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JON HANKINS LAUNCHES CAMPAIGN SEEKING AT-LARGE SEAT ON PHILADELPHIA CITY COUNCIL



By Staff
Phot Credit: Jon Hankins

Jon Hankins, a Philadelphia native with a community-focused agenda, hosted a press conference on Friday,

October 14, 2022, at 10:30am to announce his candidacy for Philadelphia City Council.

At the press conference, Mr. Hankins made clear that the most pressing issue is gun violence, and neighborhoods need more resources for change to occur.

“The City of Philadelphia is facing major issues right now. We need to ask ourselves how we can bring our community together. The answer is by making our elected officials bring resources back to the com-

munity.” – Jon Hankins, Candidate for City Council

Jon Hankins is a Philadelphia native who grew up in North Philadelphia. Mr. Hankins is running for City Council At-Large to develop and support legislation to improve the lives of all residents of Philadelphia. He has also become well known for his service as a Pastor, the youth mentoring programs he operates, and his advocacy in the community.

Mr. Hankins was selected as a Pennsylvania Democratic State Committee

Member representing the 3rd Senatorial District in Philadelphia. Mr. Hankins is also an established entrepreneur in the fashion industry, serving as President of Mr. Philadelphia & Company for the past five (5) years.

Mr. Hankins intends to focus on Gun Violence & Safety, Employment & Business Opportunities, as well as Education, and Quality of Life Improvements (Trash pickup, Street Cleanings, Potholes, etc.).



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WHY IS OUR UNITED STATES DOLLAR (USD) SO STRONG

By R.S. Broker

Lets think about what we all been through in this country since the pandemic started in 2020.

Here’s the refresher-

Chapter 1: Covid19 In the beginning, there was covid. The economy slowed worldwide, and businesses shut down while many of us lost loved ones. Then afterwards when the world started to come out of the pandemic.

Chapter 2: Stimulus. That begat the Quantitative Easing (QE) aka stimulus plans to get the economic back to pre-pandemic. The USA, just like most other countries created plans to restart the economy by giving its citizens extra cash to spend and gave money to the self-employed all the way up to the corporations and real estate developers.

Chapter 3: Inflation. Once the money started flowing and the USA, and the world stopped with the stimulus, something happened. It was inflation, and it started to rise quickly due to all the new money in circulation. So now, things like houses, cars, eggs, bacon got ex-

pensive. Everything went up, except of course wages. Remember, inflation is the percentage increase in prices over a measurement of time.

Chapter 4- Raise Fed Rates. To stop inflation, the feds decided to raise the fed funds rate, so it can be more expensive to borrow, as in January the rate was near zero in January 2022, but now in November its about 3% to 3.5%. This will help bring down prices albeit slowly. You can see it in the housing market right now.

Now that have this timeline, chapter 5 would be about the event most aren’t talking about- the strong dollar.

What does a strong dollar mean? It means the value of the currency improves as other countries currency becomes weaker. This happened because the Feds been much more aggressive of raising rates compared to other foreign banks raising its rates which made the dollar stronger because it cost more to borrow cash for US citizens using the USD. Also, when you add uncertainty around the world, the US Dollar is sta-

ble compared to all other currencies, hence that’s why its the world reserve currency. The main reason I believe that the dollar is so strong is because its fight against inflation. If you go for vacation or buy goods overseas you will feel like cost is very cheap. But if you export items outside the USA, then your American made goods become more expensive to customers in other countries.

If you watched the dollar closely, you’ll realize historically the USD is priced [foreign exchange rate (fx)] at 100-120 Japanese Yen. This means for 1 US dollar; you would get between 100-120 JP Yen. If you look last month in October leading into November, the JPY is pegged between 140-150 per \$1 USD. In September, the British Pound (GBP) fx rate is as close to the USD as it’s ever been in its history, where now 1 USD will get you 0.88 GBP.

Now you know there are pros and cons to a strong dollar. Just be glad we live the USA where we can enjoy the benefits of a strong dollar because if you are in

PANEL INVESTIGATING CRIME IN PHILLY PUTS BLAME ON DA KRASNER FOR LACK OF PROSECUTIONS

By Peter Hall,
Pennsylvania Capital-Star

The House Select Committee on Restoring Law and Order voted Monday to present an interim report to the full chamber on its investigation of Philadelphia District Attorney Larry Krasner and crime in Philadelphia. A final report with recommendations to the House is expected before the end of the session next month.

The report decries Krasner's refusal to cooperate and puts out some findings of the committee such as former assistant district attorneys calling Krasner's administration "toxic" and complaining that prosecutors have lost their voices in the courtroom.

The Republican-led committee heard testimony from two former ADAs who said the office's policies result in preferential treatment of undocumented immigrants to avoid adverse immigration consequences and, as a result, harm the communities most affected by crime.

*Krasner's office released a statement late Monday that said the testimony of the former ADAs appears to have been solicited through a website created by House Republicans and that sworn depositions scheduled with five current ADAs were abruptly canceled by the com-

mittee.

The report, released after Krasner held a press conference on the state Capitol steps on Friday decrying the investigation as politically motivated, also lists crime statistics including nearly 1,000 people murdered since January 2021 and 61.5 percent of fatal shootings in which no one is arrested.

It also states 65 percent of violent offense prosecutions and up to 20 percent of firearms charges are withdrawn or dismissed.

"What's the result of that? You have more folks who unfortunately have perpetrated crimes back on the streets to do the same thing again," Select Committee Chairperson John Lawrence, R-Chester, said.

Krasner's office said in the statement that the report mixes up year-end date with year-to-date data resulting in incorrect conclusions and analysis. He said it also fails to establish a connection between crime incidents and Krasner's policies, noting that the number of incidents since Krasner took office in 2018 are below those between 2012 and 2015.

His office also faulted the report for failing to dig into the city's low clearance rate for homicide and non-fatal

shooting investigations and notes that the conviction rate for those that are solved in close to 90 percent.

Lawrence said the reason for the report now is the committee's findings need to be "put before policy-makers not just in this building, but in other buildings, including City Hall in Philadelphia."

While Lawrence said the committee is looking at causes in other city agencies, such as understaffing in the police department, Krasner has 100 percent control over what gets prosecuted.

He rejected Krasner's assertion that there is a statewide rise in crime, noting that

while rural Adams County has seen a 300 percent rise in homicides since 2019, in real numbers it's an increase from one to four murders. "Any attempt to make that correlation is utterly ridiculous," Lawrence said.



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PHILADELPHIA DA CONDEMNS HOUSE COMMITTEE INVESTIGATION, EXPECTS IMPEACHMENT BEFORE ELECTION



Philadelphia District Attorney Larry Krasner takes questions from reporters after a press conference in Harrisburg on Friday, (Capital-Star photo by Marley Parish)

By Marley parish and
Peter Hall
Pennsylvania Capital-Star

The Pennsylvania House committee looking to impeach Democratic Philadelphia District Attorney Larry Krasner canceled a hearing with the city's top prosecutor after he requested a public forum.

Krasner still showed up at the state Capitol on Friday morning, condemning the select committee's investigation and telling reporters that he expects the Republican-controlled chamber will start the impeachment process as early as next week.

"There is no integrity to this process," Krasner told reporters during a press conference on the Capitol steps. "If there was, then I would join them and help them every step of the way. They would look at the entire state, and they would look at some real solutions and some things that can be done to make it better."

The House Select Committee on Restoring Law and Order, which was formed in June to investigate and review rising crime rates in the state's largest city, has focused on Krasner's approach to prosecuting crime in Philadelphia. Last month,

the GOP-controlled panel conducted a series of public hearings with live testimony on gun violence.

In September, the House voted 162-38 to hold Krasner in contempt for refusing to respond to a subpoena issued by the GOP-controlled committee.

