

# UPTOWN STANDARD

Community Leaders join Rochelle Bilal as she highlights the Sheriff's Office Progress in Transparency and Public Safety



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# Renewed Commitment to HBCUs: A Presidential Push for Excellence and Innovation



## RENEWED COMMITMENT TO HBCUS: A PRESIDENTIAL PUSH FOR EXCELLENCE AND INNOVATION

By James Williams,  
Editor-in-Chief

On April 23, 2025, the White House issued a powerful executive order reaffirming the federal government's commitment to supporting Historically Black Colleges and Universities (HBCUs). This new directive, which builds upon the framework established in prior administrations, reestablishes the White House Initiative on HBCUs under the Executive Office of the President and calls for an expansive, coordinated effort to elevate these institutions as engines of educational excellence, workforce development, and economic opportunity.

HBCUs have long served as critical gateways to upward mobility for Black Americans and other underserved communities. They produce a disproportionate share of Black professionals in fields such as medicine, education, law, and engineering. The executive order acknowledges that to fulfill America's promise of equal opportunity, the government must not only recognize the legacy of these institutions—but actively invest in their future.

The Initiative is tasked with two core missions. First, it seeks to expand private-sector partnerships to strengthen HBCUs' infra-

structure, financial capacity, and student career pathways. This includes connecting students with job opportunities in high-demand sectors like technology, healthcare, and manufacturing. Second, it aims to support HBCUs' institutional development and student success strategies—through better access to federal funding, research support, and affordability initiatives.

A key component of the order is the revival of the President's Board of Advisors on HBCUs, housed in the Department of Education. This board will bring together voices from business, philanthropy, academia, and HBCU leadership to provide direct input to the President and ensure that policy decisions are informed by those on the frontlines of Black higher education.

The order outlines efforts to implement the HBCU PARTNERS Act, improve agency collaboration, and promote public-private partnerships. It even calls for an annual White House Summit on HBCUs, ensuring these institutions are front and center in national conversations on education and innovation.

Importantly, this order re-

vokes Executive Order 14041 and directs the dissolution of the HBCU and MSI Advisory Council housed in the EPA, streamlining efforts and centralizing authority under the Executive Office.

This is not just bureaucratic housekeeping—it's a strategic investment in America's educational and economic future. As the global economy demands new skillsets and innovation, the country cannot afford to overlook the talent cultivated at HBCUs. Through this executive order, the administration sends a clear message: HBCUs are not only part of the American story—they are essential to its next chapter.

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# Sheriff Rochelle Bilal Unveils 2020–2023 Term Report, Highlighting Progress in Transparency and Public Safety



By James Williams  
Editor-in-Chief

On Monday, April 14, 2025, Sheriff Rochelle Bilal and the Philadelphia Sheriff's Office hosted a public press conference to officially unveil the 2020–2023 Term Report—a comprehensive summary of achievements, reforms, and initiatives that shaped her first term in office.

The press conference, held at Laborers' Local 57 in North Philadelphia, drew a diverse crowd of city officials, law enforcement partners, media professionals, and community stakeholders. Sheriff Bilal used the occasion to spotlight her administration's progress across several priority areas, including operational transparency, procedural accountability, equitable enforcement, and meaningful community engagement. Key Highlights from the Term Report

Sheriff Bilal's administration embarked on a multi-year mission to modernize the Sheriff's Office—long viewed as opaque and under-scrutinized. Under her leadership, the office implemented several digital upgrades, including a redesigned and more user-friendly website featuring real-time updates on proper-

ty sales, warrant listings, and departmental policies. In addition, the office launched a public-facing dashboard to track eviction filings and service trends, giving both residents and advocates access to key enforcement data.

Internally, the Sheriff's Office overhauled its training protocols, instituting mandatory professional development focused on de-

escalation tactics, cultural competency, and trauma-informed practices. These reforms were complemented by the creation of a new Internal Affairs unit to independently review complaints and investigate officer conduct—part of Bilal's pledge to restore integrity and build public trust.

The report also detailed enhanced partnerships with community-based organizations aimed at reducing violent crime and supporting reentry efforts. In neighborhoods disproportionately impacted by gun violence and poverty, the Sheriff's Office worked in collaboration with local anti-violence coalitions to provide resources, support programming, and host listening sessions. A notable initiative included the "Sheriff in the Community" program, which brought deputies into schools, recreation centers,

and block meetings to humanize the badge and foster mutual understanding with residents.

## A Renewed Vision for Public Service

"This report reflects our tireless work to modernize the Sheriff's Office and put the community first," said Sheriff Bilal. "Over the last four years, we have made significant strides in ensur-

ing this office operates with integrity, transparency, and a true commitment to public service."

Bilal also highlighted new eviction diversion strategies and the office's cooperation with housing agencies and tenant advocacy groups during the pandemic recovery period. These efforts helped hundreds of residents stay in their homes while landlords received mediation and financial support.

The event concluded with acknowledgments of the Sheriff's Office staff, civic leaders, and community members who contributed to the department's evolution.

Sheriff Bilal made it clear that while challenges remain, the foundational changes over the past term have laid the groundwork for a more responsive and transparent Sheriff's Office.

## Looking Ahead

As the city approaches an-

other election cycle, the 2020–2023 Term Report stands not only as an account of progress but as a blueprint for the future. It reflects a broader shift in the role of law enforcement—a shift toward accountability, community-first leadership, and collaborative problem-solving.

For residents of Philadelphia, the report is more than just a retrospective; it is a declaration of values and a renewed promise to serve with fairness, dignity, and purpose. Sheriff Bilal emphasized that the work is far from over, pledging to build on this momentum and continue fostering a department that all Philadelphians can be proud of.

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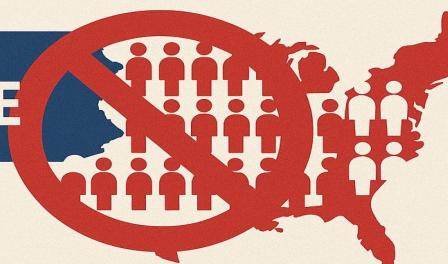
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**CINDY BASS**  
8TH DISTRICT COUNCILMEMBER, DEPUTY MAJORITY WHIP

# Why Pennsylvania Should Think Twice Before Joining the National Popular Vote Compact

## SHOULD THINK TWICE BEFORE JOINING THE NATIONAL POPULAR VOTE COMPACT

VOTE



## DISENFRANCHISE RURAL VOTERS

By James Williams,  
Editor-in-Chief

State Rep. Chris Rabb and Rep. Heather Boyd have reintroduced House Bill 270, legislation that would enroll Pennsylvania in the National Popular Vote Interstate Compact—a coalition of states that pledge their electoral votes to the winner of the national popular vote, regardless of who wins within their own borders. Proponents say it would make every vote count equally. But behind the surface of fairness lies a deeper threat to the balance of American democracy—particularly for rural states and communities like many across Pennsylvania.

The United States has never been a pure democracy. It is a constitutional republic founded on a system of checks and balances, designed to protect both the majority and the minority. The Electoral College—established in 1787—was one of those mechanisms, created to ensure that all states, regardless of population size, have a voice in the selection of the nation's leader. The Founding Fathers understood the dangers of concentrated power and designed the Electoral College to compel candidates to seek broad, nationwide support, not just popularity in densely populated areas.

By contrast, the National

Popular Vote Compact would upend this principle. If enacted, it would effectively nullify the will of Pennsylvania voters if their choice differed from the national majority. With Pennsylvania's 19 electoral votes at stake, the state could end up awarding its votes to a candidate who lost here but won in places like California or New York. That isn't representation—it's surrender.

The effects of such a shift would be felt most harshly by rural communities. Under the current Electoral College system, presidential campaigns must build coalitions that include a wide variety of states—urban, suburban, and rural alike. But a popular vote system would incentivize candidates to focus exclusively on the biggest population centers. Cities like New York, Los Angeles, and Chicago could dominate campaign strategy, while rural and small-town voters in places like Central and Western Pennsylvania would be ignored. Their votes would still be counted, yes, but their concerns would no longer shape campaign platforms or policy agendas.

This is why critics argue that the National Popular Vote movement risks disenfranchising rural Americans. It doesn't do so by taking away their right to vote—it

does so by making their votes politically irrelevant. In a country where a small handful of cities could decide a national election, the voices of farmers, miners, small business owners, and working-class families outside the urban core would be muted.

