

WWW.UPTOWNSTANDARD.COM

DECEMBER 2025

UPTOWN STANDARD

PROUDLY SERVING NORTHWEST PHILADELPHIA

**CHERELLE PARKER
MADE THE RIGHT
CALL ON DEI —
AND PHILLY
NEEDED THIS
RESET**

**BY
JAMES
WILLIAMS**



Hours:
Monday: Closed
Tues to Thurs: 12pm-9pm
Friday to Saturday: 12pm-10pm
Sunday: 12pm-7pm.

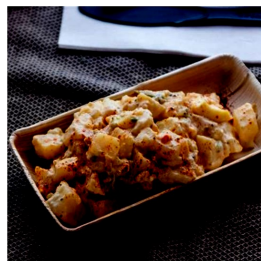
Address
8010 Ogontz Ave.
Philadelphia, PA 19150

Phone
215-276-0657



CATERING AVAILABLE

Serving Soul Food, Seafood, & BBQ.



Burgers & Sandwiches

(Lettuce, tomato, onion, pickles, and American cheese.)

Beef Burger-	\$5.50
Bacon Burger-	\$6.50
Turkey Burger-	\$5.50
Pulled Pork	\$8.25
Pulled Pork w/Cole Slaw	\$9.25
BBQ Pork Rib	\$12.00

BBQ

BBQ Pork Ribs	\$16.50 (1/2)
	\$29.00 (Slab)
BBQ Beef Ribs	\$19.25 (1/2)
	\$31.25 (Slab)
BBQ Chicken	\$9.25 (1/2)
	\$18.50 (Whole)
Jerk Chicken	\$9.25 (1/2)
	\$18.50 (Whole)
Fried Chicken	\$9.50 (1/2)
	\$18.50 (Whole)
BBQ, Jerk, or Fried Wing	\$4.65 (3 Wings)

Platters

BBQ Pork Ribs-	\$17.00
Pulled Pork-	\$15.00
BBQ Beef Ribs-	\$18.00
BBQ Chicken-	\$14.50
w/White Meat	\$15.50
Jerk Chicken-	\$14.50
w/White Meat	\$15.50
Fried Chicken-	\$14.50
w/White Meat	\$15.50
Chicken Wings-	\$13.25
BBQ Pork Ribs & Chicken-	\$22.50
w/White Meat	\$23.50
BBQ Beef Ribs & Chicken-	\$24.50
w/White Meat	\$25.50
Turkey Wing-	\$13.50

Seafood

Shrimp-	\$24.00 (12)
	\$12.00 (6)

Fresh Fish Sandwich-

Whiting	\$9.75
Catfish	\$10.25
Swai	\$10.25
Fresh Fish Platter-	
Whiting	\$14.75
Catfish	\$15.25
Swai	\$15.25
Grilled Salmon	\$17.00
Shrimp Platter-	\$27.50 (12)
	\$17.00 (6)

Fish/Shrimp Combo Platter-

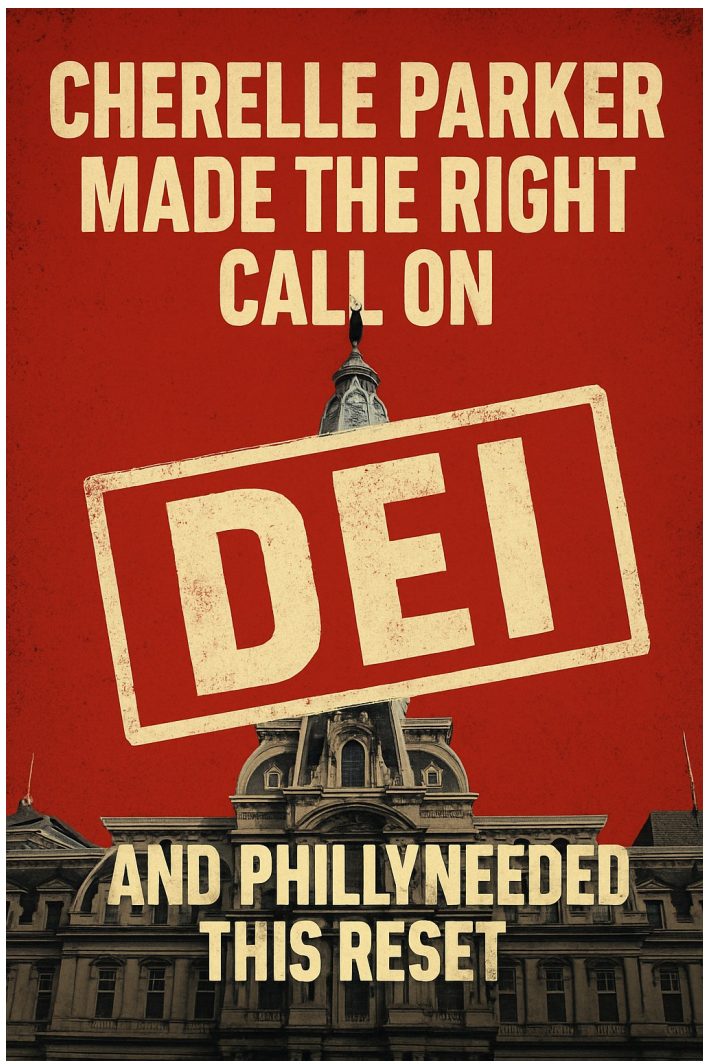
Whiting	\$26.75
Catfish/Swai	\$27.25

Desserts

Apple Cobbler-	\$4.00
Peach Cobbler-	\$4.00
Assorted Cakes-	\$4.00
Banana Pudding	\$4.00

**WE
ACCEPT**





By James Williams

Let me say something a lot of people in this city are afraid to say out loud: Mayor Cherelle Parker was right to overhaul Philadelphia's DEI system. And if we're being honest, the city should've done it years ago.

For decades, Philadelphia operated with a DEI model that looked good on paper but didn't deliver the results people claim it did. We had numerical goals, fancy reports, and big promises — but when you peeled back the layers, too many of our small Black-, Latino-, and women-

owned businesses were still shut out. The same firms got the contracts. The same politically connected groups ate off the system. And too many so-called "certified" firms were fronts for bigger companies that didn't reflect the communities DEI was supposed to uplift.

Parker stepped in and did what leaders are supposed to do: she made a hard decision based on outcomes, not optics. She replaced a broken, box-checking system with a model that focuses on small and local businesses — the people actually hiring Philadelphia residents, paying Philadelphia taxes,

and keeping the lights on in Philadelphia neighborhoods. That shift alone puts the city's economic engine back in the hands of people rooted here, not consultants gaming demographics for a piece of the pie.

And let's not ignore the truth: the legal landscape changed. Federal rulings have put race-conscious policies under a microscope. Cities across the country are scrambling to avoid lawsuits. Instead of waiting for the courts to force Philadelphia's hand, Parker got ahead of the issue and built a system that can stand up in 2025 and beyond. That's not backing down — that's governing with foresight.

People criticized her for firing the city's top DEI leadership, but let's be real. If you're trying to overhaul a broken structure, you can't do it with the same people who were defending the status quo. Parker chose professionalism and accountability over chaos and headlines, and the city is better for it. A new system requires new leadership, new standards, and a new level of seriousness.

The loudest critics will say Parker is "abandoning equity," but that's a lazy argument. Equity isn't a buzzword — it's an outcome. And outcomes require function, not symbolism. If the old DEI system was working, the gaps would be shrinking. Instead, decade after decade, they stayed the same. So

why are folks defending failure?

What Parker did was not anti-DEI — it was anti-performative-DEI. She cut out the political theater and built something rooted in real-world impact. If a small West Philly construction company can finally compete because the city is focusing on size and local presence instead of paperwork games, that's equity. If North Philly entrepreneurs can get contracts because the process is streamlined instead of clogged with outdated compliance hoops, that's equity. Outcomes don't happen by clinging to old systems — they happen by redesigning them.

Philadelphia doesn't need hollow promises. It needs a reset. Cherelle Parker gave it one. And as someone who has watched this city's business landscape up close for years, I'll say what others won't: her DEI overhaul is bold, necessary, and overdue. Now it's on the rest of us to hold the city accountable to the results.

And if this new system truly lifts up the businesses that have been ignored for decades, we'll look back and say this was the moment Philadelphia finally got DEI right.



TOP RESTAURANTS / CAFÉS IN 19144

1. Das Good Café

Summary: Asian–Hawaiian fusion BYOB modern café. Popular for Lao burgers, banh mi, breakfast bowls, Vietnamese coffee.

Address: 322 W Cheltenham Ave, Philadelphia, PA 19144

Website: <https://dasgoodcafe.com>

Reviews: 4.8 (Google, 130+ reviews)

2. Uncle Bobbie's Coffee & Books

Summary: Black-owned café + bookstore + cultural hub. Coffee, pastries, sandwiches. Event space. Address: 5445 Germantown Ave, Philadelphia, PA 19144

Website: <https://www.unclebobbies.com>
Reviews: 4.7 (1,400+ reviews)

3. Salam Café

Summary: Ethiopian/Middle Eastern halal plates, stews, falafel, sambusas; small market attached.

Address: 5532 Greene St, Philadelphia, PA 19144

Website: <https://alifamilyrestaurants.com/salam-cafe>

Reviews: 4.6 (Google, 220+ reviews)

4. The Nile Café

Summary: Vegan soul-food spot; jerk tofu, plant-based comfort platters, smoothies.

Address: 6008 Germantown Ave, Philadelphia, PA 19144

Website: <https://www.nilevegancafe.com>

Reviews: 4.6 (Google)

5. All The Way Live Café

Summary: Raw vegan & holistic restaurant.

Smoothies, bowls, raw platters, sea moss drinks. Address: 6108 Germantown Ave, Philadelphia, PA 19144

Website: No active website

Reviews: 4.6 (Google)

TAKEOUT & QUICK EATS (19144 Verified)

6. Deke's Bar-B-Que

Summary: Smoked BBQ meats, brisket cheesesteaks, ribs, wings.

Address: 137 Berkley St Suite B, Philadelphia, PA 19144

Website: <https://dekesbar-b-que.com>

Reviews: 3.9 (400+ reviews)

7. First Wok

Summary: Classic Chinese takeout — wings, lo mein, fried rice, lunch specials.

Address: 129 W Cheltenham Ave, Philadelphia, PA 19144

Website: Listed on delivery apps

Reviews: 4.0 (local ratings)

8. Giovanni's Pizza

Summary: Neighborhood pizza shop with cheesesteaks, strombolis, salads.

Address: 324 W Cheltenham Ave, Philadelphia, PA 19144

Website: Delivery app listings

Reviews: 4.0 (local)

9. New Zem Zem Pizza

Summary: Quick pizza, wings, sandwiches; take-out staple.

