Master Street 19121 29th Wd. 1584 Sq Ft BRT #291105600 Improvements: Residential Dwelling SCOTT SYX AND SHANNON SYX CP Feb 2022 No. 02083 \$350,224.29 Brock & Scott PLLC	2412-374 2136 North 30th Street 19121 32nd Wd. 1830 Sq Ft BRT #323262000 Improvements: Residential Property MAVERICK EQUITY FINANCING LLC CP Mar 2023 No. 01142 \$301,475.90 Hill Wallack LLP	

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
RAHMAN HAKIM A/K/A RAHMAN A. HAKIM SR., CP Jun 2019 No. 05859 \$101,426.97 McCabe Weisberg & Conway LLC 2412-386 9448 Lansford Street 19114 57th Wd. 1778 Sq Ft BRT #572303825 Improvements: Residential Single Family Attached BRIAN SMITH CP May 2022 No. 02769 \$118,449.18 Hill Wallack LLP	NATORY AND LEGACY REAL ESTATE ENTERPRISES WEST LLC C/O PHILIP MENAGED, CP Jun. 2024 No. 01562 \$794,095.63 Hladik Onorato And Federman LLP 2412-398 5703 Lebanon Avenue 19131 52nd Wd. 1672 Sq Ft BRT #522085100 Improvements: Residential Single Family Attached Subject To Mortgage QIANA N. FUTRELL CP Jun 2023 No. 02163 \$128,417.25 Barley Snyder LLP	2412-407 3315 Morning Glory Road 19154 66th Wd. 2160 Sq Ft BRT #663042000 Improvements: Residential Dwelling TERRENCE P. HARRINGTON A/K/A TERENCE P. HARRINGTON; LYNN HARRINGTON A/K/A LYNN A. SKUBIS CP Feb 2023 No. 01867 \$98,586.98 Hladik Onorato And Federman LLP	2412-415 144 West Apsley Street 19144 12th Wd. 8250 Sq Ft BRT #123004010 Improvements: Residential Property TIMOTHY M. JOHNSON CP Apr 2023 No. 03060 \$228,167.76 KML Law Group P.C.	ments: Residential Single Family Attached WILLIAM HOLMES CP Jul 2018 No. 00841 \$101,979.89 Brock & Scott PLLC 2412-424 1666 Margaret Street 19124 23rd Wd. 1552 Sq Ft BRT #232146100 Improvements: Residential Property RENEE WAITES CP Dec 2023 No. 01792 \$50,655.37 LOGS Legal Group LLP
2412-388 4233 Fairdale Road 19154 66th Wd. 1296 Sq Ft BRT #662581400 Improvements: Residential Dwelling THOMAS LITMAN CP Jul 2017 No. 00091 \$157,228.26 Brock & Scott PLLC	2412-399 2431 North 19th Street 19132 16th Wd. 1051 Sq Ft BRT #162077700 Improvements: Residential Property Subject To Mortgage SAHABA RENTAL LLC CP Nov 2023 No. 00880 \$633,880.79 Friedman Vartolo LLP	2412-408 6430 Chelwynd Avenue 19142 40th Wd. 1120 Sq Ft BRT #406274800 Improvements: Residential Dwelling DANIELLE GEPLAY CP Jun 2022 No. 00473 \$54,007.69 Hladik Onorato And Federman LLP	2412-416 1204 Foulkrod Street 19124 23rd Wd. 3241 Sq Ft BRT #234094600 Improvements: Residential Dwelling DAVID L. BULLOCK CP Aug 2023 No. 01486 \$184,084.15 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2412-425 607 South 7th Street 19147 2nd Wd. 2500 Sq Ft BRT #871046950 Improvements: Commercial Subject To Mortgage Subject To Rent 607 S. 7TH LLC; TERRENCE J. PARKER CP Jul 2024 No. 01607 \$683,752.56 Vaughan Mclean