Supporters of H.B. 270 claim it would make elections more democratic, pointing out that five presidents in U.S. history—including two in recent decades—won the presidency without winning the popular vote. But these outcomes are not flaws; they are features of a system designed to protect national unity and ensure presidents represent the interests of a diverse federation of states, not just the majority in a few urban centers.

Moreover, the National Popular Vote Compact itself is legally dubious. It seeks to alter the balance of presidential elections without a constitutional amendment—

a move that could be challenged in court and create chaos in future elections. Instead of strengthening the electoral system, it introduces uncertainty and undermines the constitutional foundation of presidential elections.

than rush into a compact that sacrifices the political voice of rural Pennsylvanians, we should reaffirm the value of a system that protects all voices—especially those that are too often overlooked.

In a nation as large and varied as ours, fairness doesn't come from counting votes alone. It comes from ensuring that every community matters—not just the most crowded ones. House Bill 270 would move Pennsylvania—and the country—in the wrong direction.

The Electoral College isn't perfect, but it has served this country for over two centuries by compelling candidates to build consensus across regional, cultural, and economic lines. Rather

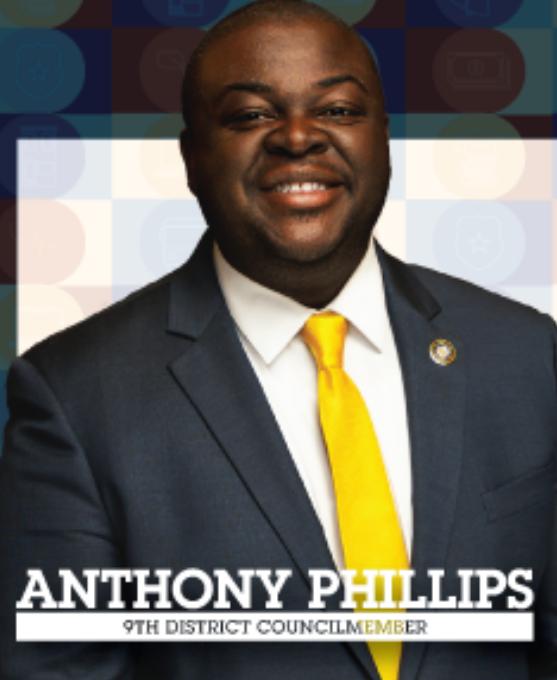
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ANTHONY PHILLIPS  
9TH DISTRICT COUNCILMEMBER

# Sheriff's Sale Notices for May 6, 2025

## 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, May 6, 2025 at:

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

## PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

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

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

3. All bidders must complete the Bid4Assets online registration process to participate in the auction ("Auction"). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date ("Auction Date") and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.

4. All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 ("Schedule of Proposed Distribution").

5. The plaintiff's attorney shall submit the plaintiff's upset price ("Upset Price") to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff's costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.

6. The sale of the property will not be stopped unless The Sheriff's Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.

7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer's premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.

8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default ("Default") and the down payment shall be forfeited by the bidder.

9. If a bidder wins multiple properties and does not comply with the conditions of sale for each

## SHERIFF'S SALE

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

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

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

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

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

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

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

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

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

18. The Sheriff will not acknowledge a deed poll to any individual or entity using 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](http://www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY MAY 6, 2025

## SHERIFF'S SALE

2505-301

**273 East Sharpnack Street 19119** 22nd Wd. 893 Sq. Ft. BRT #221125400 Improvements: Residential Property Subject To Mortgage  
PFN ENTERPRISES CORPORATION CP Sep 2024 No. 00142 \$253,978.33 Weltman, Weinberg & Reis, Co. LPA

2505-302

**1318 West Allegheny Avenue 19132** 43rd Wd. 1,620 Sq. Ft. BRT #431027100 Improvements: Residential Property Subject To Mortgage  
EAZ GROUP LLC CP Jul 2023 No. 02460 \$603,397.91 Friedman Vartolo LLP

2505-303

**1920 Manton Street 19146** 36th Wd. 700 Sq. Ft. BRT #361059500 Improvements: Residential Property  
UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF CRAIG STEELE CP Oct 2024 No. 02408 \$79,248.34 Manley Deas Kochalski LLC

Text  
2505-304

**1513 Mayland Street 19138** 10th Wd. 1,360 Sq. Ft. BRT #102260300 Improvements: Residential Property  
DOROTHY D. SMITH; THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE CP Oct 2023 No. 01866 \$74,289.65 Manley Deas Kochalski LLC

2505-305

**349 Van Kirk Street 19120** 35th Wd. 1,185 Sq. Ft. BRT #352108900 Improvements: Residential Property Subject To Mortgage  
APRIL L. ANDERSON CP Aug 2023 No. 00405 \$199,857.62 Padgett Law Group

2505-306

**5005 Loretto Avenue 19124** 35th Wd. 1,432 Sq. Ft. BRT #251396300 Improvements: Residential Property Subject To Mortgage  
ESTATE OF ROBERT SPRINGBETT 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 ROBERT SPRINGBETT, DECEASED CP Oct 2024 No. 00159 \$156,163.77 Padgett Law Group

2505-307

**8307 Thouron Avenue 19150** 50th Wd. 2,160 Sq. Ft. BRT #502176800 Improvements: Residential Property Subject To Mortgage

ESTATE OF EDITH HERRING 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 EDITH HERRING, DECEASED CP Oct 2024 No. 00652 \$213,249.15 Padgett Law Group

2505-308

**1704 South Newkirk Street 19145** 36th Wd. 813 Sq. Ft. BRT #364373200 Improvements: Residential Property Subject To Mortgage

ESTATE OF VINCENT RUSSIAN AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTER-

## SHERIFF'S SALE

EST FROM OR UNDER THE ESTATE OF VINCENT RUSSIAN, DECEASED CP Oct 2024 No. 03612 \$165,232.12 Padgett Law Group

2505-309

**711 Ripley Place 19111** 63rd Wd. 2,430 Sq. Ft. BRT #631291600 Improvements: Residential Property Subject To Mortgage ESTATE OF MARIE E CREEVEY 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 MARIE E CREEVEY, DECEASED CP Oct 2024 No. 00722 \$495,790.84 Padgett Law Group

2505-310

**4993 North 2nd Street 19120** 42nd Wd. 943 Sq. Ft. BRT #422398400 Improvements: Residential Property Subject To Rent  
BRICE ENTERPRISES LLC CP Jun 2024 No. 01504 \$157,330.16 Manley Deas Kochalski LLC

2505-311

**1434 South 55th Street 19143** 51st Wd. 981 Sq. Ft. BRT #514007200 Improvements: Residential Property Subject To Mortgage  
V 12 LLC CP May 2024 No. 03325 \$206,303.20 Friedman Vartolo LLP

2505-312

**3154 Draper Street 19136** 57th Wd. 3,649 Sq. Ft. BRT #572008808 Improvements: Residential Property  
RICHARD F. KAMINSKI KNOWN SURVIVING HEIR OF JOHN M. KAMINSKI; UNKNOWN SURVIVING HEIRS OF JOHN M. KAMINSKI CP Jun 2023 No. 02270 \$254,319.91 KML Law Group, P.C.

2505-313

**3126 West Berks Street 19121** 32nd Wd. 1,120 Sq. Ft. BRT #323027700 Improvements: Residential Property  
DAMAE BROWN CP Jul 2024 No. 02596 \$78,410.29 McCabe, Weisberg & Conway, LLC

2505-314

**3147 Birch Road 19154** 66th Wd. 6516 Sq. Ft. BRT #663008900 Improvements: Residential Property  
FRANCIS J. CURRAN CP Jan 2024 No. 00336 \$226,597.35 Law Office Of Gregroy Javardian LLC

2505-315

**2146 Ellsworth Street 19146** 36th Wd. 1,040 Sq. Ft. BRT #361020605 Improvements: Residential Property Subject To Mortgage  
RACHEL K. WOODS CP Jul 2024 No. 02587 \$112,227.04 Law Office Of Gregroy Javardian LLC

2505-316

**1959 North 24th Street 19121** 32nd Wd. 1,247 Sq. Ft. BRT #322146400 Improvements: Residential Property  
PROJECT PHILA 000002 LLC; BYRON WATSON CP Feb 2023 No. 01420 \$185,211.44 Pincus Law Group, PLLC

2505-317

**7339 Limekiln Pike 19138** 50th Wd. 4,900 Sq. Ft. BRT #501290800 Improvements: Residential Property  
DANIEL E. MCLAURIN CP Dec 2022 No. 01915 \$47,834.95 Robertson, An-

## SHERIFF'S SALE

schutz, Schneid, Crane & Partners, PLLC

2505-318

**2720 North Marvine Street 19133** 37th Wd. 980 Sq. Ft. BRT #372243500 Improvements: Residential Property  
ANGELA MARIE DUNLAP AS ADMINISTRATRIX OF THE ESTATE OF ALVIN L. DUNLAP JR., DECEASED CP Jul 2023 No. 01776 \$38,231.58 KML Law Group, P.C.