Address: 117 E Cheltenham Ave, Philadelphia, PA 19144

Website: Delivery apps
Reviews: 4.0

10. Gennaro's Famous Pizza

Summary: Pizza, cheesesteaks, hoagies; large menu.

Address: 210 W Cheltenham Ave, Philadelphia, PA 19144

Website: Delivery app listing
Reviews: 4.2

11. City Star Pizza

Summary: Pizza + grill combo — burgers, chicken platters, wings.

Address: 6332 Germantown Ave, Philadelphia, PA 19144

Website: Delivery apps
Reviews: □ 4.0

12. Mr. Hook Fish & Chicken

Summary: Fried fish platters, shrimp, chicken boxes; true Germantown staple.

Address: 5030 Germantown Ave, Philadelphia, PA 19144

Website: None
Reviews: 4.1

13. Checkers Wok

Summary: Wings + fried

rice, Chinese combo platters, fast takeout.
Address: 4940 Germantown Ave, Philadelphia, PA 19144
Website: None
Reviews: 4.2

14. Sister Muhammad's Kitchen

Summary: Fried whiting platters, bean pies, halal comfort food.
Address: 5300 Germantown Ave, Philadelphia, PA 19144
Website: None
Reviews: 4.4

BREAKFAST & BRUNCH

15. Rose Petals Café

Summary: Gourmet waffle café; salmon cheesesteaks; Black-owned brunch spot.
Address: New location 322 W Cheltenham Ave (formerly Mt. Airy; reopened in 19144)
Website: <https://rosepetalscafe.com>
Reviews: 4.3

16. La Salle Bakery

Summary: Old-school breakfast sandwiches, hoagies, cheap eats.

Address: 5434 Germantown Ave, Philadelphia, PA 19144
Website: None
Reviews: 4.2

HOOD CLASSICS / "HIDDEN GEMS" TAKEOUT

(Smaller, hyper-local spots the community loves)

17. Cheltenham Market Deli (Grill Inside)

Summary: Cheesesteaks, wings, fries from the back grill.
Address: 301 W Cheltenham Ave, Philadelphia, PA 19144

Website: None
Reviews: 4.0 (local)

18. Big G's Steaks & Hoagies

Summary: Solid cheesesteaks, hoagies, late-night eats.
Address: 5640 Germantown Ave, Philadelphia, PA 19144
Website: Delivery apps
Reviews: 4.1

19. Taste of the Town

Summary: Platters, wings, cheesesteaks, fries; heavy takeout business.

Address: 5533 Germantown Ave, Philadelphia, PA 19144
Website: None
Reviews: 4.0

20. Germantown Halal Food Truck

Summary: Chicken over rice, gyros, lamb platters.
Location: Germantown Ave & Cheltenham (19144)
Website: None
Reviews: 4.5 (street-food rated)

COFFEE & SNACKS

21. Germantown Espresso Bar

Summary: Pastries, light bites, espresso; artsy vibe.
Address: 26 Maplewood Mall, Philadelphia, PA 19144
Website: <https://germantownespresso-bar.com>
Reviews: 4.7

22. Aunt Verlea's Pound Cakes (Pop-Up / Local)

Summary: Specialty pound cakes, desserts, small-batch baking.
Address: Operates inside 19144 events & markets
Website: Social-based
Reviews: 4.8 (local)

PHL Standard Newspapers

James Williams
Publisher/Editor

Published Monthly
Readership 20,000

Owned by
Uptown Standard, LLC

**In memory of
Sean Crump
Co-Founder**

Hall of Fame

Rep. Stephen Kinsey

DJ Gary O

Jay Fresh

Mike Blount

Cindy Bass

Dan Ramsey

Shelly Shell

Kieth from da Block

Eric Allen

Traci Hilton

Speedy Artis

Rob Holman

PHLSTANDARD.COM

Contact:
James Williams
Publisher
Uptown Standard, LLC.
Jawilliamsjr@phlstandard.com



**Carl T.
215-650-1155**

ALL KINDS OF RODENTS & BUGS

- BEDBUGS & ROACHES
- RATS
- MICE
- FLEAS & TICKS
- TERMITES
- RACOONS & POSSUMS

**25% Senior Citizens Discount
20% Multi-Property Discount**

HAPPY HOLLOW, PHILADELPHIA'S 114-YEAR-OLD RECREATION CENTER, GETS AN \$8.6 MILLION RENOVATION

By Staff

Germantown just got a major win, and it's a long time coming. Mayor Cherelle L. Parker, Councilmember Cindy Bass, and a lineup of state and city leaders gathered to break ground on an \$8.6 million renovation of Happy Hollow Playground — the oldest recreation center in Philadelphia and a place woven into the history of Germantown families for over a century.

Happy Hollow isn't just another rec center. Built in 1911 and gifted to the City by banker E.W. Clark, the site was created with intention: a safe, joyful space for children in a natural hollow surrounded by tall bluffs. Clark's wife named it "Happy Hollow" to reflect both its geography and the happiness it was designed to bring. More than 100 years later, that vision still lives in the memories of generations who learned, played, boxed, studied, and grew up inside those walls. Now, Happy Hollow is receiving the largest investment in its history.

The renovation includes the first full roof replacement ever, brand-new playground and sprayground areas, ADA-accessible restrooms and ramps, upgraded lighting

and security cameras, a completely refinished basketball court, and a full overhaul of the HVAC, plumbing, and electrical systems. Inside, the computer lab, boxing room, kitchenette, storage areas, and multipurpose rooms are all being rebuilt to modern standards.

One of the most transformative additions is the creation of a high-speed digital access hub, funded by an \$830,000 grant from the Pennsylvania Broadband Development Authority. This upgrade will bring a state-of-the-art computer lab, a gaming and esports room, and reliable free Wi-Fi to 20,000 residents — a resource that will help bridge the digital divide for families across North and Northwest Philadelphia.

This project is the result of real partnership. Funding comes through the City's Rebuild initiative — powered in part by the beverage tax and a historic \$100 million gift from the William Penn Foundation — along with more than \$2 million in state and federal grants championed by lawmakers like Rep. Darisha Parker and Sen. Sharif Street. Their work, paired with the City's Capital Program Office, made this long-overdue restoration possible.

Happy Hollow has always

been more than a building. It has been a lifeline — offering programs from cooking to boxing, art to gardening, and countless safe spaces for kids to discover who they are. As Commissioner Susan Slawson put it, this is a place that has changed lives. This renovation ensures it will continue to serve, uplift, and inspire Germantown families for generations to come. Germantown fought for this investment, and now it's becoming reality.

When the work is done, Happy Hollow will stand as a model of what true neighborhood investment looks like — honoring a rich legacy while preparing for the next century. This moment is bigger than construction; it's a promise kept. And for a 114-year-old rec center, it's a brand-new beginning.

5TH ANNUAL UPPITY AWARDS

FRIDAY, JANUARY 2, 2026 • 7 PM

COMMODORE BARRY CLUB

6815 EMLEN ST, PHILADELPHIA, PA 19119

- Storm of Fashion Awards
- Urban Xpressions Hall of Fame
- Uptown Standard (Broad & Market Standard) Change Makers Award
- Stephen Kinsey Leadership Award

*From Uptown to Downtown and
All Around Philly.*

General Admission \$25

VIP Tables (10 ppl) \$350

Tickets available at: UptownStandard.com

PhlUptownStandard@gmail.com

RUE LANDAU FINALLY MOVES TO FIX PHILLY'S BROKEN SIDEWALK CAFÉ PROCESS — AND IT'S ABOUT TIME

By Staff

Philadelphia is still buzzing after three of our restaurants earned Michelin stars — something folks in this city have been waiting on for years. We've always known Philly had world-class food, but now the world officially knows too. With that spotlight finally shining on us, it makes sense that Councilmember Rue Landau is stepping up with legislation that actually matches the moment. Because let's be real: for a city that brags about its food scene, our outdoor dining rules have been stuck in the Stone Age. Right now, if a restaurant in Philadelphia wants to put out a few tables and chairs — literally, just a couple of seats on the sidewalk — they can wait 12 to 18 months for approval. That's not a typo. That's not exaggeration. That's reality. And it's been killing small businesses on our neighborhood corridors for years. Meanwhile, cities we're trying to compete with — New York, D.C., Boston, even smaller markets — approve sidewalk café licenses in weeks, not years. They understand that outdoor dining isn't some luxury. It's economic vibrancy. It's neighborhood life. It's part of the culture. Philly has been late to the party, and the only thing standing in the

way has been our own bureaucracy.

Landau's bill finally cuts through that mess.

Her legislation expands the areas of the city where sidewalk cafés can open by-right, which is government-speak for:

You don't need a political blessing just to run your business.

That's huge. It eliminates the old system where restaurants had to wait for a district council ordinance before even starting the permit process. Anyone who runs a business in Philly knows that once you add layers of politics, hearings, and approvals, the timeline becomes unpredictable — and expensive.

Landau spent months meeting with restaurateurs, small business owners, and councilmembers across Philadelphia. Everywhere she went, she heard the same thing: Outdoor dining shouldn't be this hard.

And with 2026 coming — World Cup games, the MLB All-Star Game, PA250, and millions of visitors expected — the timing couldn't be more urgent. Philly needs to look and operate like the world-class city we keep saying we are.

The bill already has wide support and is heading to the Streets Committee for a hearing. But the push behind it is even bigger than City Hall. Tourism

and business leaders are rallying behind the proposal because they see the bigger picture.

Ben Fileccia from the Pennsylvania Restaurant & Lodging Association called the bill “smart and forward-thinking,” pointing out that outdoor dining has permanently reshaped how cities attract customers and showcase neighborhoods. He's right — post-pandemic, people expect outdoor spaces, and restaurants need them to compete.

Tourism officials echo that. The Philadelphia Convention and Visitors Bureau and Visit Philadelphia both point out that vibrant sidewalks and lively blocks are part of the visitor experience now. When people travel, they want to walk through neighborhoods that feel alive — not streets where the only thing moving is the parking enforcement truck.

The Chamber of Commerce also praised the bill for bringing predictability to a system that has been anything but predictable.

But here's the part folks need to hear:

This isn't just about Center City restaurants with fancy awnings. This is about Germantown, Mt. Airy, West Oak Lane, North Philly, West Philly, South Philly — everywhere local businesses are keeping neighborhoods alive without the benefit of deep pockets.

When we make it easier for small restaurants to put out tables, we help stabilize corridors, bring foot traffic back, create safer blocks, and give families more places to gather. Outdoor dining has always been bigger than food. It's community. Rue Landau's bill won't solve everything. But for once, Philly is moving in the right direction — cutting red tape instead of tying more of it around the necks of small businesses.

We'll see who stands with progress when it comes time to vote.