Krasner, who won reelection last year, agreed to testify before the committee. But there were conditions from the panel, including that the meeting would take place behind closed doors without a public live stream or audio recordings. While the committee would have a copy of the testimony, Krasner said he could not make a copy.

"The ground rules they were trying to set were Star Chamber ground rules. You come in here. Answer our questions," he said. "You get no record of what you said or what we asked you, which, of course, opens the door for them to say virtually anything about what happened in there and provided me no opportunity whatsoever to establish whether that was accurate or not — never mind out of context."

Experts on Pennsylvania's government transparency laws said the select commit-

tee's hearings should be closed only to the extent necessary to comply with the law.

"If you want law and order, there's got to be transparency and accountability — period point blank," Terry Mutchler, a lawyer who uses open government laws to help journalists and businesses, said. "And you're not going to have law and order that people can believe in when it happens behind closed doors."

Jason Gottesman, a spokesperson for House Republicans, did not say whether there are plans to vote on impeachment when the lower chamber returns to session on Monday, telling reporters that "next week will take care of itself."

"It's a slap in the face to the people that Larry Krasner's office should be protecting that he used time and resources from his office to come here today for a media stunt after he refused the goodwill invitation from the select committee to offer his testimony," Gottesman, who watched the press conference, said.

Gottesman said Krasner can submit a written statement to the House committee but has not done so.

Asked why the select committee opted to hear testimony from Krasner behind closed doors, as opposed to a public forum, Gottesman — citing House Rules and the Sunshine Act — said: "That is the decision of the committee."

While the Pennsylvania Sunshine Act requires that public business be conducted in open, publicly-accessible meetings, it does allow for exceptions.

The Legislature, like other agencies, can hold closed sessions when discussing

topics that would violate privilege or reveal information about investigations, including probes into crimes.

The select committee has indicated the investigation of a Philadelphia police officer convicted of manslaughter last month, including secret grand jury transcripts, is one of the subjects under examination.

Paula Knudsen Burke, a Pennsylvania-based attorney for the Reporters Committee for Freedom of the Press, said if Krasner's testimony was expected to include legally protected information — such as details of grand jury proceedings — the closed session should be limited to that testimony.

Given the intense public interest in the issue of crime in Philadelphia and the potential that it could lead to an elected official being removed from office, the public deserves to have access, Knudsen Burke said.

"It doesn't make any sense because it is so rare, and it is such an extraordinary step to put it behind closed doors," Knudsen Burke said.

Krasner noted the committee's focus on Philadelphia, urging members to look at statewide increases in crime and consider "real solutions" to prevent gun violence. He cited bans on ghost guns, red flag laws, prevention efforts, and universal background checks for firearms and ammunition.

"Pennsylvania municipalities have been begging for real local control that allows them to pass meaningful gun restrictions that the residents want," he said.

The Republican-controlled Legislature has advanced proposals prohibiting local

municipalities from enacting firearm regulations more restrictive than existing law.

Last year, the General Assembly approved legislation allowing concealed carry without a permit, lowering the legal age from 21 to 18, and granting open carry in Philadelphia. Gov. Tom Wolf, a Democrat who leaves office in January 2023, vetoed the bill.

"Does that sound to you like people truly invested in the reduction of gun violence? Or does that sound to you like we will do anything, and we will say anything in a super-heated midterm election cycle," Krasner said.

If the House committee recommends impeachment, the lower chamber votes on whether to proceed. If successful, a trial would take place in the Senate.

Impeachment is rare in Pennsylvania. The last successful impeachment was in 1994, with the House voting to impeach and the Senate convicting Rolf Larsen, a former Supreme Court justice, for improperly discussing court matters.

Krasner said the committee has no legal grounds for impeachment. Instead, he accused the committee of targeting him for his ideas and policies during a "super-heated election cycle" and attempting to blame large and diverse cities as being "lawless."

"What we see here is the same old playbook, which is about coded and racist messaging," Krasner said. "It's about blaming the biggest city in Pennsylvania with the most diverse population for having the same national struggle that we have with gun violence everywhere."

GET TO KNOW THE FUNCTIONS OF PHILLY'S CITIZENS POLICE OVERSIGHT COMMISSION



By Rasheed Ajamu
Germantown Info Hub
Photo by Rasheed Ajamu

In April, Philadelphia City Council voted to approve nine commissioners from around the city to join the new *Citizens Police Oversight Commission*. With a mission to improve the community and police department relationship, the *CPOC* strives for “accountability, transparency, and equity” of the Philadelphia Police Department through civilian oversight. But how is this done? Senior Policy Analyst for the *CPOC*, Taleah Grimmage, spoke with Germantown Info Hub to help lay out the functions and responsibilities of the *CPOC*.

What is the CPOC?

Grimmage says the existence of a citizens’ oversight in Philadelphia dates back to 1958, which was then known as the Police Advisory Board. Mayor James H.J. Tate dissolved that group in 1969. In 1993, the Police Advisory Commission was created and stood until it was replaced with the *CPOC*.

Some significant changes include the *CPOC* can launch its own investigations from complaints, which formerly would have gotten forwarded to the police. The *CPOC* can also launch investigations without a filed complaint. And if an officer is charged based on a complaint, the *CPOC* also has a say. The *CPOC* must be consulted about the disciplinary actions against police officers, and if the police commissioner doesn’t accept the *CPOC*’s recommendations, the group must receive a written explanation of why from the police commissioner. The *CPOC* can also make objections based on the document.

The *CPOC* currently has nine commissioners from different police districts around the city. They are:

- Hassan Bennett
- Melanie Debose
- Jalee Hatchett
- Afroza Hossain, who represents the 14th District.
- Benjamin Lerner

- Haakim Peay
- Maryelis Santiago
- John Solomon
- Rosaura Torres Thomas

They are supported by a full-time staff of 13 people, which Grimmage is a part of, who help carry out the essential functions of the group.

What are the functions of the CPOC?

On the city’s website, it says that through their work, the *CPOC*:

- Analyzes the policies, practices, and customs of the PPD.
- Reviews police department policies and procedures.

Holds public meetings to discuss issues around police matters.

But there are more functions and services that citizens should be aware of, including:

Filing a complaint against a police officer
Recommending a police officer for commendation

Mediating complaints between the community and police

Attending and speaking at community meetings

Another vital service of the *CPOC* is their presence at the Police Board of Inquiry (PBI) complaint against police (CAP) case hearings. These hearings consider individual complaints of misconduct (or CAPs) made by citizens. At these meetings, members of the public elaborate on complaints issued to the *CPOC* or directly to the PPD.

PPD misconduct allegations flow chart. (*CPOC*)

Unlike past oversight groups, a commissioner is present in these meetings to help assess an outcome. “For the first time, there is a civilian that’s in the room,” Grimmage says. “They’re able to listen to the allegations and give a recommendation or disciplinary action to the police commissioner.”

These meetings are posted monthly but happen on various days throughout the month. This month, the sessions will take place on October 18, 20, 26, and 27, all beginning at 10 a.m. All CAP hearings happen at Philadelphia Police Headquarters at 400 North Broad Street.

When should you contact the CPOC?

“Whenever,” says Grimmage. While the most common call is complaints, she says that they also take inquiries sur-

rounding policing. She says that sometimes people may have a policing issue, but it doesn’t rise to the complaint level.

Citizens are encouraged to reach out with events and opportunities for the *CPOC* to attend, as they are citywide and look to build trust with the community. They also hold monthly meetings around the city, in which different topics about policing get explored. Last month, they had a reflection session and commemoration for Parks and Recreation employee Tiffany Fletcher, who was shot and killed outside Mill Creek Recreation Center. In August, they were in Germantown exploring the history of stop-and-frisk procedures. Civilians can inquire about when and where these events are happening by contacting the *CPOC*.