2505-319

**2411 Cecil B Moore Avenue 19121** 29th Wd. 1,280 Sq. Ft. BRT #291261800 Improvements: Residential Property  
CHILD'S MANAGEMENT GROUP LLC; SHEIDIE CHILD'S, GUARANTOR CP Sep 2023 No. 01662 \$440,372.42 KML Law Group, P.C.

2505-320

**1435 Ellsworth Street 19146** 36th Wd. 1,497 Sq. Ft. BRT #365263000 Improvements: Residential Property  
ROCHELLE SPROUEL CP Oct 2021 No. 02057 \$296,150.72 KML Law Group, P.C.

2505-321

**2322 South Beulah Street 19148** 39th Wd. 994 Sq. Ft. BRT #393206100 Improvements: Residential Property Subject To Mortgage  
MICHAEL A. LANIER CP Oct 2022 No. 01788 \$65,508.26 Tucker Arensberg, P.C.

2505-322

**1129 Slocum Street 19150** 50th Wd. 1,552 Sq. Ft. BRT #502396100 Improvements: Residential Property  
ALFRED T. LITTLE CP Apr 2022 No. 01596 \$307,102.13 Hladik Onorato & Federman LLP

2505-323

**2937 North Reese Street 19133** 19th Wd. 910 Sq. Ft. BRT #192241200 Improvements: Residential Property  
INOCENCIA APONTE CP Jun 2024 No. 02013 \$34,496.66 Hladik Onorato & Federman LLP

2505-324

**2135 Sigel Street 19145** 48th Wd. 677 Sq. Ft. BRT #482019700 Improvements: Residential Property  
CHRISTOPHER WILLIAMS CP May 2023 No. 01708 \$210,914.33 Hladik Onorato & Federman LLP

2505-325

**631 Elkins Avenue 19120** 61st Wd. 2,150 Sq. Ft. BRT #612029200 Improvements: Residential Property  
VALERIE WHITTAKER A/K/A VALERIE FORTSON, AS SURVIVING HEIR OF ULYSSES A. WHITTAKER, DECEASED AND UNKNOWN SURVIVING HEIRS OF ULYSSES A. WHITTAKER, DECEASED CP Feb 2024 No. 03148 \$83,071.11 Hladik Onorato & Federman LLP

2505-326

**240 South 7th Street 19106** 5th Wd. 987 Sq. Ft. BRT #054225400 Improvements: Residential Property  
FRANCO DEBLASIO CP Aug 2021 No. 02135 \$998,296.49 Stern & Eisenberg, P.C.

2505-327

**3**

## SHERIFF'S SALE

2505-328

**7510 Woodcrest Avenue 19151** 34th Wd. 2,845 Sq. Ft. BRT #343184000 Improvements: Residential Property  
WENDY N. PALMER AKA WENDY PALMER CP Apr 2024 No. 00049 \$79,389.63 MDK Legal

2505-329

**3841 Olive Street 19104** 24th Wd. 980 Sq. Ft. BRT #243028810 Improvements: Residential Property Subject To Rent  
GAMA VENTURES LLC CP Mar 2024 No. 02900 \$266,667.39 MDK Legal

2505-330

**8502 Temple Road 19150** 50th Wd. 1,088 Sq. Ft. BRT #501080400 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGN AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS MCNEIL, JR., DECEASED CP Jun 2023 No. 02528 \$167,412.47 Powers Kirn, LLC

2505-331

**6514 Limekiln Pike 19138** 10th Wd. 1,360 Sq. Ft. BRT #102061200 Improvements: Commercial  
KENNETH C. WIMBERLY II CP Sep 2024 No. 00778 \$147,655.98 Hill Wallack LLP

2505-332

**1240 South Ringgold Street 19146** 36th Wd. 872 Sq. Ft. BRT #361381500 Improvements: Residential Property  
SHERIESONS, LLC CP May 2024 No. 02725 \$240,266.04 Hill Wallack LLP

2505-333

**1717 North 60th Street 19151** 34th Wd. 1,403 Sq. Ft. BRT #342198400 Improvements: Residential Property  
MONICA ROBERTSON, ADMINISTRATRIX OF THE ESTATE OF CLARENCE E. ROBERTSON A/K/A CLARENCE E. ROBERTSON, JR. CP Dec 2024 No. 00057 \$93,708.01 McCabe, Weisberg & Conway, LLC

2505-334

**4247 Tackawanna Street 19124** 23rd Wd. 815 Sq. Ft. BRT #232344500 Improvements: Residential Property  
MYRIAM RIVERA A/K/A MYRIAM I. RIVERA CP Jul 2023 No. 00854 \$45,490.24 McCabe Weisberg & Conway, LLC

2505-335

**49 North 46th Street 19139** 6th Wd. 1,854 Sq. Ft. BRT #061005054 Improvements: Residential Property  
ADRIAN BOND, ADMINISTRATOR OF THE ESTATE OF MARTHA MCDONALD CP Sep 2019 No. 04536 \$165,485.89 McCabe, Weisberg & Conway, LLC

2505-336

**1129 East Sharpnack Street 19150** 50th Wd. 1,763 Sq. Ft. BRT #502333300 Improvements: Residential Property  
ARTHUR A. ROBINSON SR., KNOWN SURVIVING HEIR OF ELIZABETH ROBINSON AND STACEY ROBINSON, KNOWN SURVIVING HEIR OF ELIZABETH ROBINSON AND UNKNOWN SURVIVING HEIRS OF ELIZABETH ROBINSON CP Aug 2022 No. 00699 \$210,641.75 McCabe, Weisberg & Conway, LLC

2505-337

**2820 Woodhaven Road 19154** 66th Wd. 7,218 Sq. Ft. BRT #662613000 Improvements: Residential Property  
JEANNE M. LARE CP Jul 2024 No. 00240 \$99,510.08 McCabe, Weisberg & Conway, LLC

2505-338

**39 North Ashmead Place 19144** 12th Wd. 1,273 Sq. Ft. BRT #123089100 Improvements: Residential Property  
THE UNKNOWN HEIRS OF GENEVA

## SHERIFF'S SALE

**A. BANKS AKA GENEVA SUTTON BANKS, DECEASED** CP May 2024 No. 02821 \$26,291.54 KML Law Group, P.C.

2505-339

**4618 Milnor Street 19137** 45th Wd. 2,000 Sq. Ft. BRT #453456900 Improvements: Residential Property  
BRIAN RONEY, IN HIS CAPACITY AS HEIR OF ANNE MARIE QUINN A/K/A ANNE MARIE RONEY; MARK RONEY, IN HIS CAPACITY AS HEIR OF ANNE MARIE QUINN A/K/A ANNE MARIE RONEY; LISA HAAS, IN HER CAPACITY AS HEIR OF ANNE MARIE QUINN A/K/A ANNE MARIE RONEY; CYNTHIA RITTER, IN HER CAPACITY AS HEIR OF ANNE MARIE QUINN A/K/A ANNE MARIE RONEY; ARTHUR RONEY, IN HIS CAPACITY AS HEIR OF ANNE MARIE QUINN A/K/A ANNE MARIE RONEY; CECELIA RONEY-GORMAN, IN HER CAPACITY AS HEIR OF ANNE MARIE QUINN A/K/A ANNE MARIE RONEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THOMAS MCNEIL, JR., DECEASED CP Jun 2023 No. 02528 \$167,412.47 Powers Kirn, LLC

2505-340

**10867 Harrow Road 19154** 66th Wd. 1,616 Sq. Ft. BRT #662074800 Improvements: Residential Property  
EARL WILLIAMS, III, AKA EARL WILLIAMS CP Apr 2024 No. 01760 \$214,663.85 MDK Legal

