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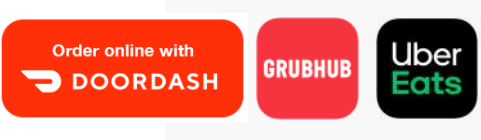
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Councilman Brian O'Neill's Truck Parking Bill



By Andre Brown
Photo Credit: PHLCouncil.com

Republican City Councilman Brian O'Neill has introduced legislation co-sponsored by Councilmen Anthony Phillips and Mike Driscoll, that will increase fines from \$300 to \$500 for illegally parked semitrailers and truck tractors. This legislation also includes boats, motor homes, truck camper, and vending carts.

"Maintaining the appearance of our Far Northeast neighborhoods has always been one of my top priorities. Hopefully, these fines will cut down on the number of these vehicles parking in our residential neighborhoods," said O'Neill.

O'Neill's and Phillips' offices have been over run with calls from residents complaining about this problem.

Phillips' recently posted a video ensuring residents of the 9th District that he was looking into addressing this problem. Phillips' also did a ride around the neighborhood with the 14th District making them aware of the hot spots in his district for truck parking.

Unfortunately this legislation is a blow to black truck drivers, most are independent operators, who are don't

have access to secured trucking lots.

Tascha Chalmers, then in Councilwoman Parker's Office has been working on this problem since 2021. In an article titled "Feds hear from both sides about Philadelphia's truck parking woes" on the website Freightwaves, she made the following statements:

"The problem that we face in the city of Philadelphia is land, the fact that Philadelphia is a very old city, and we now have truckers and tractor-trailers parking in residential neighborhoods," Tascha Chalmers, director of community affairs for Philadelphia City Councilwoman Cherelle Parker, said Thursday during a virtual workshop of the National Coalition on Truck Parking hosted by the Federal Highway Administration. "As a result they're making turns, and [electrical] wires are coming

down."

Chalmers said truckers she has spoken with say that truck stops are too far away. Many drivers have also told her that the \$100 fine they get for parking in a residential area is worth the cost.

"That's what we're going through. We're having a major issue here in the city, and we're going to have to take this seriously."

The new legislation is geared to discourage this type of illegal parking by imposing heavier fines to give the PPA and PPD better tools for enforcement.

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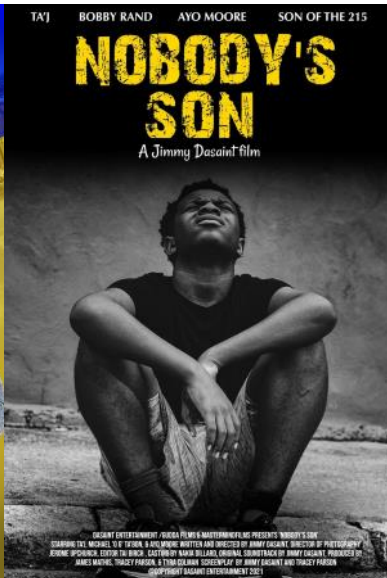
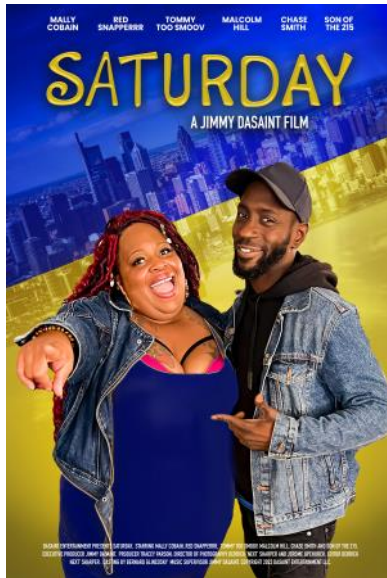
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Film Director Jimmy DaSaint is Determined to bring Hollywood to Philly



By Andre Brown
Photos courtesy of DaSaint Entertainment

In 2010 Jimmy DaSaint was released from federal prison after serving a ten year sentence for the distribution of drugs.

While incarcerated Jimmy wrote and published over 25 novels, including the best-selling urban series BLACK SCARFACE, with former L.A drug kingpin Freeway Rick Ross. In 2012, Jimmy and his partners Sonya, Plex and Tiona started the Philly hip-hop awards, that showcased all the local artists from the tri state. It's been the longest award show ever in the city.

In 2016 Jimmy started writing movie scripts. Then he produced and Directed his first feature film THE TRAP, featuring young upcoming actors and musicians from Philly. The film was dedicated to his slain brother Sean. Who was savagely shot and murdered.

That was the start of his new career as a film Director. His award winning Doc-

umentary AMERICAN HUSTLER was released on Amazon Prime and Tubi in 2019. In 2020 Jimmy wrote and Directed the award winning film THE KARMA EFFECT.

The film was released on Amazon Prime and Tubi. In 2021 Jimmy released his new film "YOU ONLY LIVE ONCE" becoming one of the top films on all streaming platforms.

