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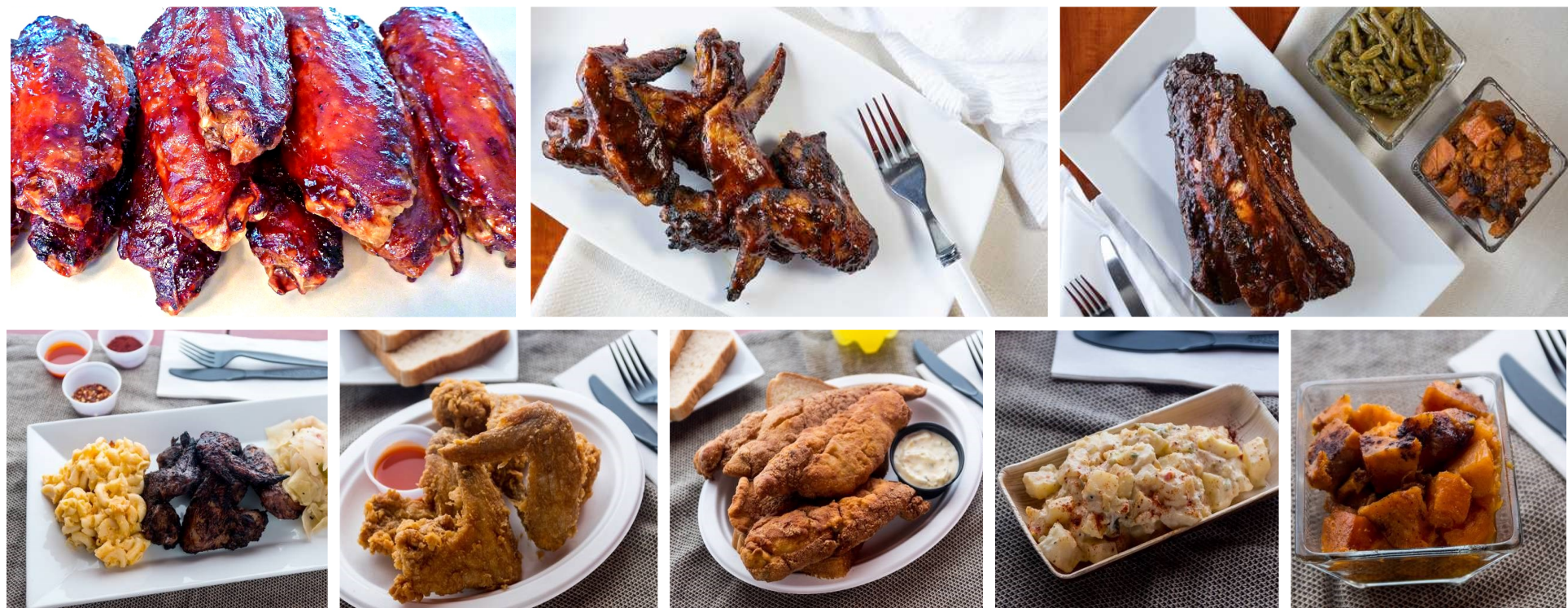
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Burgers & Sandwiches <i>(Lettuce, tomato, onion, pickles, and American cheese.)</i>		Jerk Chicken-	\$14.50	Apple Cobbler-	\$4.00
		w/White Meat	\$15.50	Peach Cobbler-	\$4.00
Beef Burger-	\$5.50	Fried Chicken-	\$14.50	Assorted Cakes-	\$4.00
Bacon Burger-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

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Jayden Horton-Mims Blazes to 400m National Title at Nike HS Nationals



By James Williams, Editor Jayden Horton-Mims delivered yet another electrifying performance at the Nike High School National Championship, held at the New York Armory. The Texas standout clocked an impressive 46.65 seconds in the 400m final, securing back-to-back national titles. His time marked an improvement over his 2024 winning time of 46.85, reinforcing his dominance in the event.

The race featured an elite field, but Horton-Mims surged ahead in the final 100 meters, pulling away from a stacked lineup that included Kendrick Jones Jr. of Temple, Texas, who finished in 46.77 seconds, earning the #7 U.S. ranking for 2025. Keayari Thompson from TakeOff TC in Georgia was close behind at 46.81 seconds, securing the #8 national ranking. Jordan Riggs of H-Town Hurricanes TC, Texas, rounded out the top competitors with

a 46.85-second finish.

A Stellar 2025 Season So Far

Horton-Mims has been on a tear this season, putting up elite-level performances across multiple sprint events. At the Millrose Games on February 8, 2025, he tied the national high school record in the 300 meters, clocking a remarkable 32.64 seconds. His dominance continued in the 400 meters, winning at The CIR-

CUIT Philly meet on March 1, 2025, with a time of 46.77 seconds. Earlier in the indoor season, he set a personal best of 21.06 seconds in the 200 meters, further solidifying his place among the top sprinters in the country.

Stay tuned for more track and field coverage.

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James Williams
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Rabb Calls for Oversight and Accountability in Pennsylvania's Problem-Solving Courts



Photo PaHouse.com

By James Williams, Editor
Pennsylvania's problem-solving courts have expanded significantly in recent years, offering alternatives to incarceration for individuals struggling with substance use disorders, mental health issues, and other challenges that contribute to criminal behavior. With 136 such courts operating across the commonwealth, their stated goal is to rehabilitate participants rather than simply punish them, reducing recidivism and easing the burden on the state's correctional system. However, despite their widespread adoption, there is little oversight or standardization. Only 33 of these courts are accredited, and there are currently no certification requirements for establishing one. This lack of consistency has raised concerns among policymakers, prompting State Reps. Chris Rabb, a Democrat from Philadelphia, and Jamie Flick, a Republican representing Lycoming and Union counties, to introduce

a resolution that would authorize a comprehensive study of problem-solving courts in Pennsylvania.

House Resolution 133 would direct the Joint State Government Commission to assess how these courts function, examine their effectiveness, and identify best practices to ensure they operate in the best interests of the public. The goal is to determine whether problem-solving courts are achieving their intended outcomes, provide recommendations for standardization, and explore whether their expansion is fiscally responsible. While anecdotal evidence suggests that these courts have been successful in diverting individuals from the traditional prison system and helping them rebuild their lives, there has been no systematic statewide evaluation to confirm these results.

Rep. Rabb emphasized that while problem-solving courts may be a more humane alternative to incarceration, the lack of oversight means that it is difficult to

measure their true impact. He stressed that without clear data on how these courts operate, policymakers cannot be certain that they are working as intended. His concerns reflect broader questions about the consistency of problem-solving courts, which can vary widely in terms of eligibility criteria, judicial discretion, treatment programs, and success rates. Without a clear framework, outcomes may differ significantly from one county to another, raising concerns about fairness and equity in the justice system.

Rep. Flick, who has observed the effectiveness of problem-solving courts in Lycoming County, pointed to their success in reducing recidivism. Lycoming County's four problem-solving courts have consistently maintained recidivism rates lower than the state's overall average over the past three years, with an impressive 63% of participants successfully completing their programs. These statistics suggest that when im-

plemented effectively, problem-solving courts can have a meaningful impact. However, without a statewide study, it remains unclear whether other counties are achieving similar results or whether disparities exist in access to resources and program effectiveness.

Problem-solving courts have gained traction across the United States as an alternative to traditional criminal sentencing. They focus on rehabilitation rather than punishment, seeking to address the root causes of criminal behavior through targeted interventions. Pennsylvania has adopted five primary types of problem-solving courts: veterans courts, drug courts, DUI courts, juvenile drug courts, and mental health courts. Each of these models aims to support individuals who might otherwise be caught in a cycle of incarceration by providing access to treatment, judicial monitoring, and social services that address underlying issues such as addiction and mental illness.

One of the key advantages of problem-solving courts is their potential to reduce recidivism. By offering structured support systems, these courts help participants reintegrate into society more successfully than traditional incarceration methods. Programs often include substance abuse treatment, mental health counseling, job training, and housing assistance, all of which contribute to reducing the likelihood that participants will reoffend. In contrast, individuals who serve time in traditional correctional facilities often struggle to find stability upon release, increasing the risk of repeated encounters with the justice system.

While problem-solving courts have demonstrated positive outcomes in certain areas, their lack of oversight raises critical questions about effectiveness, equity, and cost. The absence of statewide certification requirements means that counties can implement these courts with varying

levels of rigor and resources. Some courts may offer comprehensive rehabilitation programs with strong community partnerships, while others may lack the infrastructure or funding necessary to provide the same level of support. This inconsistency creates disparities in how justice is administered, with individuals in well-funded jurisdictions potentially receiving better outcomes than those in under-resourced areas.

Additionally, there is limited data on the financial implications of problem-solving courts. Advocates argue that these courts save money in the long run by reducing prison populations and lowering the costs associated with repeat offenders. However, without systematic tracking of costs and benefits, it is difficult to determine the actual economic impact. A statewide study would provide valuable insight into whether problem-solving courts are delivering cost savings and whether certain models are more efficient than others.

Another issue at stake is access to justice. While problem-solving courts offer an alternative path for many individuals, not everyone has equal access to these programs. Some counties may have robust problem-solving courts with multiple pathways for diversion, while others may lack the resources to support such initiatives. This creates a system in which individuals with similar offenses may receive vastly different treatment depending on where they live. A study could help identify these disparities and provide recommendations for expanding access to problem-solving courts in a more equitable manner.

The resolution introduced by Rabb and Flick is a crucial step toward ensuring that problem-solving courts operate effectively and fairly across Pennsylvania. By conducting a thorough study

of how these courts function, legislators can develop evidence-based policies that promote consistency and accountability. The findings could lead to the creation of statewide standards for accreditation, mandatory reporting requirements to track recidivism and cost-effectiveness, and targeted funding to support under-resourced courts.