2505-341

**527 East Walnut Lane 19144** 59th Wd. 780 Sq. Ft. BRT #592078000 Improvements: Residential Property Subject To Rent  
BRICE ENTERPRISES LLC CP May 2024 No. 02201 \$162,666.37 MDK Legal

2505-342

**213 West Abbottsford Avenue 19144** 13th Wd. 1,999 Sq. Ft. BRT #133038100 Improvements: Residential Property  
JULIAN GARNETT AND LATRELL B. GARNETT, AKA LATRELL GARNETT CP Oct 2014 No. 03312 \$102,813.67 MDK Legal

2505-350

**6506 Crescentville Road 19120** 61st Wd. 1,600 Sq. Ft. BRT #611003800 Improvements: Residential Property Subject To Rent  
SAPRENA FLORENCE A/K/A SAPRENA GANTT FLORENCE CP Jul 2023 No. 01118 \$130,333.69 Brock & Scott, PLLC

2505-351

**7307 Sommers Road 19138** 50th Wd. 1,936 Sq. Ft. BRT #501326500 Improvements: Residential Property Subject To Rent  
FURMAN PACE A/K/A FURMAN E. PACE, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF MARJORIE S. PACE A/K/A MARJORIE SYDNEY PACE CP Jul 2023 No. 01471 \$104,431.16 Brock & Scott, PLLC

2505-352

**6021 Reach Street 19111** 35th Wd. 1,714 Sq. Ft. BRT #352244300 Improvements: Residential Property Subject To Rent  
JOSEPH C. LEWIS, INDIVIDUALLY AND AS TRUSTEE OF RECORD CP Aug 2023 No. 02581 \$129,199.50 Brock & Scott, PLLC

2505-353

**6138 Grays Avenue 19142** 40th Wd. 1,280 Sq. Ft. BRT #402157700 Improvements: Residential Property Subject To Mortgage  
DEBRA McDUFFIE A/K/A DEBORAH McDUFFIE AND JASPER GOLATT CP Oct 2017 No. 00225 \$63,274.91 Brock & Scott, PLLC

2505-354

**818 North 65th Street 19151** 34th Wd. 1,857 Sq. Ft. BRT #344309100 Improvements: Residential Property Subject To Rent  
RAYNITA MARTIN CP Sep 2024 No. 00133 \$133,790.50 Brock & Scott, PLLC

2505-355

**6534 Lebanon Avenue 19151** 34th Wd. 1,440 Sq. Ft. BRT #344049000 Improvements: Residential Property Subject To Rent  
SHERYL WILLIAMS A/K/A SHIRLEY WILLIAMS A/K/A SHIRLEY HALL INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF RONALD

## SHERIFF'S SALE

2505-345

**2442 Rosella Street 19153** 40th Wd. 3,181 Sq. Ft. BRT #404165609 Improvements: Residential Property  
ROMEO SHEDRICK CP Jan 2024 No. 02338 \$56,983.03 KML Law Group, P.C.

2505-346

**7352 Woodcrest Avenue 19151** 34th Wd. 1,464 Sq. Ft. BRT #344117100 Improvements: Residential Property  
BARBARA L. NORTON AKA BARBARA LORRAINE NORTON CP May 2019 No. 00907 \$146,265.75 MDK Legal

2505-347

**10867 Harrow Road 19154** 66th Wd. 1,616 Sq. Ft. BRT #662074800 Improvements: Residential Property  
CARRIE B. PERRY CP Apr 2016 No. 02218 \$215,443.78 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2505-348

**527 East Walnut Lane 19144** 59th Wd. 780 Sq. Ft. BRT #592078000 Improvements: Residential Property Subject To Rent  
BRICE ENTERPRISES LLC CP May 2024 No. 02201 \$162,666.37 MDK Legal

2505-349

**213 West Abbottsford Avenue 19144** 13th Wd. 1,999 Sq. Ft. BRT #133038100 Improvements: Residential Property  
JULIAN GARNETT AND LATRELL B. GARNETT, AKA LATRELL GARNETT CP Oct 2014 No. 03312 \$102,813.67 MDK Legal

2505-350

**6506 Crescentville Road 19120** 61st Wd. 1,600 Sq. Ft. BRT #611003800 Improvements: Residential Property Subject To Rent  
SAPRENA FLORENCE A/K/A SAPRENA GANTT FLORENCE CP Jul 2023 No. 01118 \$130,333.69 Brock & Scott, PLLC

2505-351

**503 East Westmoreland Street 19134** 7th Wd. 824 Sq. Ft. BRT #073241200 Improvements: Residential Property  
VICTOR M. MARTINEZ A/K/A VICTOR MARTINEZ CP Jul 2023 No. 02843 \$70,917.30 Stern & Eisenberg, P.C.

2505-352

**3324 North Lawrence Street 19140** 19th Wd. 825 Sq. Ft. BRT #193112120 Improvements: Residential Property Subject To Mortgage  
TISHA LEE SANABRIA CP Sep 2018 No. 01322 \$72,898.54 Saldutti Law Group

2505-353

**1351 Marlborough Street 19125** 18th Wd. 2,100 Sq. Ft. BRT #181069200 Improvements: Residential Property  
DIANE LAYTON CP Mar 2022 No. 01271 \$29,195.00 Console Matisson, LLP

2505-362

**938-40 Afton Street 19111** 63rd Wd. 5,000 Sq. Ft. BRT #631193900 Improvements: Residential Property  
DIEP BA NGUYEN CP Mar 2023 No. 02856 \$31,991.95 Law Office Of Gregory Javardian LLC

2505-363

**955 Wakeling Street 19124** 23rd Wd. 3,082 Sq. Ft. BRT #233048500 Improvements: Residential Property  
CURTIS STEPHEN KING AND SHIRLETT V. NICHOLS AND DYHANINA DOZIER CP Jun 2023 No. 01356 \$95,417.76 Law Office Of Gregory Javardian LLC

2505-364

**111 South 15th Street 19102** 8th Wd. 1,691 Sq. Ft. BRT #888087498 Improvements: Residential Condominium Subject To Mortgage  
STRATTON C. LEE AND COLETTE DECHALUS LEE CP Dec 2023 No. 00882 \$59,580.65 Gawthrop Greenwood PC

2505-365

**411 South 10th Street 19147** 5th Wd. 481 Sq. Ft. BRT #053116900 Improvements: Residential Property Subject To Mortgage  
JANIS DUBIN A/K/A JANIS K. DUBIN A/K/A JANIS K. BENSTOCK AND

## SHERIFF'S SALE

WILLIAMS A/K/A RONALD N. WILLIAMS, DECEASED CP Jan 2023 No. 02353 \$117,964.81 Brock & Scott, PLLC

2505-356

**2444 South Lambert Street 19145** 26th Wd. 722 Sq. Ft. BRT #262190700 Improvements: Residential Property  
WALDA METCALF CP Mar 2024 No. 01161 \$207,879.44 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2505-357

**5430 Gainor Road 19131** 52nd Wd. 3,125 Sq. Ft. BRT #522101100 Improvements: Residential Property  
CARRIE B. PERRY CP Apr 2016 No. 02218 \$215,443.78 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2505-358

**3222 North 33rd Street 19129** 38th Wd. 1,284 Sq. Ft. BRT #382188100 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUDOLPH S. TERRELL A/K/A RUDOLPH TERRELL, SR. AND KILAH TERRELL, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF RUDOLPH TERRELL, JR. A/K/A RUDOLPH TERRELL, II DECEASED HEIR OF RUDOLPH TERRELL, SR. CP Sep 2019 No. 00791 \$289,030.14 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2505-359

**433 North 66th Street 19151** 34th Wd. 2,438 Sq. Ft. BRT #343133600 Improvements: Residential Property  
RICHARD SAUNDERS AND JACQUITA MCDANIEL CP Apr 2019 No. 04641 \$244,055.46 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2505-360

**1202 Barringer Street 19119** 22nd Wd. 3,422 Sq. Ft. BRT #221022600 Improvements: Residential Property  
THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOVIE LEWIS-CAMPBELL, A/K/A LOVIE CAMPBELL AND RHONDA LEWIS, IN HER CAPACITY AS HEIR OF LOVIE LEWIS-CAMPBELL, A/K/A LOVIE CAMPBELL CP Nov 2022 No. 01263 \$219,851.87 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2505-361

**5814 Florence Avenue 19143** 3rd Wd. 1,736 Sq. Ft. BRT #034069700 Improvements: Residential Property  
CHARLOTTE NICHOLSON AND CHERYL L. BRANCH CP Jan 2018 No. 03977 \$72,565.68 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2505-370

**5308 Webster Street 19143** 46th Wd. 1,552 Sq. Ft. BRT #462120100 Improvements: Residential Property  
PERLA BEACH HOLDINGS, LLC CP May 2024 No. 02728 \$292,998.08 Smith Kane Holman LLC

2505-371

**5314 Greenway Avenue 19143** 51st Wd. 1,598 Sq. Ft. BRT #512088200 Improvements: Residential Property  
EARL HUTCHINS, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF ROSEMARY HUTCHINS, DECEASED AND THE UNKNOWN HEIRS OF ROSEMARY HUTCHINS CP Dec 2023 No. 00724 \$73,382.39 Stern & Eisenberg, P.C.