2022 was Jimmy's best year as a film maker. His entertainment company DaSaint Entertainment wrote produced and Directed the films "BROKEN TRUST" and "NOBODY'S SON" (Both featuring an all Philly cast and soundtrack).

He also started the PHILLY URBAN FILM AWARDS. An annual award show supporting the local movie and music industries.

Coming in early 2023 Jim-

my DaSaint will be releasing his two latest films "STICK UP BOY" and the hit comedy "SATURDAY" featuring some of the top comedians from Philly.

Jimmy is also an advocate for gun violence and works with different organizations around Philadelphia.

He is currently working on a program to keep young people off the streets and place them in acting classes.

We recently asked Jimmy

what's his ultimate goal with his films and his answer was: I WANT TO PUT OUT REAL STORIES THAT TOUCH THE SOUL OF THE CITY. MY GOAL IS TO ONE DAY BRING HOLLYWOOD TO PHILLY.

So far he's been a man of his word.



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John Street Endorses Rebecca Rhynhart for Mayor



By Andre Brown
Photo Courtesy of
www.rebeccaforphiladelphia.com

On January 24th, former Philadelphia Mayor John Street endorsed Rebecca Rhynhart for Mayor. This is a big endorsement considering former Mayor John Street is still very popular and considered by many the 'best Mayor in history'.

Here is former Mayor John Street's statement:

"I am endorsing Rebecca Rhynhart for mayor because she is the most qualified non-incumbent to ever run for the office and the best candidate in this race to lead our city," said Mayor Street. "Rebecca cares about Philadelphia and I know that she will give all of our neighborhoods and residents the care they deserve. She is a fighter who tirelessly pushes for what is right."

Rebecca has spent the past couple of years as the City Controller so she understand how the city is ran from a fiscal point of view. As Controller, she took on many issues that the City

Controller usually doesn't get involved in. Before stepping down as Controller she did a review of the Philadelphia Police Department's spending and performance, which highlighted disparities in 911 response times, crime fighting strategy, staffing issues, community relations, and data collection and usage.

She has served as Philadelphia's City Treasurer on Mayor Michael Nutter's administration. She also served as Budget Director and was a key player in the city's economic recovery.

Here is what Rebecca Rhynhart had to say:

"I am so honored to have Mayor Street's endorsement. During his time as Mayor, he wasn't afraid to tackle the issues head-on," Rhynhart said. "His political career in our city is unmatched. Mayor Street was never afraid to stand up for what was right and push against the status quo. He took action to improve the quality of life for Philadelphians and he showed he truly cared about all of our neighborhoods."

If elected, Rebecca Rhynhart would become Philadelphia's 100th Mayor and the first woman to hold that office.



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WHATS IN IT FOR ME in Twenty Twenty Three

By R.S. Broker

We are in the new year, setting goals and dreams we will love to accomplish. However, it seems that it takes about 3 months to fall off track and not follow up on the goals that we set. Let's keep the goals that we set for ourselves in the year 2023, and make this our best year ever. Here are some things I would like to start to do or continue to do for the new year Twenty Twenty-Three. Take some time to read through, and maybe some of these ideas may work for you. Real Estate market cooling down, stock market is up, and down, and Crypto exchanges collapsing is bringing in new opportunities that we didn't have in 2022.

Stay Prayed up – talk to God and be the best you can be. Praying works, ask Grandma.

Volunteer and/or Donate - Trust me, it works. Karma is real. Good energy equals good results. Also, not that I look for anything in return, but God always seem

to bless me different ways when I donate or volunteer for a good cause.

Get a Message/Chalk board - A goal isn't a goal unless you write it down, and its looked at every day. Out of mind equals out of site, and that doesn't only apply to marketing/social media.

Know and Increase Credit score - Knowing your credit score lets you know what you can do/ can't do when you're asking to borrow money. The higher the credit score, the less creditors charge to borrow from them.

Pay off / Pay down credit cards – The ability to pay your debts shows that you are responsible and is trusted by the lender that you will pay them back.

Open a Roth IRA (or a Traditional IRA) – If you have a 9-5, start an IRA. But if you already contribute to one, get a Roth IRA. There's a difference, and they are moves you can make with Roth IRAs that you can't do with traditional IRAs.

Get cryptos and learn the functions of them – Cryptocurrency is way more than just money. There are applications and functions of this new asset class. From NFTs to Staking to Cold Wallets, it's the future.

Buy a property/ get in position to buy some land – can't ever lose with land. It's the easiest way to gain wealth in my opinion.

Have a conversation with a Financial Advisor/ Planner - Financial Advisor helps with a range of financial services. Financial Planner helps with a create budget, long/short term strategies, etc.

Find a mentor in your field -. Mentor gives advice and guidance that helps you figure out what you want, and most importantly how to achieve it.