If the resolution passes, it could pave the way for a more structured approach to problem-solving courts, ensuring that they meet their intended goals of rehabilitation and public safety. A key challenge will be balancing the need for oversight with the flexibility that problem-solving courts re-

quire to address individual cases effectively. While standardization is necessary to ensure fairness, overly rigid regulations could limit the ability of judges and program administrators to tailor interventions to the specific needs of participants.

The bipartisan nature of this initiative highlights a shared recognition that criminal justice reform is not a partisan issue but a matter of public interest. Both Democrats and Republicans acknowledge that the current system has flaws and that alternative models, when implemented effectively, can produce better outcomes for individuals and communities. By com-

mitting to a data-driven approach, Pennsylvania has the opportunity to refine and improve its problem-solving courts, ensuring that they serve as a meaningful alternative to incarceration while maintaining accountability and effectiveness.

As the resolution moves through the legislative process, it will be important to consider the perspectives of judges, legal experts, social service providers, and individuals who have participated in problem-solving court programs. Their insights will be invaluable in shaping policies that enhance the effectiveness of these courts while preserving their rehabilitative mission. With thoughtful implementation,

Pennsylvania could become a leader in evidence-based problem-solving court models, demonstrating how a balanced approach to justice reform can benefit both individuals and society as a whole.

The Town Crier is a Rapid Response news blog that is written by James Williams and created in collaboration with ChatGPT. For research assistance and content editing. The image of the Town Crier was created by ChatGPT.



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Sheriff’s Sale Notices for April 1, 2025

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	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, April 1, 2025 at: https://www.bid4assets.com/philadelphia 10:00 AM EST Rochelle Bilal, Sheriff PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE 1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention (“CDC”) and Pennsylvania Department of Health (“Department of Health”) due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com (“Bid4Assets”). 2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID. 3. All bidders must complete the Bid4Assets 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	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 anunregistered fictitious name and may, at the discretion of the Sheriff, require proof of identityof 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 bythe 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 APRIL 1, 2025	2504-301 1316 West Hunting Park Avenue 19140 43rd Wd. 2574 Sq. Ft. BRT#433200800 Improvements: Residential Multi-family Attached Subject To Mortgage HUNTING INVESTMENTS LLC 1 CP Apr 2024 No. 01433 \$712,962.07 Orlans PC 2504-302 2512 West Gordon Street 19132 28th Wd. 1110 Sq. Ft. BRT#281211500 Improvements: Residential Single Family Attached KEITH COLEMAN SOLELY IN HIS CAPACITY AS HEIR OF GLORIA COLEMAN, DECEASED; STACEY A COLEMAN SOLELY IN HIS CAPACITY AS HEIR OF GLORIA COLEMAN, DECEASED; THE UNKNOWN HEIRS OF GLORIA COLEMAN, DECEASED CP Jun 2022 No. 01717 \$106,270.96 Stern & Eisenberg PC 2504-303 4506 Kingessing Avenue 19143 27th Wd. 7000 Sq. Ft. BRT#272094600 Improvements: Residential Single Family Attached JOHN ZACKARY GILBRIDGE-WONDERLIN CP Feb 2024 No. 00751 \$590,808.87 Stern & Eisenberg PC 2504-304 3326 Hartel Avenue 19136 64th Wd. 1637 Sq. Ft. BRT#642258300 Improvements: Residential Single Family Attached THE UNKNOWN HEIRS OF WILLIAM E. GOLDSTEIN, DECEASED CP Nov 2023 No. 00602 \$153,995.30 Stern & Eisenberg PC 2504-305 500-06 Walnut Street 19106 5th Wd. 2100 Sq. Ft. BRT#888501206 Improvements: Commercial Subject To Mortgage Subject To Rents STEVEN E. FISHMAN, SF EXTENDICARE, LLC AND ZAC PROPERTIES HOLDINGS, LLC CP Jan 2024 No. 02618 \$1,956,847.50 Fleischer Fleischer & Suglia, PC 2504-306 3653 North Hereford Lane 19114 66th Wd. 3452 Sq. Ft. BRT#661256500 Improvements: Residential Single Family Attached DONALD HETHERINGTON CP May 2024 No. 01560 \$143,359.81 Hill Wallack LLP 2504-307 1802 Arthur Street 19152 56th Wd. 2574 Sq. Ft. BRT#562052900 Improvements: Residential Single Family Attached CYNTHIA JOY HAUPTMANN CP Aug 2023 No. 02073 \$124,196.26 Hill Wallack LLP 2504-308 5513 West Godfrey Avenue 19138 12th Wd. 855 Sq. Ft. BRT#122311900 Improvements: Residential Dwelling MATTIE L. BROWN CP Apr 2024 No. 03736 \$72,275.46 The Law Office Of Gregory Javardian LLC 2504-309 808 North 64th Street 19151 34th Wd. 3195 Sq. Ft. BRT#344250100 Improvements: Residential Single Family Attached UPTURN REAL ESTATE LLC CP Sep 2024 No. 02893 \$278,653.15 Hill Wallack LLP	2504-310 3512 Penhurst Street 19134 33rd Wd. 791 Sq. Ft. BRT#331337600 Improvements: Residential Single Family Attached MARIA SANTOS AKA MARIA T. GUZMAN SANTOS CP Apr 2022 No. 01920 \$45,095.14 KML Law Group, P.C. 2504-311 5545 Springfield Avenue 19143 51st Wd. 1145 Sq. Ft. BRT#514114400 Improvements: Residential Single Family Attached THE UNKNOWN HEIRS OF MOHAMED HAMED MUNU DECEASED AND ADAMA MUNU, SOLELY IN HER CAPACITY AS HEIR OF MOHAMED MUNU, DECEASED AND HAWANATU MUNU AKA HAWANATU KOROMA, SOLELY IN HER CAPACITY AS HEIR OF MOHAMED MUNU, DECEASED AND NENEH MUNU, SOLELY IN HER CAPACITY AS HEIR OF MOHAMED MUNU, DECEASED AND ZAINAB MUNU, SOLELY IN HER CAPACITY AS HEIR OF MOHAMED MUNU, DECEASED CP Jun 2024 No. 01984 \$97,612.51 KML Law Group, P.C. 2504-312 5237 Walton Avenue 19143 46th Wd. 1610 Sq. Ft. BRT#462071500 Improvements: Residential Multi-Family Attached ANITA SINGLETON; SHAMIRAH SINGLETON CP Dec 2014 No. 01373 \$107,010.53 KML Law Group, P.C. 2504-313 6314 Limekiln Pike 19138 17th Wd. 1140 Sq. Ft. BRT#172315800 Improvements: Residential Single Family Attached KEVIN CARRUTH CP Jun 2024 No. 03149 \$70,444.18 KML Law Group, P.C. 2504-314 4353 Main Street 19127 21st Wd. 3709 Sq. Ft. BRT#871274400 Improvements: Commercial SEQUENCY LLC CP Sep 2024 No. 02008 \$571,471.68 Hill Wallack LLP 2504-315 107 North Ruby Street 19139 44th Wd. 1184 Sq. Ft. BRT#441194100 Improvements: Residential Single Family Attached GSS DEVELOPMENT GROUP LLC CP Sep 2024 No. 00463 \$154,109.74 Hill Wallack LLP 2504-316 2810 Knorr Street 19149 55th Wd. 1767 Sq. Ft. BRT#551188400 Improvements: Residential Single Family Attached RAYMOND T. DONAHUE CP Jan 2017 No. 00482 \$160,550.98 LOGS Legal Group LLP 2504-317 5943 North Marvine Street 19141 49th Wd. 1120 Sq. Ft. BRT#493094200 Improvements: Residential Single Family Attached VERONIQUE FREDERICK CP Apr 2024 No. 00032 \$143,601.69 LOGS Legal Group LLP 2504-318 2114 East Clearfield Avenue 19134 25th Wd. 1611 Sq. Ft. BRT#252231500 Improvements: Residential Single Family Attached Subject To Mortgage YESICA PAOLA DEL VALLEY AND GEORGE SERRANO CP Apr 2024 No. 00636 \$41,575.12 Timothy D. Padgett, P.A. Db a Padgett Law Group 2504-319 2930 West Oxford Street 19121 29th	Wd. 1304 Sq. Ft. BRT#292223300 Improvements: Residential Single Family Attached Subject To Mortgage ESTATE OF ERNEST TUCKER AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISES, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THE ESTATE OF ERNEST TUCKER, DECEASED CP Sep 2024 No. 02889 \$475,433.89 Timothy D. Padgett, P.A. Db a Padgett Law Group 2504-320 1450 North Wanamaker Street 19131 4th Wd. 780 Sq. Ft. BRT#043155200 Improvements: Residential Single Family Attached Subject To Mortgage Subject To Rents BRICK BY BRICK INVESTMENTS, LLC CP Aug 2024 No. 03657 \$136,102.62 Polsinelli 2504-321 766 North 37th Street 19104 24th Wd. 1125 Sq. Ft. BRT#243084100 Improvements: Residential Single Family Attached TAHLEA ANTOINETTE THOMAS, ADMINISTRATRIX OF THE ESTATE OF ALONZO JEFFREY LEE, SR., A/K/A ALONZO J. LEE, SR., A/K/A ALONZO LEE, DECEASED CP May 2020 No. 01070 \$42,412.45 Pressman, Doyle, Bloom & York 2504-322 2517 North 30th Street 19132 28th Wd. 930 Sq. Ft. BRT#282067600 Improvements: Residential Single Family Attached STEPHANIE HOWARD, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF BEVERLYN HOWARD-JORDAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLYN HOWARD-JORDAN CP Feb 2002 No. 01445 \$23,047.17 Ras Citron Law 2504-323 1728 South 24th Street 19145 36th Wd. 825 Sq. Ft. BRT#364148800 Improvements: Residential Single Family Attached Subject To Mortgage SFR PHILADELPHIA LLC CP Aug 2024 No. 01936 \$847,880.75 Friedman Vartolo LLP 2504-324 4355 Terrace Street 19128 21st Wd. 1062 Sq. Ft. BRT#211297800 Improvements: Residential Single Family Attached Subject To Mortgage JEFFREY PRESTON A/K/A JEFFREY R. PRESTON CP Apr 2024 No. 01160 \$166,950.09 Friedman Vartolo LLP 2504-325 267 South Ithan Street 19139 60th Wd. 1040 Sq. Ft. BRT#604223500 Improvements: Residential Single Family Attached Subject To Mortgage ANDRE F. CHRISTIE CP Mar 2024 No. 00840 \$168,647.37 Friedman Vartolo LLP 2504-326 1324 Locust Street 19107 5th Wd. 323 Sq. Ft. BRT#888115930 Improvements: Commercial OSMAN AKYUZ CP Oct 2024 No. 01802 \$101,787.14 MDK Legal 2504-327 5819 Sansom Street 19139 60th Wd. 1421 Sq. Ft. BRT#604156700 Improve-

