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THE 2024 UPPITY AWARDS STARTED OFF WITH A BANG,
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FINANCE OP ED: NEVER DO WHAT THEY DO

By Dave Davenport (RS Broker)

If you know anything about Hip Hop artist (more than just a rapper) then you would know of the lyricist Black Thought. He is one of your favorite rappers' favorite rappers. He was one of the artists in the group called "The Roots." They had a song called "What They Do", where they tell other up and coming artist and youth to be informed about the traps of the industry.

This Hip Hop classic came from an era where the artist created a term called "Studio Gangsters." This means that a rapper who rapped about the streets as an artist that never was in the streets. For example, the studio gangster would rap about how many bricks he

moved, and how many drugs he got for sale on the block. However, in real life, he has a bachelor's degree working for GlaxoSmithKline in the research department, creating a pill that lowers high blood pressure or something. Why do I bring up the topic of never do what they do? There are a few artist that literally live the gangster life that they rap about. Lil Durk is one of them (allegedly). You all heard about Lil Durk (Durk Devontay Banks) being arrested for murder for hire, as he wanted to revenge the death of his man.. You don't have to be in the streets to understand how Durk feels. Durk would've done better by helping to take care of his friends' kids since he was starting to make the change like 50 cent or JayZ

did away from the streets. Or maybe Lil Durk had us fooled after he and J. Cole made the hit song "All My Life." But now, he cant be good for no one except the big corporations who make money off prisoners in jail. Basically, he cant help his kids or his friends kids or anyone in his family being locked in the slammer. Anyway, forgiveness is real- and always remember- Never Do What They Do. The goal is to win, not just to look like you're winning. Most of us talk about working hard, but we never talk about working smart. Let's start working smart and have a game plan for our kids' future. If you want to invest, please talk to your local bank or a financial advisor. Whether you're 20 or 60, a new transfer of wealth is upon the horizon. This

isn't just the USA going through a change. The universe is... It won't be easy, but you never know until to try. Oh, and don't forget to

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THE 2024 UPPITY AWARDS STARTED OFF WITH A BANG, HONOR SOME OF PHILLY'S BRIGHTEST STARS AND CHANGE MAKERS



By Andre Brown

What a night for many of Uptown’s brightest stars. Awards were given out to business owners, artists, community hero’s as well as actor and actress as well. Germantown Cricket Club served as the perfect venue to display greatness. But the night begin with a huge bang as a drum line opened the night “That was pretty cool” said James Williams the curator of the event.

The house was filled with Uptown Excellence from Jimmy Dasaint and Shelly Shell to Red Snapper and Teresa Lundy.

There was no shortage of family support from each nominee and award winners. There were no short of kind words to family and supporters of the night winner. After four years of excellence and even more to celebrate in Uptown and even the surrounding areas the event still was as grand as it always is in October.

Award winners included Dana Cowan, Lady Tweet, Damon Wilkins, Armand James, and Philly Girls Jump to name just a few. A Full list of award winners

can be found on our social media page. Glocawear also represented with Za Mula taking home Female Hip-Hop artist of the year as well as honoring Eric (EA) Allen as well as Loud Mouth Potcast that won independent podcast of the year the second such win for the platform.

All together good times and awards made the night an amazing mix of excellence and praise for those who attended the event. The hopes is that the people and organization in Uptown continue to strive for excellence until the next celebration.

James Williams had the following to say- “the 2024 Uppity Awards was the perfect curated event being that we combined it with the Storm of fashion Awards and the Urban Xpressions Awards. This was the first year that the Uppity’s have become a city wide event. It’s no longer about Uptown it’s about a mentality of success in the black community”.



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FEDERAL JUDGE REJECTS BIDEN POLICY SHIELDING IMMIGRANT SPOUSES, CHILDREN FROM DEPORTATION

By Ariana Figueroa
Pennsylvania Capital Star

A federal judge late Thursday struck down a White House policy that created a pathway to citizenship for people in the country lacking permanent status who were married to a U.S. citizen.

Eastern District of Texas Judge J. Campbell Barker ruled that the Biden administration overstepped its authority and the program “stretches legal interpretation past its breaking point” of U.S. immigration law. The suit was brought by Texas and other Republican-led states.

The U.S. Department of Homeland Security’s program, called “Keeping Families Together,” would have shielded at least 550,000 immigrant spouses and their children from deportation. With less than three months before President-elect Donald Trump is sworn into office, it’s unlikely the incoming administration will de-

fend the program, and Trump has vowed to carry out mass deportations. In a Thursday interview with NBC News, Trump said “there is no price tag” when it comes to mass deportations and that his administration will have “no choice” but to carry them out.

“We obviously have to make the border strong and powerful and, and we have to — at the same time, we want people to come into our country,” he said to NBC. “And you know, I’m not somebody that says, ‘No, you can’t come in.’ We want people to come in.” Enacting mass deportations would be a costly undertaking that would require congressional approval, which could be easier if Trump is granted GOP control of Congress. Republicans are inching towards control of both chambers.

As the former president is set to enter a second term in January, he has vowed to immediately begin carrying

out mass deportations and ending programs that have granted temporary protections for immigrants such as humanitarian parole.

Trump has criticized the Biden policy that was struck down Thursday as a “mass amnesty” program.

“Mass amnesty” is a legal term that is considered an official pardon, but the program had certain requirements. The individuals considered for citizenship had to have been married to a U.S. citizen for at least a decade and undergo an extreme vetting procedure by DHS.

“This is unsustainable and can’t be allowed to continue!” Trump wrote of the program when it was announced in June. “On day one, we will SHUT DOWN THE BORDER and start deporting millions of Biden’s Illegal Criminals.” The Texas judge, Barker, was appointed during Trump’s first term. The program was already put on hold in August when Texas

GOP Attorney General Ken Paxton led a suit against it. The states that joined the suit are Alabama, Arkansas, Florida, Georgia, Idaho, Iowa, Kansas, Louisiana, Missouri, North Dakota, Ohio, South Carolina, South Dakota, Tennessee and Wyoming.

Those states argued that the Biden administration overreached its authority in creating the program and that it would financially harm states if the people qualifying for citizenship were allowed to remain in the country.

The states were represented by America First Legal, an organization established by Trump adviser Stephen Miller — the architect of Trump’s hard-line immigration policies during his first term.

Ashley DeAzevedo, the President of American Families United, which represents U.S. citizens married to people without permanent status, in a statement urged

the Biden administration to appeal the case.

“District Court Judge J. Campbell Barker did not just dismantle the Keeping Families Together program, he shattered the hopes of hundreds of thousands of American families,” she said. “Families like ours deserve better than this blatant attempt to stop a legal program, and we will not stop until the courts rectify this injustice.”

It’s estimated that roughly 500,000 spouses without legal status and their children would have been eligible to apply for a lawful permanent residence — a green card — under certain requirements. About 50,000 children who do not have legal status and have an immigrant parent married to a U.S. citizen would have also been included in that benefit.

NO PRESIDENTIAL TRANSITION AGREEMENT SIGNED YET BY TRUMP

By: Ashley Murray
Pennsylvania Capital Star

Two days before a key meeting with President Joe Biden, President-elect Donald Trump has not yet signed the necessary paperwork to unlock resources for a smooth transfer of power from one presidential administration to another. Trump’s transition spokesperson Brian Hughes told States Newsroom Monday that “The Trump-Vance transition lawyers continue to constructively engage with the Biden-Harris Administration lawyers regarding all agreements contemplated by the Presidential Transition Act.”