How to stay updated on the CPOC

Philadelphians can contact the *CPOC* at 215-685-0891 or by email at cpoc@phila.gov. The *CPOC* regularly updates its Facebook, Instagram, and Twitter with events, including the CAP hearings, and valuable information surrounding policing in the city. Grimmage prompts the public to be engaged with the *CPOC*, saying, “I don’t know anybody that doesn’t have an opinion about policing, whether it’s good or bad. And Philadelphia really has an opportunity for residents to be involved in the oversight process.”



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'JAWN' IS MORE THAN A NOUN. IT CONNECTS US TO WHO WE ARE, BEYOND OUR CITY AND REGION



Palmisano wearing a South Fellini Wawa Jawn t-shirt for local pride and to show how far Philadelphia's influence can reach. (Photo courtesy of Kae Lani Palmisano)

By Kae Lani Palmisano,
WHYY/Plan Philly

Philadelphia, we need to talk about how the word jawn has been used in recent years. If we keep going at the rate of a Jawn Morgan SEPTA bus barreling down Washington Avenue, we're going to lose its more nuanced meaning.

Jawn is one of those words that has captured the imaginations of people over the last few years. It is hard to define, which is why people tend to just throw it into sentences or tack it on to other words to add a bit of Philly flare to their vocabulary. The ubiquitousness of jawn in our local consciousness has secured it as part of the Philadelphia brand, making it a point of pride — but also a divisive term in which locals fight over who is the most “Philly” in the room. But reducing jawn to “a Philly thing” perpetuates the idea that it's just a quirky local colloquialism instead of a term that has a deeper, richer meaning. The current understanding of the word jawn is that it can be used to replace any noun in a sentence. While that is true, it's too simplistic of a definition. Jawn is so much more than just an interchangeable Philly noun — it's an emphasis of the noun it's replacing.

The emphasis of jawn is when you want to express that the noun is “extra” —

it's weird, it's wild, it's awesome — it can mean a lot of different things, but the context of the rest of the conversation will capture that.

Jawn is like the Philadelphia version of the French *je ne sais quoi* — “jawn sais quoi,” if you will. It has an intangible quality that is hard to express in any other word aside from jawn.

It's both a noun and an abstract idea, it draws most of that context from the culture around it. And jawn's meaning isn't just what the word is today — it's also deeply connected to where the word came from.

A brief history of jawn

I hate to break it to you, Philly, but linguists agree that jawn actually comes from New York City and is derived from the word “joint,” which is deeply rooted in African American Vernacular English (AAVE), but its history goes back to around the time of emancipation. Black Southerners used the term “juke joint” to refer to clubs and bars that were safe spaces for Black people to gather. Through the late 1800s, juke joints were where blues and ragtime music started to proliferate, giving way to other forms of music including jazz, boogie woogie dance music and, later, rock-and-roll.

During this time, joint was also a way to describe a place as seedy or dangerous. Places of ill repute like opium dens, gambling parlors and places where criminals met were referred to as joints. Joint's divergent meaning also coincides with the rise of Jim Crow laws designed to disenfranchise, undermine and hold back Black people in the South. Laws that perpetuated “separate but equal” policies weren't the only ways in which segregation was enforced. A racist dominant culture took, and in some cases still takes, aspects associated with Black culture and twists it to create a fictitious “boogie” man (side note — see how boogie woogie dance music morphed into boogie man, which can be a disparaging word for Black Americans). It's this hatred toward Black Americans in the South that leads to The Great Migration. From the 1910s through the 1970s, roughly six million Black Americans moved to the North, Midwest, and West to escape the oppression of the Jim Crow South. They brought with them their Southern Black culture which is why we find barbecue in Kansas City, why Chicago has its own style of jazz, and why New York City began to use the word joint.

By the mid-20th century, the word joint had gone through what's called “semantic bleaching” where much of the word's negative meaning was lost, and by the 1970s and 1980s, joint simply meant a place or a thing (a noun replacement, much like it is today).

Hip-hop culture and rap popularized the term joint which spread beyond New York City's borders all along the east coast. This included Philadelphia where, according to Sandy Kingston of Philadelphia Magazine, joint evolved into jawn “because of the

Southern drawl's influence on Philly-tongue, not to mention that of African American Vernacular English, we tend to draw out our vowels and swallow our final consonants, so... no 't,’” wrote Kingston.

It's also around this time when joint and jawn take on main character energy. Basically, referring to something as jawn wasn't just a person, place or thing, but rather THE person, place or thing that diverges from the norm and has extraordinary qualities.

Whose jawn is it anyway?

Last week, I wrote a Twitter thread about the word jawn (the original inspiration for the piece you're reading now). Overall my explanation of jawn resonated with people, but there was a small handful of people who were strangely possessive of jawn, and were quick to discredit my perspective for one simple reason: I am from New Jersey. Ya got me! I was born in Camden, New Jersey in 1989 and lived in a mixed-race household with my grandparents, my uncles, and my mom. My grandfather, Claude Suggs, moved here from North Carolina (he was part of The Great Migration), and worked with my grandmother in Philadelphia as a street vendor.

Despite being a white-passing Jersey girl, the Southern drawl and African American Vernacular English are part of my code-switching lexicon. Also, culture doesn't stop at the borders old white men drew on a map. I've lived in different parts of the region, from Philadelphia all the way to the Pine Barrens, where people also shop at “Ack-uh-me” and get “wooder” from a “spicket.” There is a divide between our understandings of jawn, but it's not entirely a geo-

graphical one. It's a cultural one. Jawn was a Black Philly thing before it was a Philly thing. Though jawn has become part of our region's shared culture, it will always carry a deeper meaning to the Black community. That's because jawn is more than just a person, place or thing — it's got history. It is a safe place to gather and be joyful despite being undermined by the dominant culture. Jawn hypes people up and is a term of encouragement, like how Funky Four Plus One calls each member of their group “the joint” in their song “That's the Joint”.

Jawn has an unspoken language connected to it. Part of it is understood by most people in the region, even the folks who hang jawnments up for the holidays, eat something off the jawn menu, or wear jawn T-shirts (I own two). But there's a whole other world of jawn that speaks to the people who had to preserve and protect the culture around it.

The magic of jawn is that, for some reason, there's always an understanding of what it is referring to. That's because jawn is shaped by the tonality, cadence, and vocabulary of African American Vernacular English. Just listen to how Questlove uses jawn in this explainer video promoting Summer of Soul referred to as “A Questlove Jawn,” which is reminiscent of how Spike Lee's films are called “Joints”. The meaning changes, and that's the point.\

When you know the history behind jawn, understand where it comes from and recognize the community who brought meaning to it, you can better appreciate its more subtle meanings. And that jawn just hits different.