2412-389 2106 East Cambria Street 19134 25th Wd. 1099 Sq Ft BRT #252088600 Improvements: Residential Single Family Attached Subject To Mortgage MICHAEL MARCO CP Dec 2023 No. 00072 \$238,868.09 Brock & Scott PLLC	2412-400 2829 Holme Avenue 19152 57th Wd. 4745 Sq Ft BRT #571028800 Improvements: Residential Single Family Attached Subject To Mortgage DANIEL KOENIG, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF ALICE KNITTEL, DECEASED, CP Jan 2024 No. 02336 \$56,423.60 Friedman Vartolo LLP	2412-410 1305 North 52nd Street 19131 44th Wd. 1795 Sq Ft BRT #442280200 Improvements: Residential Dwelling LAWRENCE TOBIN, JR. IN HIS CAPACITY AS ADMINISTRATOR AD HEIR OF THE ESTATE OF JOHNNIE ANN TOBIN AKA JOHNNIE A. WILLIAMS; JANIS LEE TOBIN-WALKER, IN HER CAPACITY AS HEIR OF JOHNNIE ANN TOBIN AKA JOHNNIE A. WILLIAMS; LURLIN TURBINFIELDS, IN HER CAPACITY AS HEIR OF JOHNNIE ANN TOBIN AKA JOHNNIE A. WILLIAMS; SHIRLEY ANN TOBIN, IN HER CAPACITY AS HEIR OF JOHNNIE ANN TOBIN AKA JOHNNIE TOBIN; MARY ELIZABETH CHAMBERS, IN HER CAPACITY AS HEIR OF JOHNNIE ANN TOBIN AKA JOHNNIE A. WILLIAMS; BRITZ RANDOLPH, IN HER CAPACITY AS HEIR OF JOHNNIE ANN TOBIN AKA JOHNNIE A. WILLIAMS; DAISY M. RANDOLPH, IN HER CAPACITY AS HEIR OF JOHNNIE ANN TOBIN AKA JOHNNIE A. WILLIAMS; UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHNNIE ANN TOBIN AKA JOHNNIE A. WILLIAMS CP Mar 2022 No. 01316 \$183,826.94 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2412-417 5546 Lansdowne Avenue 19131 4th Wd. 1305 Sq Ft BRT #041254100 Improvements: Residential Property THE UNKNOWN HEIRS OF CARNETHIA EVANS AND VERA M. WILSON, SOLEY IN HER CAPACITY AS HEIR OF CARNETHIA EVANS, DECEASED CP Nov 2023 No. 03177 \$114,253.71 Stern & Eisenberg P.C.	2412-426 5355 Hazelhurst Street 19131 52nd Wd. 1311 Sq Ft BRT #521063600 Improvements: Residential Property ANDRE DOVER A/K/A ANDRE J. DOVER CP Mar 2022 No. 02678 \$118,694.07 LOGS Legal Group LLP
2412-390 9976 Sandy Road 19115 58th Wd. 4368 Sq Ft BRT #581395200 Improvements: Residential Property ANGELINA E. BEDNARZ CP Jun 2022 No. 01280 \$190,569.53 KML Law Group P.C.	2412-401 4642 Reach Street 19120 42nd Wd. 1212 Sq Ft BRT #421597000 Improvements: Residential Property Subject To Mortgage JS ENTERPRISE LIMITED LIABILITY COMPANY CP Oct 2023 No. 02358 \$134,201.32 Friedman Vartolo LLP	2412-418 1313 South 23rd Street 19146 36th Wd. 2088 Sq Ft BRT #361337005 Improvements: Residential Property ORCHID VENTURES LLC CP Aug 2023 No. 00628 \$195,312.15 Gingo Palumbo Law Group LLC	2412-427 7136 Erdrick Street 19135 41st Wd. 1292 Sq Ft BRT #412245500 Improvements: Residential Property JOHN WILLIAM LOOBY AND MICHÉLE LOOBY CP Aug 2023 No. 00503 \$133,146.92 LOGS Legal Group LLP	
2412-391 5237 Walton Avenue 19143 46th Wd. 1610 Sq Ft BRT #462071500 Improvements: Residential Property ANITA SINGLETON; SHAMIRAH SINGLETON CP Dec. 2014 No. 01373 \$107,010.53 KML Law Group P.C.	2412-402 631 Allengrove Street 19120 35th Wd. 1024 Sq Ft BRT #351088000 Improvements: Residential Property ROOSEVELT SMALLWOOD, III CP Jun 2023 No. 02814 \$78,273.74 LOGS Legal Group LLP	2412-419A 1031 South Fairhill Street 19147 2nd Wd. 618 Sq Ft BRT #021438710 Improvements: Residential Property Subject To Mortgage ORCHID VENTURES LLC CP Aug 2023 No. 00673 \$683,184.31 Gingo Palumbo Law Group LLC	2412-428 12719 Minden Road 19154 66th Wd. 1783 Sq Ft BRT #663335900 Improvements: Residential Property ALFRED NAUSSNER CP Feb 2015 No. 03290 \$225,819.52 Stern & Eisenberg P.C.	