2505-372

**4510 North 5th Street 19140** 49th Wd. 1,420 Sq. Ft. BRT #491153000 Improvements: Residential Property  
CRYSTAL GOMEZ, ADMINISTRATRIX OF THE ESTATE OF FRIDA MALDONADO CP Dec 2023 No. 00848 \$17,986.87 McCabe, Weisberg & Conway, LLC

2505-373

**5634 North Sydenham Street 19141** 17th Wd. 1,200 Sq. Ft. BRT #120101100 Improvements: Residential Property  
THE UNKNOWN HEIRS OF GENEVA

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
Wd. 1,504 Sq. Ft. BRT #172104300 Improvements: Residential Property TYNEK BUTLER SOLELY IN HIS CAPACITY AS HEIR OF LATANYA JACKSON, DECEASED; KENDRA JACKSON; SUMMER JACKSON; THE UNKNOWN HEIRS OF LATANYA JACKSON CP May 2022 No. 01017 \$198,924.14 KML Law Group, P.C.	<b>2505-386</b> <b>7015 West Passyunk Avenue 19142</b> 40th Wd. 1,376 Sq. Ft. BRT #406299600 Improvements: Residential Property ROSALYN R. DOUGLAS, AS SURVIVING HEIR OF VERNON WELCH, DECEASED AND UNKNOWN SURVIVING HEIRS OF VERNON WELCH, DECEASED CP Sep 2024 No. 01310 \$158,981.15 Hladik Onorato & Federman LLP	KHP PROPERTIES LLC CP Mar 2024 No. 01297 \$211,549.70 Manley Deas Kochalski LLC	CAPACITY AS HEIR OF ANNA DIANTONIO AKA ANNA L. DIANTONIO, DECEASED AND THE UNKNOWN HEIRS OF ANNA DIANTONIO AKA ANNA L. DIANTONIO, DECEASED CP Aug 2024 No. 00139 \$153,851.16 KML Law Group, P.C.	THIRD GLOBAL LLC A/K/A THIRD FRANKLIN GLOBAL LLC CP Jun 2024 No. 02370 \$122,097.58 Friedman Vartolo LLP
<b>2505-375</b> <b>129 Dudley Street 19148</b> 39th Wd. 735 Sq. Ft. BRT #391020900 Improvements: Residential Property SARA PISCITELLI CP Jul 2024 No. 02158 \$226,783.30 KML Law Group, P.C.	<b>2505-387</b> <b>4660 North Penn Street 19124</b> 23rd Wd. 3,343 Sq. Ft. BRT #234288000 Improvements: Residential Property Subject To Rent KENNETH DELANY AND MARIE G. DELANY A/K/A MARIE DELANY CP Apr 2024 No. 02339 \$196,392.19 Brock & Scott, PLLC	<b>2505-388</b> <b>12301 McNulty Road 19154</b> 66th Wd. 5,080 Sq. Ft. BRT #884292543 Improvements: Commercial Subject To Mortgage JORDYN KASH, LLC; I AM PHRESH LLC; AND MARK BOSTON CP Oct 2024 No. 03841 \$279,136.12 Rosenberg Martin Greenberg, LLP	<b>2505-396</b> <b>2616 North Hollywood Street 19132</b> 28th Wd. 658 Sq. Ft. BRT #282034800 Improvements: Residential Property NORTH ROW, LLC CP Aug 2024 No. 02266 \$146,169.96 Hill Wallack LLP	<b>2505-395</b> <b>4221 Rhawn Street 19136</b> 41st Wd. 4,256 Sq. Ft. BRT #652001700 Improvements: Residential Property ERIK L. LARSEN, JR., AS BELIEVED HEIR AND /OR ADMINISTRATOR OF THE ESTATE OF ERIK L. LARSEN, AKA ERIC L. LARSEN AND UNKNOWN HEIRS AND /OR ADMINISTRATORS TO THE ESTATE OF ERIK L. LARSEN, AKA ERIC L. LARSEN CP Aug 2023 No. 02813 \$74,106.63 Manley Deas Kochalski LLC
<b>2505-376</b> <b>520 Parnell Place 19144</b> 12th Wd. 1,384 Sq. Ft. BRT #122014300 Improvements: Residential Property YVETTE WILLIAMS CP May 2024 No. 01937 \$35,499.21 KML Law Group, P.C.	<b>2505-377</b> <b>5542 Pentridge Street 19143</b> 51st Wd. 1,040 Sq. Ft. BRT #513235000 Improvements: Residential Property SAMUEL WONIEWALA CP Nov 2023 No. 01369 \$41,774.59 KML Law Group, P.C.	<b>2505-378</b> <b>406 Kerper Street 19111</b> 35th Wd. 3,750 Sq. Ft. BRT #353132700 Improvements: Residential Property ROBERTA BINGHAM CP Jan 2024 No. 00975 \$185,309.29 LOGS Legal Group LLP	<b>2505-379</b> <b>1426 Blavis Street 19140</b> 13th Wd. 1,440 Sq. Ft. BRT #132349000 Improvements: Residential Property CHARLES E. NESBIT, EXECUTOR OF THE ESTATE OF MARGARET C. TUCKER, DECEASED CP Dec 2021 No. 01190 \$129,469.32 LOGS Legal Group LLP	<b>2505-380</b> <b>8643 Agusta Street 19152</b> 56th Wd. 3,619 Sq. Ft. BRT #562358700 Improvements: Residential Property MOHAMED A. MOHAMED CP Jul 2022 No. 00580 \$185,256.32 LOGS Legal Group LLP
<b>2505-381</b> <b>1425 Locust Street 19102</b> 8th Wd. 2,500 Sq. Ft. BRT #888093830 Improvements: Residential Property Subject To Mortgage MARTYN EDNEY CP Oct 2024 No. 02190 \$1,162,655.82 Cohen Vaughan, L.P.	<b>2505-382</b> <b>3373 East Thompson Street 19134</b> 45th Wd. 1,200 Sq. Ft. BRT #451234203 Improvements: Residential Property W.Z. REMODELING LLC CP Mar 2024 No. 03021 \$184,175.79 Stradley Ronon Stevens & Young, LLP	<b>2505-383</b> <b>2633 East Allegheny Avenue 19134</b> 25th Wd. 820 Sq. Ft. BRT #871569960 Improvements: Residential Property Subject To Mortgage Subject To Rent W.Z. REMODELING LLC CP Mar 2024 No. 03014 \$220,195.09 Stradley Ronon Stevens & Young, LLP	<b>2505-384</b> <b>2360 North Woodstock Street 19132</b> 16th Wd. 875 Sq. Ft. BRT #162160600 Improvements: Residential Property DAVID WOOD; DENISE T. WOOD CP Feb 2023 No. 02673 \$11,565.73 Kivitz & Kivitz, P.C.	<b>2505-385</b> <b>4934 North 5th Street 19120</b> 49th Wd. 2,432 Sq. Ft. BRT #871575690 Improvements: Commercial ERNESTO MENENDEZ, JR; ME FAMILY LLC; PRESTIGE 5TH ST HOLDINGS, LLC TERRE TENANT CP Apr 2021 No. 02419 \$75,000.00 Kivitz & Kivitz, P.C.
<b>2505-386</b> <b>518 Broomall Street 19143-4009</b> 51st Wd. 930 Sq. Ft. BRT #513110500 Improvements: Residential Property CHARLES DIETZOLD, NANCY M. DIETZOLD AND CHANCY PROPERTIES LLC CP Jun 2024 No. 02503 \$1,143,214.42 Hladik Onorato & Federman LLP	<b>2505-387</b> <b>3051 North Lee Street 19134</b> 7th Wd. 637 Sq. Ft. BRT #07133700 Improvements: Residential Property CLEMENTINE INVESTMENTS INC, A PENNSYLVANIA CORPORATION CP Aug 2024 No. 01438 \$84,358.49 Stern & Eisenberg, P.C.	<b>2505-388</b> <b>1412 South Conestoga Street 19143-4102</b> 51st Wd. 780 Sq. Ft. BRT #513007500 Improvements: Residential Property CHARLES DIETZOLD, NANCY M. DIETZOLD AND CHANCY PROPERTIES LLC CP Jun 2024 No. 02503 \$1,143,214.42 Hladik Onorato & Federman LLP	<b>2505-389</b> <b>8134 Halstead Street 19111</b> 63rd Wd. 3,123 Sq. Ft. BRT #631067000 Improvements: Residential Property ADRIANNE PASTER AND GEORGE A. PASTER CP Nov 2018 No. 03323 \$199,982.02 KML Law Group, P.C.	<b>2505-389A</b> <b>3051 North Lee Street 19134</b> 7th Wd. 637 Sq. Ft. BRT #07133700 Improvements: Residential Property THE UNKNOWN HEIRS OF JOSHUA A. KRUGER, DECEASED AND ZACHARY KRUGER, SOLELY AS HIS CAPACITY AS HEIR OF JOSHUA A. KRUGER, DECEASED CP May 2024 No. 00309 \$154,573.62 KML Law Group, P.C.
<b>2505-390</b> <b>1411 Cardeza Street 19150</b> 10th Wd. 4,410 Sq. Ft. BRT #102319100 Improvements: Residential Property ROBERT MCKELVY CP Jun 2018 No. 03285 \$174,723.59 Manley Deas Kochalski LLC	<b>2505-391</b> <b>255 East Penn Street 19144</b> 12th Wd. 1,346 Sq. Ft. BRT #122002300 Improvements: Residential Property ANDREA SHARPE JONES CP Jan 2024 No. 00663 \$84,453.98 Manley Deas Kochalski LLC	<b>2505-392</b> <b>2647 Eddington Street 19137</b> 45th Wd. 1,786 Sq. Ft. BRT #453025100 Improvements: Residential Property RAYMOND J SPINGLER CP May 2024 No. 02982 \$134,208.85 Manley Deas Kochalski LLC	<b>2505-393</b> <b>1502 East Lycoming Street 19124</b> 33rd Wd. 1,005 Sq. Ft. BRT #332050500 Improvements: Residential Property LUCAS D. GUZMAN CP Jul 2024 No. 02756 \$97,376.67 KML Law Group, P.C.	<b>2505-394</b> <b>6122 Edmund Street 19135</b> 41st Wd. 1,190 Sq. Ft. BRT #411390300 Improvements: Residential Property DANIEL J. HAIG SOLELY IN HIS CAPACITY AS HEIR OF PATRICIA RYAN A/K/A PATRICIA HAIG, DECEASED; JOHN F. RYAN SOLELY IN HIS CAPACITY AS HEIR OF PATRICIA RYAN A/K/A PATRICIA HAIG, DECEASED; JOHN L. RYAN SOLELY IN HIS CAPACITY AS HEIR OF PATRICIA RYAN A/K/A PATRICIA HAIG, DECEASED AND THE UNKNOWN HEIRS OF PATRICIA RYAN A/K/A PATRICIA HAIG DECEASED CP Feb 2022 No. 02066 \$25,954.80 KML Law Group, P.C.