In summary, you must take the time to plan out your goals and really follow through with them. It sounds very simple to do, but in reality, its so difficult to accomplish because "life" always throws us a

curveball. Pray, believe in yourself, and work hard. You got this. If you want to invest, please talk to your local bank or a financial advisor. Whether your 20 or 60, a new transfer of wealth is upon the horizon. This isn't just the USA going through a change. The whole world is... It won't be easy, but you never know until to try. Oh, and don't forget to follow me on IG or YouTube at @TheGetMoneyShow. Believe in yourself, believe in your dreams, and always remember money a'int just green. We are not financial advisors or giving out financial recommendations. Link to invest in [cryptocurrency coinbase.com/join/saunde_qw3?src=android-link](https://cryptocurrency.coinbase.com/join/saunde_qw3?src=android-link)

School District Sues the City for Making Schools Safer

By Andre Brown

The School District of Philadelphia is suing the City of Philadelphia for passing Bill 210685-AA which is geared to make our schools safer.

The bill, authored by now Mayoral Candidate Derek Green, requires schools to get a Special Certificate of Inspection to show compliance with asbestos removal and other "property-related hazards."

City Councilmember and Education Committee Chair Isaiah Thomas and Council President Darrell L. Clarke

released the following joint statement:

"As Chair of City Council's Education Committee and President of City Council, we work to utilize every power that City Council has – such as legislation, hearings, and the budget – to ensure better educational outcomes for our students. We cannot discuss goals such as improving safety, curriculum, and climate if the physical school buildings are not safe. Education Chair Thomas has been demanding a capital plan from School District leadership for months now, as this cri-

sis is not new.

It's unfortunate that the School District has decided that this must be addressed in court, rather than providing a comprehensive plan to modernize and safeguard our schools.

As a Councilmember, coach, and father, and as Council President, we spend time in schools across the city; We have seen firsthand the troubling disparities among schools. To respond to a plan to get rid of asbestos and other hazards with a lawsuit reinforces that the School District is working

to maintain the status quo, rather than working collaboratively to bring our schools into the 21st Century.

While lawyers battle this legislation in court, we are committed to using our offices to ensure that our young people and school faculty are adequately cared for and heard. There is nothing more important than the health and well-being of our youth."

School Board President Reginald Streater issued a statement saying the amendment "could needlessly threaten the opening of

many District school buildings at the start of the next school year, jeopardizing the health, safety, and welfare of our students."

Mayor Jim Kenney's communications director Sarah Peterson made the following statement:

"Philadelphia's schools have endured decades of disinvestment, and overcoming the challenges this raises requires partnership and problem-solving between the District, City, and other stakeholders. We believe this goal is best achieved through collaboration and not through litigation."

PFT President Jerry Jordan issued the following statement:

"It is disappointing that the District has chosen to challenge a duly passed law geared precisely towards addressing the ongoing facilities crisis in our schools. For years, this union has fought tirelessly to address the ongoing issues of lead, asbestos, mold, and other environmental hazards.

While advocating relentlessly for a dedicated funding stream to invest in the health and safety of our students and staff, we have had to simultaneously navigate a historically recalcitrant district that fought us at every turn. Data and information sharing, as well as remediation plans, have been spotty at best, and the bill passed by City Council allows a base layer of oversight into some of the most critical remediation processes.

I am committed to continuing our efforts to ensure that every child and staff member has a safe and healthy school in which to learn and work. Challenging a law geared towards ensuring that is wrongheaded and disheartening."



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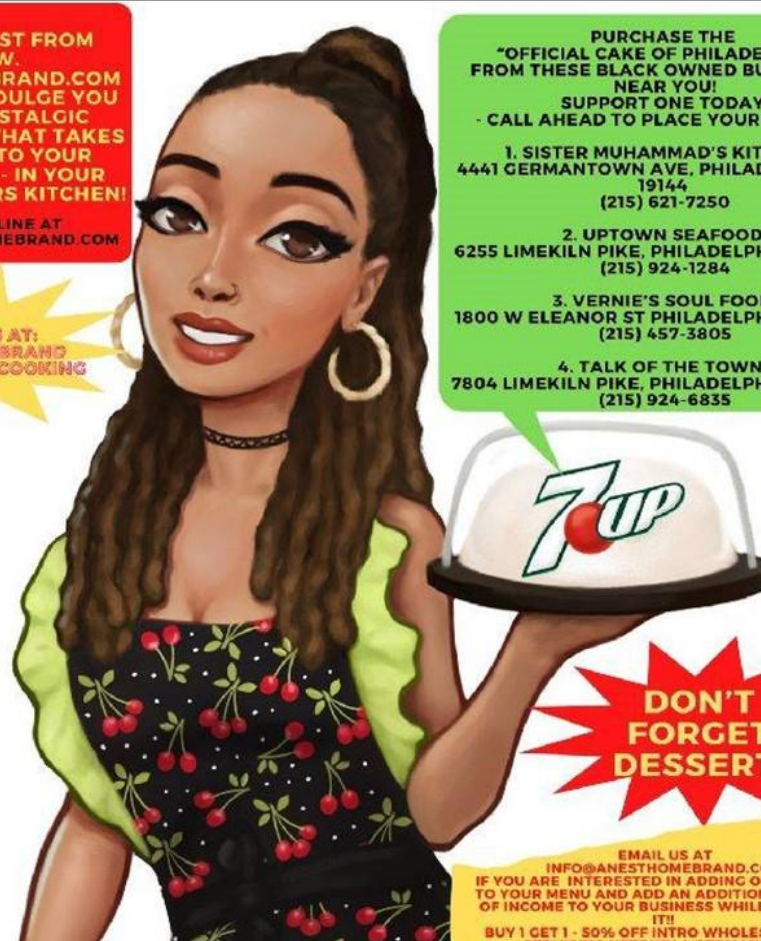
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Who is behind the mysterious orange trash signs around the neighborhood?