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
ments: Residential Property LISA ROBINSON AKA LISA J.B. ROBINSON CP Nov 2019 No. 03580 \$105,111.53 MDK Legal	SARY SEANG CP Dec 2023 No. 02449 \$193,441.99 KML Law Group, P.C.	2504-349 2743 South 13th Street 19148 39th Wd. 1408 Sq. Ft. BRT#395338000 Improvements: Residential Property JAMES MORAN, JR CP Jul 2015 No. 03169 \$52,984.00 Kivitz & Kivitz, P.C.	2504-357B 2626 Frankford Avenue 19125 31st Wd. 1474 Sq. Ft. BRT#885000203 Improvements: Commercial Subject To Mortgage 2626 FRANKFORD LLC CP Apr 2021 No. 02914 \$3,853,759.55 Eisenberg, Gold & Agrawal, P.C.	02700 \$665,543.61 Timothy D. Padgett, P.A. DbA Padgett Law Group
2504-328 936-938 Oakmont Street 19111 63rd Wd. 5000 Sq. Ft. BRT#631186600 Improvements: Residential Single Family Attached UNKNOWN SURVIVNG HEIRS OF EILEEN M. TUDISCO, DECEASED CP May 2024 No. 02689 \$158,488.79 Hladik Onorato & Federman LLP	2504-338 1221 North 53rd Street 19131 44th Wd. 1155 Sq. Ft. BRT#442319400 Improvements: Residential Property LESTER YOUNG AND SHIRLEY YOUNG CP Oct 2016 No. 01422 \$74,506.97 KML Law Group, P.C.	2504-350 7742 Temple Road 19150 50th Wd. 1038 Sq. Ft. BRT#501059300 Improvements: Residential Dwelling Subject To Rents JOE NATHAN MANN, JR, SOLELY AS HEIR OF THE ESTATE OF SHIRLEY ABDULLAH, DECEASED AND DONNA LEE MANN, SOLELY AS HEIR OF THE ESTATE OF SHIRLEY ABDULLAH, DECEASED AND MARK ANTHONY MANN, SOLELY AS HEIR OF THE ESTATE OF SHIRLEY ABDULLAH, DECEASED AND UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF THE ESTATE OF SHIRLEY ABDULLAH, DECEASED CP Aug 2023 No. 02102 \$140,339.99 Brock & Scott, PLLC	2504-358 6336 East Wister Street 19138 12th Wd. 1236 Sq. Ft. BRT#122319500 Improvements: Residential Dwelling JAKE M. DEMPSEY CP Jul 2024 No. 01287 \$87,087.73 Hladik Onorato & Federman LLP	2504-368 301 Vernon Road 19119 22nd Wd. 2600 Sq. Ft. BRT#222032200 Improvements: Residential Dwelling Subject To Mortgage KEVIN T. SMITH, II CP Jun 2023 No. 01673 \$264,764.04 Timothy D. Padgett, P.A. DbA Padgett Law Group
2504-329 1217 South 16th Street 19146 36th Wd. 783 Sq. Ft. BRT#365118300 Improvements: Residential Single Family Attached JOHN JOSEPH MEULSTEE, III AND JJM3REI, LLC CP Nov 2023 No. 00161 \$371,621.92 Hladik Onorato & Federman LLP	2504-339 1818 West Berks Street 19121 32nd Wd. 1248 Sq. Ft. BRT#321129700 Improvements: Residential Single Family Attached Subject To Mortgage 1818 W BERKS ST LLC, CP May 2024 No. 02722 \$404,336.02 Friedman Vartolo LLP	2504-359 6225 Carpenter Street 19143 3rd Wd. 2530 Sq. Ft. BRT#033088400 Improvements: Residential Property Subject To Rents RRC VENTURES LLC CP Nov 2024 No. 01215 \$280,589.93 Manley Deas Kochalski LLC	2504-369 5651 Litchfield Street 19143 51st Wd. 904 Sq. Ft. BRT#513296200 Improvements: Residential Property SHIRLEY TURNER CP Jan 2024 No. 01605 \$105,599.88 Stern & Eisenberg PC	2504-370 1614 West Erie Avenue 19140 13th Wd. 1495 Sq. Ft. BRT#131043100 Improvements: Residential Property JOHN L. MACON, JR. CP Aug 2023 No. 02808 \$25,659.71 KML Law Group, P.C.
2504-330 3600 Conshohocken Avenue 19131 52nd Wd. 1200 Sq. Ft. BRT#888520506 Improvements: Residential Property LOUIS M. STERN, AS SURVIVING HEIR OF MYRA STERN, DECEASED AND UNKNOWN SURVIVING HEIRS OF MYRA STERN, DECEASED CP May 2024 No. 02663 \$182,129.18 Hladik Onorato & Federman LLP	2504-340 1905 South 5th Street 19148 39th Wd. 1072 Sq. Ft. BRT#392271900 Improvements: Residential Single Family Attached ALLEND JEUNE; PATRICK J JEUNE; JEUNE A LLC CP Jan 2024 No. 03123 \$297,354.61 Pincus Law Group, PLLC	2504-361 4706 Ramona Avenue 19124 23rd Wd. 3228 Sq. Ft. BRT#233123305 Improvements: Residential Dwelling JOSEPH B KRAUSE AKA JOSEPH KRAUSE AND SANDO KENNETH CP Oct 2015 No. 02033 \$374,956.17 Brock & Scott, PLLC	2504-371 1607 North 18th Street 19121 47th Wd. 2610 Sq. Ft. BRT#471291510 Improvements: Residential Property ELIZABETH CHERRY CP Dec 2022 No. 01151 \$35,461.17 Pincus Law Group, PLLC	
2504-331 6034 Chestnut Street 19139 3rd Wd. 1795 Sq. Ft. BRT#031031300 Improvements: Residential Single Family Attached ANTHONY SPEAKS THRONES A/K/A ANTHONY B. THRONES AND BARBARA SMITH THRONES CP Oct 2024 No. 01869 \$67,881.67 Hladik Onorato & Federman LLP	2504-341 9101 Ayrdale Crescent 19128 21st Wd. 1556 Sq. Ft. BRT#888210687 Improvements: Residential Property Subject To Mortgage VIRGINIA P. GOOD CP Dec 2024 No. 02913 \$7,015.55 Clemons Richter & Reiss, P.C.	2504-352 1841 Roseberry Street 19145 26th Wd. 714 Sq. Ft. BRT#262284300 Improvements: Residential Property JESSE KINSEY II CP Jul 2024 No. 00709 \$281,276.46 KML Law Group, P.C.	2504-362 136 East Walnut Park Drive 19120 61st Wd. 2464 Sq. Ft. BRT#611353800 Improvements: Residential Dwelling Subject To Rents CHARLES BUTLER CP Apr 2024 No. 00463 \$177,969.52 Brock & Scott, PLLC	2504-372 1125 Wallace Street 19123 14th Wd. 1275 Sq. Ft. BRT#141296000 Improvements: Residential Single Family Attached UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENG GAO; QIAN GAO, IN HER CAPACITY AS HEIR OF KENG GAO; WEN MING GAO, IN HIS CAPACITY AS HEIR OF KENG GAO; YU HUA LIN, IN HER CAPACITY AS HEIR OF KENG GAO CP Sep 2024 No. 02176 \$417,085.50 Berger Law Group, P.C.