“We will update you once a decision is made,” Hughes said in a statement. Biden will host Trump at the White House late

Wednesday morning, according to his public schedule.

One of the agreements in question includes a memorandum of understanding between the Trump-Vance transition and the U.S. General Services Administration for office space, information technology services, and staff assistance, as outlined in the 2010 update to the Presidential Transition Act of 1963.

The services are available to the president-elect, and to major presidential candidates following nominating conventions, but come with financial disclosure requirements and a contribution cap of \$5,000 on transition-related donations from any one person or organization. The other is an MOU with the White House, negotiated by the incumbent and presi-

dent-elect, to establish an ethics plan pertaining to members of the transition team and information sharing, including national security matters. The due date was Oct. 1.

‘Peaceful and orderly’ transition urged

White House press secretary Karine Jean-Pierre told reporters Friday that Chief of Staff Jeff Zients has reached out to the Trump-Vance transition team’s co-chairs Linda McMahon and Howard Lutnick, both major campaign donors.

“So we’re going to leave that line of communications open. We’re going to be helpful here. We want to have an effective, efficient transition of power,” Jean-Pierre said.

Biden said Thursday from the White House Rose Garden that a “peaceful and or-

derly transition” is what “the American people deserve.”

The transition memoranda are available online, and the public can view the agreements filed in September by Vice President Kamala Harris, the 2024 Democratic presidential nominee who ultimately lost to Trump. Raskin calls on Trump to act

Democratic Rep. Jamie Raskin, the top Democrat on the U.S. House Committee on Oversight and Accountability, called on Trump’s campaign in October to complete the paperwork. “Breaking the precedent set by every other presidential candidate since 2010, you have rejected these resources and refused to commit to a smooth transition,” Raskin wrote in an Oct. 23 letter.

The Maryland Democrat surmised in the letter that the Trump team’s paperwork delinquency “may be at least partially driven” by an attempt to skirt the financial disclosure and limit rules.

“With fewer than three weeks left until an election in which the American people will select a new President of the United States, I urge you to put the public’s interest in maintaining a properly functioning government above any personal financial or political interests you may perceive in boycotting the official transition law and process,” Raskin wrote.

In February 2021, the Biden-Harris administration filed a 1,021-page transition-related donation and expense disclosure.

PA. HOUSE DEMOCRATS HOPEFUL FOR GREATER COOPERATION WITH REPUBLICAN SENATE IN NEW SESSION



House Appropriations Committee Chairperson Jordan Harris (D-Philadelphia) speaks at a news conference Tuesday, Nov. 12, 2024, after the House Democratic Caucus secured its majority in the lower chamber for next session. (Capital-Star photo by Peter Hall)

across this country.” The House Democratic Caucus announced Tuesday that Bradford will remain in his role as majority leader and House Speaker Joanna McCClinton (D-Philadelphia) would retain her leadership position next year. Rep. Mike Schlossberg (D-Lehigh) will take over from Rep. Dan Miller (D-Allegheny) as whip, and Rep. Rob Matzie (D-Allegheny) will take Schlossberg’s place as caucus chairperson. All other roles would remain unchanged with Rep. Tina Davis (D-Bucks) as caucus secretary, Rep. Leanne Kruger (D-Delaware) as caucus administrator, Rep. Ryan Bizzarro (D-Erie) as policy chairperson, and Rep. Jordan Harris (D-Philadelphia) as appropriations chairperson.

By Peter Hall
Pennsylvania Capital Star

The Pennsylvania House of Representatives returned to session Tuesday, a week after the House Democratic Caucus maintained its narrow majority in one of the party’s few election victories. With a second session in control of the state legislature’s lower chamber starting in January, leaders said they hope to build on bipartisan success in the 2023-2024 session. Those included tax relief for working families and senior citizens and new education funding to begin correcting longstanding inequity between the state’s poorest and wealthiest school districts. And although legislative goals of both parties, such as increasing funding for public transit and transportation infrastructure, remain unrealized, House Majority Leader Matt Bradford (D-Montgomery) said he hoped the Republicans in control

of the state Senate would respond to the changed “political calculus” with recognition of the parties’ shared responsibilities. “We’re not just going to retread the last session and run into the same walls,” Bradford said in a news conference Tuesday afternoon. “We’re going to keep turning the Rubik’s Cube with our Senate Republican colleagues.” With the election of Republican Joe Picozzi to the Philadelphia Senate seat now held by Sen. Jimmy Dillon (D-Philadelphia) city issues would become Republican issues, Bradford said. “The simple reality is now our Senate Republican caucus has representation in northeast Philly, and I would say to that new member, ‘how do you feel about shutting down public transit in Philadelphia?’ I challenge your caucus now to step to the table,” Bradford said. On the House floor Tuesday, the chamber heard parting words from former

Speaker Mark Rozzi (D-Berks) who served in the role during the tumultuous first two months of the 2023-2024 session, when the House deadlocked over which party’s nominee would be elected. Rozzi gained the votes needed to take the speaker’s gavel in a deal with Republicans in which he agreed to become an independent. He later suffered backlash and lost a close Republican ally in his fight to provide legal relief for victims of child sexual abuse for failing to change his affiliation. Although Rozzi’s goal of establishing an exception to the civil statute of limitations for sexual abuse victims to sue their abusers and enablers was unrealized, he succeeded in eliminating the deadline to prosecute abuse criminally. “I can remember the day that, the day that really started this journey for me,” Rozzi said, recognizing his mother, Grazia’s support for him as a victim of abuse by a priest.

“Back in 1984 where after being raped in the shower, I ran home, and when I got home, I was hyperventilating, and she knew something was wrong,” recalling that his mother took him to school the following Monday and confronted the principal. “And she made sure that I never served another day in that church.” House Appropriations Committee Chairman Jordan Harris (D-Philadelphia) said the reelection of 102 Democrats to the chamber was a reminder that each was chosen by a majority of their 60,000 constituents. “Many hopes and dreams were dashed on Tuesday night and on Wednesday many people woke up with the fear of the unknown,” Harris said. “But in the midst of the red wave, there was a little old blue ship in the Commonwealth of Pennsylvania, and that blue ship rode every wave that was thrown its way from the nine special elections to rolling in the face of the red wave that we’ve seen come

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Sheriff's Sale Notices for November 5, 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, November 5, 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 Write, 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 unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

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

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

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

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

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

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

SHERIFF'S SALE OF TUESDAY NOVEMBER 5, 2024

SHERIFF'S SALE

2411-302

1153 Dorset Street 19150 50th Wd. 1656 Sq. Ft. BRT#502379600 Improvements: Residential Property JANAYA TURNER, AS ADMINIS-TRATRIX OF THE ESTATE OF SEAN CRUMP CP May 2022 No. 01159 \$93,670.06 Manley Deas Kochalski LLC

2411-303

6119 North 6th Street 19120 61st Wd. 1904 Sq. Ft. BRT#611124600 Improve-ments: Residential Property DENNIS J. BEERLEY AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DENNIS G. BEER-LEY; JOSEPH S. BEERLEY, AS BE- LIEVED HEIR AND/OR ADMINITRA- TOR TO THE ESTATE OF DENNIS G. BEERLEY; MICHAEL J. BEERLEY, AS BELIEVED HEIR AND/OR ADMINIS- TRATOR TO THE ESTATE OF DEN- NIS G. BEERLEY; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF DENNIS G. BEERLEY CP Jun 2022 No. 01033 \$29,053.80 Manley Deas Kochalski LLC

2411-305

6186 Newtown Avenue 19111 35th Wd. 1592 Sq. Ft. BRT#352211800 Improve-ments: Residential Property COLLEEN I. ROBINS CP Sep 2017 No. 00828 \$112,140.59 KML Law Group, P.C.