ROWENA LYNNE JONES-FAULK ORGANIZES THE MILLION KID WALK AGAINST GUN VIOLENCE



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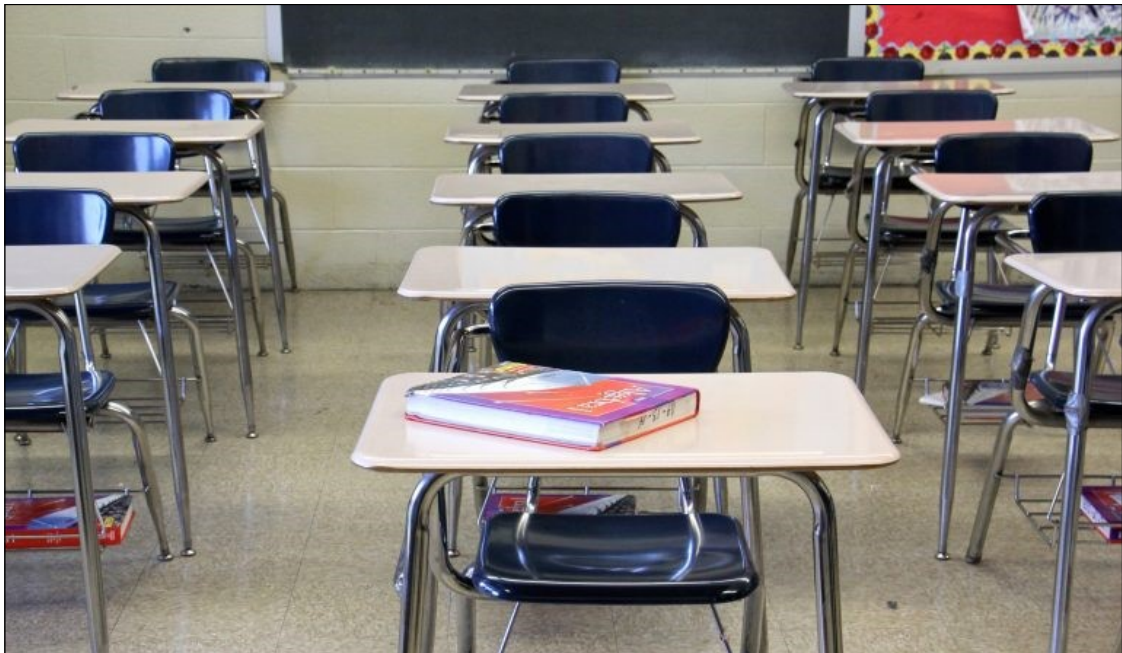
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PHILLY TEST SCORES REMAINED STEADY DURING THE PANDEMIC, BUT ARE STILL AMONG THE LOWEST IN THE COUNTRY



By Aubri Juhasz, WHYY
Photo Credit: (Emma Lee/WHYY)

Math and reading scores held relatively steady for Philadelphia students during the pandemic, despite significant drops across much of the country, according to data released Monday. The problem is, most students in Philadelphia were-

n't doing well to begin with. Just 17% of the city's fourth-graders were proficient in reading and 18% in math in 2019, compared to 15% and 13% in 2022, according to the National Assessment of Educational Progress (NAEP), also known as the Nation's Report Card. NAEP assesses reading and math proficiency for the

country's fourth- and eighth-graders every two years, but the pandemic delayed the 2021 test by a year.

Out of 26 large urban school districts, the School District of Philadelphia ranked fifth from the bottom in fourth-grade math and reading and sixth and seventh from the bottom in

eighth-grade math and reading, respectively. Scores dropped for students in most states and across almost all demographic groups, with math drops more dramatic than reading. The average fourth-grade math score dropped by 5 points and the average eighth-grade math score decreased by 8 points, representing the steepest declines ever recorded.

Nationally, 36% of fourth-graders and 26% of eighth-graders were considered proficient in math. Pennsylvania students performed similarly, with 40% of fourth-graders considered proficient and 27% of eighth-graders. In Philadelphia, the proficiency rate for both grades was much lower at 13%.

While Philadelphia's scores went down across all four categories, just one change — the drop in fourth-grade

math — was considered statistically significant, meaning there was no real change when sampling errors were considered. Superintendent Tony Watlington said the district's scores were "encouraging," given the significant disruptions students experienced at the height of the pandemic.

Still, he said the district has a long way to go to ensure "all students are succeeding academically." "That's why, outside of student safety, improving academic outcomes for all of our students will be our highest priority as we develop our new five-year strategic plan," Watlington, who started as superintendent in June, said in a written statement.

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DREW MURRAY
City Council At-Large

Sheriff's Sale Notices for November 1, 2022

SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, November 1, 2022 at:

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

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

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

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

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

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

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

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

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

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

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

SHERIFF'S SALE

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 unannregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

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

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

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

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

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

Very truly yours,

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

SHERIFF'S SALE OF TUESDAY, NOVEMBER 1, 2022

2211-301
2264-68 Bryn Mawr Ave 19131-2432 52nd

SHERIFF'S SALE

Wd. 10,750 Sq. Ft. BRT# 521271700 Improvements: Residential Property
JAMES WARREN SR., CYNTHIA WARREN
C.P. February 2020 No. 02506 \$260,537.95
Stern & Eisenberg P.C.

2211-302

4134 N Marshall St 19140-2521 43rd Wd. 1,241 Sq. Ft. BRT# 433291200 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUAN ROSADO, DECEASED, UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGINA ROSADO, DECEASED C.P. September 2019 No. 02737 \$12,906.57 Powers Kim, LLC

2211-303

5845 Norfolk St 19143-2402 46th Wd. 1,032 Sq. Ft. BRT# 33043300 Improvements: Residential Property
ETTA NEWMAN, A/K/A ETTA D. NEWMAN C.P. June 2017 No. 01942 \$22,754.34
Manley Deas Kochalski LLC

2211-304

648 W Tusculum St 19140-5508 37th Wd. 546 Sq. Ft. BRT# 372453500 Improvements: Residential Property
MICHAEL C. NORTON C.P. December 2021 No. 00066 \$34,934.26 Stern & Eisenberg P.C.

2211-305

8945 Haven Pl 19152-1401 57th Wd. 4,260 Sq. Ft. BRT# 571254500 Improvements: Residential Property
DENISE R. STROTTER A/K/A DENISE STROTTER C.P. September 2016 No. 00147 \$110,588.68 Stern & Eisenberg P.C.

2211-306

144 N Lindenwood St 19139-2624 44th Wd. 975 Sq. Ft. BRT# 441159700 Improvements: Residential Property
THE UNOWNN HEIRS OF LILA FOX, DECEASED C.P. November 2017 No. 02767 \$61,582.29 KML Law Group.P.C. (1)

2211-307

744 E Willard St 19134-1820 33rd Wd. 1,110 Sq. Ft. BRT# 331079800 Improvements: Residential Property
JOSE RAMOS A.K.A. JOSE A. RAMOS C.P. October 2020 No. 00696 \$73,264.49 KML Law Group.P.C. (1)

2211-308

1137 Bridge St 19124-1819 62nd Wd. 1,600 Sq. Ft. BRT# 621028700 Improvements: Residential Property
MICHELE D. NEDAB C.P. February 2020 No. 02502 \$63,151.90 KML Law Group.P.C. (1)

2211-309

150 N Robinson St 19139-2312 34th Wd. 1,752 Sq. Ft. BRT# 341183500 Improvements: Residential Property
ESTATE OF DOROTHY BEY, LAST RECORD OWNER/MORTGAGOR, ESTATE OF GEORGE X. BEY, LAST RECORD OWNER/MORTGAGOR, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF DOROTHY BEY AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF GEORGE X. BEY AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C.P. July 2021 No. 02100 \$135,551.66 Romano, Garubo & Argentieri

2211-310

1711 N Taney St 19121-2820 32nd Wd. 750 Sq. Ft. BRT# 324120900 Improvements: Residential Property
DENISE TAGGART SOLELY IN HER CAPACITY AS HEIR OF ROSE MARY TAGGART DECEASED, LISA TAGGART SOLELY IN HER CAPACITY AS HEIR OF ROSE MARY TAGGART DECEASED, SHEILA TAGGART SOLELY IN HER CAPACITY AS HEIR OF ROSE MARY TAGGART DECEASED C.P. June 2019 No. 05381 \$63,295.86 KML Law Group.P.C. (1)

SHERIFF'S SALE

2211-311

6550 N Bouvier St 19126-3413 17th Wd. 1,292 Sq. Ft. BRT# 172232300 Improvements: Residential Property
MATTHEW G. TUBENS A/K/A MATTHEW GEORGIE TUBENS, RENATE N. TUBENS C.P. January 2020 No. 02716 \$153,374.43
KML Law Group.P.C. (1)

2211-312

2037 S Frazier St 19143-5617 10th Wd. 936 Sq. Ft. BRT# 514232500 Improvements: Commercial Property Subject to Mortgage
FIRST CLASS REAL ESTATE INCORPORATED C.P. May 2022 No. 01906 \$138,528.68 Fein, Such, Kahn & Shepard, P.C.