FARMERS
INSURANCE

NICKENS AGENCY

Insurance
Auto/Residential/Commercial
6747 Germantown Ave
Phila, PA. 19119
215-848-9633
FAX 215-848-9680

Auto Tag
Direct Line to PENNDOT
1550 Wadsworth Ave
Phila, PA. 19150
215-242-4090
FAX 215-242-4126

Sheriff's Sale Notices for December 2, 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, December 2, 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 (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.

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

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

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

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

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

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

18. The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

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

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

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

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

SHERIFF'S SALE OF TUESDAY DECEMBER 2, 2025

SHERIFF'S SALE

2512-301

4153 Dungan Street 19124 33rd Wd. 1,573 Sq. Ft BRT#332424100 Improvements: Residential Property Subject To Mortgage Subject To Rents
JOSHUA FOLEY CP 2020-05-25 No. 1777 \$73,755.50 Starfield & Smith, P.C.

2512-301

4153 Dungan Street 19124 33rd Wd. 1,573 Sq. Ft BRT#332424100 Improvements: Residential Property Subject To Mortgage Subject To Rents
JOSHUA FOLEY CP 2020-05-25 No. 1777 \$73,755.50 Starfield & Smith, P.C.

2512-302

1539 North Marston Street 19121 29th Wd. 840 Sq. Ft BRT#292077100 Improvements: Residential Property
MARVIN CAPPS REALTY, INC. CP 2020-01-25 No. 3214 \$289,497.00 Romano Garubo & Argentiari

2512-303

5014 Tulip Street 19124 62nd Wd. 930 Sq. Ft BRT#622456800 Improvements: Residential Property Subject To Mortgage
CHARLENE L BUTLER CP 2020-02-18 No. 125 \$50,993.40 Saldutti Law Group

2512-304

5205 Linden Avenue 19114 65th Wd. 5,810 Sq. Ft BRT#652128500 Improvements: Residential Property Subject To Mortgage
CALEB MILNE AND EUN YOUNG KIM MILNE CP 2020-05-14 No. 3345 \$244,277.00 Tucker Arensberg, P.C.

2512-305

1230 North 29th Street 19121 29th Wd. 1,024 Sq. Ft BRT#292231400 Improvements: Residential Property Subject To Mortgage
NORMAN BEY CP 2020-09-24 No. 1932 \$200,047.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2512-306

150 Pierce Street 19148 1st Wd. 835 Sq. Ft BRT#11133000 Improvements: Residential Property
JAMIE TREPTS AND JACK TREPTS, JR., CP 2020-05-23 No. 2639 \$297,169.00 Manley Deas Kochalski LLC

2512-307

421 Wolf Street 19148 39th Wd. 906 Sq. Ft BRT#392155500 Improvements: Residential Property
JAMES A. COOPER CP 2020-03-25 No. 378 \$243,720.00 Powers Kim, LLC

2512-308

6531 North 7th Street 19126 61st Wd. 2,660 Sq. Ft BRT#611148500 Improvements: Residential Property
ORTELIN BOWSER A/K/A ORTELIN ZAHAIRAGUNN CP 2020-10-22 No. 1437 \$135,000.00 Duane Morris LLP

2512-309

4759 Whitaker Avenue 19120 42nd Wd. 1,200 Sq. Ft BRT#421566300 Improvements: Residential Property
FERNANDO L. VERA A/K/A FERNANDO L. VERA, JR. CP 2020-08-24 No. 2115 \$197,802.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2512-310

4519 Kingessing Avenue 19143 46th Wd. 2,233 Sq. Ft BRT#461139500 Improvements: Residential Property Subject To Mortgage
ALYCE MILLER CP 2020-10-21 No. 1532 \$68,607.10 Aimee Harmon

SHERIFF'S SALE

SHERIFF'S SALE

2512-311

2448 North 16th Street 19132 16th Wd. 1,002 Sq. Ft BRT#161083300 Improvements: Residential Property
GREENBRIDGE PROPERTIES LLC AND OWEN G PETERS, INDIVIDUALLY IN THEIR CAPACITY AS GUARANTOR CP 2020-05-25 No. 2082 \$83,130.40 KML Law Group, P.C.

2512-312

4600 Penhurst Street 19124 42nd Wd. 2,131 Sq. Ft BRT#421613100 Improvements: Residential Property
SAMUEL ESPINO GRULLON CP 2020-10-24 No. 3773 \$134,650.00 KML Law Group, P.C.

2512-313

8138 Temple Road 19150 50th Wd. 2,174 Sq. Ft BRT#501071900 Improvements: Residential Property Subject To Mortgage
DIANE NORRIS; CHRISTINE WADE CP 2020-10-24 No. 2802 \$53,984.80 Friedman Vartolo LLP

2512-314

2516 West Somerset Street 19132 28th Wd. 904 Sq. Ft BRT#281432000 Improvements: Residential Property Subject To Mortgage
DDH FUND, LLC CP 2020-06-25 No. 3030 \$90,793.20 Friedman Vartolo LLP

2512-315

2645 North Bancroft Street 19132 16th Wd. 672 Sq. Ft BRT#611023000 Improvements: Residential Property Subject To Mortgage
JW CONSULTING SERVICES LLC CP 2020-03-25 No. 3940 \$123,435.00 Friedman Vartolo LLP

2512-316

612 Wigard Avenue 19128 21st Wd. 10,365 Sq. Ft BRT#214053300 Improvements: Residential Property Subject To Mortgage
CARL J. MAURER; LAURA M. MAURER CP 2020-05-19 No. 1547 \$317,340.00 Friedman Vartolo LLP

2512-317

848 East Cheltenham Avenue 19138 12th Wd. 1,872 Sq. Ft BRT#122118100 Improvements: Commercial Property Subject To Mortgage
RAYMOND TRAN; PHILADELPHIA HOMES LLC AND WHARTON VENTURES LLC CP 2020-03-24 No. 1893 \$125,860.00 Ladov Law Firm, P.C.

2512-318

610 West Butler Street 19140 43rd Wd. 1,085 Sq. Ft BRT#432214500 Improvements: Residential Property Subject To Mortgage
DAMARIS PEREZ; UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, AND DEVICES OF RAMONA GALLANO, DECEASED CP 2020-08-22 No. 1695 \$31,036.20 Friedman Vartolo LLP

2512-319

5626 Heiskell Street 19144 12th Wd. 910 Sq. Ft BRT#122163600 Improvements: Residential Property Subject To Mortgage
DDH FUND, LLC CP 2020-07-25 No. 1923 \$123,521.00 Friedman Vartolo LLP

2512-320

977 North Lawrence Street 19123 5th Wd. 1,215 Sq. Ft BRT#5121900 Improvements: Residential Property Subject To Mortgage
CHRISTOPHER WOODSON CP 2020-

SHERIFF'S SALE

07-24 No. 2225 \$755,073.00 Friedman Vartolo LLP

2512-321

1211 West Tioga Street 19140 43rd Wd. 1,095 Sq. Ft BRT#432010200 Improvements: Residential Property
68 INVESTMENTS LLC AND PAMELA CLACK CP 2020-10-24 No. 2865 \$286,220.00 Larocca Hornik Greenberg Kirtledge Carlin & Mcpartland LLP

2512-322

173 Roselyn Street 19120 61st Wd. 1,028 Sq. Ft BRT#612189100 Improvements: Residential Property
THE UNKNOWN HEIRS OF ROBERT REYNOLDS, DECEASED CP 2020-01-24 No. 3167 \$92,485.80 Stern & Eisenberg PC

2512-323

227 Ridgefield Road 19154 66th Wd. 4,350 Sq. Ft BRT#662324000 Improvements: Residential Property
THE UNKNOWN HEIRS OF JOSEPH P. LOVIGLIO CP 2020-10-24 No. 4130 \$293,431.00 Stern & Eisenberg, PC

2512-324

1324 Locust Street 19107 5th Wd. 389 Sq. Ft BRT#888115776 Improvements: Residential Property
ROSALYN E. WEEKS CP 2020-02-24 No. 1691 \$162,739.00 Stern & Eisenberg, PC

2512-325

2450 77th Avenue 19150 50th Wd. 1,895 Sq. Ft BRT#501420800 Improvements: Residential Property
GERTRUDE GOULD CP 2020-05-22 No. 702 \$162,009.00 Stern & Eisenberg, PC

2512-326

1512 Kerbaugh Street 19140 13th Wd. 1,334 Sq. Ft BRT#131096000 Improvements: Residential Property
MISHALENE FISHER, SOLELY IN HER CAPACITY AS HEIR OF ELIZABETH J. CARR AKA ELIZABETH CARR AND UNKNOWN HEIRS OF ELIZABETH J. CARR AKA ELIZABETH CARR, DECEASED CP 2020-09-23 No. 2883 \$47,392.20 Stern & Eisenberg, PC

2512-327

1392 Sanger Street 19124 62nd Wd. 1,301 Sq. Ft BRT#621052700 Improvements: Residential Property
ISIS BROWN CP 2020-03-25 No. 875 \$184,945.00 Stern & Eisenberg, PC

2512-328

7200 Erdkrig Street 19135 41st Wd. 3,349 Sq. Ft BRT#4112247300 Improvements: Residential Property
TAO TIEN YI AND WORLD 1ST ASSOCIATION, INC CP 2020-04-24 No. 2892 \$183,393.00 Stern & Eisenberg, PC

2512-329

1751 North 23rd Street 19121 47th Wd. 854 Sq. Ft BRT#472186100 Improvements: Residential Property
TISDALE HOLDINGS LLC CP 2020-04-25 No. 180 \$179,384.00 Berger Law Group, P.C.