A photo of the signs appearing around Germantown. (Changing Germantown | Nancy Wagner Jackson).

By Rasheed Ajamu
Germantown Info Hub

Jackson spotted the sign when she arrived home after running errands on Saturday, January 14. While she isn't sure who commissioned the signs, she said she saw two people walking down School House Lane with signs before she got home. The post garnered 50 comments before it went private. But this wasn't the end of the conversation, nor the signs. Other neighbors and members of the *Changing Germantown* and *Living In Germantown: All Together* Facebook groups, both private, began to post their

sightings and interactions with the signs. Everyone had their thoughts and feelings about them, including that these signs may be the blight they claim to combat, but there was one common question everyone posed — who is responsible for these signs?

Some neighbors believe the sign was commissioned by the president and CEO of Brown's Super Stores, Jeff Brown, who is currently running for mayor of Philadelphia. A similar sign was spotted in a Tik Tok video on the @jeffbrowformayor account.

The Germantown Info Hub reached out to Jeff Brown's media team about the signs, but we got no answer. However, a thread of posts on Twitter by @GwenSynderPHL on Jan-

uary 17 says that Brown's campaign denies any involvement. Her tweets also reveal that Germantown isn't the only place these signs appear, as hers spoke about sightings in West Philadelphia. As well as that, the signs have the "bug" at the bottom, indicating they were printed using union labor (a must in a Democratic primary).

Comments in the Facebook groups mentioned above also said they were spotted in Mt. Airy and West Oak Lane. Another source, who asked to remain anonymous, says someone knocked on his door to deliver one of the signs, but when he didn't answer, they placed four door hangers at his door.

At the top of both sides of the door hanger reads, "CITY HALL HAS FAILED US," with "VOTE FOR CHANGE" at the bottom. The middle section of one side has an arrow pointing up with the words "trash," "opioids," "crime," and "taxes," indicating an increase of these things in the city. The arrow pointing down, representing what's decreasing in the city, is "leadership," "accountability," and "results."

The second side of the door hanger has city statistics and records from The Inquirer, including homicide, fatal overdoses, and

unemployment.

The bottom of the door hanger has a tiny logo indicating the signs, and door hangers could be commissioned by the Painters and Allied Trades Union. The Germantown Info Hub messaged IU-PAT District Council 21 on Facebook for a comment on the materials being left at people's properties but got no response. State Representative Darisha Parker posted on Instagram about the signs found throughout the Germantown neighborhood, saying that the profanity on the signs is inappropriate and should be removed. She asks that if people know who's responsible for these postings, contact her office at (215) 849-6426 or repparker@pahouse.net.

The Germantown Info Hub intends to follow up with all parties listed above to keep our neighbors informed about the posting of the signs. If you have any information about who could be behind these random postings, please email rasheed@resolvephilly.org.



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The Mighty Writers Germantown launched last month



The new Mighty Writers Germantown location at the old Kinesics Dance Dynamics studio. (GIH/Rasheed Ajamu)

By Rasheed Ajamu
Germantown Info Hub

Mighty Writers was founded in 2009 in Philadelphia to help young people “think clearly to write with clarity” and is coming to Germantown. They have various sites around the city, including North Philly, West Philly, and South Philly. Now, they

will open their new Northwest Philly location at 12 East Church Lane here in Germantown. “When students come through our door, we want to make sure that they have a voice to be themselves,” says the Director of Education, Maurice Williams. “We realize there is power in the pen, so when we ask students to

journal or give them a writing prompt, we’re not looking for assignments. We’re looking for their identity and their image to come through.”

The new Germantown location will have programming for children ages 5-17. Some of these programs will include after-school programs for elementary and middle school students, Girl Power Writing, a Mighty Brotherhood workshop, and a Radical Playdate gathering for the youngest but still mighty children where they discuss and explore their different identities and cultures. The Germantown location will also offer a computer lab and writing workshops for teenagers. Director of Operations and Impact Rachel Loeper has been with the organization since its inception. She worked as a program director at the original South

Philly site for four years before moving into her current role. Loeper says she’s happy to have a location closer to her home in Northwest. She explains that they do not do one particular thing to help young people find their voice and become skilled writers.