2412-392 1642 North Redfield Street 19151 34th Wd. 1200 Sq Ft BRT #342182400 Improvements: Residential Property LOVELY FITZGERALD CP Apr 2020 No. 00606 \$47,920.42 KML Law Group P.C.	2412-403 4828 East Roosevelt Boulevard 19124 35th Wd. 2058 Sq Ft BRT #351025100 Improvements: Residential Property PABLO ASTACIO CP Jan 2024 No. 01252 \$244,618.35 LOGS Legal Group LLP	2412-429 1032 South Randolph Street 19147 2nd Wd. 618 Sq Ft BRT #021435107 Improvements: Residential Property Subject To Mortgage ORCHID VENTURES LLC CP Aug 2023 No. 00673 \$683,184.31 Gingo Palumbo Law Group LLC	2412-429 104 Lombard Street 19147 5th Wd. 1993 Sq Ft BRT #051208120 Improvements: Commercial MICHAEL BRAD FINEMAN CP Jan 2024 No. 01384 \$569,068.19 Stern & Eisenberg, PC	
2412-393 102 South 60th Street 19139 3rd Wd. 750 Sq Ft BRT #871401945 Improvements: Commercial DREAMCHASERS, LLC CP May 2024 No. 02875 \$67,694.48 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.	2412-404 3114 Miller Street 19134 25th Wd. 869 Sq Ft BRT #251370500 Improvements: Residential Property C TURNER VENTURES LLC AND CHASE TURNER CP Mar 2024 No. 02517 \$231,679.07 Larocca Hornik Greenberg Kitteridge Carlin & Mcpartland LLP	2412-411 2439 West Allegheny Avenue 19132 38th Wd. 1440 Sq Ft BRT #381353600 Improvements: Residential Property Subject To Mortgage DARYL ELLIS JR. CP Aug 2023 No. 00528 \$90,442.99 Vitti Law Group Incorporated	2412-430 1319 Foulkrod Street 19124 23rd Wd. 2113 Sq Ft BRT #234103500 Improvements: Residential Property Subject To Mortgage ORCHID VENTURES LLC CP Aug 2023 No. 00673 \$683,184.31 Gingo Palumbo Law Group LLC	
2412-395 6240-42 Stenton Avenue 19138 59th Wd. 45811 Sq Ft BRT #882042150 Improvements: Commercial ROHAN PROPERTIES, LLC CP May 2024 No. 01815 \$1,502,938.65 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.	2412-405 5726 North Lambert Street 19138 17th Wd. 1000 Sq Ft BRT #172425000 Improvements: Residential Property MAKEL FOUNTAIN; DAVID RODRIGUEZ JENKINS, JR. CP Mar 2024 No. 02180 \$131,742.60 KML Law Group P.C.	2412-412 2941 Master Street 19121 29th Wd. 880 Sq Ft BRT #292214200 Improvements: Residential Single Family Attached Subject To Mortgage DIAMANTE ENTERPRISES LLC CP Oct 2023 No. 00631 \$364,932.31 Friedman Vartolo LLP	2412-421 6143 1/2 Old York Road 19141 17th Wd. 2778 Sq Ft BRT #172016914 Improvements: Residential Property THE ESTATE OF ELEANOR SMITH CP Sc-21-12-29-6000 No. \$5,041.40 Kivitz & Kivitz P.C.	