2512-330

2010 South 69th Street 19142 40th Wd. 1,240 Sq. Ft BRT#403201300 Improvements: Residential Property
ANTOINETTE MOTLEY, IN HIS CAPACITY AS HEIR OF GARY TOBLER AKA GARY P. TOBLER, DECEASED; GARY P. MOTLEY, IN HIS CAPACITY AS

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>HEIR OF GARY TOBLER AKA GARY P. TOBLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY TOBLER AKA GARY P. TOBLER, DECEASED CP 2020-05-25 No. 27 \$119,643.00 Pellgrino Law PLLC</p> <p>2512-331 1757 Brill Street 19124 62nd Wd. 1,007 Sq. Ft BRT#622154500 Improvements: Residential Property CHRISTIAN AIME, ADMINISTRATOR OF THE ESTATE OF KETTELTY SAINTE AIME, DECEASED CP 2020-03-25 No. 3369 \$30,262.20 KML Law Group, P.C.</p> <p>2512-332 1671 Brill Street 19124 62nd Wd. 1,050 Sq. Ft BRT#622151700 Improvements: Residential Property Subject To Mortgage LUCY PROPERTIES LLC CP 2020-06-24 No. 1224 \$265,932.00 Friedman Vartolo LLP</p> <p>2512-333 2708 Tolbut Street 19152 57th Wd. 3,428 Sq. Ft BRT#571107900 Improvements: Residential Property Subject To Mortgage ALVIN L. ABNER AND RACQUEL L. ABNER CP 2020-05-22 No. 1948 \$63,966.20 LOGS Legal Group LLP</p> <p>2512-334 5124 Newhall Street 19144 12th Wd. 2,217 Sq. Ft BRT#123221600 Improvements: Residential Property PAMELA R. PALMER CP 2020-12-22 No. 2132 \$32,865.20 LOGS Legal Group LLP</p> <p>2512-335 2019 Spring Garden Street 19130 15th Wd. 470 Sq. Ft BRT#888153808 Improvements: Residential Property CATHERINE N. MACCSISAK, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CHRISTOPHER MACCSISAK, AKA CHRISTOPHER J. MACCSISAK AND RANDY MACCSISAK, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CHRISTOPHER MACCSISAK, AKA CHRISTOPHER J. MACCSISAK AND MICHAEL MACCSISAK, III, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CHRISTOPHER MACCSISAK, AKA CHRISTOPHER J. MACCSISAK AND UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF CHRISTOPHER MACCSISAK, AKA CHRISTOPHER J. MACCSISAK CP 2020-10-24 No. 1784 \$126,145.00 Manley Deas Kochalski LLC</p> <p>2512-336 2737 North Dover Street 19132 28th Wd. 791 Sq. Ft BRT#281148300 Improvements: Residential Property Subject To Mortgage DASIMSHA PROPS LLC CP 2020-06-25 No. 1088 \$312,155.00 Friedman Vartolo LLP</p> <p>2512-337 5215 Chester Avenue 19143 51st Wd. 1,552 Sq. Ft BRT#511272700 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC CP 2020-06-25 No. 1672 \$1,019,890.00 Friedman Vartolo LLP</p> <p>2512-338 5116 Master Street 19131 44th Wd. 2,904 Sq. Ft BRT#442155700 Improvements: Residential Property Subject To Mortgage PHILADELPHIA INVESTMENT PROPERTY GROUP LLC CP 2020-05-25 No. 2341 \$211,142.00 Friedman Vartolo LLP</p> <p>2512-339 30 Meehan Avenue 19119 22nd Wd. 1,808 Sq. Ft BRT#222080300 Improvements: Residential Property Subject To Mortgage LUCY PROPERTIES LLC CP 2020-06-24 No. 1224 \$265,932.00 Friedman Vartolo LLP</p>	<p>ments: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC. CP 2020-06-25 No. 3040 \$357,111.00 Friedman Vartolo LLP</p> <p>2512-340 5420 Gainer Road 19131 52nd Wd. 3,125 Sq. Ft BRT#522100600 Improvements: Residential Property CHRISTOPHER J. ADAMS AND NIKOLE ADAMS AKA NIKOLE FRANKLIN CP 2020-11-22 No. 34 \$255,073.00 Stern & Eisenberg, PC</p> <p>2512-341 651 North 44th Street 19104 6th Wd. 3,300 Sq. Ft BRT#61295500 Improvements: Residential Property JULIA MORRISON CP 2020-07-24 No. 591 \$264,895.00 Stern & Eisenberg, PC</p> <p>2512-342 2344 Pierce Street 19145 36th Wd. 768 Sq. Ft BRT#364105700 Improvements: Residential Property THE UNKNOWN HEIRS OF ISAAC MUCHISON A/K/A ISAAC A. MUCHISON, DECEASED CP 2020-03-24 No. 2072 \$231,480.00 Stern & Eisenberg, PC</p> <p>2512-343 5727 Florence Avenue 19143 51st Wd. 1,633 Sq. Ft BRT#513264400 Improvements: Residential Property MARK HARRELL CP 2020-02-25 No. 3631 \$79,069.40 Stern & Eisenberg, PC</p> <p>2512-344 972 Anchor Street 19124 35th Wd. 975 Sq. Ft BRT#351273600 Improvements: Residential Property HOWARD G. PALMER A/K/A HOWARD PALMER CP 2020-04-25 No. 1091 \$31,727.00 Brock & Scott, PLLC</p> <p>2512-345 2652 East Toronto Street 19134 25th Wd. 1,108 Sq. Ft BRT#251084400 Improvements: Residential Property JEFFREY M. BEEBE CP 2020-07-23 No. 1824 \$138,499.00 LOGS Legal Group LLP</p> <p>2512-346 465 East Haines Street 19144 59th Wd. 2,221 Sq. Ft BRT#592007900 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC CP 2020-06-25 No. 658 \$178,505.00 Friedman Vartolo LLP</p> <p>2512-347 2525 South Felton Street 19142 40th Wd. 1,020 Sq. Ft BRT#402115300 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-01-25 No. 3657 \$100,025.00 Friedman Vartolo LLP</p> <p>2512-348 1945 South Redfield Street 19143 40th Wd. 1,040 Sq. Ft BRT#401062800 Improvements: Residential Property FERDI ENTERPRISES LLC CP 2020-06-25 No. 1673 \$141,615.00 Hill Wallack LLP</p> <p>2512-349 2226 Sigel Street 19145 48th Wd. 1,018 Sq. Ft BRT#482025800 Improvements: Residential Property BURLINGTON RAIL PROPERTIES, LLC CP 2020-05-25 No. 740 \$223,124.00 Hill Wallack LLP</p> <p>2512-350 528 East Walnut Lane 19144 59th Wd. 1,200 Sq. Ft BRT#592067100 Improvements: Residential Property MICHAEL RUFF, ADMINISTRATOR OF THE ESTATE OF CAROLYN RUFF, DECEASED CP 2020-10-24 No. 579 \$75,750.40 Hill Wallack LLP</p> <p>2512-351 5915 Chester Avenue 19143 40th Wd.</p>	<p>1,429 Sq. Ft BRT#401116200 Improvements: Residential Property DAMMON MALIK EVERETT, AS ADMINISTRATOR OF THE ESTATE OF DAMMON HORACE EVERETT AKA DAMMON EVERETT, DECEASED CP 2020-06-24 No. 605 \$56,421.30 Hill Wallack LLP</p> <p>2512-352 1931 North Ringgold Street 19121 32nd Wd. 942 Sq. Ft BRT#322156801 Improvements: Commercial Property BURLINGTON RAIL PROPERTIES, LLC CP 2020-05-25 No. 2462 \$172,355.00 Hill Wallack LLP</p> <p>2512-353A 2006 Chelton Avenue 19138 17th Wd. 2,400 Sq. Ft BRT#171000001 Improvements: Commercial Property Subject To Mortgage WHARTON VENTURES LLC, AND RAYMOND TRAN AND PHILADELPHIA HOMES LLC AND MILL CREEK 1 HOLDINGS LLC CP 2020-03-24 No. 2179 \$507,220.00 Ladov Law Firm, P.C.</p> <p>2512-353B 448 High Street 19144 59th Wd. 1,224 Sq. Ft BRT#592033600 Improvements: Commercial Property Subject To Mortgage WHARTON VENTURES LLC, AND RAYMOND TRAN AND PHILADELPHIA HOMES LLC AND MILL CREEK 1 HOLDINGS LLC CP 2020-03-24 No. 2179 \$507,220.00 Ladov Law Firm, P.C.</p> <p>2512-354 3006-10 Germantown Avenue 19133 37th Wd. 4,443 Sq. Ft BRT#777739507 Improvements: Commercial Property Subject To Mortgage Subject To Rents JESUS FIRST EXHORTATION AND OUTREACH MINISTRIES CP 2020-01-25 No. 1101 \$299,386.00 Stoner Law Offices LLC</p> <p>2512-355 3517 North 18th Street 19140 11th Wd. 1,576 Sq. Ft BRT#112251200 Improvements: Residential Property Subject To Mortgage A3 DELIVERY LLC CP 2020-06-25 No. 3124 \$385,967.00 Friedman Vartolo LLP</p> <p>2512-356 3123 North Sheridan Street 19133 37th Wd. 698 Sq. Ft BRT#372036200 Improvements: Residential Property Subject To Mortgage DDH FUND, LP CP 2020-05-25 No. 1970 \$135,654.00 Friedman Vartolo LLP</p> <p>2512-357 1009 Arrott Street 19124 23rd Wd. 3,000 Sq. Ft BRT#234068600 Improvements: Commercial Property Subject To Mortgage PHILADELPHIA HOMES LLC AND RAYMOND TRAN CP 2020-03-24 No. 2171 \$360,618.00 Ladov Law Firm, P.C.</p> <p>2512-358 6778 Germantown Avenue 19119 22nd Wd. 1,228 Sq. Ft BRT#871528630 Improvements: Commercial Property Subject To Mortgage NEWTON HOLDINGS LLC CP 2020-02-24 No. 2387 \$49,589.00 Lipsky And Brandt</p> <p>2512-359 1728 North Newkirk Street 19121 32nd Wd. 690 Sq. Ft BRT#324160000 Improvements: Residential Property Subject To Mortgage HARRIS HOUSING GROUP, LLC CP 2020-12-24 No. 3219 \$132,046.00 Fidelity National Law Group</p> <p>2512-361 3411 Holyoke Road 19114 57th Wd. 3,250 Sq. Ft BRT#572114215 Improvements: Residential Property UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF MARY ANN BILL CP 2020-03-25 No.</p>	<p>1502 \$158,131.00 Manley Deas Kochalski LLC</p> <p>2512-362 2145 North 22nd Street 19121 32nd Wd. 1,625 Sq. Ft BRT#322088500 Improvements: Residential Property Subject To Rents HAMMER INVESTMENT PROPERTIES LLC CP 2020-07-23 No. 1813 \$126,782.00 Manley Deas Kochalski LLC</p> <p>2512-363 5023 Haverford Avenue 19139 44th Wd. 2,330 Sq. Ft BRT#4411219000 Improvements: Residential Property Subject To Mortgage NEISHA CULBRETH CP 2020-08-24 No. 1555 \$66,099.30 Friedman Vartolo LLP</p> <p>2512-364 7733 Orpheus Place 19153 40th Wd. 900 Sq. Ft BRT#405864200 Improvements: Residential Property MICHAEL C. STEWART CP 2020-11-24 No. 449 \$170,689.00 McCabe, Weisberg & Conway, LLC</p> <p>2512-365 1612-14 Foulkrod Street 19124 23rd Wd. 1,449 Sq. Ft BRT#232170600 Improvements: Residential Property UMACHI CHINYERE ADIGHIBE CP 2020-08-24 No. 2245 \$316,095.00 Manley Deas Kochalski LLC</p> <p>2512-366 2333 Ellsworth Street 19146 36th Wd. 960 Sq. Ft BRT#361236900 Improvements: Residential Property KENNETH PUPO CP 2020-03-22 No. 253 \$396,137.00 KML Law Group, P.C.</p> <p>2512-367 4511 North Carlisle Street 19140 13th Wd. 1,599 Sq. Ft BRT#132017100 Improvements: Residential Property STANLEY WILLIAMS AND ALL-PROFIT LLC CP 2020-06-25 No. 1962 \$165,775.00 Hladik Onorato & Federman LLP</p> <p>2512-368 3818 North Gratz Street 19140 13th Wd. 1,242 Sq. Ft BRT#131266800 Improvements: Residential Property Subject To Mortgage MMP INVESTMENT HOLDINGS LLC CP 2020-05-25 No. 3692 \$170,662.00 Friedman Vartolo LLP</p> <p>2512-369 433 Shawmont Avenue 19128 21st Wd. 1,208 Sq. Ft BRT#888210978 Improvements: Residential Property Subject To Mortgage VICTORIA GRAVELEY CP 2020-02-24 No. 3366 \$14,230.50 Clemons Richter & Reiss, P.C.</p> <p>2512-370 219 East Albanus Street 19120 42nd Wd. 1,081 Sq. Ft BRT#421153300 Improvements: Residential Property BEVERLEY C. DUHANEY, AKA BEVERLY DUHANEY; DELROY A. DUHANEY CP 2020-03-25 No. 480 \$46,263.00 Manley Deas Kochalski LLC</p> <p>2512-371 2146 Ellsworth Street 19146 36th Wd. 1,040 Sq. Ft BRT#361020605 Improvements: Residential Property RACHEL K. WOODS CP 2020-01-25 No. 13 \$322,511.00 Manley Deas Kochalski LLC</p> <p>2512-372A 936 East Woodlawn Street 19138 12th Wd. 1,782 Sq. Ft BRT#122089300 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-06-25 No. 2345 \$740,395.00 Friedman Vartolo LLP</p> <p>2512-372B 333 East Shedaker Street 19144 12th</p>	<p>Wd. 616 Sq. Ft BRT#121019400 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-06-25 No. 2345 \$740,395.00 Friedman Vartolo LLP</p> <p>2512-372C 58 East Ashmead Street 19144 12th Wd. 1,045 Sq. Ft BRT#121079700 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-06-25 No. 2345 \$740,395.00 Friedman Vartolo LLP</p> <p>2512-374 5023 Ladlow Street 19139 60th Wd. 1,498 Sq. Ft BRT#602007100 Improvements: Residential Property CAROL GAYLE, SOLELY IN HER CAPACITY AS KNOWN HEIR OF LESLIE STEWART AKA LESLIE BARRINGTON STEWART, DECEASED AND THE UNKNOWN HEIRS OF LESLIE STEWART AKA LESLIE BARRINGTON STEWART, DECEASED CP 2020-07-24 No. 3078 \$262,695.00 Stern & Eisenberg PC</p> <p>2512-375 7149 North 20th Street 19138 10th Wd. 1,294 Sq. Ft BRT#101152700 Improvements: Residential Property JOHN S. BANNISTER AKA JOHN BANNISTER CP 2020-02-25 No. 508 \$43,415.40 Brock & Scott, PLLC</p> <p>2512-376 1221 Titan Street 19147 2nd Wd. 1,342 Sq. Ft BRT#21323700 Improvements: Residential Property PAUL BENSON; KRISTY BENSON CP 2020-04-23 No. 2912 \$331,636.00 Brock & Scott, PLLC</p> <p>2512-377 3838 North 18th Street 19140 13th Wd. 1,965 Sq. Ft BRT#131256200 Improvements: Residential Property GEORGE GOSSETT, JR CP 2020-03-25 No. 1981 \$76,293.70 Brock & Scott, PLLC</p> <p>2512-378 3605 Rhawn Street 19136 64th Wd. 1,788 Sq. Ft BRT#642302300 Improvements: Residential Property TISHEA MCLEAN CP 2020-03-25 No. 1379 \$241,556.00 Brock & Scott, PLLC</p> <p>2512-379 136 East 64th Avenue 19120 61st Wd. 1,600 Sq. Ft BRT#611331600 Improvements: Residential Property TIFFANY J. THOMPSON CP 2020-08-24 No. 1418 \$145,786.00 Brock & Scott, PLLC</p> <p>2512-380 4626 Westminster Avenue 19131 6th Wd. 1,370 Sq. Ft BRT#62095300 Improvements: Residential Property Subject To Mortgage Subject To Rents PHILADELPHIA INVESTMENT PROPERTY GROUP CP 2020-09-24 No. 1859 \$218,925.00 Leopold & Associates, PLLC</p> <p>2512-381 7030 Kindred Street 19149 54th Wd. 1,170 Sq. Ft BRT#542265300 Improvements: Residential Property ANGELINA BIANCHINI, IN HER CAPACITY AS HEIR OF CAROLYN D. DRISCOLL A/K/A CAROLYN DRISCOLL, DECEASED AND HEATHER TOLEDO, IN HER CAPACITY AS HEIR OF CAROLYN D. DRISCOLL A/K/A CAROLYN DRISCOLL, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLYN D. DRISCOLL A/K/A CAROLYN DRISCOLL, DECEASED CP 2020-04-25 No. 1493 \$82,296.00 Brock & Scott, PLLC</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>2512-382 2554 South Sartain Street 19148 39th Wd. 1,400 Sq. Ft BRT#8394218700 Improvements: Residential Property ELIZABETH CRISOMA A/K/A ELIZABETH CRISOMIA CP 2020-07-25 No. 2755 \$286,991.00 Brock & Scott, PLLC</p>	<p>EN A/K/A KENNETH ROBERT BOLDEN, DECEASED AND DONNA BOLDEN AND THE UNKNOWN HEIRS OF KENNETH BOLDEN CP 2020-02-25 No. 1823 \$27,577.40 Stern & Eisenberg, PC</p>	<p>2512-404 2024 Robbins Street 19149 62nd Wd. 1,985 Sq. Ft BRT#621274000 Improvements: Commercial Property Subject To Mortgage</p>	<p>29 West Logan Street 19144 12th Wd. 2,492 Sq. Ft BRT#123043200 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-06-25 No. 2674 \$296,363.00 Friedman Vartolo LLP</p>	<p>2512-428 8022 Williams Avenue 19150 50th Wd. 1,993 Sq. Ft BRT#502243600 Improvements: Residential Property Subject To Mortgage JEROME MIMMS, IN HIS CAPACITY AS HEIR OF BRENDA LAWRENCE AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA LAWRENCE; CP 2020-09-24 No. 270 \$132,059.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>