“We make things as fun and interdisciplinary as possible,” she states. “We go on trips, and we write about those trips. We learn how to do new things, and then we write about that experience of learning. And a big part of doing this work successfully is just creating that positive climate where we all are learning together, and learning is a good thing.” Williams says that he has seen some of the most reserved kids become the most outgoing during his time with the Mighty Writers. And he’s also wit-

nessed behavior changes from students who take the time to help understand the work they’re presented with. He says, “we’re able to provide for our students by the level of consistency of love that we show our kids.” The Mighty Writers team is actively looking for new students and is open to visiting schools and community events to discuss their program and recruit new students. To learn more about the Mighty Writers Germantown location, call (215) 239-0899 or email hello@mightywriters.org. You can also [register your child for free programming here](#).

Quick Tips for guarding against predatory homebuying

By Rasheed Ajamu
Germantown Info Hub

In October, Philly Office Retail posted a series of photos on Facebook working with Jeantel Landscaping, removing “we buy houses,” “free construction estimates,” and other signs they deemed “blight” on Berkley Street. This led the Germantown Info Hub to think about how predatory home buying manifests in the neighborhood. We spoke with Philly Office Retail President Ken Weinstein about the Facebook post, and he said while they don’t only target “we buy houses” signs, all the signs are “posted illegally” and should be removed. He says they will continue removing these signs

monthly.

We posted a question in a Germantown Facebook group asking neighbors how they have seen predatory home buying present in the neighborhood. The two most prevalent answers were the signs and more direct solicitation, so we gathered information to help remind our neighbors of how you can guard against predatory behavior.

We Buy Houses signs These signs are widespread throughout the entire city of Philadelphia. The easiest way to guard your neighborhood against this blight is to remove them, as suggested by Weinstein, or to call 311 and ask them to remove them.

Solicitation

This is a more aggressive form of predatory homebuying tactics. Real estate professionals and wholesalers make calls, send letters, and even knock on doors to get residents to sell their homes. And more often than not, these properties are sold for less than the house’s current market value.

Solicitation is a direct offer to purchase a home or request that a homeowner list their property for sale. The best way to combat this as a residential property owner is to add your name to the city’s “Do Not Solicit” list. Adding your name can prevent in-person contact, telephone calls, mailings, and digital and written communication. You can also sign up for this list by calling the

hotline at (215) 686-4500. If solicitation persists, you can also submit a complaint to the Philadelphia Commission on Human Relations (PCHR). Residents can email forms to pchr@phila.gov. Penalties can include a reprimand or even a \$2,000 fine. And for repeated violations, the city can take offenders to court and ask the judge for higher penalties.

Are you looking to sell your home? Know your stuff. Hire a real estate agent or professional to walk you through the home-selling steps responsibly. Again, you have the right to sell your home how you wish and should ask how much commission a realtor will charge. But, if you want the most out of your home, do research, seek an ap-

praisal, and see how much your home is going for on the market.

Germantown United CDC often hosts free workshops on home buying, guarding against predatory selling, and other vital topics. Stay connected with them to learn more about events and opportunities that can enhance your knowledge and protect you. Contact their office at (215) 856-4303 or info@germantownunitedcdc.org. Additionally, check out [this list from Community Legal Services around homeownership scams](#). It lists some of the things we mentioned but also how they may be able to assist you if more issues arise.

Sheriff's Sale Notices for February 7, 2023

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, February 7, 2023 at:

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

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

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

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

3. All bidders must complete the Bid4Assets online registration process to participate in the auction ("Auction"). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date ("Auction Date") and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties.

If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.

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

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

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

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

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

9. If a bidder wins multiple properties and does not comply with the conditions of sale for each property he is deemed in Default and all of the consequences of a Default will apply.

10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law,

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 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 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, FEBRUARY 7, 2023

2302-301
4704 Tacony Street 19137 45th Wd. 1,600 Sq.

SHERIFF'S SALE

Ft. BRT# 453425800 Improvements: Residential Property
JACQUELINE CASTILLO C.P. February 2018
No. 01812 \$111,452.62 KML Law Group, P.C.

2302-302

3339 North 20th Street 19140 11th Wd. 1951.6 Sq. Ft. BRT# 112282500 Improvements: Residential Property
2248 LLC, SEAN PETERS C.P. August 2022
No. 02760 \$343,821.78 KML Law Group, P.C.

2302-303

3324 Hartel Avenue 19136 64th Wd. 1,645 Sq. Ft. BRT# 642258200 Improvements: Residential Property
NIKKIA K. BROWN AKA NIKKIA K. MUFF C.P. December 2018 No. 03516 \$210,002.18 KML Law Group, P.C.