2411-306

5108 Hadfield Street 19143 51st Wd. 1200 Sq. Ft. BRT#511105600 Improve-ments: Residential Property MARY L. JONES CP May 2024 No. 02291 \$35,737.34 KML Law Group, P.C.

2411-307

2333 Ellsworth Street 19146 36th Wd. 960 Sq. Ft. BRT#361236900 Improve-ments: Residential Property KENNETH PUPO CP Mar 2022 No. 00253 \$396,137.26 KML Law Group, P.C.

2411-308

3553 Byrne Road 19154 66th Wd. 1802 Sq. Ft. BRT#662421100 Improvements: Residential Property AMY BETH GORMLEY AKA AMY BETH HOLDSWORTH CP Aug 2023 No. 01707 \$125,299.00 KML Law Group, P.C.

2411-309

5959 Upland Way 19131 52nd Wd. 1320 Sq. Ft. BRT#522010900 Improvements: Residential Property WANDA HENRY CP Jun 2017 No. 00680 \$60,635.11 KML Law Group, P.C.

2411-310

6331 Bingham Street 19111 35th Wd. 1584 Sq. Ft. BRT#353272200 Improve-ments: Residential Property CAMILLA HILL, INTERVENING RE- SPONDENT AND THE UNKNOWN HEIRS OF KIMBERLY L. JOHNSON AKA KIMBERLY JOHNSON, DE- CEASED AND JARRETT JOHNSON, INTERVENING RESPONDENT AND SAMUEL SYKES, SOLELY IN HIS CAPACITY AS HEIR OF KIMBERLY L. JOHNSON AKA KIMBERLY JOHN- SON, DECEASED CP Jan 2022 No. 02347 \$112,872.10 KML Law Group, P.C.

2411-311

6023 Race Street 19139 34th Wd. 870 Sq. Ft. BRT#341017700 Improvements: Resi- dential Property RANCHO LLC CP Apr 2023 No. 02067 \$134,759.45 KML Law Group, P.C.

SHERIFF'S SALE

2411-312

543 Locust Avenue 19144 12th Wd. 3128 Sq. Ft. BRT#122071000 Improvements: Residential Property Subject To Mortgage LOCUST TEAM LLC CP Apr 2024 No. 01567 \$338,287.56 Friedman Vartolo LLP

2411-313

6029 Chester Avenue 19142 40th Wd. 1005 Sq. Ft. BRT#401217700 Improve-ments: Residential Property Subject To Mortgage A1 PROPERTY HOLDINGS LLC CP Feb 2024 No. 01299 \$182,046.67 Fried- man Vartolo LLP

2411-314

2508 North Bouvier Street 19132 16th Wd. 696 Sq. Ft. BRT#161238100 Im- provements: Residential Property Subject To Mortgage H2H INVESTMENTS LLC CP Feb 2024 No. 02032 \$401,355.32 Friedman Vartolo LLP

2411-315

1757 North Peach Street 19131 52nd Wd. 1244 Sq. Ft. BRT#521340800 Im- provements: Residential Property Subject To Mortgage DVM REALTY LLC CP Apr 2024 No. 01111 \$173,761.08 Friedman Vartolo LLP

2411-316

2024 North 18th Street 19121 32nd Wd. 1828 Sq. Ft. BRT#321229501 Improve-ments: Residential Property Subject To Mortgage 2024 NORTH 18TH ST LLC CP Dec 2023 No. 02067 \$224,433.58 Friedman Vartolo LLP

2411-317

958 Wagner Avenue 19141 49th Wd. 2519 Sq. Ft. BRT#492009900 Improve-ments: Residential Property Subject To Mortgage CDS INVESTMENTS LLC CP Apr 2024 No. 03816 \$172,877.09 Friedman Vartolo LLP

2411-318

1811 North Taylor Street 19121 32nd Wd. 663 Sq. Ft. BRT#322163100 Im- provements: Residential Property Subject To Mortgage URBAN SOCIETY GROUP LLC CP Jan 2024 No. 02342 \$309,658.47 Friedman Vartolo LLP

2411-319

6030 North Marvine Street 19141 49th Wd. 1345 Sq. Ft. BRT#493111700 Im- provements: Residential Property Subject To Mortgage HAMMER INVESTMENT PROPER- TIES LLC CP Feb 2023 No. 01773 \$114,081.73 Friedman Vartolo LLP

2411-320

2348 North 12th Street 19133 37th Wd. 900 Sq. Ft. BRT#371233700 Improve-ments: Residential Property Subject To Mortgage J2B HOLDINGS LLC CP May 2024 No. 00737 \$210,688.04 Friedman Vartolo LLP

2411-321

12005 Salina Place 19154 66th Wd. 3811 Sq. Ft. BRT#662117700 Improvements: Residential Property Subject To Mortgage JIAWEI GAN CP Sep 2023 No. 01777 \$216,620.43 Friedman Vartolo LLP

2411-322

5804 Lansdowne Avenue 19131 4th Wd. 1876 Sq. Ft. BRT#043182300 Improve-

SHERIFF'S SALE

ments: Commercial P. COLLINS REALTY LLC CP Apr 2024 No. 03669 \$188,374.01 Hill Wallack LLP

2411-323

3127 North Sheridan Street 19133 37th Wd. 920 Sq. Ft. BRT#372036401 Im- provements: Residential Property SHEENA VALENTIN CP Dec 2023 No. 00696 \$122,089.08 Hill Wallack LLP

2411-324

5901 North 11th Street 19141 49th Wd. 6720 Sq. Ft. BRT#492239800 Improve-ments: Residential Property PUTRESSE T. ARNOLD AKA PU- TREESE ARNOLD IN HIS CAPAC- ITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF SIDNEY E. AR- NOLD AKA SIDNEY EARL ARNOLD, SR. AKA SIDNEY E. ARNOLD, SR; SIDNEY ARNOLD, JR. AKA SIDNEY E. ARNOLD, JR. AKA SIDNEY AR- NOLD, IN HIS CAPACITY AS HEIR OF SIDNEY E. ARNOLD AKA SIDNEY EARL ARNOLD, SR. AKA SIDNEY E. ARNOLD, SR.; FABIAN ARNOLD, IN HIS CAPACITY AS HEIR OF SIDNEY E. ARNOLD AKA SIDNEY EARL AR- NOLD, SR. AKA SIDNEY E. ARNOLD, SR.; FABIAN ARNOLD, IN HIS CAPAC- ITY AS HEIR OF SIDNEY E. ARNOLD AKA SIDNEY EARL ARNOLD, SR. AKA SIDNEY E. ARNOLD, SR.; ANI- TRA MITCHELL, IN HER CAPACITY AS HEIR OF SIDNEY E. ARNOLD AKA SIDNEY EARL ARNOLD, SR. AKA SIDNEY E. ARNOLD, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIA- TIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SIDNEY E. ARNOLD AKA SIDNEY EARL AR- NOLD, SR. AKA SIDNEY E. ARNOLD SR. CP Oct 2022 No. 01866 \$205,185.15 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2411-325