<p>2512-383 2109 Mckean Street 19145 48th Wd. 1,008 Sq. Ft BRT#482052000 Improvements: Residential Property KIMBERLY SAINT-FORT AND LEAD MARKET GROUP LLC CP 2020-07-25 No. 2079 \$332,991.00 Hladik Onorato & Federman LLP</p>	<p>2512-393 2261 North Van Pelt Street 19132 16th Wd. 1,120 Sq. Ft BRT#162191100 Improvements: Residential Property JENEL S. ODOM CP 2020-11-19 No. 1 \$103,416.00 Stern & Eisenberg, PC</p>	<p>2512-405 1428 Kerper Street 19111 53rd Wd. 1,760 Sq. Ft BRT#532096400 Improvements: Residential Property DEVONSHIRE FINANCIAL GROUP LLP; KIMBERLY KANE; THOMAS KANE; ANTHONY CANCELLIERE CP 2020-01-24 No. 3087 \$71,580.90 Manley Deas Kochalski LLC</p>	<p>2512-416 5914 West Girard Avenue 19151 4th Wd. 1,680 Sq. Ft BRT#43026100 Improvements: Residential Property Subject To Mortgage FADEYIBI PROPERTIES INC. CP 2020-06-25 No. 3149 \$238,407.00 Friedman Vartolo LLP</p>	<p>2512-429 14027 Erwin Street 19116 58th Wd. 8,750 Sq. Ft BRT#583095800 Improvements: Residential Property Subject To Mortgage UNKNOWN SURVIVING HEIRS OF CHARLES R. FRITSCH CP 2020-07-24 No. 582 \$215,278.00 McCabe, Weisberg, & Conway, LLC</p>
<p>2512-384 4176 Leidy Avenue 19104 6th Wd. 1,243 Sq. Ft BRT#62193500 Improvements: Residential Property KAYLA CARUSO AND MCCREA PROPERTY GROUP LLC CP 2020-11-24 No. 1060 \$587,080.00 Hladik Onorato & Federman LLP</p>	<p>2512-394 2219 South Colorado Street 19145 26th Wd. 679 Sq. Ft BRT#262021800 Improvements: Residential Property SALVATORE RIZZO CP 2020-07-24 No. 145 \$231,641.00 Stern & Eisenberg, PC</p>	<p>2512-407 510 East Luray Street 19120 42nd Wd. 1,178 Sq. Ft BRT#421036800 Improvements: Commercial Property SAMUEL SEGARRA CP 2020-11-24 No. 3219 \$36,532.70 LOGS Legal Group LLP</p>	<p>2512-417 1724 West Erie Avenue 19140 13th Wd. 2,033 Sq. Ft BRT#131045800 Improvements: Residential Property Subject To Mortgage HAMMER INVESTMENT PROPERTIES LLC CP 2020-04-25 No. 2881 \$88,796.60 Friedman Vartolo LLP</p>	<p>2512-430 5228 Irving Street 19139 60th Wd. 1,284 Sq. Ft BRT#602101000 Improvements: Residential Property WILLIAM L. BROWN CP 2020-05-25 No. 1258 \$25,008.60 McCabe, Weisberg, & Conway, LLC</p>
<p>2512-385 1436 South Vogdes Street 19143 51st Wd. 943 Sq. Ft BRT#514016100 Improvements: Residential Property WILLIAM STATON AKA WILLIAM STANTON; IRA BOND; OLIVIA GABRIEL CP 2020-04-23 No. 282 \$68,327.20 Mester & Schwartz, P.C.</p>	<p>2512-395 2710 North 23rd Street 19132 11th Wd. 1,140 Sq. Ft BRT#111369900 Improvements: Residential Property ANTHONY LYNCH CP 2020-02-23 No. 2506 \$43,612.60 Stern & Eisenberg, PC</p>	<p>2512-408 5414 North Water Street 19120 42nd Wd. 3,345 Sq. Ft BRT#421284700 Improvements: Residential Property KENNETH L. RENFER, JR. AND THE-RESA L. RENFER CP 2020-01-25 No. 2838 \$95,558.10 Hladik Onorato & Federman LLP</p>	<p>2512-418 1336 Jackson Street 19148 39th Wd. 1,037 Sq. Ft BRT#394284600 Improvements: Residential Property Subject To Mortgage JAMES DEMARCO CP 2020-03-25 No. 219 \$167,378.00 Friedman Vartolo LLP</p>	<p>2512-431 4741 Mercer Street 19137 45th Wd. 960 Sq. Ft BRT#453217700 Improvements: Residential Property DONALD JAMES WELTE CP 2020-06-24 No. 306 \$253,831.00 McCabe, Weisberg & Conway, LLC</p>
<p>2512-386 6979 Silverwood Street 19128 21st Wd. 67,585 Sq. Ft BRT#212461766 Improvements: Commercial Property Subject To Mortgage ONASSIS ENTERPRISE, LLC CP 2020-04-25 No. 2411 \$593,252.00 Polsinelli, PC</p>	<p>2512-397 2843 South Smedley Street 19145 26th Wd. 838 Sq. Ft BRT#261340200 Improvements: Residential Property PAUL FROST CP 2020-01-25 No. 2949 \$249,707.00 Romano Garubo & Argenterieri</p>	<p>2512-409 1629 Worrell Street 19124 33rd Wd. 1,245 Sq. Ft BRT#332040600 Improvements: Residential Property DORETHA CROSBY CP 2020-11-24 No. 633 \$76,031.40 KML Law Group, P.C.</p>	<p>2512-419 4938 Charles Street 19124 23rd Wd. 1,130 Sq. Ft BRT#232328100 Improvements: Residential Property Subject To Mortgage Subject To Rents JOSHUA FOLEY CP 2020-05-25 No. 2467 \$35,111.70 Starfield & Smith, P.C.</p>	<p>2512-432 3224 Morning Glory Road 19154 66th Wd. 4,000 Sq. Ft BRT#663032500 Improvements: Residential Property MARICETH X. CADAVID CP 2020-05-24 No. 3378 \$162,792.00 Hladik Onorato & Federman LLP</p>
<p>2512-387 2348 North 29th Street 19132 28th Wd. 1,020 Sq. Ft BRT#282004400 Improvements: Residential Property ASN INVESTMENT GROUP LLC CP 2020-05-25 No. 2901 \$530,484.00 Obermayer Rebmann Maxwell & Hippel LLP</p>	<p>2512-398 1641 South 56th Street 19143 51st Wd. 947 Sq. Ft BRT#514028300 Improvements: Residential Property HERBERT MARK CLAYTON CP 2020-02-25 No. 3506 \$25,111.60 Friedman Vartolo LLP</p>	<p>2512-410 225 West Nedro Avenue 19120 61st Wd. 992 Sq. Ft BRT#612101200 Improvements: Residential Property ROCHELLE ALVEREST AND GREGORY T. ALVEREST CP 2020-06-22 No. 1485 \$74,381.30 " KML Law Group, P.C.</p>	<p>2512-421 1636 South 15th Street 19145 36th Wd. 1,088 Sq. Ft BRT#365061200 Improvements: Residential Property RICHARD PHAM AND MARY PHAM CP 2020-08-20 No. 228 \$600,000.00 Kivitz & Kivitz P.C.</p>	<p>2512-433 5621 Cedar Avenue 19143 46th Wd. 1,600 Sq. Ft BRT#463040800 Improvements: Residential Property SANDRA MOBLEY AKA SANDRA MOBLEY, CP 2020-09-24 No. 237 \$111,934.00 Hladik Onorato & Federman LLP</p>
<p>2512-388 2352 North 29th Street 19132 28th Wd. 1,020 Sq. Ft BRT#871537900 Improvements: Residential Property ASN INVESTMENT GROUP LLC CP 2020-05-25 No. 2907 \$515,006.00 Obermayer Rebmann Maxwell & Hippel LLP</p>	<p>2512-399 317 North 64th Street 19139 34th Wd. 3,125 Sq. Ft BRT#343071300 Improvements: Commercial Property Subject To Mortgage PHILADELPHIA INVESTMENT PROPERTY GROUP LLC, CP 2020-05-25 No. 269 \$308,384.00 Friedman Vartolo LLP</p>	<p>2512-411 7941 Rugby Street 19150 50th Wd. 1,843 Sq. Ft BRT#502098200 Improvements: Residential Property KIMIESHA BURROWS AKA KIMIESHA JOHNS CP 2020-02-25 No. 1379 \$47,537.60 Brock & Scott, PLLC</p>	<p>2512-422 1352 East Sharpnack Street 19150 50th Wd. 1,293 Sq. Ft BRT#502330000 Improvements: Residential Property THE UNKNOWN HEIRS OF GERARD LUNDI DECEASED AND LEROI TAYLOR SOLELY IN HIS/HER CAPACITY AS HEIR OF GERARD LUNDI, DECEASED CP 2020-12-22 No. 334 \$91,090.00 KML Law Group, P.C.</p>	<p>2512-434 3106-3108 Mount Vernon Street 19104 24th Wd. 2,772 Sq. Ft BRT#242055310 Improvements: Residential Property CORRIN R. STOKES, CP 2020-07-23 No. 2457 \$132,518.00 Hladik Onorato & Federman LLP</p>
<p>2512-389 1608 South Newkirk Street 19145 36th Wd. 680 Sq. Ft BRT#364370800 Improvements: Residential Property PERLA BEACH HOLDINGS, LLC A DELAWARE LIMITED LIABILITY COMPANY CP 2020-06-25 No. 1582 \$162,140.00 Stern & Eisenberg, PC</p>	<p>2512-400 2030 North 17th Street 19121 32nd Wd. 1,163 Sq. Ft BRT#321205100 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC., CP 2020-05-25 No. 1100 \$1,470,780.00 Friedman Vartolo LLP</p>	<p>2512-412 5669 Blakemore Street 19138 12th Wd. 1,420 Sq. Ft BRT#122286100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLAUDINE PRICE CP 2020-05-24 No. 1012 \$79,987.70 Brock & Scott, PLLC</p>	<p>2512-423 3849 North Broad Street 19140 17th Wd. 2,560 Sq. Ft BRT#881000658 Improvements: Residential Property 3845 NORTH BROAD LLC CP 2020-04-24 No. 1510 \$36,464.20 Kivitz & Kivitz, P.C.</p>	<p>2512-435 1427 Germantown Avenue 19122 18th Wd. 14,664 Sq. Ft BRT#881078514 Improvements: Residential Property Subject To Mortgage Subject To Rents 1427 GERMANTOWN LLC CP 2020-05-25 No. 2744 \$18,903,300.00 Mccarter & English, LLP</p>
<p>2512-390 409 Horton Street 19151 34th Wd. 1,028 Sq. Ft BRT#341197600 Improvements: Residential Property SHARON LITES AKA SHARON JOHNSON, SOLELY IN HER CAPACITY AS HEIR TO MELISSA T. JOHNSON, DECEASED AND THE UNKNOWN HEIRS OF MELISSA T. JOHNSON, DECEASED AND TIMOTHY JOHNSON SOLELY IN HIS CAPACITY AS HEIR TO MELISSA T. JOHNSON, DECEASED CP 2020-05-24 No. 2847 \$91,096.70 Stern & Eisenberg, PC</p>	<p>2512-401 4063 Creston Street 19135 62nd Wd. 994 Sq. Ft BRT#622196100 Improvements: Residential Property ALEXANDER RIVERA CP 2020-12-24 No. 2696 \$210,109.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2512-413 5629 Pemberton Street 19143 46th Wd. 900 Sq. Ft BRT#463060600 Improvements: Residential Property NASIYBAH SAYFULLAH CP 2020-05-23 No. 1875 \$174,957.00 Brock & Scott, PLLC</p>	<p>2512-424 1854 Sepviva Street 19125 18th Wd. 852 Sq. Ft BRT#181477100 Improvements: Residential Property JONATHAN DORAN CP 2020-02-24 No. 3071 \$96,665.90 KML Law Group, P.C.</p>	<p>2512-436 2308 78th Avenue 19150 50th Wd. 1,909 Sq. Ft BRT#501433100 Improvements: Residential Property JEAN RODDY E. SAINT MARC CP 2020-01-23 No. 841 \$103,615.00 Stern & Eisenberg, PC</p>
<p>2512-391 2918 New Hope Street 19145 48th Wd. 1,779 Sq. Ft BRT#48125300 Improvements: Residential Property 1822 S DOVER ST LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY CP 2020-06-25 No. 1929 \$78,819.50 Stern & Eisenberg, PC</p>	<p>2512-402 848 North Uber Street 19130 15th Wd. 586 Sq. Ft BRT#151069300 Improvements: Residential Property SHELLY MARIE GILMORE IN HER CAPACITY AS HEIR OF HERMAN E. CLARK; TYNELL D. CLARK, IN HER CAPACITY AS HEIR OF HERMAN E. CLARK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HERMAN E. CLARK CP 2020-04-24 No. 3476 \$318,945.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2512-414 3715 North 18th Street 19140 13th Wd. 1,469 Sq. Ft BRT#131244600 Improvements: Residential Property Subject To Mortgage DURTY DEVILZ PROPERTY INVESTMENTS LLC CP 2020-03-25 No. 1557 \$82,053.40 Chris Caserio Esq</p>	<p>2512-425 2138 South 64th Street 19142 40th Wd. 1,600 Sq. Ft BRT#401177100 Improvements: Residential Property Subject To Mortgage M.I.T.O.I LLC CP 2020-06-24 No. 2675 \$629,065.00 Friedman Vartolo LLP</p>	<p>2512-437 1817 West Venango Street 19140 13th Wd. 1,840 Sq. Ft BRT#131009300 Improvements: Residential Property Subject To Mortgage L.WILLIAMS VISIONS LLC, CP 2020-02-25 No. 365 \$307,235.00 Friedman Vartolo LLP</p>
<p>2512-392 1804 South 56th Street 19143 51st Wd. 1,276 Sq. Ft BRT#514218700 Improvements: Residential Property DEBORAH BOLDEN-BRADLEY, SOLELY IN HER CAPACITY AS KNOWN HEIR OF KENNETH BOLD-</p>	<p>2512-403 1438 Mckean Street 19145 48th Wd. 923 Sq. Ft BRT#481102400 Improvements: Residential Property Subject To Mortgage 423 CEDAR LANE LLC CP 2020-02-25</p>	<p>2512-415</p>	<p>2512-427 6454 Clearview Street 19119 22nd Wd. 1,317 Sq. Ft BRT#221270300 Improvements: Residential Property TERAFORM RENEWAL, LLC CP 2020-02-24 No. 1433 \$127,660.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2512-438 53 West Sharpnack Street 19119 22nd Wd. 1,311 Sq. Ft BRT#223042600 Improvements: Residential Property Subject To Mortgage</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
DDH FUND LP, CP 2020-05-25 No. 3069 \$275,632.00 Friedman Vartolo LLP	AND COLE BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND JACOB BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND MICHELLE BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND UNKNOWN HEIRS, SUCCESSORS ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NEVAUGHN L. BEASLEY, DECEASED CP 2020-10-23 No. 3265 \$28,048.10 Orland Law Group PLLC	RAD DIVERSIFIED REIT, INC. CP 2020-11-24 No. 2406 \$275,784.00 Romano Garubo & Argentiari	ments: Residential Property RAD DIVERSIFIED REIT, INC. CP 2020-05-25 No. 3505 \$81,781.40 Unruh, Turner, Burke & Frees, P.C.,	2512-470A 5634 Arch Street 19139 4th Wd. 1,458 Sq. Ft BRT#42024700 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP
2512-441 1944 Cecil B. Moore Avenue 19121 47th Wd. 1,600 Sq. Ft BRT#472059600 Improvements: Commercial Property SHAWN C. BULLARD AND STUDIO 44 BUILDING, LLC, CP 2020-04-25 No. 822 \$846,799.00 Hladik Onorato & Federman LLP	2512-442 166 Ridgefield Road 19154 66th Wd. 2,900 Sq. Ft BRT#662319000 Improvements: Residential Property CRAIG QUEDENFELD CP 2020-11-24 No. 1156 \$183,556.00 KML Law Group, P.C.	2512-459 2066 East Allegheny Avenue 19134 25th Wd. 1,244 Sq. Ft BRT#252308000 Improvements: Residential Property RAD DIVERSIFIED REIT, INC. CP 2020-11-24 No. 1505 \$146,224.00 Romano Garubo & Argentiari	2512-465B 2033 Rowan Street 19140 13th Wd. 1,305 Sq. Ft BRT#131363900 Improvements: Residential Property RAD DIVERSIFIED REIT, INC. CP 2020-05-25 No. 3505 \$81,781.40 Unruh, Turner, Burke & Frees, P.C.,	2512-470B 5230 Marlowe Street 19124 62nd Wd. 833 Sq. Ft BRT#622266800 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP
2512-443 7430 Sommers Road 19138 50th Wd. 1,904 Sq. Ft BRT#501321700 Improvements: Residential Property CHARLES HOLMES CP 2020-05-24 No. 2443 \$192,497.00 KML Law Group, P.C.	2512-444 1804 West Albanus Street 19141 17th Wd. 1,068 Sq. Ft BRT#171036600 Improvements: Commercial Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-02-25 No. 2885 \$152,661.00 Orland Law Group PLLC	2512-460 1920 East Ontario Street 19134 45th Wd. 1,131 Sq. Ft BRT#452073700 Improvements: Residential Property DENISE K. HENDERSON CP 2020-08-16 No. 2120 \$73,133.50 KML Law Group, P.C.	2512-465C 5232 Heston Street 19131 52nd Wd. 1,129 Sq. Ft BRT#521037500 Improvements: Residential Property RAD DIVERSIFIED REIT, INC. CP 2020-05-25 No. 3505 \$81,781.40 Unruh, Turner, Burke & Frees, P.C.,	2512-470C 1036 Wagner Avenue 19141 49th Wd. 2,382 Sq. Ft BRT#492012600 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP
2512-445 2607 Rhawn Street 19152 64th Wd. 53,330 Sq. Ft BRT#883090500 Improvements: Commercial Property HSRE ROOSEVELT BOULEVARD, LLC CP 2020-12-24 No. 1645 \$8,295,930.00 Duane Morris LLP	2512-445A 7307 West Passyunk Avenue 19142 40th Wd. 1,386 Sq. Ft BRT#404243300 Improvements: Residential Property KAREEN A BAYLOR AND STUDIO 44 BUILDING, LLC, CP 2020-01-25 No. 2013 \$70,318.00 KML Law Group, P.C.	2512-461 1431 North Hirst Street 19151 34th Wd. 810 Sq. Ft BRT#342324500 Improvements: Residential Property SHANI D. FUNCHES SOLELY IN HER CAPACITY AS HEIR OF BETTY D. FUNCHES, DECEASED, THE UNKNOWN HEIRS OF BETTY D. FUNCHES, DECEASED, TYKEEM ATTSIDES SMITH SOLELY IN HIS CAPACITY AS HEIR OF BETTY D. FUNCHES, DECEASED, TYREEK JAMAL SMITH SOLELY IN HIS CAPACITY AS HEIR OF BETTY D. FUNCHES, DECEASED CP 2020-03-24 No. 2581 \$162,088.00 KML Law Group, P.C.	2512-466A 2000 North 61st Street 19151 34th Wd. 1,844 Sq. Ft BRT#342267500 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC CP 2020-06-25 No. 1672 \$1,019,890.00 Friedman Vartolo LLP	2512-471 1621 Dyre Street 19124 62nd Wd. 1,890 Sq. Ft BRT#622041200 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC. CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP
2512-446 8040 East Roosevelt Boulevard 19152 56th Wd. 22,170 Sq. Ft BRT#883088500 Improvements: Commercial Property HSRE ROOSEVELT BOULEVARD, LLC CP 2020-12-24 No. 1645 \$8,295,930.00 Duane Morris LLP	2512-446B 7028 Sheldrake Place 19153 40th Wd. 1,614 Sq. Ft BRT#406641600 Improvements: Residential Property Subject To Mortgage 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, III, DECEASED HEIR OF RUDOLPH TERRELL, SR. CP 2020-09-19 No. 791 \$289,030.00 Orland Law Group PLLC	2512-462A 5520 Whitty Avenue 19143 51st Wd. 1,304 Sq. Ft BRT#513158100 Improvements: Residential Property DDH CAPITAL MANAGEMENT, LLC, DDH FUND, LP AKA DDH FUND, LLC CP 2020-05-25 No. 509 \$310,031.00 KML Law Group, P.C.	2512-466B 6205 Haverford Avenue 19151 34th Wd. 1,747 Sq. Ft BRT#342004000 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC CP 2020-06-25 No. 1672 \$1,019,890.00 Friedman Vartolo LLP	2512-472A 4721 Mulberry Street 19124 23rd Wd. 2,090 Sq. Ft BRT#232320700 Improvements: Residential Property RAD DIVERSIFIED REIT INC. CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP
2512-447 7207 Mansfield Avenue 19138 10th Wd. 1,991 Sq. Ft BRT#102357900 Improvements: Residential Property RENAE LEWIS-DEAN IN HER CAPACITY AS HEIR OF CURTIS LEWIS; UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CURTIS LEWIS; AND CURTIS LEWIS, JR. CP 2020-07-23 No. 3073 \$203,117.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2512-447A 6457 North Smedley Street 19126 17th Wd. 1,310 Sq. Ft BRT#172160300 Improvements: Residential Property BRENDA M. MITCHELL AND ALVIN J. MITCHELL CP 2020-06-17 No. 3203 \$97,551.80 Hill Wallack LLP	2512-462B 5734 Christian Street 19143 46th Wd. 1,155 Sq. Ft BRT#463139500 Improvements: Residential Property DDH CAPITAL MANAGEMENT, LLC, DDH FUND, LP AKA DDH FUND, LLC CP 2020-05-25 No. 509 \$310,031.00 KML Law Group, P.C.	2512-466C 3805 Wyalusing Avenue 19104 24th Wd. 855 Sq. Ft BRT#243185600 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC CP 2020-06-25 No. 1672 \$1,019,890.00 Friedman Vartolo LLP	2512-472B 5330 Glenmore Avenue 19143 51st Wd. 658 Sq. Ft BRT#512104300 Improvements: Residential Property RAD DIVERSIFIED REIT INC. CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP
2512-448 1449 North 54th Street 19131 44th Wd. 1,088 Sq. Ft BRT#442360100 Improvements: Residential Property Subject To Mortgage NICOLE BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND BRIONA BEASLEY SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND JUSTIN BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED;	2512-448A 920 West Boston Street 19133 37th Wd. 1,892 Sq. Ft BRT#371369000 Improvements: Commercial Property THEODORE HILL LLC CP 2020-01-25 No. 1019 \$291,280.00 Hill Wallack LLP	2512-462C 2528 Holbrook Street 19142 40th Wd. 845 Sq. Ft BRT#406149300 Improvements: Residential Property DDH CAPITAL MANAGEMENT, LLC, DDH FUND, LP AKA DDH FUND, LLC CP 2020-05-25 No. 509 \$310,031.00 KML Law Group, P.C.	2512-466C 418 North 58th Street 19131 4th Wd. 1,311 Sq. Ft BRT#4219800 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC CP 2020-02-25 No. 2408 \$629,635.00 Friedman Vartolo LLP	2512-472C 1662 Conklin Street 19124 62nd Wd. 1,875 Sq. Ft BRT#622045600 Improvements: Residential Property RAD DIVERSIFIED REIT INC. CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP
2512-449 1449 North 54th Street 19131 44th Wd. 1,088 Sq. Ft BRT#442360100 Improvements: Residential Property Subject To Mortgage NICOLE BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND BRIONA BEASLEY SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND JUSTIN BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED;	2512-449A 310 West Courtland Street 19140 42nd Wd. 641 Sq. Ft BRT#422035300 Improvements: Residential Property HOUSE INCREDIBLE LLC CP 2020-09-24 No. 454 \$81,986.30 Hill Wallack LLP	2512-463A 229 Rubicam Court 19120 42nd Wd. 910 Sq. Ft BRT#42210200 Improvements: Residential Property Subject To Rents MARK COUDOUX CP 2020-05-25 No. 1508 \$558,107.00 Eisenberg, Gold & Agrawal, P.C.	2512-466C 124 North 52nd Street 19139 44th Wd. 1,689 Sq. Ft BRT#441133600 Improvements: Commercial Property Subject To Mortgage RAD DIVERSIFIED REIT, INC CP 2020-02-25 No. 2408 \$629,635.00 Friedman Vartolo LLP	2512-473A 4432 North Cleveland Street 19140 13th Wd. 1,015 Sq. Ft BRT#132184500 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-05-25 No. 2345 \$740,395.00 Friedman Vartolo LLP
2512-450 5741 Pine Street 19143 60th Wd. 1,256 Sq. Ft BRT#604096200 Improvements: Residential Property LEIGHTON BEARD SOLELY IN HIS CAPACITY AS HEIR OF ANNIE ELIZABETH BEARD, DECEASED AND THE UNKNOWN HEIRS OF ANNIE ELIZABETH BEARD DECEASED AND LINDA JACKSON-BEARD CP 2020-05-25 No. 2647 \$54,100.50 KML Law Group, P.C.	2512-451 4743 Tampa Street 19120 42nd Wd. 1,179 Sq. Ft BRT#421585000 Improvements: Residential Property THE UNKNOWN HEIRS OF MICHAEL VAZQUEZ DECEASED CP 2020-12-24 No. 712 \$66,976.80 KML Law Group, P.C.	2512-463B 803 North 63rd Street 19151 34th Wd. 5,125 Sq. Ft BRT#342360200 Improvements: Residential Property MARK COUDOUX CP 2020-05-25 No. 1508 \$558,107.00 Eisenberg, Gold & Agrawal	2512-466C 5332 Glenmore Avenue 19143 51st Wd. 658 Sq. Ft BRT#512104400 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP	2512-473C 54 East Wister Street 19144 12th Wd. 3,387 Sq. Ft BRT#121048300 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-06-25 No. 2345 \$740,395.00 Friedman Vartolo LLP
2512-451 5741 Pine Street 19143 60th Wd. 1,256 Sq. Ft BRT#604096200 Improvements: Residential Property LEIGHTON BEARD SOLELY IN HIS CAPACITY AS HEIR OF ANNIE ELIZABETH BEARD, DECEASED AND THE UNKNOWN HEIRS OF ANNIE ELIZABETH BEARD DECEASED AND LINDA JACKSON-BEARD CP 2020-05-25 No. 2647 \$54,100.50 KML Law Group, P.C.	2512-452 6457 North Smedley Street 19126 17th Wd. 1,310 Sq. Ft BRT#172160300 Improvements: Residential Property BRENDA M. MITCHELL AND ALVIN J. MITCHELL CP 2020-06-17 No. 3203 \$97,551.80 Hill Wallack LLP	2512-463C 732 North 63rd Street 19151 34th Wd. 2,400 Sq. Ft BRT#344195100 Improvements: Residential Property MARK COUDOUX CP 2020-05-25 No. 1508 \$558,107.00 Eisenberg, Gold & Agrawal	2512-469B 5339 Hedge Street 19124 62nd Wd. 819 Sq. Ft BRT#622236800 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP	2512-474 6536 North 18th Street 19126 17th Wd. 2,015 Sq. Ft BRT#172284500 Improvements: Residential Property SINDI SHANTEL THARPE AND ABI-JAH IMMANUEL CP 2020-10-23 No. 3096 \$299,872.00 LOGS Legal Group LLP
2512-452 6457 North Smedley Street 19126 17th Wd. 1,310 Sq. Ft BRT#172160300 Improvements: Residential Property BRENDA M. MITCHELL AND ALVIN J. MITCHELL CP 2020-06-17 No. 3203 \$97,551.80 Hill Wallack LLP	2512-453 920 West Boston Street 19133 37th Wd. 1,892 Sq. Ft BRT#371369000 Improvements: Commercial Property THEODORE HILL LLC CP 2020-01-25 No. 1019 \$291,280.00 Hill Wallack LLP	2512-464 5610 North 3rd Street 19120 61st Wd. 2,942 Sq. Ft BRT#612376300 Improvements: Residential Property MARK COUDOUX CP 2020-05-25 No. 1508 \$558,107.00 Eisenberg, Gold & Agrawal	2512-469C 4701 Hawthorne Street 19124 23rd Wd. 1,306 Sq. Ft BRT#232291800 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP	2512-475 200-210 Lombard Street 19147 5th Wd. 824 Sq. Ft BRT#888050003 Improvements: Residential Property SHERIN GEORGE CP 2020-03-25 No. 2938 \$232,997.00 LOGS Legal Group LLP
2512-453 920 West Boston Street 19133 37th Wd. 1,892 Sq. Ft BRT#371369000 Improvements: Commercial Property THEODORE HILL LLC CP 2020-01-25 No. 1019 \$291,280.00 Hill Wallack LLP	2512-454 310 West Courtland Street 19140 42nd Wd. 641 Sq. Ft BRT#422035300 Improvements: Residential Property HOUSE INCREDIBLE LLC CP 2020-09-24 No. 454 \$81,986.30 Hill Wallack LLP	2512-465A 1117 West Silver Street 19133 37th Wd. 1,263 Sq. Ft BRT#372308500 Improvements: Residential Property		
2512-454 310 West Courtland Street 19140 42nd Wd. 641 Sq. Ft BRT#422035300 Improvements: Residential Property HOUSE INCREDIBLE LLC CP 2020-09-24 No. 454 \$81,986.30 Hill Wallack LLP	2512-455 7723 Walker Street 19136 65th Wd. 1,364 Sq. Ft BRT#651237300 Improvements: Residential Property WEN JIE ZHU AND XUE XIAN MEI CP 2020-07-24 No. 2987 \$118,517.00 Hill Wallack LLP			
2512-455 7723 Walker Street 19136 65th Wd. 1,364 Sq. Ft BRT#651237300 Improvements: Residential Property WEN JIE ZHU AND XUE XIAN MEI CP 2020-07-24 No. 2987 \$118,517.00 Hill Wallack LLP	2512-456 6003 North 5th Street 19120 61st Wd. 1,342 Sq. Ft BRT#871583650 Improvements: Residential Property Subject To Mortgage SUN OH; SUNG NAM OH CP 2020-03-25 No. 3253 \$150,199.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC			
2512-456 6003 North 5th Street 19120 61st Wd. 1,342 Sq. Ft BRT#871583650 Improvements: Residential Property Subject To Mortgage SUN OH; SUNG NAM OH CP 2020-03-25 No. 3253 \$150,199.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2512-457 2424 East Somerset Street 19134 25th Wd. 1,440 Sq. Ft BRT#251002800 Improvements: Residential Property Subject To Mortgage JUDITH C. SWALLOW CP 2020-09-21 No. 2407 \$219,045.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC			
2512-457 2424 East Somerset Street 19134 25th Wd. 1,440 Sq. Ft BRT#251002800 Improvements: Residential Property Subject To Mortgage JUDITH C. SWALLOW CP 2020-09-21 No. 2407 \$219,045.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2512-458 1720 Monument Street 19121 32nd Wd. 2,070 Sq. Ft BRT#321137200 Improvements: Residential Property			
2512-458 1720 Monument Street 19121 32nd Wd. 2,070 Sq. Ft BRT#321137200 Improvements: Residential Property				