2302-304

6620 Ross Street 19119 22nd Wd. 1,095 Sq. Ft. BRT# 221218400 Improvements: Residential Property
PHILIP A. ALSTON C.P. May 2022 No. 01855 \$134,710.86 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2302-305

1115 West Chelten Avenue, a/k/a 1115 Chelten Avenue 19126 50th Wd. 5022 Sq. Ft. BRT# 493059000 Improvements: Residential Property
DIANA W. CAMPBELL C.P. June 2018 No. 01699 \$127,026.10 Manley Deas Kockalski LLC

2302-306

5852 Loretto Avenue 19149 53rd Wd. 1,495 Sq. Ft. BRT# 531307500 Improvements: Residential Property Subject to Mortgage
PHILIP E. TRIBBLE C.P. June 2022 No. 00080 \$100,049.42 Brock & Scott PLLC

2302-307

3414 N 23rd Street 19140 11th Wd. 1,620 Sq. Ft. BRT# 112316200 Improvements: Residential Property
ONEG DEVELOPMENT LIMITED LIABILITY COMPANY C.P. September 2022 No. 00390 \$101,906.22 Hill Wallack LLP

2302-308

199 West Chew Avenue 19120 61st Wd. 3,063 Sq. Ft. BRT# 612049900 Improvements: Residential Property
KIM MARSHALL INDIVIDUALLY AND ADMINISTRATRIX OF THE ESTATE OF JAMES DICKERSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES DICKERSON, DECEASED C.P. January 2017 No. 01851 \$229,244.03 Brock & Scott PLLC

2302-309

1753-55 S. Ringgold Street 19145 36th Wd. 984 Sq. Ft. BRT# 773252500 Improvements: Residential Property
1753-55 S. RINGGOLD STREET LLC C.P. July 2022 No. 01450 \$779,708.58 Hill Wallack LLP

2302-310

1120 Faunce Street 19111 56th Wd. 1,547 Sq. Ft. BRT# 561382400 Improvements: Residential Property
CAROLYN MYERS A/K/A CAROLYN J. MULLER C.P. June 2018 No. 02570 \$218,125.83 Stern & Eisenberg PC

2302-311

2018 Oakford Street 19146 36th Wd. 825 Sq. Ft. BRT# 361069600 Improvements: Residential Property Subject to Mortgage
KSM INVESTMENTS LLC C.P. January 2017 No. 03925 \$177,698.78 Mester & Schwartz PC

2302-312

1230r-32 Point Breeze Avenue 19146 36th Wd. 4648 Sq. Ft. BRT# 361204920 Improvements: Residential Property Subject to Mortgage
KSM INVESTMENTS LLC C.P. February 2017 No. 02508 \$177,698.78 Mester & Schwartz PC

2302-313

1826 68th Avenue 19126 10th Wd. 1,715 Sq. Ft. BRT# 101253400 Improvements: Residential Property

SHERIFF'S SALE

FLORENCE KATIE THOMPSON A/K/A FLORENCE K. THOMPSON C.P. December 2017 No. 02936 \$132,432.69 Pincus Law Group, PLLC

2302-314

435 Righter St 19128 21st Wd. 6809 Sq. Ft. BRT# 213216500 Improvements: Residential Property Subject to Mortgage
ERICA MILES, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF IWAN MURYN C.P. May 2022 No. 01048 \$44,942.13 Brock & Scott PLLC

2302-315

5781 Dunlap Street 19131 4th Wd. 1365 Sq. Ft. BRT# 043243200 Improvements: Residential Property Subject to Mortgage
ORVILLE DUNSTAN C.P. February 2020 No. 00412 \$13,855.28 Law Office Of Gregory Javardian, LLC

2302-316

4768 Tacony Street 19137 45th Wd. 4176 Sq. Ft. BRT# 871572030 Improvements: Residential Property Subject to Mortgage
MARIE HOMES LLC C.P. August 2022 No. 00113 \$702,031.39 Schnader Harrison Segal & Lewis LLP

2302-317

6742 Ditman Street 19135 41st Wd. 2250 Sq. Ft. BRT# 412348400 Improvements: Residential Property Subject to Mortgage
RITA KATHRYN COMISKEY C.P. June 2022 No. 02231 \$98,939.94 Barley Snyder

2302-318

1512 E. Washington Lane 19138 10th Wd. 1568 Sq. Ft. BRT# 102270200 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LATEES J. THOMAS, DECEASED C.P. April 2022 No. 01684 \$197,576.29 Powers Kirm, LLC

2302-319

2705 Bainbridge Street 19146 30th Wd. 965 Sq. Ft. BRT# 302027800 Improvements: Residential Property
SEAN RAHAMUT ALI; MARGARET SOBOLESKI A/K/A MAGGIE S. SOBOLESKI C.P. July 2018 No. 03445 \$574,568.87 RAS Citron, LLC

2302-320

6731 Linmore Ave 19142 40th Wd. 1216 Sq. Ft. BRT# 403178600 Improvements: Residential Property
LINDA CODY IN HER CAPACITY AS SURVIVING HEIR OF BETTIE J. HART, DECEASED GWENDOLYN HARVEY IN HER CAPACITY AS SURVIVING HEIR OF BETTIE J. HART, DECEASED; WILLIAM REDDICK IN HIS CAPACITY AS SURVIVING HEIR OF BETTIE J. HART, DECEASED; DIANE WILLIAMS IN HER CAPACITY AS SURVIVING HEIR OF BETTIE J. HART, DECEASED; AND UNKNOWN SURVIVING HEIRS OF BETTIE J. HART, DECEASED C.P. December 2018 No. 03774 \$79,565.31 Hladik Onorato And Federman LLP