338 North Robinson Street 19139 34th Wd. 1028 Sq. Ft. BRT#341188900 Im- provements: Residential Property JULIA R. PAYNE AKA JULIA PAYNE CP Aug 2022 No. 02124 \$23,719.46 Rob- ertson, Anschutz, Schneid, Crane & Part- ners, PLLC

2411-326

7134 Erdrick Street 19135 41st Wd. 2149 Sq. Ft. BRT#412245400 Improve-ments: Residential Property Subject To Mortgage LOU ANN FEUERSTEIN CP Feb 2016 No. 00874 \$224,527.01 Brock & Scott, PLLC

2411-327

119 South Redfield Street 19139 3rd Wd. 1040 Sq. Ft. BRT#031133400 Improve-ments: Residential Property Subject To Mortgage MELVIN U. RAVENELL, SR. CP Jun 2021 No. 01791 \$30,351.47 Shnyder Law Firm, LLC

2411-328

5211 Westminster Avenue 19131 44th Wd. 1232 Sq. Ft. BRT#442061300 Im- provements: Residential Property Subject To Mortgage HAVERFORD AVENUE, LLC CP Mar 2024 No. 01928 \$122,359.03 Gingo Pa- lumbo Law Group LLC

2411-329

2131 Cross Street 19146 36th Wd. 936 Sq. Ft. BRT#363056400 Improvements:

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
Residential Property Subject To Mortgage LORRAINE T. CARTER, AS HEIR IN HER CAPACITY TO THE ESTATE OF LORRAINE T. CARTER, DECEASED; LINDA D. CARTER, AS HEIR IN HER CAPACITY TO THE ESTATE OF LORRAINE T. CARTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LORRAINE T. CARTER, DECEASED CP Oct 2023 No. 01756 \$117,482.56 Brock & Scott, PLLC	2411-340 1965 69th Avenue 19138 10th Wd. 1664 Sq. Ft. BRT#101270500 Improvements: Residential Property Subject To Mortgage LAWRENCE ALVAREZ A/K/A LAWRENCE ALVEREZ CP Aug 2022 No. 01762 \$69,954.62 Parker McCay P.A.	Mortgage OAK MERCHANDISE & MANAGEMENT CO INC. CP Jan 2024 No. 03187 \$145,746.99 Friedman Vartolo LLP	HER CAPACITY AS HEIR OF EDELYN HOWARD; BASIL ANTROBUS, IN HIS CAPACITY AS HEIR OF EDELYN HOWARD; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDELYN HOWARD CP Jul 2023 No. 02106 \$113,691.53 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	620 West York Street 19133 37th Wd. 1073 Sq. Ft. BRT#371354500 Improvements: Residential Property K&H PROPERTY MANAGEMENT LLC CP Mar 2024 No. 00722 \$485,767.33 Hill Wallack LLP
2411-330 418 West Mentor Street 19120 42nd Wd. 1140 Sq. Ft. BRT#422079100 Improvements: Residential Property Subject To Mortgage UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FREDDIE TORRES, DECEASED CP Nov 2023 No. 02499 \$61,697.60 Brock & Scott PLLC	2411-341 614 Emily Street 19148 39th Wd. 748 Sq. Ft. BRT#393036800 Improvements: Commercial Subject To Mortgage AM INVESTMENT PROPERTIES LLC CP Mar 2024 No. 00231 \$204,705.32 McCarter & English, LLP	2411-353 5218 Woodland Avenue 19143 51st Wd. 1558 Sq. Ft. BRT#512100200 Improvements: Residential Property Subject To Mortgage NSG ACQUISITIONS LLC CP Jun 2023 No. 01676 \$248,476.59 Friedman Vartolo LLP	2411-364 7614 Gilbert Street 19150 10th Wd. 1266 Sq. Ft. BRT#102481200 Improvements: Residential Property DONDREA E. WARD CP Mar 2023 No. 03576 \$182,882.67 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2411-373 103 West Godfrey Avenue 19120 61st Wd. 1050 Sq. Ft. BRT#611285400 Improvements: Residential Property ZANDRA BURNETT IN HER CAPACITY AS HEIR OF SARAH BURNETT A/K/A SARAH L. BURNETT AND CAROLYN YVETTE WINSTON IN HER CAPACITY AS HEIR OF SARAH BURNETT A/K/A SARAH L. BURNETT AND UNKNOWN HEIRS, SUCCESSORAS,ASSIGNS, ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTREST FROM OR UNDER SARAH BURNETT A/K/A SARAH L.BURNETT CP Jan 2023 No. 00086 \$135,519.57 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2411-331 3333 Argyle Street 19134 33rd Wd. 620 Sq. Ft. BRT#331368300 Improvements: Residential Property Subject To Mortgage UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER AIDA ORTIZ, DECEASED CP Oct 2023 No. 01577 \$26,092.21 Brock & Scott PLLC	2411-342 2633 Caesar Place 19153 40th Wd. 1620 Sq. Ft. BRT#405939400 Improvements: Residential Property Subject To Mortgage FROM THE MUSCLE INVESTMENT, LLC CP Jul 2023 No. 02673 \$252,507.78 Friedman Vartolo LLP	2411-354 2355-2359 East York Street 19125 31st Wd. 4989 Sq. Ft. BRT#313162005 Improvements: Residential Property Subject To Rent 2357 E YORK LP CP Mar 2024 No. 02734 \$428,395.21 Stradley Ronon Stevens & Young, LLP	2411-365A 6958 Cedar Park Avenue 19138 10th Wd. 1412 Sq. Ft. BRT#102501900 Improvements: Commercial Subject To Rent FRANCIS G. KILSON CP May 2024 No. 00733 \$310,394.17 Fleck Eckert Klein McGarry LLC	2411-374 3165 Agate Street 19134 25th Wd. 707 Sq. Ft. BRT#252336700 Improvements: Residential Property JILLIAN M. POLLIS SOLELY IN CAPACITY AS HEIR OF THOMAS W. POLLIS, SR DECEASED AND THOMAS W. POLLIS JR. SOLELY IN CAPACITY AS HEIR OF THOMAS W. POLLIS, SR DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTREST FROM OR UNDER THOMAS W. POLLIS SR., DECEASED CP Jan 2024 No. 02519 \$28,989.94 Powers Kim, LLC
2411-332 9234 Wooden Bridge Road 19114 57th Wd. 7440 Sq. Ft. BRT#572206800 Improvements: Residential Property Subject To Mortgage ANNA MARIE PARKINSON AND PATRICK C. PARKINSON CP Oct 2023 No. 01575 \$305,234.09 Brock & Scott, PLLC	2411-343 540 East Penn Street 19144 12th Wd. 1127 Sq. Ft. BRT#121142300 Improvements: Residential Property Subject To Mortgage BSD USA INVESTMENTS LLC CP Dec 2023 No. 02980 \$144,137.61 Friedman Vartolo LLP	2411-355 5830 Oakland Street 19149 62nd Wd. 2556 Sq. Ft. BRT#621395700 Improvements: Residential Property JAMES CATALFANO CP Nov 2023 No. 00886 \$116,132.20 KML Law Group, P.C.	2411-365B 6400 Belfield Avenue 19119 22nd Wd. 2075 Sq. Ft. BRT#221242600 Improvements: Commercial Subject To Rent FRANCIS G. KILSON CP May 2024 No. 00733 \$310,394.17 Fleck Eckert Klein McGarry LLC	
2411-335 5221 Westminster Avenue 19131 44th Wd. 1232 Sq. Ft. BRT#442061800 Improvements: Residential Property WEST FILA PROPERTIES LLC CP Aug 2023 No. 01280 \$128,508.84 Romano Garubo & Argentieri	2411-344 1479 Stevens Street 19149 54th Wd. 1049 Sq. Ft. BRT#541050400 Improvements: Residential Property Subject To Mortgage FASTLIFE HOMES LLC CP Jan 2024 No. 02955 \$318,147.41 Friedman Vartolo LLP	2411-357 11900 Farwell Road 19154 66th Wd. 4385 Sq. Ft. BRT#662165000 Improvements: Residential Property CAROL SNYDER CP Jun 2022 No. 00819 \$235,612.57 Stern & Eisenberg PC	2411-365C 1712 West Tioga Street 19140 11th Wd. 6250 Sq. Ft. BRT#112085300 Improvements: Commercial Subject To Rent FRANCIS G. KILSON CP May 2024 No. 00733 \$310,394.17 Fleck Eckert Klein McGarry LLC	