2211-313

1621 Elaine St 19150-1005 50th Wd. 2,335 Sq. Ft. BRT# 501495800 Improvements: Residential Property Subject to Mortgage
DAVID LEON JACKSON, EXECUTOR OF THE ESTATE OF DOROTHY WILLIAMS A/K/A DOROTHY MAE WILLIAMS, DECEASED C.P. November 2019 No. 02858 \$71,490.46 The Law Office Of Gregory Javardian

2211-314

5608 Warrington Ave 19143-4723 51st Wd. 1,248 Sq. Ft. BRT# 514061500 Improvements: Residential Property
JANICE SEPHE C.P. October 2012 No. 01386 \$42,902.63 Stern & Eisenberg.P.C.

2211-315

234 E. Fariston Dr 19120 61st Wd. 1,152 Sq. Ft. BRT# 611391800 Improvements: Residential Property
MARY A. HARPER C.P. January 2019 No. 01042 \$90,826.21 KML Law Group.P.C. (1)

2211-316

5228 Westford Rd 19120-3619 42nd Wd. 1,528 Sq. Ft. BRT# 421397200 Improvements: Residential Property
SHARMAR M. DAVID A/K/A SHARMAR DAVID C.P. August 2014 No. 03491 \$76,055.99 KML Law Group.P.C. (1)

2211-317

2616 S 72nd St 19153-2410 40th Wd. 1,093 Sq. Ft. BRT# 404008500 Improvements: Residential Property
JAMES R. JACKSON, A/K/A JAMES JACKSON C.P. December 2018 No. 00084 \$125,331.96 Manley Deas Kochalski LLC

2211-318

2415 S 20th St 19145-4202 26th Wd. 920 Sq. Ft. BRT# 262150300 Improvements: Residential Property
LINDA HALL, UNKNOWN HEIR AND/OR ADMINISTRATORS OF THE ESTATE OF MILDRED CHAMBERS C.P. January 2020 No. 00581 \$196,255.28 Manley Deas Kochalski LLC

2211-319

4618 Fernhill Rd 19144-4224 13th Wd. 1,032 Sq. Ft. BRT# 133132700 Improvements: Residential Property
PAULEMA ACQUISITION GROUP LLC C.P. May 2022 No. 01978 \$96,934.15 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2211-320

172 Linton St 19120-1947 61st Wd. 990 Sq. Ft. BRT# 612134100 Improvements: Residential Property
EDITH JACKSON C.P. December 2019 No. 03151 \$85,112.08 Stern & Eisenberg P.C.

2211-321

6337 Mershon St 19149-3041 62nd Wd. 1,029 Sq. Ft. BRT# 621585400 Improvements: Residential Property
LISA M. BALTHASER C.P. April 2017 No. 00463 \$92,657.47 KML Law Group.P.C. (1)

2211-322

2443 E Clearfield St 19134-4438 25th Wd. 1,530 Sq. Ft. BRT# 251121700 Improvements: Residential Property
ANTHONY PIZZARO C.P. February 2021 No. 00457 \$125,721.61 KML Law Group.P.C. (1)

2211-323

547 S Yewdall St 19143-1923 46th Wd. 984

SHERIFF'S SALE

Sq. Ft. BRT# 463167200 Improvements: Residential Property
BETTY E. GRANGER C.P. March 2021 No. 02581 \$124,717.60 Pincus Law Group, PLLC

2211-324

863 Foulkrod St 19124-2301 35th Wd. 1,581 Sq. Ft. BRT# 351080710 Improvements: Residential Property
PEDRO CARRASQUILLO JR. C.P. May 2018 No. 01601 \$85,166.53 KML Law Group.P.C. (1)

2211-325

1372 N 76th St 19151-2823 34th Wd. 1,600 Sq. Ft. BRT# 343308400 Improvements: Residential Property
TRACEY DENNIS C.P. September 2018 No. 01345 \$95,341.35 KML Law Group.P.C. (1)

2211-326

107 W Washington Ln 19144-2613 59th Wd. 2,046 Sq. Ft. BRT# 593087900 Improvements: Residential Property
ANDREW HORNE, LAKEISHA A. HORNE C.P. October 2016 No. 01072 \$198,348.15 KML Law Group.P.C. (1)

2211-327

6155 Catharine St 19143-2205 3rd Wd. 1,759 Sq. Ft. BRT# 32194100 Improvements: Residential Property
KIM ANDERSON C.P. October 2019 No. 02083 \$112,018.66 KML Law Group.P.C. (1)

2211-328

219 Krams Ave 19127-1213 21st Wd. 1,261 Sq. Ft. BRT# 888211474 Improvements: Residential Property
KIMBERLY CROSS A/K/A KIMBERLY KYLE, JASON COSS, DONNA L. KYLE C.P. October 2020 No. 01002 \$239,137.32 Hladik, Onorato & Federman, LLP

2211-329

605 N 64th St 19151-3838 34th Wd. 2,500 Sq. Ft. BRT# 344235200 Improvements: Residential Property
ROSA M KEY C.P. January 2020 No. 02795 \$153,180.11 LOGS Legal Group LLP

2211-330

6534 Grays Ave 19142-2818 40th Wd. 1,232 Sq. Ft. BRT# 406190400 Improvements: Residential Property
ANNALEASE HEATHER DAWN MORGAN A/K/A ANNALEASE MORGAN LURCH A/K/A ANNALEASE LURCH, RICKY LURCH C.P. June 2018 No. 03781 \$100,786.19 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2211-331

3048 W Oxford St 19121-3512 29th Wd. 1,370 Sq. Ft. BRT# 292226200 Improvements: Residential Property
REHAB QUEEN LLC C.P. May 2022 No. 00092 \$310,780.48 Hill Wallack LLP

2211-332

1430 N Corlies St 19121-3505 29th Wd. 926 Sq. Ft. BRT# 292306210 Improvements: Residential Property
PARKER ESTATES LLC C.P. May 2022 No. 00101 \$253,614.30 Hill Wallack LLP

2211-333

943 N St Bernard St 19131 44th Wd. 825 Sq. Ft. BRT# 442214800 Improvements: Residential Property
RUSSELL C. CAMP C.P. February 2020 No. 01830 \$31,944.26 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2211-334

1013 S 47th St 19143-3601 46th Wd. 3,163 Sq. Ft. BRT# 461196900 Improvements: Residential Property
NICOLE MCEWAN C.P. January 2019 No. 00861 \$153,943.44 Romano, Garubo & Argentieri

2211-335

223 E Indiana Ave 19134-2834 7th Wd. 833 Sq. Ft. BRT# 71243100 Improvements: Commercial Property Subject to Mortgage
GABA INVESTMENT GROUP LLC C.P. April 2022 No. 01230 \$200,706.86 Fein, Such, Kahn & Shepard, P.C.