2302-321

515 East Gorgas Lane 19119 22nd Wd. 2424 Sq. Ft. BRT# 222119600 Improvements: Residential Property
RONALD R. COOLBAUGH A/K/A RONALD COOLBAUGH C.P. February 2022 No. 02189 \$544,477.39 Stern & Eisenberg PC

2302-322

4946 Baynton Street 19144 12th Wd. 1570 Sq. Ft. BRT# 121175200 Improvements: Residential Property
PAMELA J. BRANHAM C.P. October 2016 No. 02865 \$57,011.00 Logs Legal Group LLP

2302-323

11702 Lanett Road 19154 66th Wd. 1983 Sq. Ft. BRT# 662033800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. MASCIANTONIO, DECEASED AND NICHOLAS L. MASCIANTONIO, , KNOWN HEIRS OF MICHAEL A. MAS-

SHERIFF'S SALE

CIANTONIO, DECEASED AND THOMAS MASCIANTONIO, KNOWN HEIR OF MICHAEL A. MASCIANTONIO, DECEASED C.P. April 2018 No. 01100 \$220,064.00 Logs Legal Group LLP

2302-324

9164 Old Newtown Road 19115 56th Wd. 5580 Sq. Ft. BRT# 562441820 Improvements: Residential Property
BARRY ESTERMAN MYRA ESTERMAN JACQUELINE MILLER C.P. August 2014 No. 01177 \$487,615.47 KML Law Group, P.C.

2302-325

5814 North Howard Street 19120 61st Wd. 1240 Sq. Ft. BRT# 612451000 Improvements: Residential Property
DONALD J. YOUNG, JR AS ADMINISTRATOR OF THE ESTATE OF ANNA STRICKLAND, DECEASE C.P. July 2014 No. 00277 \$46,369.09 KML Law Group, P.C.

2302-326

2550 N 29th Street 19132 28th Wd. 1302 Sq. Ft. BRT# 282010400 Improvements: Residential Property
FAMILY INVESTMENT REAL ESTATE COMPANY; JAISON W POTTS C.P. June 2022 No. 02166 \$49,033.59 Stern & Eisenberg PC

2302-327

6931 Rodney Street 19138 10th Wd. 966 Sq. Ft. BRT# 102400400 Improvements: Residential Property
DAWN HOWARD C.P. April 2022 No. 01726 \$73,296.70 Shnyder Law Firm LLC

2302-328

1706 Wagner Avenue 19141 17th Wd. 1050 SQ BRT# 171028000 Improvements: Residential Property
MONIQUE WELLS C.P. September 2008 No. 04422 \$84,915.05 Logs Legal Group LLP

2302-329

5609 N 4th Street 19120 61st Wd. 1360 Sq. Ft. BRT# 612369700 Improvements: Residential Property Subject to Mortgage
JEFFREY B. WILLIAMS AND JANE WILLIAMS C.P. July 2021 No. 01462 \$30,379.38 Shnyder Law Firm LLC

2302-330

1438 N. Broad Street 19121 47th Wd. 11661.4 Sq. Ft. BRT# 881427027 Improvements: Residential Property Subject to Mortgage
TEMPLE 1438 GHA LLC C.P. February 2022 No. 01405 \$4,080,114.83 Richard Brent Somach, Esq./ David C. Berger, Esq.

2302-331

4137 Brown Street 19104 6th Wd. 1350 Sq. Ft. BRT# 062003900 Improvements: Residential Property
HUSTLE LIFE LLC C/O TYNA YOUNG, COREY PETTY, RAVEN PRECIA, AND SAMUEL JOHNSON C.P. July 2022 No. 01258 \$180,050.27 Stern & Eisenberg PC

2302-332

5211 Arlington Street 19131 52nd Wd. 1,680 SQ BRT# 521126200 Improvements: Residential Property
SHELBY J. EDWARDS C.P. May 2016 No. 00510 \$151,368.15 KML Law Group, P.C.

2302-333

2255 North Ueber Street 19132 16th Wd. 1725 Sq. Ft. BRT# 162114800 Improvements: Residential Property
M&J FINANCIAL & REAL ESTATE SERVICES LLC, C/O MARY AKINBORO, MANAGING MEMBER C.P. August 2022 No. 02316 \$224,132.93 Hladik Onorato And Federman LLP

2302-334

2802 Walnut Hill St 19152 57th Wd. 2503 Sq. Ft. BRT# 571072500 Improvements: Residential Property Subject to Mortgage
HAE SOOK CHOI AND WON HEE CHOI A/K/A WONHEE CHOI C.P. December 2020 No. 00657 \$135,668.17 Shnyder Law Firm LLC

2302-335

44 W Sharpnack Street 19119 22nd Wd. 931 Sq. Ft. BRT# 223033800 Improvements: Residential Property Subject to Mortgage Subject to Rent

SHERIFF'S SALE

AOS INVEST, LLC C.P. August 2020 No. 02656 \$81,995.95 Steven M. Schain

2302-336

2051 South 68th Street 19142 40th Wd. 1140 Sq. Ft. BRT# 403068800 Improvements: Residential Property
JAMES VERDIER , MABEL VERDIER C.P. September 2016 No. 00220 \$69,357.12 KML Law Group, P.C.