2504-332 1307 West Wingoehocking Street 19140 49th Wd. 1727 Sq. Ft. BRT#491014800 Improvements: Residential Single Family Attached AARON DWAYNE PARKS, JR., AS ADMINISTRATOR OF THE ESTATE OF ETHEL MAE PARKS A/K/A ETHEL PARKS, DECEASED; CELESTINE SARAH MEREDITH CP May 2024 No. 01973 \$35,362.68 Hladik Onorato & Federman LLP	2504-342 6548 North Lambert Street 19138 10th Wd. 1209 Sq. Ft. BRT#102086200 Improvements: Residential Dwelling Subject To Rents PELA DELBRIDGE; DARIAN DELBRIDGE CP Mar 2024 No. 03099 \$108,851.00 Brock & Scott, PLLC	2504-353 4242 O Street 19124 33rd Wd. 1116 Sq. Ft. BRT#332547300 Improvements: Residential Property Subject To Mortgage AMBER M. BRIGGS CP Oct 2023 No. 03242 \$179,337.80 Barley Snyder LLP	2504-363 2432 South Philip Street 19148 39th Wd. 986 Sq. Ft. BRT#391309800 Improvements: Residential Dwelling Subject To Rents MICHAEL C SIEGFRIED, KNOWN HEIR OF LINDA SIEGFRIED, DECEASED AND WILLIAM J SIEGFRIED KNOWN HEIR OF LINDA SIEGFRIED, DECEASED AND STEVEN J SIEGFRIED, KNOWN HEIR OF LINDA SIEGFRIED, DECEASED AND JAMES R. SIEGFRIED, KNOWN HEIR OF LINDA SIEGFRIED, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA SIEGFRIED CP Jun 2024 No. 02552 \$129,718.10 Brock & Scott, PLLC	
2504-333 4629 Kingessing Avenue 19143 46th Wd. 2048 Sq. Ft. BRT#461141300 Improvements: Residential Single Family Attached SHELIA C DAVIS MAYO A/K/A SHEILA C. DAVIS-MAYO AND VICTORIAN VILLAGE, LLC CP Jul 2024 No. 00880 \$150,261.76 Hladik Onorato & Federman LLP	2504-343 3438 North Carlisle Street 19140 11th Wd. 2016 Sq. Ft. BRT#112158500 Improvements: Residential Dwelling PASERELLE LLC CP Aug 2024 No. 02250 \$152,382.34 Weber Gallagher Simpson Stapleton Fires & Newby LLP	2504-354A 4640-4646 Umbria Street 19127 21st Wd. 8177 Sq. Ft. BRT#883364350 Improvements: Commercial Subject To Mortgage Subject To Rents KORY & ALEK , L.P., DESIGN FOR TELEVISION LIMITED, KURT A. SHORE; SUZANNE HATFIELD CP Nov 2024 No. 00150 \$5,399,442.80 Fleck Eckert Klein Mcgarry LLC	2504-364 1208 West Rockland Street 19141 49th Wd. 2264 Sq. Ft. BRT#491117700 Improvements: Residential Dwelling STEPHANIE SHARAF AS ADMINISTRATRIX OF THE ESTATE OF MANAWAR ALAM A/K/A MANAWAR ALAM, SR. DECEASED CP Aug 2023 No. 01558 \$104,883.64 Brock & Scott, PLLC	2504-373 1117 Wallace Street 19123 14th Wd. 1150 Sq. Ft. BRT#141295600 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENG GAO AND QIAN GAO, IN HER CAPACITY AS HEIR OF KENG GAO AND WEN MING GAO, IN HIS CAPACITY AS HEIR OF KENG GAO AND YU HUA LIN, IN HER CAPACITY AS HEIR OF KENG GAO CP Sep 2024 No. 02190 \$408,975.05 Berger Law Group, P.C.
2504-334 4109 Ogden Street 19104 6th Wd. 3300 Sq. Ft. BRT#062077200 Improvements: Residential Single Family Attached JAHAAD K. BECKFORD AND BECKFORD INVESTMENTS LLC CP Jun 2024 No. 01564 \$300,357.46 Hladik Onorato & Federman LLP	2504-344 8910 Krewstown Road 19115 63rd Wd. 1,398 Sq. Ft. BRT#888630002 Improvements: Residential Property Subject To Mortgage RICHARD T. TOWEY CP Dec 2024 No. 02912 \$10,114.75 Clemons Richter & Reiss, P.C.	2504-354B 149 Wright Street 19127 21st Wd. 17680 Sq. Ft. BRT#885288820 Improvements: Commercial Subject To Mortgage Subject To Rents KORY & ALEK , L.P., DESIGN FOR TELEVISION LIMITED, KURT A. SHORE; SUZANNE HATFIELD CP Nov 2024 No. 00150 \$5,399,442.80 Fleck Eckert Klein Mcgarry LLC	2504-365 1622 South 31st Street 19145 48th Wd. 2648 Sq. Ft. BRT#482406800 Improvements: Residential Property RONALD NEWBORN, AKA RONALD NEWBORN, SR.: ALBERTHA W. NEWBORN CP Jun 2023 No. 02714 \$81,092.73 MDK Legal	2504-374 620 North 10th Street 19123 14th Wd. 1200 Sq. Ft. BRT#141111900 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENG GAO AND QIAN GAO, IN HER CAPACITY AS HEIR OF KENG GAO AND WEN MING GAO, IN HIS CAPACITY AS HEIR OF KENG GAO AND YU HUA LIN, IN HER CAPACITY AS HEIR OF KENG GAO CP Sep 2024 No. 02174 \$434,441.98 Berger Law Group, P.C.
2504-335 1214 West Erie Avenue 19140 43rd Wd. 1202 Sq. Ft. BRT#432056400 Improvements: Residentialmulti-family Attached ANGELO GOODWIN AND GLOBAL GOODWIN GROUP LLC CP Oct 2024 No. 01863 \$363,918.23 Hladik Onorato & Federman LLP	2504-345 3509 Joyce Street 19134 45th Wd. 780 Sq. Ft. BRT#452294400 Improvements: Commercial Subject To Mortgage LOS MUCHACHOS BARBER SHOP 3 LLC CP Oct 2024 No. 01822 \$126,193.33 Orlans PC	2504-355 5511 Pemberton Street 19143 46th Wd. 900 Sq. Ft. BRT#463056700 Improvements: Residential Property AMBER LEGACY LLC AND KAREN JOHNSON-LUGAY CP Mar 2024 No. 03212 \$227,162.09 Pincus Law Group, PLLC	2504-366 676 North 13th Street 19123 14th Wd. 1924 Sq. Ft. BRT#141000025 Improvements: Residential Property Subject To Mortgage MEHMET ISMAIL KAHYAOGU CP Feb 2024 No. 02539 \$645,788.63 Leopold & Associates, PLLC	2504-375 2108-10 Ridge Avenue 19121 29th Wd. 3132 Sq. Ft. BRT#871538720 Improvements: Commercial UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENG GAO AND QIAN GAO, IN HER CAPACITY AS HEIR OF KENG GAO AND WEN MING GAO, IN HIS CAPACITY AS HEIR OF KENG GAO AND YU HUA LIN, IN HER CAPACITY AS HEIR OF
2504-336 1026 Sydney Street 19150 50th Wd. 3510 Sq. Ft. BRT#502467100 Improvements: Residential Single Family Attached DJEFFLY DINVIL A/K/A DJEFFY DINVIL CP Oct 2017 No. 02786 \$303,952.65 LOGS Legal Group LLP	2504-346 1152 East Stafford Street 19138 59th Wd. 1252 Sq. Ft. BRT#591037600 Improvements: Residential Single Family Attached YOUNG EDUCATED & SMART LLC; RONALD THOMAS CP Aug 2024 No. 01940 \$185,492.34 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP	2504-356 2344 Greenwich Street 19146 36th Wd. 1056 Sq. Ft. BRT#364049400 Improvements: Residential Property Subject To Mortgage AMBER M. COPELAND CP May 2024 No. 01544 \$219,570.87 Padgett Law Group	2504-367 4601 Springfield Avenue 19143 46th Wd. 3600 Sq. Ft. BRT#240902700 Improvements: Residential Dwelling Subject To Mortgage GBE CAPITAL LLC CP Sep 2024 No.	
2504-337 5417 North Front Street 19120 42nd Wd. 8967 Sq. Ft. BRT#421265800 Improvements: Residential Property	2504-347 2636 South 7th Street 19148 39th Wd. 840 Sq. Ft. BRT#393193900 Improvements: Residential Dwelling JOSEPH J DIRIENZO, JR AND DOREEN DIRIENZO A/K/A DOREEN C. DIRIENZO CP Oct 2023 No. 02542 \$24,445.51 McCabe, Weisberg & Conway, LLC	2504-357A 2624 Frankford Avenue 19125 31st Wd. 1475 Sq. Ft. BRT#885000203 Improvements: Commercial Subject To Mortgage 2626 FRANKFORD LLC CP Apr 2021 No. 02914 \$3,853,759.55 Eisenberg, Gold & Agrawal, P.C.		