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
2211-336 6820 N Gratz St 19126-2614 10th Wd. 1,608 Sq. Ft. BRT# 101108400 Improvements: Residential Property WILLIAM HOLMES C.P. July 2018 No. 00841 \$101,979.89 Brock & Scott PLLC 2211-337 2012 N 19th St 19121-1504 32nd Wd. 1,163 Sq. Ft. BRT# 321266300 Improvements: Residential Property Subject to Mortgage MOHAMMAD ARSHAD CHUGHTAI, SHAGUFTA NAZ, H/W C.P. March 2021 No. 02760 \$195,303.20 Sirlin Lesser & Benson,P.C. 2211-338 2943 West Master St 19121 29th Wd. 900 Sq. Ft. BRT# 871539470 Improvements: Commercial Property Subject to Mortgage DIAMANTE ENTERPRISES, LLC, DANIELLE MORRIS, DIAMANTE ESTATES, LLC C.P. May 2022 No. 01221 \$236,450.02 Eisenberg, Gold & Cetti, P.C. 2211-339 7514 Thouron Ave 19150 10th Wd. 1,606 Sq. Ft. BRT# 102494500 Improvements: Residential Property LORRANINE POOLE-NARANJO A/K/A DR. LORRANINE POOLE-NARANJO, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF L.V. LEWIS A/K/A L. VINMAR LEWIS A/K/A LARINIE LEWIS, VALERIE RANSOM, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF L. V. LEWIS A/K/A L. VINMAR LEWIS A.K.A LARINE VINMAR LEWIS C.P. December 2018 No. 02026 \$80,283.11 Pincus Law Group, PLLC 2211-340 304 W Roosevelt Blvd 19120-4121 42nd Wd. 1,440 Sq. Ft. BRT# 422100800 Improvements: Residential Property MICHAEL L. CEPHAS C.P. March 2020 No. 02117 \$66,526.95 Stern & Eisenberg,P.C. 2211-341 5116 N 12th St 19141-2811 49th Wd. 2,100 Sq. Ft. BRT# 493134200 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER CATHERINE PHILLIPS C.P. August 2018 No. 02395 \$120,254.89 Pincus Law Group, PLLC 2211-342 1417 Disston St 19111-4503 53rd Wd. 1,800 Sq. Ft. BRT# 532211300 Improvements: Residential Property GULSHANARA QUADIR C.P. September 2019 No. 03586 \$295,081.40 Hill Wallack LLP 2211-343 5144 Hoopes St 19139-1539 44th Wd. 1,137 Sq. Ft. BRT# 442037600 Improvements: Residential Property VERONIQUE ELDRIDGE A/K/A VERO-NIQUE M. ELDRIDGE THOMAS, INDIVIDUALLY AND IN HER CAPACITY HEIR OF WILLIAM ELDRIDGE A/K/A WILLIAM RICARD ELDRIDGE, DECEASED, UNKNOWN HEIRS SUCCESSORS, ASSIGNS AND CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM ELDRIDGE A/K/A WILLIAM RICHARD ELDRIDGE, DECEASED C.P. March 2020 No. 02708 \$53,903.77 Pincus Law Group, PLLC 2211-344 1137 S 13th St 19147-4534 2nd Wd. 1,632 Sq. Ft. BRT# 21603900 Improvements: Residential Property THE UNKNOWN HEIRS, EXECUTORS, AND/OR ADMINISTRATORS OF THE ESTATE OF SALLIE J. MCALLISTER A/K/A SALLY J MCCALLISTER, ET AL. C.P. February 2017 No. 02504 \$206,279.56 Hill Wallack LLP 2211-345 2629 N 17th St 19132-3930 16th Wd. 892 Sq. Ft. BRT# 161159500 Improvements: Commercial Property Subject to Mortgage 17TH ST, LLC, 2248, LLC, SEAN PETERS C.P. February 2022 No. 02777 \$280,809.65 Fein, Such, Kahn & Shepard, P.C. 2211-346 2621 W Lehigh Ave 19132-3121 28th Wd.	1,120 Sq. Ft. BRT# 871537610 Improvements: Commercial Property Subject to Mortgage 2248, LLC, 17TH ST, LLC, SEAN PETERS C.P. February 2022 No. 02777 \$280,809.65 Fein, Such, Kahn & Shepard P.C. 2211-347 4908 Walnut St 19139-4227 60th Wd. 2,600 Sq. Ft. BRT# 601049500 Improvements: Residential Property CAMPANELLA GROUP, LLC, ARNOLD CAMPANELLA C.P. December 2020 No. 01100 \$254,424.03 Lipsky & Brandt 2211-348 5971 N Norwood St 19138-2919 17th Wd. 1,050 Sq. Ft. BRT# 172468400 Improvements: Residential Property ESTELLE ROBBINS A/K/A ESTELLE SMITH C.P. August 2021 No. 02246 \$28,441.73 Stern & Eisenberg P.C. 2211-349 343 East Rockland Street a/k/a 343 E. Rockland St. 19120-3946 42nd Wd. 1,302 Sq. Ft. BRT# 421122600 Improvements: Residential Property VANESSA CRADDOCK C.P. March 2019 No. 00092 \$81,348.36 Powers Kim, LLC 2211-350 1918 Montrose St 19146-2629 30th Wd. 1,590 Sq. Ft. BRT# 301219500 Improvements: Residential Property MARTHA LEATHERBERRY A/K/A MARTHA BOWEN-LEATHERBERRY, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX CTA OF THE ESTATE AND DEVISEE OF THE ESTATE OF HENRY WELCH, DOILA WELCH A/K/A DOILA A. WELCH, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX CTA OF THE ESTATE AND DEVISEE OF THE ESTATE OF HENRY WELCH, JANETTE A/K/A JANET JENNIFER WELCH, INDIVIDUALLY AND IN HER CAPACITY AS DEVISEE OF THE ESTATE OF HENRY WELCH, GILBERT WELCH A/K/A GILBERT LEOPOLD PERCIVAL WELCH, INDIVIDUALLY AND IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF HENRY WELCH C.P. May 2010 No. 03329 \$125,569.26 Hill Wallack LLP 2211-351 3013 Mc Kinley St 19149 62nd Wd. 1,068 Sq. Ft. BRT# 621263500 Improvements: Residential Property KEVIN COLLINS C.P. February 2019 No. 01755 \$93,515.05 LOGS Legal Group LLP 2211-352 256 Slocum St 19119 22nd Wd. 1,456 Sq. Ft. BRT# 222046400 Improvements: Residential Property STEPHEN FRYE, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF ROSA FRYE, DECEASED C.P. March 2020 No. 01441 \$89,134.73 Romano, Garubo & Argentieri 2211-353 6945 Ogontz Ave 19138-2038 10th Wd. 1,610 Sq. Ft. BRT# 101214800 Improvements: Residential Property Subject to Mortgage LEONDRA RICE C.P. February 2021 No. 02153 \$93,453.25 Friedman Vartolo LLP 2211-354 6008 Reinhard St 19142-2414 40th Wd. 1,216 Sq. Ft. BRT# 401279000 Improvements: Residential Property BENJAMIN C. ALEXANDER C.P. January 2022 No. 00416 \$66,795.56 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 2211-355 3148 Draper St 19136-1918 57th Wd. 1,406 Sq. Ft. BRT# 572008805 Improvements: Residential Property JOSEPH LOMBARDO, JR C.P. May 2018 No. 03245 \$211,703.57 McCabe, Weisberg & Conway, P.C. 2211-356 229 W Loudon St 19120 42nd Wd. 1,280 Sq. Ft. BRT# 422093700 Improvements: Residential Property DIANDRA LANE, EXECUTRIX OF THE ESTATE OF COLEEN BROWN C.P. August 2019 No. 00491 \$114,325.64 McCabe, Weisberg & Conway, P.C. 2211-357 9503 Meadowbrook Ave 19118-2625 9th Wd.	16,225 Sq. Ft. BRT# 91239500 Improvements: Residential Property JUDITH B. WESSELL, JULIAN C. WESSELL III C.P. March 2018 No. 01240 \$493,468.06 KML Law Group,P.C. (1) 2211-358 1122 W Dauphin St 19133-1018 37th Wd. 1,305 Sq. Ft. BRT# 371326300 Improvements: Residential Property ABDUL RAHMAN ALI A/K/A ABDUL-RAHMAN ALI, CHARACTER REALTY LLC C.P. January 2022 No. 01831 \$33,420.84 Hladik Onorato & Federman, LLP 2211-359 5700 N Marvine St 19141-4117 49th Wd. 1,275 Sq. Ft. BRT# 493105200 Improvements: Residential Property SHANITA OUTING C.P. September 2018 No. 02973 \$92,948.53 Stern & Eisenberg,P.C. 2211-360 629 E Westmoreland St 19134-1829 33rd Wd. 923 Sq. Ft. BRT# 331103500 Improvements: Residential Property CYNTHIA RIVERS C.P. September 2018 No. 00076 \$74,076.32 KML Law Group,P.C. (1) 2211-361 1123 N 63rd St 19151-3209 34th Wd. 6,000 Sq. Ft. BRT# 342364100 Improvements: Residential Property Subject to Mortgage ANDERSON PROPERTY MANAGEMENT LLC, KATHRYN ANDERSON C.P. May 2021 No. 02266 \$415,561.67 Friedman Vartolo LLP 2211-362 5320 Race St 19139-2609 44th Wd. 1,050 Sq. Ft. BRT# 441028100 