2412-397A 4913 Penridge Street 19143 51st Wd. 1806 Sq Ft BRT #511121600 Improvements: Residential Single Family Attached PHILIP MENAGED, MEMBER, MANAGER, AND AUTHORIZED SIGNATORY AND LEGACY REAL ESTATE ENTERPRISES WEST LLC C/O PHILIP MENAGED, CP Jun 2024 No. 01562 \$794,095.63 Hladik Onorato And Federman LLP	2412-406 1417 South Philip Street 19147 1st Wd. 1104 Sq Ft BRT #011075600 Improvements: Residential Single Family Attached JACKSON JAMES LLC; SEAN DAVID CASTINEIRA CP Jun 2024 No. 01635 \$117,233.46 Duane Morris LLP	2412-413 617 Dudley Street 19148 39th Wd. 651 Sq Ft BRT #393014400 Improvements: Residential Property Subject To Mortgage WOLCOTT MANAGEMENT SERVICES LLC CP Feb 2024 No. 02927 \$362,937.84 Friedman Vartolo LLP	2412-422 1927 Borbeck Avenue 19111 56th Wd. 2841 Sq Ft BRT #561521500 Improvements: Residential Single Family Attached Subject To Mortgage HOUNG TRINH CP Mar 2024 No. 03067 \$310,009.53 Brock & Scott PLLC	
2412-397B 4915 Penridge Street 19143 51st Wd. 1806 Sq Ft BRT #511121700 Improvements: Residential Single Family Attached PHILIP MENAGED, MEMBER, MANAGER, AND AUTHORIZED SIGNATORY AND LEGACY REAL ESTATE ENTERPRISES WEST LLC C/O PHILIP MENAGED, CP Jun 2024 No. 01562 \$794,095.63 Hladik Onorato And Federman LLP	2412-414 3517 North 18th Street 19140 11th Wd. 1576 Sq Ft BRT #112251200 Improvements: Residential Property Subject To Mortgage	2412-423 6820 North Gratz Street 19126 10th Wd. 1608 Sq Ft BRT #101108400 Improve-	2412-431 2224 West Montgomery Avenue 19121, 47th Wd. 2,250 Sq Ft, BRT# 871221000 Improvements: Residential Single Family Attached Maverick Equity Financing LLC, CP Jan 2023, No. 00543, \$48,6498.19 Hill Wallack LLP	
			2412-432 1324 Locust Street 19107, 5th Wd. 389 Sq Ft, BRT #888115766, Improvements: Residential Condominium Subject To Mortgage Roslyn E. Weeks, CP Sep 2021 No. 01117 \$38,124.88 Horn Williamson, LLC	



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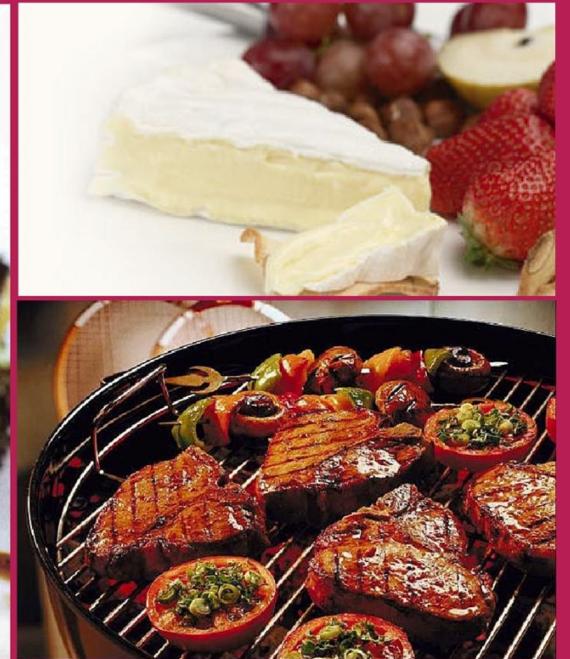
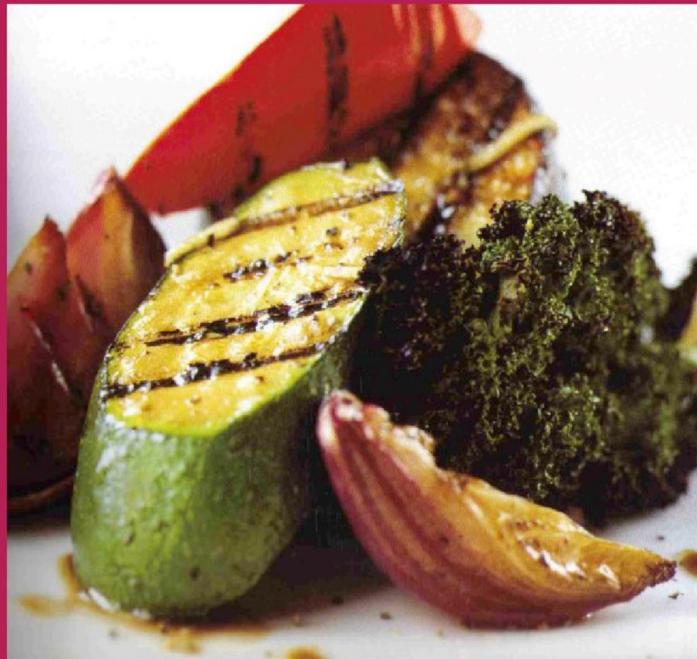
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