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
KENG GAO CP Sep 2024 No. 02169 \$561,964.27 Berger Law Group, P.C.	2504-384 99 East Seymour Street 19144 12th Wd. 710 Sq. Ft. BRT#121038200 Improvements: Residential Property R & J PROPERTY INVESTMENTS, LLC AND RYAN D HAYWOOD CP Apr 2024 No. 01162 \$87,415.49 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP	2504-392 714 North 37th Street 19104 24th Wd. 1530 Sq. Ft. BRT#243081500 Improvements: Commercial ROSE M. BOYD CP Oct 2015 No. 00943 \$48,629.42 McCabe, Weisberg & Conway, LLC	2504-403 3549 Tulip Street 19134 45th Wd. 1303 Sq. Ft. BRT#451426900 Improvements: Residential Dwelling Subject To Rents BRIAN GEIST, MARY HENRY AKA MARY J. HENRY, IN HER CAPACITY AS ADMINISTRATIX AND HEIR OF THE ESTATE OF MARK HENRY AKA MARK ALAN HENRY; MARK A. HENRY, JR. IN HIS CAPACITY AS HEIR OF MARK HENRY AKA MARK ALAN HENRY, DECEASED; ALYSSA M. HENRY AKA ALYSSA BRETT, IN HER CAPACITY AS HEIR OF MARK HENRY AKA MARK ALAN HENRY, DECEASED; DONNA MARIANNI, IN HER CAPACITY AS HEIR OF MARK HENRY AKA MARK ALAN HENRY, DECEASED CP Oct 2024 No. 02374 \$57,045.76 Brock & Scott, PLLC	2504-411 4334 Marple Street 19136 65th Wd. 1157 Sq. Ft. BRT#651092200 Improvements: Residential Single Family Attached ELIZABETH Y. WATSON, DECEASED CP Apr 2013 No. 00701 \$29,581.30 The Law Office Of Gregory Javardian LLC
2504-376 957 North 5th Street 19123 5th Wd. 4176 Sq. Ft. BRT#881000623 Improvements: Residential Property GAO INVESTMENT COMPANY LLC CP Sep 2024 No. 02166 \$712,001.53 Berger Law Group, P.C.	2504-385 1130 East Cliveden Street 19119 22nd Wd. 6579 Sq. Ft. BRT#221038800 Improvements: Residential Dwelling ROBIN HUGHES BEY, IN HIS CAPACITY AS HEIR OF RICHARD E. HUGHES; UNKNOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RICHARD E. HUGHES CP Mar 2020 No. 00298 \$262,117.20 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2504-393 625 Dudley Street 19148 39th Wd. 840 Sq. Ft. BRT#393014800 Improvements: Residential Dwelling ALEXSANDRA SOTO CP Jun 2024 No. 01005 \$164,439.46 Powers Kim, LLC	2504-404 110 North Sickels Street 19139 4th Wd. 883 Sq. Ft. BRT#041153300 Improvements: Residential Property MICHAEL BUTLER, INDIVIDUALLY AND AS ADMINISTRATOR FOR THE ESTATE OF DERRICK STALEY, DECEASED, AND AS MANAGING DIRECTOR ON BEHALF OF FRIEDMAN & GREENBERG LLC CP Mar 2024 No. 01208 \$61,966.83 Brock & Scott, PLLC	2504-412 147 East 64th Avenue 19120 61st Wd. 2278 Sq. Ft. BRT#611337600 Improvements: Residential Dwelling SHEILA GEE, IN HER CAPACITY AS HEIR OF ROBERT GEE; DARLENE GEE, IN HER CAPACITY AS HEIR OF ROBERT GEE A/K/A ROBERT KENNETH GEE; ROBERT K GEE, JR., IN HIS CAPACITY AS HEIR OF ROBERT GEE A/K/A ROBERT KENNETH GEE; MAALIKA GEE, IN HER CAPACITY AS HEIR OF ROBERT GEE A/K/A ROBERT KENNETH GEE; TABITHA GEE, IN HER CAPACITY AS HEIR OF ROBERT GEE A/K/A ROBERT KENNETH GEE; LATORIA GEE, IN HER CAPACITY AS HEIR OF ROBERT GEE A/K/A ROBERT KENNETH GEE; SHALIKA GEE, IN HER CAPACITY AS HEIR OF ROBERT GEE A/K/A ROBERT KENNETH GEE AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT GEE CP Sep 2019 No. 01382 \$154,170.80 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2504-378A 1123-1133 Spring Garden Street 19123 14th Wd. 14970 Sq. Ft. BRT#771168000 Improvements: Commercial Subject To Mortgage MJ CENTRAL INVESTMENT, L.P. CP Aug 2024 No. 03620 \$3,929,627.00 Klehr Harrison Harvey Branzburg LLP	2504-386 1212 South Millick Street 19143 3rd Wd. 984 Sq. Ft. BRT#033221300 Improvements: Residential Dwelling CALVIN JOHNSON AND HELEN ANDERS CP Aug 2023 No. 01870 \$101,273.89 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2504-395 6616 Castor Avenue 19149 53rd Wd. 2252 Sq. Ft. BRT#871403065 Improvements: Commercial Subject To Mortgage 6616 CASTOR LLC CP Jan 2024 No. 00573 \$273,810.80 Braverman Kaskey Garber PC	2504-405 2906 South Sydenham Street 19145 26th Wd. 736 Sq. Ft. BRT#261242700 Improvements: Residential Dwelling DENISE HOLDOSKY, IN HER CAPACITY AS ADMINISTRATIX AND HEIR OF THE ESTATE OF LORETTA HOLDOSKY; STEPHEN HOLDOSKY, JR., IN HIS CAPACITY AS HEIR OF LORETTA HOLDOSKY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LORETTA HOLDOSKY CP May 2023 No. 02473 \$59,809.39 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2504-413 1004 66th Avenue 19126 49th Wd. 9180 Sq. Ft. BRT#492087900 Improvements: Residential Dwelling DENEATRA BLACKSTON CP Nov 2022 No. 00464 \$380,936.55 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2504-378B 1135 Spring Garden Street 19123 14th Wd. 7500 Sq. Ft. BRT#771168100 Improvements: Commercial Subject To Mortgage MJ CENTRAL INVESTMENT, L.P. CP Aug 2024 No. 03620 \$3,929,627.00 Klehr Harrison Harvey Branzburg LLP	2504-387 1324 Locust Street 19107 5th Wd. 389 Sq. Ft. BRT#888115354 Improvements: Residential Dwelling JAMES J. COOPER, III AND REBECCA C. GROVE AND REBECCA R. JACKSON CP Sep 2023 No. 03021 \$109,229.60 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2504-396 6401-07 Castor Avenue 19149 54th Wd. 7418 Sq. Ft. BRT#882832900 Improvements: Commercial Subject To Mortgage 6401 CASTOR LLC CP Jan 2024 No. 00575 \$1,298,213.21 Braverman Kaskey Garber PC	2504-406 1753 North 27th Street 19121 32nd Wd. 938 Sq. Ft. BRT#324131800 Improvements: Residential Dwelling INNOVATIVE SOLUTIONS AND IMPROVEMENTS LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, BY KENNETH HAYWARD-MANAGER MEMBER; KENNETH HAYWARD CP Apr 2024 No. 00041 \$587,505.22 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2504-414 200 Locust Street 19106 5th Wd. 1131 Sq. Ft. BRT#888051566 Improvements: Residential Dwelling UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, AND DEVICES OF ADRIANA LEWIS GALANDES, DECEASED CP Dec 2022 No. 02436 \$565,798.64 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2504-378C 1122-1132 Brandywine Street 19123 14th Wd. 4770 Sq. Ft. BRT#771062000 Improvements: Commercial Subject To Mortgage MJ CENTRAL INVESTMENT, L.P. CP Aug 2024 No. 03620 \$3,929,627.00 Klehr Harrison Harvey Branzburg LLP	2504-388 1134 A South Street 19147 2nd Wd. 1380 Sq. Ft. BRT#023162130 Improvements: Residential Dwelling LISA WHITE JONES, IN HER CAPACITY AS HEIR OF HELENE A. WHITE A/K/A HELENE WHITE AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHTS, TITLE OR INTEREST FROM OR UNDER HELENE A. WHITE A/K/A HELENE WHITE CP Apr 2023 No. 01330 \$346,815.78 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2504-397 2346 North Camac Street 19133 37th Wd. 672 Sq. Ft. BRT#371256600 Improvements: Residential Property Subject To Mortgage 2346 N CAMAC LLC CP Jan 2024 No. 00577 \$155,230.61 Braverman Kaskey Garber PC	2504-398 2234 North 12th Street 19133 37th Wd. 1199 Sq. Ft. BRT#371229700 Improvements: Residential Property Subject To Mortgage 2234 N 12TH LLC CP Jan 2024 No. 00581 \$122,291.05 Braverman Kaskey Garber PC	2504-415 4218 O Street 19124 33rd Wd. 1123 Sq. Ft. BRT#332546100 Improvements: Residential Dwelling Subject To Rents DONALD WATSON CP Jun 2023 No. 01423 \$139,068.23 Brock & Scott, PLLC
2504-379 2856 North 23rd Street 19132 11th Wd. 863 Sq. Ft. BRT#111375400 Improvements: Residential Property HOLISTIC HEALING & RESTORATION MINISTRIES INC.; MAERETTA CARTER CP Sep 2023 No. 01146 \$174,840.89 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP	2504-389 2937 Kip Street 19134 7th Wd. 980 Sq. Ft. BRT#071389500 Improvements: Residential Property BERNARD FRANKLIN CP Jun 2023 No. 01353 \$54,125.12 Eisenberg, Gold & Agrawal, P.C.	2504-399 1209 West Susquehanna Avenue 19122 37th Wd. 1222 Sq. Ft. BRT#371306700 Improvements: Residential Property Subject To Mortgage 1209 W SUSQUEHANNA LLC CP Jan 2024 No. 00583 \$168,245.72 Braverman Kaskey Garber PC	2504-400 2342 North Camac Street 19133 37th Wd. 672 Sq. Ft. BRT#371256400 Improvements: Residential Property Subject To Mortgage 2342 N CAMAC LLC CP Jan 2024 No. 00579 \$105,102.48 Braverman Kaskey Garber PC	2504-416 4255-4257 Orchard Street 19124 23rd Wd. 1251 Sq. Ft. BRT#232258800 Improvements: Residential Property NIEVES LOPEZ; MARIA ROBLES; ONELIO ARAUJO, INTERVENOR AND CLOTILDE ALMONTE TEJADA, INTERVENOR CP Dec 2023 No. 01039 \$62,199.41 Brock & Scott, PLLC
2504-381 5462 Diamond Street 19131 52nd Wd. 1900 Sq. Ft. BRT#522088400 Improvements: Residential Property GOODEYE PROPERTIES DALE LLC; PATRICK LINDSAY CP Apr 2024 No. 03492 \$175,400.12 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP	2504-390 2009 West Oxford Street 19121 47th Wd. 1400 Sq. Ft. BRT#472032150 Improvements: Residential Property Subject To Mortgage SRAZHIDDIN TURDIEV CP Jul 2023 No. 00399 \$186,108.04 Ladov Law Firm, P.c.	2504-401 1047 West Nevada Street 19133 37th Wd. 563 Sq. Ft. BRT#371317600 Improvements: Residential Property Subject To Mortgage 1047 W NEVADA LLC CP Jan 2024 No. 00585 \$168,910.88 Braverman Kaskey Garber PC	2504-407 8843 Revere Street 19152 57th Wd. 3304 Sq. Ft. BRT#571217100 Improvements: Residential Dwelling JOHN PURSELL CP May 2024 No. 02680 \$94,782.09 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2504-417 429 East Rockland Street 19120 42nd Wd. 1800 Sq. Ft. BRT#421124900 Improvements: Residential Dwelling Subject To Rents REGAN ANGELL CP Jun 2023 No. 02143 \$100,060.70 Brock & Scott, PLLC
2504-382 5654 Rodman Street 19143 46th Wd. 930 Sq. Ft. BRT#463033400 Improvements: Residential Property 5654 RODMAN JV LLC AND TERENCE PARKER AND TONYA LOONEY, JR. CP Apr 2024 No. 03226 \$125,179.44 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP	2504-391 7807 Rugby Street 19150 50th Wd. 1820 Sq. Ft. BRT#502094200 Improvements: Residential Dwelling "JO-NATHAN ""ASIA"" DOUGLASS KYLES, KNOWN SURVIVING HEIR OF MARY A. KYLES AND CHRISTOPHER JOEL KYLES (BOE), KNOWN SURVIVING HEIR OF MARY A. KYLES AND MONIQUE KYLES, KNOWN SURVIVING HEIR OF MARY A. KYLES AND MALA KYLES-BLUNT, KNOWN SURVIVING HEIR OF MARY A. KYLES AND CHERYL L. BROWER-THOMPSON, KNOWN SURVIVING HEIR OF MARY A. KYLES AND UNKNOWN SURVIVING HEIRS OF MARY A. KYLES" CP Aug 2023 No. 01324 \$129,851.69 McCabe, Weisberg & Conway, LLC	2504-402 130 Spruce Street 19106 5th Wd. 1030 Sq. Ft. BRT#888054941 Improvements: Residential Property Subject To Mortgage LEONARD DARIN QUAILE; O.Q., A MINOR, IN HER CAPACITY AS HEIR TO THE ESTATE OF MICHELLE GREEN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER MICHELLE GREEN, DECEASED CP Apr 2023 No. 02085 \$468,643.20 Brock & Scott, PLLC	2504-408 2631 South 18th Street 19145 26th Wd. 784 Sq. Ft. BRT#262068200 Improvements: Residential Property Subject To Mortgage MICHAEL A. GRIFFITH CP Feb 2024 No. 02416 \$168,268.72 Friedman Vartolo LLP	2504-418 3063 Judson Street 19132 11th Wd. 641 Sq. Ft. BRT#111421200 Improvements: Residential Property Subject To Mortgage HALAL BUSINESS VENTURES LLC CP Jul 2024 No. 02129 \$143,323.65 Friedman Vartolo LLP
2504-383 2123 South Mole Street 19145 26th Wd. 631 Sq. Ft. BRT#261206100 Improvements: Residential Property TRUVISION LLC AND KIMBERLY D HAYMAN AND FELTON HAYMAN CP Jul 2024 No. 01159 \$268,477.65 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP			2504-419 2457 75th Avenue 19138 50th Wd. 1920 Sq. Ft. BRT#501406800 Improvements: Residential Dwelling Subject To Mortgage REGINA MCKINLEY AND GEORGE MCKINLEY CP May 2024 No. 02233 \$48,015.28 The Law Office Of Gregory Javardian LLC	