2411-337 3132 Barnett Street 19149 55th Wd. 1013 Sq. Ft. BRT#551009200 Improvements: Residential Property ROSEANN BRUTOSKY CP May 2017 No. 01947 \$60,028.92 Brock & Scott, PLLC	2411-345 5794 Dunlap Street 19131 4th Wd. 1365 Sq. Ft. BRT#043238800 Improvements: Residential Property GLADYS SNYDER AND MAURICE SNYDER CP Oct 2023 No. 02395 \$25,512.29 Stern & Eisenberg PC	2411-358 6048 Agusta Street 19149 53rd Wd. 1215 Sq. Ft. BRT#531253700 Improvements: Residential Property Subject To Mortgage KANLUM QUAN CP Jun 2024 No. 00419 \$77,079.79 Brock & Scott PLLC	2411-366 1724 West Erie Avenue 19140-3537 13th Wd. 2033 Sq. Ft. BRT#131045800 Improvements: Residential Property KEVIN WHITE AND HAMMER INVESTMENT PROPERTIES LLC CP Jun 2024 No. 01219 \$99,992.46 Hladik Onorato and Federman LLP	2411-375 1940 Hart Lane 19134 25th Wd. 960 Sq. Ft. BRT#252047100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTREST FROM OR UNDER ANN MARIE IANNETTA A/K/A ANN M. IANNETTA, DECEASED CP Jan 2024 No. 01583 \$36,581.40 Powers Kim, LLC
2411-338 7114 Akron Street 19149 54th Wd. 1286 Sq. Ft. BRT#542428200 Improvements: Residential Property CHARLES A.J. HALPIN, III PERSONAL REPRESENTATIVE OF THE ESTATE OF JOYCE GILBERT A/K/A JOYCE LOIS GILBERT, DECEASED CP Mar 2023 No. 02837 \$83,846.29 Law Offices Of Gregory Javardian, LLC	2411-347 5927 Wayne Avenue 19144 59th Wd. 6879 Sq. Ft. BRT#593193500 Improvements: Residential Property EDNA MCLAUGHLIN, AS HEIR TO DORCINE S. TURNER, DECEASED; ATIYA D. TURNER, AS HEIR TO DORCINE S. TURNER, DECEASED; UNKNOWN SURVIVING HEIRS OF DORCINE S. TURNER, DECEASED CP Jun 2018 No. 02964 \$372,161.77 Hladik Onorato & Federman LLP	2411-359 5601 Gainor Road 19131 52nd Wd. 4537 Sq. Ft. BRT#522107400 Improvements: Residential Property Subject To Mortgage KAREN SHAW-RANDALL, IN HER CAPACITY AS HEIR OF BERNARD B. SHAW A/K/A BERNARD B. SHAW SR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNARD B. SHAW A/K/A BERNARD B. SHAW, SR., DECEASED CP Oct 2023 No. 01583 \$53,609.42 Brock & Scott PLLC	2411-367 1024 Wagner Avenue 19141 49th Wd. 2495 Sq. Ft. BRT#492012000 Improvements: Residential Property UNKNOWN SURVIVING HEIRS OF CLARE A. TOWHEY, DECEASED CP Jan 2024 No. 01740 \$57,931.36 Hladik Onorato & Federman LLP	2411-376 821 South Alden Street 19143 46th Wd. 912 Sq. Ft. BRT#463256600 Improvements: Residential Property DEBRA E. JONES CP Oct 2023 No. 01376 \$30,478.73 Powers Kim, LLC
2411-339 5439 Chester Avenue 19143 51st Wd. 1900 Sq. Ft. BRT#514128500 Improvements: Residential Property Subject To Mortgage FTCJ INVESTMENT LLC A/K/A FTCJ INVESTMENTS LLC CP Feb 2024 No. 02044 \$210,012.64 Orlans PC	2411-348 5618 Utah Street 19144 12th Wd. 728 Sq. Ft. BRT#122154400 Improvements: Residential Property Subject To Mortgage ANDRE CHRISTIE CP Dec 2023 No. 03039 \$101,472.03 Friedman Vartolo LLP	2411-360 1640 North 61st Street 19151 34th Wd. 1500 Sq. Ft. BRT#342262300 Improvements: Residential Property Subject To Mortgage DAVID N. RUBIN, ESQ., IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF LUCIE M. HAYNIE A/K/A LUCIE MAE HAYNIE A/K/A LUCIE HAYNIE A/K/A LUCIE MAE DAVIS HAYNIE; DEAWN HAYNIE, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LUCIE M. HAYNIE A/K/A LUCIE MAE HAYNIE A/K/A LUCIE HAYNIE A/K/A LUCIE MAE DAVIS HAYNIE CP Dec 2019 No. 03491 \$36,659.93 Brock & Scott PLLC	2411-368 2029 North Stillman Street 19121 32nd Wd. 832 Sq. Ft. BRT#322184600 Improvements: Residential Property Subject To Mortgage HAMMER INVESTMENT PROPERTIES, LLC CP Mar 2024 No. 00720 \$125,495.50 Orlans PC	2411-377 1916 Evarts Street 19152 56th Wd. 4125 Sq. Ft. BRT#562241500 Improvements: Residential Property JOSEPH WALDMAN AND HANNAH WALDMAN CP Jan 2018 No. 02282 \$120,698.65 Powers Kim, LLC
	2411-349 1819 East Willard Street 19134 45th Wd. 961 Sq. Ft. BRT#452027200 Improvements: Residential Property Subject To Mortgage Subject To Rent CORRECT INVESTMENTS LLC CP Nov 2023 No. 00080 \$357,599.57 Friedman Vartolo LLP	2411-361 6408 Guyer Avenue 19142-3025 40th Wd. 1225 Sq. Ft. BRT#406318300 Improvements: Residential Property CHERRI WILLIAMS CP Jan 2023 No. 01044 \$68,059.29 The Law Office Of Gregory Javardian LLC	2411-369 1716 Dorrance Street 19145 36th Wd. 630 Sq. Ft. BRT#363196600 Improvements: Residential Property Subject To Mortgage JDTJ CONSULTING, LLC; TAMIKA JOHNSON; JAMILLAH DALLAS CP Jun 2024 No. 00445 \$255,690.10 Console Matison, LLP	2411-378 154 Rosemar Street 19120 61st Wd. 1050 Sq. Ft. BRT#611233500 Improvements: Residential Property JOHNSON SOLELY IN HER CAPACITY AS HEIR OF CHRISTINE M. JOHNSON , DECEASED; THE UNKNOWN HEIRS OF CHRISTINE M. JOHNSON DECEASED CP May 2022 No. 01843 \$51,329.79 KML Law Group, P.C.
	2411-350 223 South 51st Street 19139 60th Wd. 1621 Sq. Ft. BRT#602160400 Improvements: Residential Property Subject To Mortgage DDH FUND LP CP Mar 2024 No. 02056 \$220,041.70 Friedman Vartolo LLP	2411-362 5538 Walnut Street 19139 60th Wd. 2000 Sq. Ft. BRT#604038300 Improvements: Residential Property Subject To Mortgage BERNICE JONES CP Mar 2023 No. 00147 \$63,987.22 The Law Office Of Gregory Javardian LLC	2411-370 2633 East Allegheny Avenue 19134 45th Wd. 820 Sq. Ft. BRT#871569960 Improvements: Commercial Subject To Mortgage Subject To Rent W.Z. REMODELING LLC CP Mar 2024 No. 03014 \$220,195.09 Stradley Ronon Stevens & Young, LLP	2411-379 4023 Green Street 19104 6th Wd. 1368 Sq. Ft. BRT#061041100 Improvements: Residential Property CHARLES A.J. HALPIN, III, ESQUIRE, REPRESENTATIVE OF THE ESTATE OF MICHAEL H. JONES A/K/A MICHAEL JONES, DECEASED CP 01383 No. JUN 2024 \$108,289.99 Law Offices Of Gregory Javardian, LLC
	2411-351 332 Magee Avenue 19111 35th Wd. 2495 Sq. Ft. BRT#353095800 Improvements: Residential Property Subject To Mortgage STEVEN J. CAMPBELL A/K/A STEVEN CAMPBELL CP Feb 2023 No. 00880 \$135,006.64 Friedman Vartolo LLP	2411-363 5639 Angora Terrace 19143-3111 51st Wd. 1120 Sq. Ft. BRT#513066100 Improvements: Residential Property FRANCELIA STUART-MAYERS, IN	2411-371 3373 East Thompson Street 19134 45th Wd. 1200 Sq. Ft. BRT#451234203 Improvements: Residential Property W.Z. REMODELING LLC CP Mar 2024 No. 03021 \$184,175.79 Stradley Ronon Stevens & Young, LLP	2411-380 2457 North 5th Street 19133 19th Wd. 1793 Sq. Ft. BRT#871525240 Improvements: Commercial
	2411-352 323 North Salford Street 19139 4th Wd. 855 Sq. Ft. BRT#042256400 Improvements: Residential Property Subject To		2411-372	