<b>2505-395</b> <b>3081 Memphis Street 19134</b> 25th Wd. 949 Sq. Ft. BRT #251495900 Improvements: Residential Property Subject To Rent	<b>2505-396</b> <b>11717 Stevens Road 19116</b> 58th Wd. 3,815 Sq. Ft. BRT #582576300 Improvements: Residential Property ANN DIANTONIO SOLELY IN HER	<b>2505-397</b> <b>5436-5438 North 5th Street 19120</b> 61st Wd. 6,727 Sq. Ft. BRT #882928185 Improvements: Commercial KEU CORP, A PENNSYLVANIA CORPORATION; HEE JUNG PARK; KYUNG SOON KIM; HYUN WOO KO AND ELKINS ABSTRACT, INC CP May 2015 No. 02735 \$633,755.42 Duane Morris LLP	<b>2505-398</b> <b>2529 North 32nd Street 19132</b> 28th Wd. 946 Sq. Ft. BRT #282188000 Improvements: Residential Property Subject To Mortgage	<b>2505-399</b> <b>1322 West Cumberland Street 19132</b> 37th Wd. 1,068 Sq. Ft. BRT #371379500 Improvements: Residential Property Subject To Mortgage BILLION DOLLAR DREAM LLC CP May 2024 No. 02361 \$368,801.46 Friedman Vartolo LLP
<b>2505-399</b> <b>4934 North 5th Street 19120</b> 49th Wd. 2,432 Sq. Ft. BRT #871575690 Improvements: Commercial ERNESTO MENENDEZ, JR; ME FAMILY LLC; PRESTIGE 5TH ST HOLDINGS, LLC TERRE TENANT CP Apr 2021 No. 02419 \$75,000.00 Kivitz & Kivitz, P.C.	<b>2505-400</b> <b>11717 Stevens Road 19116</b> 58th Wd. 3,815 Sq. Ft. BRT #582576300 Improvements: Residential Property ANN DIANTONIO SOLELY IN HER	<b>2505-401</b> <b>5825 Rising Sun Avenue 19120</b> 35th Wd. 1,533 Sq. Ft. BRT #871163250 Improvements: Commercial COLLEEN I. ROBINS A/K/A COLLEEN ROBINS AND TROY ROBINS CP Nov 2022 No. 00314 \$223,995.02 LOGS Legal Group, P.C.	<b>2505-402</b> <b>617 South 7th Street 19147</b> 2nd Wd. 618 Sq. Ft. BRT #023151901 Improvements: Residential Property DOMINIC DIVENTURA CP Sep 2024 No. 01382 \$210,830.44 Manley Deas Kochalski LLC	<b>2505-403</b> <b>7736 Woodbine Avenue 19151</b> 34th Wd. 2,499 Sq. Ft. BRT #343204600 Improvements: Residential Property Subject To Mortgage JOYCE L. FISCHER CP Feb 2018 No. 00463 \$357,536.58 Lundy Beldecos & Milby, PC
<b>2505-403</b> <b>3081 Memphis Street 19134</b> 25th Wd. 949 Sq. Ft. BRT #251495900 Improvements: Residential Property Subject To Rent	<b>2505-404</b> <b>11717 Stevens Road 19116</b> 58th Wd. 3,815 Sq. Ft. BRT #582576300 Improvements: Residential Property ANN DIANTONIO SOLELY IN HER	<b>2505-405</b> <b>5436-5438 North 5th Street 19120</b> 61st Wd. 6,727 Sq. Ft. BRT #882928185 Improvements: Commercial KEU CORP, A PENNSYLVANIA CORPORATION; HEE JUNG PARK; KYUNG SOON KIM; HYUN WOO KO AND ELKINS ABSTRACT, INC CP May 2015 No. 02735 \$633,755.42 Duane Morris LLP	<b>2505-406</b> <b>3121 West Norris Street 19121</b> 32nd Wd. 1,005 Sq. Ft. BRT #323081400 Improvements: Residential Property Subject To Mortgage	<b>2505-407</b> <b>3121 South Yewdall Street 19143</b> 51st Wd. 833 Sq. Ft. BRT #514162800 Improvements: Residential Property Subject To Mortgage DVM REALTY LLC CP Jul 2024 No. 02399 \$182,382.65 Friedman Vartolo LLP
<b>2505-407</b> <b>3121 South Yewdall Street 19143</b> 51st Wd. 833 Sq. Ft. BRT #514162800 Improvements: Residential Property Subject To Mortgage	<b>2505-408</b> <b>12026 Academy Road 19154</b> 66th Wd. 2,712 Sq. Ft. BRT #663344015 Improvements: Residential Property HENRY RUBY CP Jul 2024 No. 00349 \$267,590.29 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2505-409</b> <b>6410 North 5th Street 19126</b> 61st Wd. 3,719 Sq. Ft. BRT #611101700 Improvements: Residential Property DELIA DJUKANOVIC CP Jul 2023 No. 00036 \$309,584.56 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2505-410</b> <b>243 North Wilton Street 19139</b> 44th Wd. 960 Sq. Ft. BRT #441143000 Improvements: Residential Property Subject To Mortgage LAFAYETTE CAFFIE JR CP Jan 2022 No. 00951 \$53,474.91 Friedman Vartolo LLP	<b>2505-411</b> <b>30 South 62nd Street 19139</b> 3rd Wd. 2,021 Sq. Ft. BRT #031190800 Improvements: Residential Property ERIE KASH OUT PROPERTIES LLC CP Apr 2024 No. 02008 \$432,275.94 Friedman Vartolo LLP
<b>2505-411</b> <b>6665 Aramingo Avenue 19125</b> 31st Wd. 1,325 Sq. Ft. BRT #312147800 Improvements: Residential Property JOANNE M. HAMILL CP Jan 2018 No. 04396 \$161,083.82 LOGS Legal Group, P.C.	<b>2505-412</b> <b>9129 Ashton Road 19114</b> 57th Wd. 1,642 Sq. Ft. BRT #572192703 Improvements: Residential Property DAVID J. BALLINGALL CP June 2024 No. 02782 \$29,589.37 LOGS Legal Group, P.C.	<b>2505-413</b> <b>5825 Rising Sun Avenue 19120</b> 35th Wd. 1,533 Sq. Ft. BRT #871163250 Improvements: Commercial COLLEEN I. ROBINS A/K/A COLLEEN ROBINS AND TROY ROBINS CP Nov 2022 No. 00314 \$223,995.02 LOGS Legal Group, P.C.	<b>2505-414</b> <b>6651 Edmund Street 19135</b> 41st Wd. 1,364 Sq. Ft. BRT #411416100 Improvements: Residential Property Subject To Mortgage ANGEL SANTIAGO CP Feb 2023 No. 02848 \$158,200.81 Saldutti Law Group	<b>2505-415</b> <b>1322 West Cumberland Street 19132</b> 37th Wd. 1,068 Sq. Ft. BRT #371379500 Improvements: Residential Property Subject To Mortgage BILLION DOLLAR DREAM LLC CP May 2024 No. 02361 \$368,801.46 Friedman Vartolo LLP
<b>2505-415</b> <b>3121 West Norris Street 19121</b> 32nd Wd. 1,005 Sq. Ft. BRT #323081400 Improvements: Residential Property Subject To Mortgage	<b>2505-416</b> <b>1027 South 53rd Street 19143</b> 51st Wd. 1,152 Sq. Ft. BRT #511043100 Improvements: Residential Property Subject To Mortgage EUGENE CARNEY, INDIVIDUALLY AND AS KNOWN HEIR OF JOSEPHINE D. CARNEY, DECEASED; LEONARD CARNEY, EUGENE CARNEY, INDIVIDUALLY AND AS KNOWN HEIR OF JOSEPHINE D. CARNEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPHINE D. CARNEY, DECEASED CP Apr 2024 No. 02023 \$48,746.46 Friedman Vartolo LLP	<b>2505-417</b> <b>7330 Sommers Road 19138</b> 50th Wd. 1,446 Sq. Ft. BRT #501318900 Improvements: Residential Property Subject To Mortgage BIDDLE CAPITAL PARTNERS RE, INC CP Jul 2024 No. 03421 \$182,671.91 Friedman Vartolo LLP	<b>2505-418</b> <b>12026 Academy Road 19154</b> 66th Wd. 2,712 Sq. Ft. BRT #663344015 Improvements: Residential Property HENRY RUBY CP Jul 2024 No. 00349 \$267,590.29 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2505-419</b> <b>6410 North 5th Street 19126</b> 61st Wd. 3,719 Sq. Ft. BRT #611101700 Improvements: Residential Property DELIA DJUKANOVIC CP Jul 2023 No. 00036 \$309,584.56 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**SHERIFF'S SALE****2505-426**