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
2504-420 4113 North Broad Street 19140 43rd Wd. 1760 Sq. Ft. BRT#433405500 Improvements: Residential Property Subject To Mortgage JEANNOT REALTY INC CP Nov 2023 No. 00557 \$445,313.70 Friedman Vartolo LLP	2504-431A 3008 Fountain Street 19121 32nd Wd. 1158 Sq. Ft. BRT#323101800 Improvements: Residential Single Family Attached BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP	BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP	2504-435A 3018 West Susquehanna Avenue 19121 32nd Wd. 832 Sq. Ft. BRT#323167401 Improvements: Residential Single Family Attached BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP	HEIR OF ROLF G. BORMANN DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR UNDER ROLF G. BORMANN, DECEASED CP Apr 2019 No. 04569 \$102,339.92 LOGS Legal Group LLP
2504-421 2234 East Venango Street 19134 45th Wd. 1184 Sq. Ft. BRT#451067200 Improvements: Residential Single Family Attached Subject To Mortgage SFR PHILADELPHIA, LLC CP Aug 2023 No. 01561 \$115,201.98 Friedman Vartolo LLP	2504-431B 1332 West Cambria Street 19132 37th Wd. 1264 Sq. Ft. BRT#372381300 Improvements: Residential Property BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP	2504-435B 3242 North Randolph Street 19140 19th Wd. 679 Sq. Ft. BRT#193162500 Improvements: Residential Property BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP	2504-444 2243 Grays Ferry Avenue 19146 30th Wd. 808 Sq. Ft. BRT#871137050 Improvements: Residential Dwelling ANNE HAGINS AND 2243 GRAYS FERRY LLC CP Nov 2024 No. 00458 \$52,337.21 Hladik Onorato & Federman LLP	2504-454 1550 North 59th Street 19151 34th Wd. 1468 Sq. Ft. BRT#342152100 Improvements: Residential Property Subject To Mortgage JASON MAY AKA JASON G. MAY CP Mar 2024 No. 00447 \$199,859.64 Orlans PC
2504-422 6146 West Columbia Avenue 19151 34th Wd. 3750 Sq. Ft. BRT#342111100 Improvements: Residential Property Subject To Mortgage TRUVISION LLC CP Jul 2024 No. 02274 \$377,220.91 Friedman Vartolo LLP	2504-431C 2725 West Oakdale Street 19132 28th Wd. 1176 Sq. Ft. BRT#281357800 Improvements: Residential Property BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP	2504-435C 2463 North Opal Street 19132 16th Wd. 676 Sq. Ft. BRT#162121400 Improvements: Residential Single Family Attached BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP	2504-445 5543 Malcolm Street 19143 51st Wd. 930 Sq. Ft. BRT#513168400 Improvements: Residential Dwelling ANTHONY D. STAPLES A/K/A ANTHONY STAPLES CP Aug 2022 No. 02758 \$88,791.58 Hladik Onorato & Federman LLP	2504-455 1230 West Harold Street 19133 37th Wd. 588 Sq. Ft. BRT#371431700 Improvements: Residential Property Subject To Mortgage BIG CAP CONSTRUCTION LLC CP Jul 2023 No. 00146 \$131,669.27 Friedman Vartolo LLP
2504-423 5221 Florence Avenue 19143 51st Wd. 1068 Sq. Ft. BRT#511143100 Improvements: Residential Single Family Attached DELORES JONES CP Jan 2023 No. 02265 \$203,022.36 McCabe, Weisberg & Conway, LLC	2504-432A 2753 North Bonsall Street 19132 11th Wd. 653 Sq. Ft. BRT#111385000 Improvements: Residential Property BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP	2504-435C 6943 North 19th Street 19126 10th Wd. 2170 Sq. Ft. BRT#101114000 Improvements: Residential Single Family Attached ELLIS ALLEN CP Feb 2020 No. 00825 \$161,193.25 KML Law Group, P.C.	2504-446 5236 Spruce Street 19139 60th Wd. 1794 Sq. Ft. BRT#602112500 Improvements: Residential Dwelling RICHARD A. FOREMAN, JR. CP Jun 2024 No. 00688 \$322,539.67 Hladik Onorato & Federman LLP	2504-456 8305 Ridgeway Street 19111 63rd Wd. 2633 Sq. Ft. BRT#631058800 Improvements: Residential Property Subject To Mortgage TYSON DEMOND JOHNSON, II. CP Jul 2024 No. 00553 \$292,185.64 Barley Snyder LLP
2504-424 4045 North 7th Street 19140 43rd Wd. 1110 Sq. Ft. BRT#433092600 Improvements: Residential Single Family Attached JACQUELINE RIVERA CP Jun 2024 No. 01506 \$68,055.08 McCabe, Weisberg & Conway, LLC	2504-432B 2336 West Norris Street 19121 32nd Wd. 1060 Sq. Ft. BRT#322243500 Improvements: Residential Property BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP	2504-437 301 Friendship Street 19111 35th Wd. 2530 Sq. Ft. BRT#353176000 Improvements: Residential Property IVEY L. GALITAN CP May 2022 No. 02311 \$193,111.44 KML Law Group, P.C.	2504-447 9017 Eastview Road 19152 57th Wd. 4225 Sq. Ft. BRT#571306800 Improvements: Residential Dwelling ABDOULAVE DIALLO CP Jun 2024 No. 02004 \$234,280.36 Hladik Onorato & Federman LLP	2504-457 5942 Water Street 19120 61st Wd. 2083 Sq. Ft. BRT#612484100 Improvements: Residential Single Family Attached MUYASSAR BARAKAT A/K/A SARAH ABDEELMAHD, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF FAWAZ T. BARAKAT AND ANJAD BARAKAT A/K/A AMJAD BARAKAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT AND FADI BARAKAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT AND NIVEEN BARAKAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT AND ALLA BARAKAT, IN HER CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FAWAZ T. BARAKAT, DECEASED CP Nov 2015 No. 03705 \$40,103.12 Brock & Scott, PLLC
2504-425 1323 North Redfield Street 19151 34th Wd. 1800 Sq. Ft. BRT#342160900 Improvements: Residential Dwelling BETTYE HEGGS CP May 2024 No. 01989 \$25,430.24 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2504-432C 2834 West Harold Street 19132 28th Wd. 746 Sq. Ft. BRT#281318500 Improvements: Residential Property BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP	2504-438 2111 South 58th Street 19143 40th Wd. 1140 Sq. Ft. BRT#401052300 Improvements: Residential Property WILLIAM D. THOMPSON JR. CP Jul 2013 No. 01868 \$129,557.45 KML Law Group, P.C.	2504-448 2255 North Uber Street 19132 16th Wd. 1440 Sq. Ft. BRT#162114800 Improvements: Residential Dwelling M&J FINANCIAL & REAL ESTATE SERVICES LLC, C/O MARY AKINBORO, MANAGING MEMBER CP Aug 2022 No. 02316 \$224,132.93 Hladik Onorato & Federman LLP	
2504-426 5218 West Columbia Avenue 19131 52nd Wd. 1552 Sq. Ft. BRT#521051700 Improvements: Residential Single Family Attached HERBERT DEON GRAY, SR., IN HIS CAPACITY AS HEIR OF ETHEL OPHELIA GRAY A/K/A ETHEL GRAY AND THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ETHEL OPHELIA GRAY A/K/A ETHEL GRAY, DECEASED CP Aug 2019 No. 03099 \$217,642.96 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2504-433A 2452 North Patton Street 19132 28th Wd. 709 Sq. Ft. BRT#282176900 Improvements: Residential Property BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP	2504-439 1630 South 27th Street 19145 36th Wd. 1066 Sq. Ft. BRT#364301200 Improvements: Residential Property ROBERT TYSON III CP Apr 2024 No. 03530 \$62,606.24 LOGS Legal Group LLP	2504-449 308 West Olney Avenue 19120 42nd Wd. 4469 Sq. Ft. BRT#422303800 Improvements: Residential Dwelling PAUL SENKUNGU CP Jul 2024 No. 02674 \$197,181.96 Hladik Onorato & Federman LLP	
2504-427 4318 Mitchell Street 19128 21st Wd. 2200 Sq. Ft. BRT#212193800 Improvements: Residential Dwelling LISA M. HENNINGER CP May 2024 No. 01096 \$90,384.23 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2504-433B 2321 North Bouvier Street 19132 16th Wd. 676 Sq. Ft. BRT#161215100 Improvements: Residential Property BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP	2504-440 5124 Newhall Street 19144 12th Wd. 2217 Sq. Ft. BRT#123221600 Improvements: Residential Property PAMELA R. PALMER CP Dec 2022 No. 02132 \$32,865.15 LOGS Legal Group LLP	2504-450 1303 Tasker Street 19148 1st Wd. 976 Sq. Ft. BRT#012456700 Improvements: Residential Property NATALE CIMA CP Jul 2023 No. 00150 \$112,884.47 MDK Legal	2504-458 1919 Hart Lane 19134 25th Wd. 3153 Sq. Ft. BRT#252051300 Improvements: Residential Dwelling Subject To Rents HARRY SIMON IN HIS CAPACITY AS HEIR TO THE ESTATE OF JOSEPH F. SIMON, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM UNDER JOSEPH F. SIMON DECEASED CP Jun 2023 No. 00079 \$64,545.61 Brock & Scott, PLLC
2504-428 2209 North Mole Street 19132 16th Wd. 700 Sq. Ft. BRT#161058300 Improvements: Residential Property AYANNA T. SHAW CP May 2024 No. 01650 \$107,813.43 Romano Garubo & Argentieri Counselors At Law, LLC	2504-433C 2537 West Montgomery Street 19121 32th Wd. 1396 Sq. Ft. BRT#322216700 Improvements: Residential Property BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP	2504-441 1956 North Stanley Street 19121 32nd Wd. 930 Sq. Ft. BRT#323278100 Improvements: Residential Property GEORGE GLOVER JR., ADMINISTRATOR OF THE ESTATE OF GEORGE GLOVER, DECEASED CP Sep 2021 No. 02415 \$136,765.06 LOGS Legal Group	2504-451 132 Sparks Street 19120 61st Wd. 1216 Sq. Ft. BRT#611257000 Improvements: Residential Property STEPHEN E. JONES CP Feb 2024 No. 01789 \$89,742.25 Albertelli Law	
2504-429 135 West Seymour Street 19144 12th Wd. 2000 Sq. Ft. BRT#123056700 Improvements: Residential Property CITY LIGHTS DEVELOPMENT LLC AND CARLY NICOLE VENTRESCA CP Nov 2024 No. 02944 \$387,064.62 KML Law Group, P.C.	2504-434A 2554 North 17th Street 19132 16th Wd. 1016 Sq. Ft. BRT#161173100 Improvements: Residential P BSC PL 1 LLC CP. \$3,104,004.61 Webe Stapleton Fires & Ne	2504-442 5275 North 17th Street 19144 12th Wd. 2217 Sq. Ft. BRT#123221600 Improvements: Residential Property PAMELA R. PALMER CP Dec 2022 No. 02132 \$32,865.15 LOGS Legal Group LLP	2504-452 on Street 19130 15th Wd. 1008 3RT#151181100 Improvements: al Property LESLIE E. VASILYEV AKA LESLIE C. ESSOGLOU; VITOLD VASILYEV; WEI MAN CP Jan 2024 No. 02188 \$32,144.09 Albertelli Law	2504-459 5839 Norfolk Street 19143 3rd Wd. 953 Sq. Ft. BRT#033043000 Improvements: Residential Single Family Attached Subject To Mortgage LUCY PROPERTIES LLC AND KIM A. TRAN CP Jul 2022 No. 01409 \$226,715.37 Friedman Vartolo LLP