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
GILBERTO SANCHEZ AND AIDA SANCHEZ AND GOLDEN BLOCK DOLLAR PLUS LLC AND GOLDEN BLOCK DOLLAR PLUS AND RUSSELLNY INVESTMENTS LLC, TERRE TENANT CP Jan 2017 No. 01631 \$120,000.00 Kivitz & Kivitz, P.C.	A/K/A CHARLES KAIJANANTE;M.K., A MINOR, IN HER CAPACITY AS HEIR OF CHARLES F. KAIJANANTE A/K/A CHARLES FIDELIS KAIJANANTE A/K/A CHARLES KAIJANANTE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES F. KAIJANANTE A/K/A CHARLES FIDELIS KAIJANANTE A/K/A CHARLES KAIJANANTE CP Oct 2022 No. 01457 \$54,508.71 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	00712 \$83,560.41 Albertelli Law	CP Sep 2023 No. 00374 \$23,487.29 KML Law Group, P.C.	Residential Property CATHERINE RAFTERY, IN HER CAPACITY AS HEIR OF CHRISTOPHER M. RAFTERY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHRISTOPHER M. RAFTERY CP Aug. 2023 No. 00649 \$327,426.60 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2411-381 6054 North American Street 19120 61st Wd. 1088 Sq. Ft. BRT#612399900 Improvements: Residential Property MYRON TAYLOR CP Jan 2024 No. 03061 \$85,010.36 Kivitz & Kivitz, P.C.	2411-390 9617 Hilsbach Street 19115 58th Wd. 1484 Sq. Ft. BRT#581485103 Improvements: Residential Property Subject To Mortgage JOHN MCDEVITT CP Mar 2023 No. 02832 \$277,631.23 Leopold & Associates, PLLC	2411-399 6333 Kingsewing Avenue 19142 40th Wd. 1332 Sq. Ft. BRT#401257300 Improvements: Residential Property SABALI LLC CP May 2024 No. 00583 \$90,845.36 Weber Gallagher Simpson Stapleton Fires & Newby LLP	2411-408 3421 North Lee Street 19134 7th Wd. 1076 Sq. Ft. BRT#073028600 Improvements: Residential Property CHERYL MASON, SOLELY IN HER CAPACITY AS HEIR OF NANCY TIMM, DECEASED; JOHN MASON, SOLELY IN HIS CAPACITY AS HEIR OF NANCY TIMM, DECEASED; NICOLE MASON, SOLELY IN HER CAPACITY AS HEIR OF NANCY TIMM, DECEASED; WAYNE MEARS, SOLELY IN HIS CAPACITY AS HEIR OF NANCY TIMM, DECEASED CP Jan 2022 No. 02006 \$34,115.65 KML Law Group, P.C.	2411-416 2048 East Venango Street 19134 45th Wd. 1204 Sq. Ft. BRT#452146900 Improvements: Residential Property DANA WEBER, ADMINISTRATRIX OF THE ESTATE OF JANICE D. WEBER, DECEASED CP Aug 2022 No. 03238 \$17,161.39 KML Law Group, P.C.
2411-382 5943 Ogontz Avenue 19141 17th Wd. 1565 Sq. Ft. BRT#71094100 Improvements: Residential Property Subject To Mortgage VALERIO MEZQUITA, AKA VALERIO D. MEZQUITA CP Sep 2019 No. 01787 \$23,430.25 Manley Deas Kochalski LLC	2411-391 7946 Temple Road 19150-2116 50th Wd. 1634 Sq. Ft. BRT#501064900 Improvements: Residential Property Subject To Mortgage KARL D. CLANTON CP Jul 2023 No. 00347 \$91,012.66 Barley Snyder LLP	2411-400 308 North 59th Street 19139 4th Wd. 750 Sq. Ft. BRT#042244000 Improvements: Residential Property UNKNOWN HEIRS OF LULA WILSON AKA LULA M. WILSON; THERESA BOSWELL, HEIR OF LULA WILSON, A/K/A LULA M. WILSON, DECEASED; NANCY SCHOOLFIELD, HEIR OF LULA WILSON, A/K/A LULA M. WILSON, DECEASED CP Sep 2022 No. 02260 \$48,350.60 KML Law Group, P.C.	2411-409 6632-46 Bustleton Avenue 19149 54th Wd. 22200 Sq. Ft. BRT#778726200 Improvements: Commercial Yes KINGDOM EMPOWERMENT INTERNATIONAL MINISTRY A/K/A KINGDOM EMPOWERMENT INTERNATIONAL MINISTRIES CP Jun 2024 No. 01414 \$1,356,004.82 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.	2411-419A 5933 North Camac Street 19141 49th Wd. 1680 Sq. Ft. BRT#493166400 Improvements: Residential Property MICHAEL P. DUNSTON A/K/A MICHAEL DUNSTON AND BRENDA J. DUNSTON A/K/A BRENDA DUNSTON CP May 2023 No. 01959 \$36,190.43 McCabe Weisberg & Conway LLC
2411-383 5013 F Street 19124 23rd Wd. 1940 Sq. Ft. BRT#233061700 Improvements: Residential Property CELANIA ROSA AMARANTE AKA CELANIA ROSA CP Oct 2023 No. 01073 \$185,088.18 Albertelli Law	2411-392 1814 South 20th Street 19145 48th Wd. 1215 Sq. Ft. BRT#871223700 Improvements: Commercial Subject To Mortgage 1814 S 20TH LLC CP Dec 2021 No. 01061 \$733,858.83 Eisenberg, Gold & Agrawal, P.C.	2411-401 4834 Parrish Street 19139 44th Wd. 1178 Sq. Ft. BRT#441313800 Improvements: Residential Property THE UNKNOWN HEIRS OF MARVIN ANTHONY ROUSE AKA MARVIN ROUSE, DECEASED CP Feb 2024 No. 00247 \$129,017.27 KML Law Group, P.C.	2411-410 5915 Chester Avenue 19143 40th Wd. 1449 Sq. Ft. BRT#401116200 Improvements: Residential Property DAMMON MALIK EVERETT, AS ADMINISTRATOR OF THE ESTATE OF DAMMON HORACE EVERETT AKA DAMMON EVERETT, DECEASED CP Jun 2024 No. 00605 \$56,421.28 Hill Wal-lack LLP	2411-419B 5935 North Camac Street 19141 49th Wd. 1680 Sq. Ft. BRT#493166500 Improvements: Residential Property MICHAEL P. DUNSTON A/K/A MICHAEL DUNSTON AND BRENDA J. DUNSTON A/K/A BRENDA DUNSTON CP May 2023 No. 01959 \$36,190.43 McCabe Weisberg & Conway LLC