Improvements: Residential Property Subject to Mortgage RICHEY DANCEY C.P. August 2021 No. 00799 \$35,203.52 Manley Deas Kochalski LLC 2211-363 3035 Boudinot St 19134-2906 7th Wd. 812 Sq. Ft. BRT# 71480900 Improvements: Residential Property VERA S. MATTHIS A/K/A VERA MATTHIS C.P. October 2018 No. 00202 \$66,655.62 KML Law Group,P.C. (1) 2211-364 1718 N 59th St 19151-3905 34th Wd. 1,520 Sq. Ft. BRT# 342155800 Improvements: Residential Property CHERYL BURTON C.P. April 2018 No. 03798 \$101,953.83 KML Law Group,P.C. (1) 2211-365 6105 Washington Ave 19143-2914 3rd Wd. 2,363 Sq. Ft. BRT# 33108600 Improvements: Residential Property ANTOINE GREEN, NIKIA MYERS C.P. March 2017 No. 02311 \$148,019.68 KML Law Group,P.C. (1) 2211-366 5422 Willows Ave 19143-4130 51st Wd. 1,223 Sq. Ft. BRT# 513213400 Improvements: Residential Property SONYA RIGGS C.P. October 2011 No. 00038 \$92,674.94 KML Law Group,P.C. (1) 2211-367 3415 E Thompson St 19134-5303 45th Wd. 1,141 Sq. Ft. BRT# 451235100 Improvements: Residential Property JUSTIN PARKER C.P. September 2021 No. 01076 \$142,740.24 Kivitz & Kivitz,P.C. 2211-368 5304 Diamond St 19131-2323 52nd Wd. 2,100 Sq. Ft. BRT# 521147700 Improvements: Residential Property Subject to Mortgage ATLAS REAL ESTATE INVESTMENTS, LLC C.P. August 2021 No. 01984 \$56,672.65 Pollins Law Firm, LLC 2211-369 1546 W Cumberland St 19132-3914 16th Wd. 898 Sq. Ft. BRT# 871521850 Improvements: Commercial Property Subject to Mortgage IP ACQUISITIONS AND DEVELOPMENT, LLC C.P. March 2021 No. 00196 \$172,027.81 Hourigan, Kluger & Quinn, P. C. 2211-370 2702 Livingston St 19134-4719 31st Wd. 702 Sq. Ft. BRT# 312119500 Improvements: Residential Property Subject to Mortgage	GRAZIANO SONS AND PROPERTY DEVELOPMENT, LLC C.P. April 2022 No. 01714 \$193,097.41 Hourigan, Kluger & Quinn, P. C. 2211-371 91 E Duval St 19144-1921 59th Wd. 1,557 Sq. Ft. BRT# 592162800 Improvements: Residential Property CHARLES A. RIVERS C.P. November 2014 No. 01454 \$109,444.86 Hill Wallack LLP 2211-372 6148 Algard St 19135-3510 55th Wd. 1,140 Sq. Ft. BRT# 552341200 Improvements: Residential Property LORI MURRELL, STEVEN GILLESPIE C.P. December 2020 No. 01525 \$171,662.07 Hill Wallack LLP 2211-373 4436 Oakmont St 19136-3718 65th Wd. 1,110 Sq. Ft. BRT# 651064300 Improvements: Residential Property KAREN ANSPACH C.P. September 2020 No. 01563 \$132,905.11 Hill Wallack LLP 2211-374 2844 S Alder St 19148-4911 39th Wd. 855 Sq. Ft. BRT# 395269200 Improvements: Residential Property SANDRA GUERRERA SOLELY IN HER CAPACITY AS HEIR OF SAMUEL FIORE, DECEASED, THE UNKNOWN HEIRS OF SAMUEL FIORE DECEASED C.P. February 2020 No. 00816 \$236,256.43 KML Law Group,P.C. (1) 2211-375 3423 Keim St 19134-1226 33rd Wd. 623 Sq. Ft. BRT# 331280500 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIA E. QUINTANA, DECEASED, JUAN DELGADO-QUINTANA IN HIS CAPACITY AS HEIR OF MARIA E. QUINTANA, DECEASED, DAVID ORTIZ IN HIS CAPACITY AS HEIR OF MARIA E. QUINTANA, DECEASED IN THEIR CAPACITY AS HEIR OF MARIA E. QUINTANA, DECEASED, HIRAM QUINTANA IN HIS CAPACITY AS HEIR OF MARIA E. QUINTANA, MARIA QUINTANA IN HER CAPACITY AS HEIR OF MARIA E. QUINTANA C.P. October 2018 No. 00582 \$13,476.06 KML Law Group,P.C. (1) 2211-376 7015 Ridge Ave 19128-3249 21st Wd. 1,288 Sq. Ft. BRT# 214135401 Improvements: Residential Property THOMAS J. WOLICKI, JR, MARGARET MAE HANSEN A/K/A MARGARET M. HANSEN C.P. September 2019 No. 01636 \$185,379.87 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 2211-377 211 W Clapier St 19144-4101 13th Wd. 1,185 Sq. Ft. BRT# 133063400 Improvements: Residential Property UNKNOWN HEIRS,SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DELLA N. MANN DECEASED, NICOLA KNOWLES, KNOWN HEIR OF DELLA N. MANN DECEASED C.P. November 2021 No. 00339 \$58,603.59 LOGS Legal Group LLP 2211-378 5740 Osage Ave 19143-1212 60th Wd. 905 Sq. Ft. BRT# 604119500 Improvements: Residential Property CHERYL JACKSON AS EXECUTRIX OF THE ESTATE OF MOZELL JACKSON DECEASED, THE UNKNOWN HEIRS OF JAMES STEWART DECEASED C.P. April 2018 No. 00907 \$74,119.73 KML Law Group,P.C. (1) 2211-379 3706 Vader Drive a/k/a 3706 Vader Road 19154 66th Wd. 1,800 Sq. Ft. BRT# 663424200 Improvements: Residential Property CAROLE JANE TYRE A/K/A CAROL JANE C.P. May 2018 No. 02724 \$38,993.97 KML Law Group,P.C. (1) 2211-380 1921 Fernon St 19145-1419 36th Wd. 700	Sq. Ft. BRT# 363078100 Improvements: Residential Property RUFUS EVANS, IN HIS CAPACITY AS HEIR OF MARY MANIGAULT A/K/A MARY ALICE MANIGAULT A/K/A MARY EVANS, MARY MANIGAULT A/K/A MARY ALICE MANIGAULT A/K/A MARY M. EVANS, DECEASED, ELIZA MANIGAULT, IN HER CAPACITY AS HEIR OF MARY MANIGAULT A/K/A MARY ALICE MANIGAULT A/K/A MARY M. EVANS, SARA MANIGAULT A/K/A SARAH L. MANIGAULT, IN HER CAPACITY AS HEIR OF MARY MANIGAULT A/K/A MARY ALICE MANIGAULT A/K/A MARY M. EVANS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY MANIGAULT A/K/A MARY ALICE MANIGAULT A/K/A MARY M. EVANS C.P. November 2020 No. 00511 \$193,019.97 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 2211-381 941 Flanders Rd 19151-3011 34th Wd. 1,440 Sq. Ft. BRT# 344412100 Improvements: Residential Property DAMEN COLLINS C.P. November 2015 No. 01034 \$127,282.36 KML Law Group,P.C. (1) 2211-382 437 W Roosevelt Blvd 19120-4148 42nd Wd. 2,259 Sq. Ft. BRT# 422111800 Improvements: Residential Property CLYDE MARTIN, JR. C.P. March 2018 No. 01830 \$92,778.61 KML Law Group,P.C. (1) 2211-383 3854 N 10th St 19140-3106 43rd Wd. 1,280 Sq. Ft. BRT# 432366400 Improvements: Residential Property EUGENE BROCKINGTON C.P. January 2022 No. 00453 \$75,226.46 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 2211-384 8529 Summerdale Ave 19152-1141 59th Wd. 6,752 Sq. Ft. BRT# 562349900 Improvements: Residential Property Subject to Mortgage MARLO HOPKINS C.P. March 2020 No. 01334 \$166,390.66 Friedman Vartolo LLP 2211-385 1706 Scattergood St 19124-1235 62nd Wd. 1,002 Sq. Ft. BRT# 622124400 Improvements: Residential Property ANTHONY WILLIAMS, SHARON WILLIAMS C.P. March 2018 No. 03044 \$64,825.93 KML Law Group,P.C. (1) 2211-386 634 N 56th St 19131-4802 4th Wd. 1,440 Sq. Ft. BRT# 43047300 Improvements: Residential Property DERRICK ROSS C.P. February 2019 No. 00177 \$101,914.07 Brock & Scott PLLC 2211-387 12131-41 Knights Rd 19154-3104 66th Wd. 223,434 Sq. Ft. BRT# 882692005 Improvements: Commercial Property Subject to Mortgage BH FRANKLIN LLLP C.P. August 2021 No. 00875 \$19,160.808.74 Ballard Spahr LLP 2211-388 6810 N Broad St 19126-2801 10th Wd. 2,492 Sq. Ft. BRT# 101002700 Improvements: Residential Property TIFFANY DUDLEY C.P. May 2019 No. 01820 \$167,586.31 McCabe, Weisberg & Conway, P.C.. 2211-389 31 N Chris Columbus Blvd Unit#MD18 19106-2228 5th Wd. 543,405 Sq. Ft. BRT# 781051100 Improvements: Residential Property Subject to Mortgage AHLAM N. KHALIL C.P. July 2016 No. 02463 \$46,233.00 Haines & Associates , P.C.