**413 North Sickels Street 19139** 4th Wd. 973 Sq. Ft. BRT #041150000 Improvements: Residential Property Subject To Mortgage DARNELL RUSSELL MANAGEMENT LLC CP Jan 2023 No. 02642 \$177,261.17 Friedman Vartolo LLP

**2505-427**

**61 North Edgewood Street 19139** 34th Wd. 938 Sq. Ft. BRT #341090300 Improvements: Residential Property Subject To Mortgage THE MJK ENTERPRISE LLC CP Feb 2024 No. 02399 \$180,311.23 Friedman Vartolo LLP

**2505-428**

**2965 Janney Street 19134** 25th Wd. 860 Sq. Ft. BRT #252403000 Improvements: Residential Property Subject To Mortgage FAMILY HOUSING LLC CP Oct 2023 No. 02414 \$152,288.18 Friedman Vartolo LLP

**2505-429**

**4207 Hartel Avenue 19136** 65th Wd. 3,812 Sq. Ft. BRT #651192300 Improvements: Residential Property DAVID COLPE AKA DAVID G. COLPE AND SOPHIE D. COLPE, AKA SOPHIE DOLAN CP Jul 2022 No. 01704 \$61,261.43 MDK Legal

**2505-430**

**319 Mercy Street 19148** 39th Wd. 840 Sq.

**SHERIFF'S SALE****2505-431**

Ft. BRT #392049100 Improvements: Residential Property WILLIAM A. MAKAREWICZ A/K/A WILLIAM MAKAREWICZ CP Aug 2024 No. 01417 \$201,093.71 Hill Wallack LLP

**2505-432**

**3058 Aramingo Avenue 19134** 25th Wd. 999 Sq. Ft. BRT #251477400 Improvements: Residential Property PATRICIA DONNELLY CP Aug 2024 No. 01295 \$84,304.66 LOGS Legal Group LLP

**2505-433**

**2514 South 73rd Street 19142** 40th Wd. 3,328 Sq. Ft. BRT #404075000 Improvements: Residential Property Subject To Mortgage

LUVENIA M. HARRIS CP Sep 2023 No. 02814 \$119,844.10 Friedman Vartolo LLP

**2505-434**

**2115 Wakeling Street 19124** 62nd Wd. 1,140 Sq. Ft. BRT #622011900 Improvements: Residential Property Subject To Mortgage

AOZ PROPERTIES LLC CP Jun 2024 No. 02480 \$140,827.56 Friedman Vartolo LLP

**SHERIFF'S SALE****2505-435**

**3517 Germantown Avenue 19140** 43rd Wd. 1,000 Sq. Ft. BRT #882965080 Improvements: Residential Property OMEGA HILTON LLC CP May 2024 No. 02964 \$205,853.18 Stern & Eisenberg, P.C.

**2505-436**

**12000 Sewell Road 19116** 58th Wd. 9651 Sq. Ft. BRT #582582100 Improvements: Residential Property JESSICA L. GILLIE AND JEFFREY R. GILLIE CP Apr 2024 No. 01213 \$282,859.76 Brock & Scott, PLLC

**2505-437**

**5000 Lancaster Avenue 19131** 44th Wd. 918 Sq. Ft. BRT #871206850 Improvements: Residential Property DREAMCHASERS, LLC CP May 2024 No. 02965 \$176,113.80 Kaplin, Stewart, Meloff Reiter & Stein, P.C.

**2505-438**

**4184 Wayne Avenue 19140** 13th Wd. 760 Sq. Ft. BRT #131404300 Improvements: Residential Property Subject To Rent SCHERWINN DUREMDEZ AKA SCHERWINN S DUREMDEZ CP Jul 2023 No. 00078 \$159,097.21 Brock & Scott, PLLC

**2505-439**

**871 North 43rd Street 19104** 6th Wd. 1,757 Sq. Ft. BRT #062310700 Improvements: Residential Property

**SHERIFF'S SALE**

DREAMCHASERS, LLC CP Jul 2024 No. 02747 \$133,816.69 Kaplin, Stewart, Meloff Reiter & Stein, P.C.

**2505-440**

**5019 Kershaw Street 19131** 44th Wd. 1,064 Sq. Ft. BRT #442146600 Improvements: Residential Property DREAMCHASERS, LLC CP May 2024 No. 03024 \$67,687.63 Kaplin, Stewart, Meloff Reiter & Stein, P.C.