2411-384 2822 Woodhaven Road 19154 66th Wd. 7562 Sq. Ft. BRT#662613100 Improvements: Residential Dwelling JOSEPH SCOTT III CP Feb 2023 No. 01502 \$248,042.55 Hladik Onorato & Federman LLP	2411-393 5623 North 13th Street 19141-4103 49th Wd. 1501 Sq. Ft. BRT#493198700 Improvements: Residential Property Subject To Mortgage ALEAH NICKENS CP Jan 2024 No. 03240 \$191,921.42 Orlans PC	2411-402 6538 North Bouvier Street 19126 17th Wd. 1292 Sq. Ft. BRT#172231700 Improvements: Residential Property THERESA TAYLOR AKA THERESA N. TAYLOR; CALVIN H. TAYLOR JR. AKA CALVIN H. TAYLOR CP 01887 No. JAN 2023 \$122,053.62 KML Law Group, P.C.	2411-411 939 South 59th Street 19143 3rd Wd. 1257 Sq. Ft. BRT#033193000 Improvements: Residential Property Subject To Mortgage GARY T. THOMAS, KNOWN HEIR OF CATHERINE THOMAS AND RONALD T. THOMAS, KNOWN HEIR OF CATHERINE THOMAS AND KEVIN THOMAS, KNOWN HEIR OF CATHERINE THOMAS AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CATHERINE THOMAS CP Feb 2021 No. 01085 \$50,137.99 Buchanan Ingersoll & Rooney PC	2411-420 175 Hansberry Street 19144 12th Wd. 3705 Sq. Ft. BRT#123102600 Improvements: Residential Property Subject To Mortgage DNRD, LLC AND VIRGIL RUSH, INDIVIDUAL AND AS MANAGING MEMBER OF DNRD, LLC CP Aug 2023 No. 02693 \$294,044.64 Vitti Law Group Incorporated
2411-385 41 North Felton Street 19139 34th Wd. 1048 Sq. Ft. BRT#341240700 Improvements: Residential Property SHAWN Q. DRUMMOND CP Jun 2023 No. 02966 \$37,115.13 Hladik Onorato & Federman LLP	2411-394 5622 Sprague Street 19138-2330 12th Wd. 870 Sq. Ft. BRT#122269600 Improvements: Residential Property Subject To Mortgage TROY WILLIAMS CP Dec 2023 No. 00867 \$52,918.80 Leopold & Associates, PLLC	2411-403 5815 Akron Street 19149 62nd Wd. 1174 Sq. Ft. BRT#621440500 Improvements: Residential Property ALESIA BREWER CP Dec 2022 No. 02201 \$151,114.36 KML Law Group, P.C.	2411-412 678 North 13th Street 19123 14th Wd. 1821 Sq. Ft. BRT#141000026 Improvements: Residential Property 678 NORTH 13TH STREET LLC CP Mar 2024 No. 02256 \$610,143.37 Manley Deas Kochalski LLC	2411-424 223 Tree Street 19148 39th Wd. 672 Sq. Ft. BRT#391083900 Improvements: Residential Property STEVEN BEGLEY IN HIS CAPACITY AS HEIR OF EILEEN BEGLEY A/K/A EILEEN J. BEGLEY, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST OF UNDER EILEEN GEGLEY A/K/A EILEEN J. BEGLEY, DECEASED CP Dec 2019 No. 04498 \$46,336.21 Stern & Eisenberg PC
2411-387 1227 Hale Street 19111 53rd Wd. 1075 Sq. Ft. BRT#531033800 Improvements: Residential Property DERRELL AQUIL BANKS CP May 2022 No. 01120 \$94,964.99 Manley Deas Kochalski LLC	2411-396 1553 North Alden Street 19131-3814 4th Wd. 1350 Sq. Ft. BRT#043294100 Improvements: Residential Property Subject To Mortgage CASSEL GROUP, LLC CP Feb 2024 No. 03223 \$101,177.31 Leopold & Associates, PLLC	2411-404 2442 Rosella Street 19153 40th Wd. 3181 Sq. Ft. BRT#404165609 Improvements: Residential Property ROMEO SHEDRICK CP Jan 2024 No. 02338 \$56,983.03 KML Law Group, P.C.	2411-413 2400 East Butler Street 19137 45th Wd. 48302 Sq. Ft. BRT#882059550 Improvements: Commercial Subject To Mortgage 3755 ARAMINGO ASSOCIATES, LLC CP Jul 2023 No. 00703 \$1,104,730.60 Stevens & Lee	2411-425 3162 Master Street 19121 88th Wd. 1230 Sq. Ft. BRT#888290168 Improvements: Residential Property GARY BOWMAN CP Dec 2023 No. 01895 \$276,396.96 Stern & Eisenberg PC
2411-388 7113 Lynford Street 19149 35th Wd. 1257 Sq. Ft. BRT#542214600 Improvements: Residential Property Subject To Rent KANLUM QUAN; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF KANLUM QUAN(IF ANY) CP Dec 2023 No. 00781 \$97,315.63 Manley Deas Kochalski LLC	2411-397 1904 73rd Avenue 19138 10th Wd. 1228 Sq. Ft. BRT#101343800 Improvements: Residential Property IRLANDE SYLVERT AND HUGUES PIERRE CP Nov 2023 No. 02824 \$116,359.46 Albertelli Law	2411-405 6724 Woolston Avenue 19138 10th Wd. 1120 Sq. Ft. BRT#102405200 Improvements: Residential Property GARFIELD EDWARDS CP Jul 2023 No. 00088 \$122,857.76 KML Law Group, P.C.	2411-414 4305 Terrace Street 19128 21st Wd. 2605 Sq. Ft. BRT#211295100 Improvements:	
2411-389 5616 Windsor Avenue 19143 51st Wd. 1016 Sq. Ft. BRT#514082900 Improvements: Residential Property MARY K. KAGARUKI, AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CHARLES F. KAIJANANTE A/K/A CHARLES FIDELIS KAIJANANTE A/K/A CHARLES KAIJANANTE; CHRISTIAN LANE BROWN, A MINOR, IN HIS CAPACITY AS HEIR OF CHARLES F. KAIJANANTE A/K/A CHARLES FIDELIS KAIJANANTE	2411-398 5208 Duffield Street 19124 62nd Wd. 1324 Sq. Ft. BRT#622239900 Improvements: Residential Property KEITH D. WILLSE CP Aug 2023 No.	2411-407 1238 Pratt Street 19124 62nd Wd. 1392 Sq. Ft. BRT#621016800 Improvements: Residential Property JEAN M. ESPERA; MOSENTHO JEAN		