HOUSE COMMITTEE ON PHILADELPHIA CRIME HEARS STORIES OF LOSS FROM GUN VIOLENCE SURVIVORS

By Peter Hall
Penn Capital-Star

Dominic Billa was buying clothes for an interview for a union apprenticeship when he was shot and killed in a brawl at a Philadelphia shopping mall last year.

Before her 19-year-old son was murdered, Nakisha Billa said she heard almost daily news reports of shootings and murders in the state's biggest city, and prayed, thinking to herself that the loss of a loved one to gun violence was unimaginable.

"The very thing I couldn't imagine, the very thing that was happening to countless others across the city, was happening to me," Billa said, testifying Thursday before a state House committee on crime in Philadelphia.

"A day that was supposed to be full of hope, and new beginnings was stolen in a blink of an eye," Billa said.

Billa was one of six Philadelphia residents to share the stories of their losses amid the wave of gun crime that has washed over the city in recent years.

They included a suburban transplant to South Philadelphia who survived being shot in the lung as she exercised on the sidewalk with her neighbors, the mother of a young woman fatally shot as she sat in her boyfriend's car in a supermarket parking lot, and the grandmother of another young woman killed when a man fired 15 shots into a bar after being told there were no pool tables available for him.

Some of the crime survivors also spoke of their exasperation over the investigations of their loved ones' murders. They said potential

witnesses weren't questioned and video evidence wasn't collected.

Their accounts of seemingly random violence served as an emotional foundation for the first of two hearings held by the Select Committee on Restoring Law and Order, a panel of five lawmakers convened by the Republican-controlled state House.

While the resolution to create the committee contains a broad mandate to investigate the causes of crime in Philadelphia, and the use of public funds to combat it, critics have called the panel a thinly veiled effort to build a case to impeach Democratic District Attorney Larry Krasner.

Krasner, re-elected to a second term by a landslide last year, is one of a number of progressive prosecutors across the country to come under fire from conservatives for policies aimed at ending mass incarceration and cash bail, rethinking the prosecution of minor offenses such as shoplifting and cracking down on police misconduct.

Rep. John Lawrence, R-Chester, the committee's chairperson, addressed that criticism in his opening remarks at Thursday's hearing, saying it would be a dereliction of state lawmakers' duty if they did not act to make sure all Pennsylvania residents are safe.

"If you are here today expecting, hoping, or fearing simple-minded mudslinging, you will be disappointed. As chairman, this committee will continue to take a serious, measured approach to fulfill the mission of a bipartisan majority of the house," Lawrence said.

Krasner said in a statement that the trauma and grief expressed by the witnesses was heartbreaking, adding that he and his staff have personally met many of them, and that his office's victim/witness service division and crisis counselors work tirelessly to help victims and survivors of violent crime.

He was critical of the committee's decision to limit access to the hearing held in a Penn State facility at the Philadelphia Navy Yard. It's unclear whether there were criteria for admission, but there were empty seats in the hearing room.

"I'm not surprised that a GOP-run committee that is openly abusing the impeachment process to invalidate Philly elections and erase Philly votes did not actually open today's taxpayer-funded hearing to all of the taxpaying public," Krasner said. "People they did not like were turned away from the door with no explanation given."

Security guards at the door searched bags before attendees were permitted to enter the building, and many in the audience appeared to be members of the media or legislative staffers.

In addition to the testimony of survivors of violent crime, the committee heard the testimony of former state and federal prosecutor Bruce Antkowiak, now counsel to St. Vincent's College in Latrobe, Westmoreland County, on the grand jury process and the limits of prosecutorial discretion.

Antkowiak addressed concerns raised by the committee on whether a Philadelphia grand jury was correctly instructed on use of force by

law enforcement before it recommended charges against former Philadelphia police officer Eric Ruch, who was convicted last week of manslaughter in the shooting of an unarmed black man.

Only a full review of the grand jury transcript would answer that question, and because grand jury investigations are strictly confidential to protect witnesses and subjects, such a review would have to be conducted by the grand jury's supervising judge, Antkowiak said.

In his statement, Krasner said Antkowiak's testimony validated his office's objection and legal challenge to the committee's subpoena for grand jury materials in the Ruch case.

While the testimony of the crime survivors cast a glaring light on the tragedy of Philadelphia's crime epidemic, a theme emerged in their stories. Several said that their pain was exacerbated by the failure of investigators to look for evidence or communicate with them about the progress of the case.

Tiffany Flynn, whose daughter Ojanae Tamia Thompson was shot in the crowded parking lot of a ShopRite in the city's Olney section, said she took information about the possible identity of the three shooters to detectives.

"I bring that information to the detectives who are in charge of my daughter's case, and I was given nothing in return. No information given, nothing if it was helpful or not. Every time I contacted them I'm told there are no new updates," Flynn said.

Dean Maude said her stepson Chucky Maude's case didn't immediately become a homicide because he was on life support for two weeks after he was shot while sleeping in his car.

"We talked to several people and they said that they weren't questioned. We just find it weird like why wasn't anybody questioned?" Maude said.

Chucky Maude's mother Jennifer Meleski testified that she discovered detectives had not canvassed businesses in the neighborhood for security videos and pushed them to do so.

"I had to keep calling the detective, like what are you doing? Some of these videos will start to record over, they loop," Meleski said, adding that it was only when she included the detective's supervisor in an email that they took action.

Asked after the hearing about witnesses' frustrations with police, Lawrence repeated that the committee has a broad mandate.

"We have a lot to look at across the board in Philadelphia. The continual focus on one individual I think is misplaced," Lawrence said. "As the time comes if individuals need to be held to account, we will not hesitate to do so."



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