**2505-441**

**4864 Lancaster Avenue 19131** 44th Wd. 1,458 Sq. Ft. BRT #442187500 Improvements: Commercial DREAMCHASERS, LLC CP May 2024 No. 02755 \$288,407.77 Kaplin Stewart

**2505-442A**

**1457 North 52nd Street 19131** 44th Wd. 1,215 Sq. Ft. BRT #442282900 Improvements: Commercial DREAMCHASERS, LLC CP May 2024 No. 03026 \$309,607.49 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

**2505-442B**

**1459 North 52nd Street 19131** 44th Wd. 1,298 Sq. Ft. BRT #871208500 Improvements: Commercial DREAMCHASERS, LLC CP May 2024 No. 03026 \$309,607.49 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

**2505-443**

**5909 Washington Avenue 19143** 3rd Wd.

**SHERIFF'S SALE**

1,776 Sq. Ft. BRT #033104400 Improvements: Residential Property MELVIN LYONS AND ALMA R. LYONS CP Feb 2020 No. 00799 \$133,430.16 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2505-444A**

**308 East Gale Street 19120** 42nd Wd. 1,585 Sq. Ft. BRT #421240400 Improvements: Residential Property Subject To Mortgage MICHAELS CONSTRUCTION, LLC CP May 2023 No. 01252 \$387,156.35 Friedman Vartolo LLP

**2505-444B**

**5503 Litchfield Street 19143** 51st Wd. 1,080 Sq. Ft. BRT #513291900 Improvements: Residential Property Subject To Mortgage MICHAELS CONSTRUCTION, LLC CP May 2023 No. 01252 \$387,156.35 Friedman Vartolo LLP

**2505-444C**

**6424 Callowhill Street 19151** 34th Wd. 1,408 Sq. Ft. BRT #343020200 Improvements: Residential Property Subject To Mortgage MICHAELS CONSTRUCTION, LLC CP May 2023 No. 01252 \$387,156.35 Friedman Vartolo LLP

# PHL 2ACY

PRESENTS

## THE BEST RESTAURANTS IN ATLANTIC CITY, NJ



By James Williams,  
Editor-in-Chief

Atlantic City isn't just famous for its casinos, boardwalk, and beaches — it's a serious destination for food lovers too. Whether you're looking for fine dining, legendary subs, or an incredible steak, Atlantic City has something to satisfy every craving. Here's a complete guide to some of the best restaurants you should check out:

1. Patsy's Italian Restaurant  
1900 Pacific Ave, Atlantic City, NJ 08401  
Cuisine: Classic Italian-American

2. Dock's Oyster House  
2405 Atlantic Ave, Atlantic City, NJ 08401  
Website: <https://www.docksoysterhouse.com/>  
Cuisine: Seafood & Steakhouse

3. Chef Vola's  
111 S Albion Pl, Atlantic City, NJ 08401  
Website: <https://www.chefvolas.com/>  
Cuisine: Italian-American (BYOB)

4. Cafe 2825  
2825 Atlantic Ave, Atlantic City, NJ 08401  
Website: <https://www.cafe2825.com/>  
Cuisine: Southern Italian

5. Kelsey's  
1545 Pacific Ave, Atlantic City, NJ 08401  
Website: <https://www.kelseysac.com/>  
Cuisine: Soul Food & Southern Cuisine

6. Setaara  
2322 Arctic Ave, Atlantic City, NJ 08401  
Website: <https://setaaraac.com/>  
Cuisine: Afghan-French Fusion

7. White House Subs

2301 Arctic Ave, Atlantic City, NJ 08401  
Website: <https://whitehousesubshop.net/>  
Cuisine: Subs & Cheesesteaks

8. Gordon Ramsay Hell's Kitchen  
2100 Pacific Ave, Atlantic City, NJ 08401  
Cuisine: Modern American with British Influences

9. Atlantic City Bar & Grill  
1219 Pacific Ave, Atlantic City, NJ 08401  
Cuisine: Seafood & American Grill

10. Knife & Fork Inn  
3600 Atlantic Ave, Atlantic City, NJ 08401  
Website: <https://www.knifeandforkinn.com/>  
Cuisine: Steak & Seafood

11. Capriccio Italian Restaurant  
1133 Boardwalk, Atlantic City, NJ 08401

Website: <https://www.resortsac.com/dining/capriccio/>  
Cuisine: Upscale Italian

12. Gilchrist Restaurant  
804 N Rhode Island Ave, Atlantic City, NJ 08401  
Website: <https://www.gilchristrestaurant.com/>  
Cuisine: American Breakfast & Lunch

13. Carmine's Italian Restaurant  
2801 Pacific Ave, Atlantic City, NJ 08401  
Website: <https://www.carminesnyc.com/locations/atlantic-city>  
Cuisine: Family-Style Italian

14. Amada  
500 Boardwalk, Atlantic City, NJ 08401  
Website: <https://www.amadaac.com/>  
Cuisine: Spanish Tapas

15. Vic & Anthony's Steakhouse  
2831 Boardwalk, Atlantic City, NJ 08401  
Website: <https://www.goldennugget.com/atlantic-city/eat/vic-anthony's/>  
Cuisine: Prime Steakhouse

16. Old Homestead Steak House  
1 Borgata Way, Atlantic City, NJ 08401  
Website: <https://www.theborgata.com/dining/fine-dining/old-homestead>  
Cuisine: Classic American Steakhouse

17. Chart House  
Golden Nugget Hotel & Casino, Huron Ave & Brigantine Blvd, Atlantic City, NJ 08401  
Website: <https://www.chart-house.com/location/chart-house-atlantic-city-nj/>  
Cuisine: Seafood & Steaks with Waterfront Views

18. Morton's The Steakhouse  
2100 Pacific Ave, Atlantic City, NJ 08401

Website: <https://www.mortons.com/atlanticcity>  
Cuisine: Upscale Steakhouse

19. Nobu Atlantic City  
2100 Pacific Ave, Atlantic City, NJ 08401  
Website: <https://www.noburestaurants.com/atlantic-city>  
Cuisine: Japanese-Peruvian Fusion

20. Gordon Ramsay Pub & Grill  
2100 Pacific Ave, Atlantic City, NJ 08401  
Website: <https://www.caesars.com/caesars-ac/restaurants/gordon-ramsay-pub-and-grill>  
Cuisine: British Pub Fare

### Conclusion:

Whether you're in the mood for a gourmet experience, a legendary sub, a soulful meal with live jazz, or an elegant seafood dinner by the water, Atlantic City's restaurant scene has it all. With so many fantastic options, your biggest challenge might be deciding where to eat first!

If you're planning a visit, be sure to book reservations — especially at hot spots like Chef Vola's, Cafe 2825, and Dock's Oyster House, where seats are limited and demand is high.

Enjoy your culinary adventure in Atlantic City!

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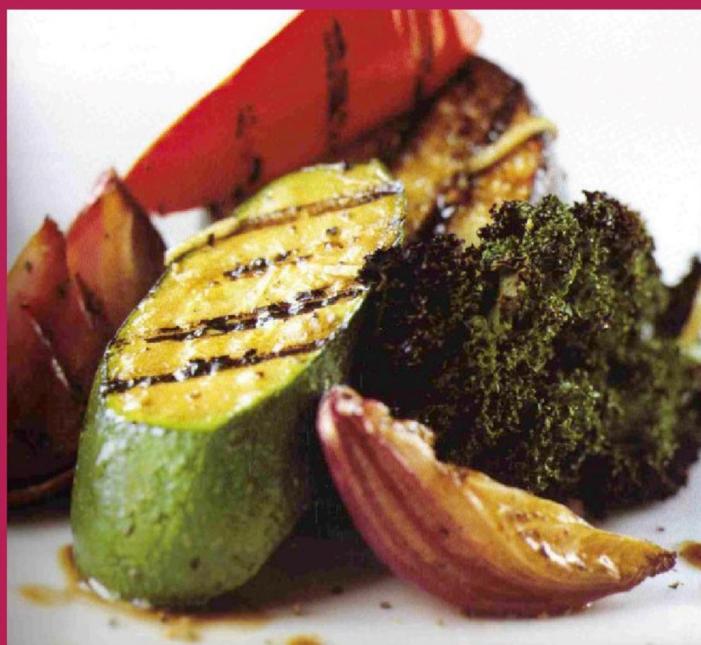
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