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**NEWCOURTLAND**

PA House Democrats Unveil CARE Package for Juvenile Justice Reform



Photo: Pahouse.com

By James Williams, Editor

Proposed Legislation Aims to Protect Children, Reduce Recidivism, and Save Taxpayer Dollars

Pennsylvania House Democrats have taken a bold step toward reforming the state's juvenile justice system with the introduction of a 10-bill legislative package known as the CARE Package. At a news conference held on March 18 at the state Capitol, six Democratic lawmakers detailed their vision for a fairer, more effective juvenile justice system—one that prioritizes rehabilitation over punishment and safeguards the rights of justice-involved youth.

A System in Need of Reform

State Rep. Dan Miller (D-Allegheny) highlighted the urgency of legislative action, pointing to a bipartisan Juvenile Justice Task Force report from 2021 that recommended changes to improve outcomes for Pennsylvania's youth while saving taxpayers millions.

> “A few years ago, a bipartisan juvenile justice task force issued a number of recommendations on how to improve outcomes for our

kids and save money,” Miller said. “But legislative action has been slow to build off of this effort. Our package of bills highlights many of those recommendations and expands upon them to enhance justice, focus efforts and, hopefully, reduce recidivism.”

Rep. Emily Kinhead (D-Allegheny) echoed these concerns, citing fundamental flaws in how the system treats children.

> “We know there are fundamental design problems with how Pennsylvania's juvenile justice system is set up to handle children,” Kinhead said. “These bills are targeted to address those specific issues. This package of legislation is all about creating a justice system that allows kids greater opportunities to escape the cycle of recidivism and lead fulfilling and impactful lives.”

Standing with other House Democrats, state Rep. Chris Rabb (D-Phila.) called on House and Senate leaders to act immediately and move the legislative package forward.

> “We know this system isn't working for Pennsylvania's kids,” Rabb said.

*“Instead of giving them the help they need, our juvenile justice system is perpetuating a cycle of incarceration that is dooming our youth to a lifetime of interaction with our criminal justice system.

> “This creates bad outcomes across the board – for the kids who are caught in the system without a way out and for the taxpayers who have to pay the bill. Instead of restorative justice, we have a carceral state that is predicated on the continued incarceration of individuals.

> “How do we know we are failing our kids? Because four years ago a bipartisan report from this body told us where we were failing them. Not only that, but it also gave us 35 recommendations on how to fix the juvenile justice system – most of which have been ignored. The time to act is now.”*

What's in the CARE Package?

The CARE Package is a sweeping set of proposals aimed at restructuring the juvenile justice system in ways that emphasize rehabilitation and fairness. The six House Democrats behind the initiative—Miller, Kinhead, Anthony Bellmon (D-Phila.), Rick Krajewski (D-Phila.), Chris Rabb (D-Phila.), and Melissa Shusterman (D-Chester)—have designed the package to address some of the most pressing concerns in juvenile justice today.

Key provisions of the CARE Package include eliminating the automatic charging of some children as adults and prohibiting adult court prosecutions for juveniles. The bills also seek to expand and standardize juvenile diversion programs to keep children

out of the criminal justice system while ensuring that the most vulnerable youth are protected from detention placements and given alternative solutions for non-violent offenses. Other reforms include limiting the use of solitary confinement for juveniles, strengthening Miranda rights protections for minors, and safeguarding their right to an education.

The proposed legislation would also place restrictions on juvenile probation terms and clarify the distinction between delinquency and dependency cases. Financial burdens on families would be reduced by eliminating fines and limiting court fees imposed on juveniles. To ensure greater accountability, the package includes measures to increase oversight of juvenile justice facilities and mandates that juveniles receive credit for time served while awaiting adjudication to prevent unnecessary prolonged detention.

Why Now? The Cost of Inaction

In 2021, the bipartisan Juvenile Justice Taskforce conducted a comprehensive, data-driven assessment of the state's juvenile justice system and issued 35 recommendations for reform. The report estimated that implementing these changes would reduce out-of-home placements by 39% and save taxpayers \$80 million.

Despite these findings, most recommendations remain unimplemented. Advocates argue that continuing to ignore these reforms means perpetuating a broken system—one that disproportionately harms marginalized youth and places unnecessary financial strain on Pennsylvania taxpayers.

Stefanie Arbutina, Vulnerable Youth Policy Director of

Children First, emphasized the need to prioritize community safety and support for children rather than punitive measures.

> “Kids need to be invested in and supported, not punished and locked up,” Arbutina said. “We all want community safety – not safety from children, but safety for children.”

What's Next?

With strong Democratic support and a clear bipartisan precedent, advocates are calling on the Pennsylvania House and Senate leadership to prioritize these reforms. As the CARE Package moves through the legislative process, supporters hope lawmakers across the aisle will recognize the moral and fiscal imperative of enacting these long-overdue changes.

The Town Crier is a Rapid Response news blog that is written by James Williams and created in collaboration with ChatGPT. For research assistance and content editing. The image of the Town Crier was created by ChatGPT.



By James Williams, Editor
*Northwest Philadelphia:
The Core of City Politics*

Northwest Philadelphia has long been a dominant force in shaping the city's political landscape, producing influential leaders and setting the tone for governance.

The region has been a powerhouse for political talent, cultivating both elected officials and behind-the-scenes operatives who understand grassroots activism and city governance.

Marian Tasco, a key figure in the Northwest Coalition, shaped policies benefiting working-class and minority communities while mentoring future leaders. John White played a pivotal role in Democratic politics, influencing policy at both the city and state levels. David Richardson, a state representative, was a fierce advocate for civil rights, education, and criminal justice reform, leaving a lasting legislative impact.

Frank Rizzo, though widely recognized as a South Philadelphia law-and-order politician, was actually a resident of Northwest Philadelphia for much of his life.

Despite his tough-on-crime stance that often clashed with progressive Black leaders, he had to engage with the political power structures of the Northwest. His residence in the area underscored the necessity for any serious mayoral contender—no matter their political background—to acknowledge and navigate the Northwest's political influence.