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>2512-476 1017 Mollbore Terrace 19148 39th Wd. 960 Sq. Ft BRT#395025300 Improvements: Residential Property</p> <p>LOUIS T. MENNA, IV CP 2020-01-25 No. 617 \$307,818.00 LOGS Legal Group LLP</p> <p>2512-477 5951 Cobbs Creek Parkway 19143 3rd Wd. 1,552 Sq. Ft BRT#33156000 Improvements: Residential Property Subject To Mortgage</p> <p>ERIC S. SMITH, SR. IN HIS INDIVIDUAL CAPACITY AND IN HIS CAPACITY AS THE PERSONAL REPRESENTA-</p>	<p>TIVE OF THE ESTATE OF HOWARD L. SMITH, DECEASED CP 2020-09-24 No. 995 \$26,293.30 Weber Gallagher Simpson Stapleton Fires & Newby LLP</p> <p>2512-478 1313 South Paxon Street 19143 27th Wd. 855 Sq. Ft BRT#273100900 Improvements: Residential Property Subject To Mortgage</p> <p>HALAL BUSINESS VENTURES LLC CP 2020-05-25 No. 2505 \$198,908.00 Friedman Vartolo LLP</p> <p>2512-479 2927 North Stillman Street 19132 38th Wd. 644 Sq. Ft BRT#381081100 Improve-</p>	<p>ments: Residential Property Subject To Mortgage</p> <p>ALLEN'S SOLUTIONS LLC CP 2020-05-25 No. 882 \$119,715.00 Friedman Vartolo LLP</p> <p>2512-480 608 Winton Street 19148 39th Wd. 672 Sq. Ft BRT#393070100 Improvements: Residential Property Subject To Mortgage</p> <p>K WEAVER PROPERTIES LLC CP 2020-05-25 No. 1776 \$309,386.00 Friedman Vartolo LLP</p> <p>2512-481 218 South Ithan Street 19139 60th Wd. 900 Sq. Ft BRT#604225200 Improve-</p>	<p>ments: Residential Property Subject To Mortgage</p> <p>ANAISSJOYCE ENTERPRISES LLC CP 2020-04-25 No. 2252 \$210,791.00 Friedman Vartolo LLP</p> <p>2512-483 4933 Morris Street 19144 13th Wd. 1,670 Sq. Ft BRT#133143600 Improvements: Residential Property Subject To Mortgage</p> <p>CARLA E. GRIFFIN CP 2020-03-25 No. 697 \$12,510.00 Weltman, Weinberg & Reis, Co. LPA</p> <p>2512-484 1715 Wallace Street 19130 15 Wd. 1,063 Sq. Ft BRT#888151424 Improvements:</p>	<p>Residential Property Subject To Mortgage</p> <p>KEVIN BUCKNOR CP 2020-03-24 No. 2007 \$167,308.00 Shingles Law</p> <p>2512-485 2231 Larue Street 19137 45th Wd. 1,500 Sq. Ft BRT#453390900 Improvements: Residential Property Subject To Mortgage</p> <p>HEIR OF ESTATE OF LUIS ORLANDO ROSARIO, ROSARIO JEANNETTE PEREZ AND ADMINISTRATOR OF ESTATE OF LUIS ORLANDO ROSARIO, LIONEL ARTOM-GINZBURG, ESQ CP 2020-08-23 No. 3210 \$5,034,890.00 Shingleslaw, LLC</p>