MOTHERS MAKING MUSIC & MOVES: CELEBRATING PHILADELPHIA'S TRAILBLAZING WOMEN IN MUSIC AND MOTHERHOOD



By Shelly Shell

Philadelphia was alive with a celebration on September 24, 2024, as SCH Creative and Performing Arts presented *Mothers Making Music & Moves*, a remarkable event honoring women who seamlessly balance mother-

hood with thriving careers in the music industry. The Venice Island Theater provided the perfect stage, packed with energy, live performances, and heartfelt recognition of these trailblazing women. This inaugural gathering was the brainchild of Su-

zann "Su Dat" Christine, a Philadelphia artist and businesswoman with a clear mission: to uplift mothers who navigate unique challenges within a male-dominated industry. The evening's honorees—Felicia Williams, Jean Carne, and Dyana Williams—each brought a legacy of mentorship, artistry, and groundbreaking work. Hosted by Power 99's Roxy Romeo, the night was filled with inspiring stories, a panel discussion, and a chance for the audience to hear directly from these influential women.

Felicia Williams, a principal at HiTouch Enterprises, was celebrated for her enduring impact on Philadelphia's entertainment landscape, sharing the stage with legends like Dyana Williams, known as the "Mother of Black Music Month," and jazz sensation Jean Carne. Felicia expressed her gratitude for the honor, calling the experience

"phenomenal" and describing how her "heart is full" from the community's embrace.

Councilmember Isaiah Thomas made a special appearance, bringing a touch of official recognition to the event with city citations presented to all honorees and panelists, including Queen Yaszy, Naima Vivian, Bianca Ingram, Troi Lauren, Alexandra Cutler-Fetkewicz, Ebony Joi, Angie Wells, and Sunni Smilez.

The event would not have been possible without the dedication of SCH CAPA's "Dream Team" board members, who worked tirelessly to make this vision a reality. This powerhouse team, minus Pam English (who went above and beyond despite being on tour in the UK), included Izzy Ike, Caliph Gamble, Carolyn Ritter Watson, Shelly Williams, Kyah Nixon, Denise Hurst Green, Saj Blackwell, Donnique Bell, and honoree Felicia Williams.

SCH CAPA's dedication to empowering youth shone brightly throughout the night, with all proceeds supporting the organization's free after-school programs in Philadelphia aimed at nurturing young aspiring artists.

With *Mothers Making Music & Moves* slated to become an annual celebration, SCH CAPA invites sponsors to join in supporting this impactful event. Those interested can reach out to Suzann Christine at suzann@schcapa.org for information on sponsorship packages or click <https://donate.stripe.com> to partner in sponsorship. Together, we can continue to uplift and honor mothers in music who inspire, educate, and uplift future generations.

A NIGHT OF RESILIENCE AND HOPE: SOLDIER OF LOVE FOUNDATION'S 9TH ANNUAL DOMESTIC VIOLENCE EMPOWERMENT GALA



By Shelly Shell

Under the inspiring leadership of President and CEO Necol Millsip, the Soldier of Love Foundation's 9th Annual Domestic Violence

Empowerment Gala was a night dedicated to strength, resilience, and renewed hope for change.

The Soldier of Love Foundation's 9th Annual Domes-

tic Violence Empowerment Gala was a profound evening of hope, resilience, and transformation. Held on October 11, 2024, at the stunning Itsae Ballroom, the black-tie affair gathered a compassionate community to support children, teens, and adults affected by domestic violence.

With heartfelt elegance, Mimi Brown hosted the evening, guiding guests through an inspiring program filled with powerful speeches, honors, and performances. As Paul Anthony sang "All Cried Out," his voice echoed the deep sentiment often experienced by survivors—heartbreak, resilience, and the courage to rebuild. This moving tribute resonated with attendees, underscoring the strength it takes to heal and rise beyond the pain.

The night celebrated honorees and organizations who have made a significant impact in their communities, with a dedication dance and video tribute honoring survivors. Guests enjoyed a beautiful buffet dinner, entertainment, and dancing while the gathering reinforced a shared commitment to a world without violence.

Through ticket sales and sponsorships, the event raised funds to provide vital services like counseling, safe housing, and educational resources, all crucial for supporting survivors on their journeys. This unforgettable evening left everyone with a renewed sense of purpose, united in the mission to empower survivors and create a safer, more compassionate future.

Your support is still needed to donate to the organization and for more information, please visit soldieroflovefoundation.org or call 215-995-3151. Together, we can create a future where everyone has the opportunity to thrive in safety and dignity.

Photo credit: Cecil Goodwin of CShotsphotography.com Special thank you to Cecil Goodwin for the remarkable photos.

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Thanksgiving 2024

The "Main Line" Feast

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

10/pp: \$600.00

20/pp: \$1100.00

30/pp: \$1600.00

Classic Menu

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

Service for 4-6 people: \$300.00

8-10 people: \$400.00 14-16 people:
\$600.00

DESSERTS

Whole Pies..\$35

Sweet Potato, Apple or Pumpkin
Cakes \$45

Lemon Pound, Carrot or Red Velvet

The "Manayunk"

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

***Priced the same as "Classic" menu*

The "Uptown"

Whole Turkey/Stuffing/Cranberry Sauce
Grilled Salmon w/Orange
Pineapple Demi Glaze
Baked Macaroni & Cheese
Rice Pilaf with Dried Cranberries
Fresh Collard Greens
Fancy Glazed Carrots
Assorted Breads and Rolls

***Priced the same as "Classic"
menu*

Half Pans

Turkey Wings.....	\$65
Brisket of Beef.....	\$75
BBQ Chicken.....	\$65
Yams.....	\$60
Mac & Cheese.....	\$60
Greens.....	\$60
String Beans.....	\$60
Potato Salad.....	\$60
Stuffing.....	\$40
Cornbread.....	\$25
Whole Turkey.....	\$110
Fried Turkey.....	\$110

*** Delivery Charges to be Applied***

*** Deadline For Thanksgiving Dinner is Thursday November 14, 2024*

Pick Up Or Delivery orders On November 26th Tuesday, & 27th Wednesday From 3 PM—8 PM

Pick Up or Delivery on Thanksgiving Day Thursday November 28th 9 AM—1 PM

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