Jerry Mondesire, the longtime publisher of the Philadelphia Sunday Sun and a prominent NAACP leader, was a key figure in shaping political discourse in the city. Through his newspaper and activism, he amplified issues affecting Black Philadelphians, holding politicians accountable while supporting policies that advanced civil rights and economic equity. His work ensured that the Northwest's political influence extended beyond elections and into media and advocacy.

Bill Miller, a respected political strategist and community leader, played a vital role in mobilizing voters and shaping campaigns throughout Philadelphia. His deep connections within the political landscape, especially in the Northwest,

made him a key player in city and state politics. Through his work, he helped build coalitions, guided candidates to victory, and ensured that the voices of working-class and Black Philadelphians remained at the forefront of political discussions.

The Northwest Coalition, an alliance of influential Black leaders, mobilized voters, secured political appointments, and championed policies for Black and working-class Philadelphians. Leaders such as Dwight Evans, Rosita Youngblood, David Richardson, Bill Miller, and Stephen Kinsey have carried this legacy forward, ensuring the region remains a dominant force in citywide elections.

Northwest Philadelphia continues to be a political stronghold, shaping leadership and governance across the city.

The Most Influential Leaders in Northwest Philadelphia Today

The political legacy of the Northwest is alive and well, led by a powerful group of elected officials, community leaders, and faith-based figures. These individuals are

shaping policies, controlling political narratives, and ensuring that the Northwest remains the most powerful force in city politics.

Here's a look at the Most Influential Figures in Northwest Philadelphia today:



1. Mayor Cherelle Parker, Philadelphia's first woman mayor and Ward Leader of the Mighty 50th Ward, has made significant strides in public safety, community development, and economic growth in her first year. Under her leadership, the city saw a 37% decrease in homicides and a 36% drop in shootings in 2024, marking the lowest crime levels in a decade. Her administration expanded community policing by deploying over 200 new officers on foot and bike patrols, strengthening relationships between law enforcement and residents. To improve the city's cleanliness and public spaces, her Clean and Green Initiative led to the cleanup of more than 40,000 blocks and commercial corridors, tackling illegal dumping and revitalizing neighborhoods. In education and housing, Parker's administration committed \$250 million to improving school infrastructure over the next five years. She also announced plans to develop 30,000 new housing units, emphasizing affordability and addressing the city's growing housing needs. A major economic initiative under her leadership was the proposed \$1.3 billion Philadelphia 76ers downtown arena, fully financed by the team. The deal includes a \$50 million community benefits package, but it has faced opposition from Chinatown activists concerned about its potential impact on the neighborhood. Through crime reduction, citywide cleanup efforts, increased affordable housing, and economic

growth initiatives, Parker has positioned her administration as one focused on making Philadelphia a safer, cleaner, and more prosperous city. While some initiatives have sparked debate, her first year in office has demonstrated a commitment to addressing the city's most pressing challenges.



2. Councilman Isaiah Thomas – A key figure in shaping citywide policies, Thomas is a crucial voice on Council, particularly for education and youth advocacy. He championed the Driving Equality law, which reclassified certain minor traffic offenses to reduce racial disparities in traffic stops. The law has led to a decrease in unnecessary stops and improved police-community relations. Thomas continues to advocate for equitable policies and has been instrumental in budget discussions to allocate resources for community development and public safety initiatives.



3. Councilman Anthony Phillips – A rising star in City Council, Phillips represents the 9th District and has quickly established himself as an engaged and effective member. In 2024, he passed legislation enabling traffic calming measures near schools, cracked down on illegal truck parking, enacted a law to shut down nuisance businesses, and banned ski masks in public facilities. Phillips is dedicated to improving Philadelphia's quality of life and continues his long history of advocating for children and

families as Chair of the Committee on Children and Youth.



4. Sheriff Rochelle Bilal – A trailblazer as the first African American woman elected as Philadelphia’s Sheriff, Bilal has implemented significant initiatives to enhance community relations. In 2023, her office launched the Autism Decal Program, providing free decals to alert emergency responders that a person with autism is present in a home or vehicle, aiming to improve interactions and safety. By 2025, the Sheriff’s Office became the first law enforcement agency in Pennsylvania to earn the Certified Autism Center™ designation, with over 80% of personnel completing specialized autism training. These efforts underscore Bilal’s commitment to inclusivity and effective community engagement.



5. Councilwoman Cindy Bass, also serves as the Democratic Ward Leader of Philadelphia’s powerful 22nd Ward, has been a key political force in Northwest Philadelphia. In 2024, she focused on community improvements, including food security, parks, schools, job training, and neighborhood development while tackling blight and advocating for expanded public services. Under her leadership, the 22nd Ward maintained strong voter engagement, contributing to Philadelphia’s 62.9% voter turnout in the presidential election. Her efforts continue to

shape the political and social landscape of Northwest Philadelphia.



6. State Representative Chris Rabb, the leader of the progressive movement in Northwest Philadelphia, challenging the traditional Democratic power structure. Since taking office in 2017, he has been a vocal advocate for progressive policies, focusing on issues such as gun control, environmental justice, and government transparency. In the 2023-2024 legislative session, Rabb sponsored and co-sponsored several key pieces of legislation. House Bill 1852 aims to strengthen firearm regulations by imposing stricter requirements on firearm sales and transfers, mandating security measures for gun dealers, and establishing the Retail Licensee Inspection Fund and the Firearm Dealer Safety Grant Program. He also co-sponsored House Bill 336, which seeks to ban the future sale of specific assault weapons in Pennsylvania to enhance public safety. Beyond gun legislation, Rabb has been active in environmental advocacy. In June 2024, he introduced a bill targeting “greenwashing,” a deceptive practice where companies falsely market their products as environmentally friendly. The legislation aims to protect consumers by ensuring that products labeled as green or sustainable meet genuine environmental standards. As the leader of the progressive movement in Northwest Philadelphia, Rabb continues to push for policies that disrupt the status quo, advocating for reforms in public safety, environmental integrity, and government accountability.



7. Reverend Dr. Alyn E. Waller, Senior Pastor of Enon Tabernacle Baptist Church in Philadelphia, continued his influential work in ministry and music. He released a new single, “I’ve Decided To Make Jesus My Choice,” showcasing his enduring passion for music and ministry. In April 2024, Dr. Waller celebrated his 60th birthday with a live performance at City Winery Philadelphia, blending jazz and gospel. The event’s proceeds were donated to local organizations supporting young Black men and nurturing artistic talents in youth. These accomplishments highlight Dr. Waller’s ongoing commitment to community enrichment and spiritual leadership.



8. Kimberly A. Lloyd is the President and CEO of the Ogontz Avenue Revitalization Corporation (OARC), a nonprofit organization focused on economic development and community revitalization in Northwest Philadelphia. With over 35 years of experience in corporate finance and banking, she previously held executive roles at City National Bank and GMAC Commercial Mortgage/Capmark Finance, where she managed over \$500 million in com-

mercial loans. Since taking over OARC in 2014, she has led initiatives across five key areas: business and economic development, housing, community engagement, arts and culture, and sustainability. Lloyd is also deeply involved in civic leadership, serving as Chair of the Board of Trustees at Lincoln University and a member of organizations like the Pennsylvania Society and Delta Sigma Theta Sorority, Inc. Her work continues to shape the growth and sustainability of Northwest Philadelphia.



9. Brandon Brown – Formerly the Republican 50th Ward Chair and PA Black Engagement Director for Team Trump, Brown recently joined HUD (U.S. Department of Housing and Urban Development) in a community engagement role, expanding his influence beyond partisan politics and into federal policy implementation. His efforts have coincided with a notable increase in African American support for Trump in Pennsylvania, with 24% of Black men in the state voting for Trump in 2024, up from 14% in 2016.



10. State Representative Andre Carroll is a rising star in Pennsylvania politics, representing the 201st District in Northwest Philadelphia. As one of the youngest members of the Pennsylvania House of Representatives, Carroll has quickly gained prominence for his

advocacy on social justice, education, and economic equity.

A proud member of the LGBTQ+ community, Carroll’s election marks a significant step toward increased representation and diversity in the state legislature. His presence contributes to the growing number of LGBTQ+ elected officials working to advance equality and inclusion in Pennsylvania. Before joining the state legislature, Carroll was deeply involved in community organizing, working to address issues affecting underserved communities, particularly in housing, education, and criminal justice reform. His legislative priorities continue to focus on these areas, along with advocating for stronger LGBTQ+ rights, protections against discrimination, and policies supporting marginalized communities. As his influence grows in Harrisburg, Carroll represents a new generation of leadership committed to progressive change and equitable governance.



11. Congressman Dwight Evans – A political veteran, Evans continues to bring federal resources to Philadelphia and remains a heavyweight in Pennsylvania politics.



12. State Sen. Art Haywood – A key figure in state-level politics, Haywood is known for his work on economic justice and public safety.



13. State Rep. Darisha Parker was active in 2024, focusing on menstrual equity, securing community funding, and consumer protection. She helped secure \$3 million for menstrual prod-

ucts in schools and \$1 million for Happy Hollow Recreation Center. She also advocated for stronger consumer protection laws against misleading contracts.



14. Rev. James Buck – The pastor of Grace Baptist

Church, Buck is a major faith leader with deep ties to the political community.



15. Leo Dillinger – As a leader in the Germantown CDC, Dillinger is deeply involved in community de-

velopment and neighborhood revitalization.

Honorable Mention:

DA Larry Krasner

Calvin Tucker, 22nd Ward Republican Ward Leader

Patrick Jones, 59th Ward Democratic Ward Leader

Stephen Kinsey, Fmr State Rep.

Conclusion
As Philadelphia politics continues to evolve, one thing remains certain: the Northwest is still the engine that drives the city’s political machine. From the days of Marian Tasco, John White, and David Richardson to the power players of today, this region has consistently produced leaders, shaped elections, and defined policy debates.

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