NOW ENROLLING

Special Offer
\$700 month



MASTERMINDS DAYCARE

6154 Ridge Ave, Roxborough
Phlmastermindsdaycare.com
267-516-6740

PENNSYLVANIA BARBER SCHOOL

1528 E WADSWORTH AVE
PHILA, PA 19150

BARBER
PROGRAM



Free Tuition Program for
those that qualify

9 MONTH
PROGRAM

FINANCING
AVAILABLE

Open Enrollment

215-251-0524

PABARBERUNION.COM



pennsylvania
DEPARTMENT OF LABOR & INDUSTRY

Find your dream home today.



SPECIAL PURPOSE CREDIT PROGRAM

Secure a home loan with as little as 3% down in approved Philadelphia census tracts and up to \$10,000 in assistance for first-time buyers through the Philly First Home Program.



PARKE BANK
A Return to Better Banking®



Adan Pacheco- Community Mortgage Loan Officer
267.710.9332 | apacheco@parkebank.com | NMLS# 2133494



Eatible Delights Catering
215-236-3900
www.eatibledelights.com



Eatible Delights Catering

Because even (Your) taste buds deserve pampering...

Proprietor/Artist

David K. Simms

View our full menu at www.eatibledelights.com

Off Premise Catering:
Corporate Lunches, Banquets,
Proms, Wedding Receptions,
Parties & Holiday

Gourmet Boxed Lunches
Continental Breakfast

Specializing in
Themed Presentations &
Event Planning Services

Professionally Staffed,
Licensed & Insured

2338 Ridge Avenue
Philadelphia, PA 19121
215-236-3900
Fax: 215-236-3901
contactus@eatibledelights.com