2302-337

2034 South 57th Street 19143 40th Wd. 1,129 Sq. Ft. BRT# 401005300 Improvements: Residential Property
MICHAEL A. JOHNSON C.P. March 2020 No. 01443 \$99,791.10 Logs Legal Group LLP

2302-338

111 W Porter Street 19148 39th Wd. 966 Sq. Ft. BRT# 391150200 Improvements: Residential Property Subject to Mortgage Subject to Rent
LUCY PROPERTIES,LLC C.P. April 2022 No. 01720 \$188,542.06 Hourigan, Kluger & Quinn, P.C.

2302-339

2100 Mckinley Street 19149 62nd Wd. 2498 Sq. Ft. BRT# 621245700 Improvements: Residential Property Subject to Mortgage
AOS INVEST, LLC C.P. April 2022 No. 02657 \$113,542.34 Law Offices Of Steven M. Schain

2302-340

2443 North 17th Street 19132 16th Wd. 1037 Sq. Ft. BRT# 161154100 Improvements: Residential Property
CAROLE ANNE MATTHEWS GREEN INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WILLIE LEE GREEN, DECEASED RECORD OWNER C.P. December 2019 No. 03438 \$14,087.02 KML Law Group, P.C.

2302-341

7927 Bayard Street 19150 50th Wd. 1440 Sq. Ft. BRT# 501213400 Improvements: Residential Property Subject to Mortgage
BELINDA A. YOUNG C.P. October 2019 No. 02916 \$108,913.25 Friedman Vartolo LLP

2302-342

212-220 Race Street Unit 4B 19106 5th Wd. 1690 Sq. Ft. BRT# 888040511 Improvements: Residential Property
BRIAN P. MCCAFFERTY; MELISSA A. MCCAFFERTY C.P. February 2018 No. 00413 \$171,880.03 Manley Deas Kockalski LLC

2302-343

10211 Ambridge Place 19114 66th Wd. 2728 Sq. Ft. BRT# 661047000 Improvements: Residential Property
MARK GOWLAND, JENNIFER LIS C.P. June 2019 No. 07211 \$79,379.64 KML Law Group, P.C.

SHERIFF'S SALE**2302-344**

1616 North Redfield Street 19151 34th Wd. 1,200 Sq. Ft. BRT# 342181100 Improvements: Residential Property
DENICE KEY C.P. April 2019 No. 01478 \$102,870.92 Logs Legal Group LLP

2302-345

908 East Sanger Street a/k/a 908 Sanger Street 19124 35th Wd. 1061 Sq. Ft. BRT# 351203000 Improvements: Residential Property
JULIO GARCIA JR. & VIRGIN GARCIA AKA VIRGEN M. GARCIA C.P. April 2018 No. 03434 \$32,327.30 KML Law Group, P.C.

2302-346

3905 Glendale Street 19124 33rd Wd. 1125 Sq. Ft. BRT# 332440300 Improvements: Residential Property Subject to Mortgage
CHARISE BROWN C.P. January 2017 No. 03001 \$50,568.14 Friedman Vartolo LLP

2302-347

6904 Ardleigh Street 19119 22nd Wd. 1844 Sq. Ft. BRT# 222242700 Improvements: Residential Property
RICKI LEWIS JORDAN C.P. April 2022 No. 01229 \$223,981.08 Hill Wallack LLP

2302-348

3446 Helen Street 19134 45th Wd. 1387 Sq. Ft. BRT# 452354900 Improvements: Residential Property
WILLIAM H. GREENAGE, III, AKA WILLIAM J. GREENAGE, III, AKA WILLIAM GREENAGE, AS BENEFICIARY; THOMAS GREENAGE, AS BENEFICIARY; UNKNOWN SUCCESSOR TRUSTEE OF LORETTA GREENAGE, AKA LORETTA MARY GREENAGE, AKA LORETTA M. GREENAGE C.P. September 2019 No. 01088 \$27,513.72 Manley Deas Kockalski LLC

2302-349

4023 Delancey Street 19104 27th Wd. 1166 Sq. Ft. BRT# 271167700 Improvements: Residential Property
MARY NIXON C.P. August 2022 No. 02209 \$268,302.10 Rutala Law Group PLLC

2302-350

7109 Phoebe Place, 19153 40th Wd. 1360 Sq. Ft. BRT# 406646400 Improvements: Residential Property
SHEILA MUHAMMAD C.P. January 2017 No. 02350 \$94,615.85 McCabe, Weisberg & Conway, LLC

2302-351

1453 North 29th Street 19121 29th Wd. 1,120 Sq. Ft. BRT# 292157500 Improvements: Residential Property
CHARLES I. BROWN, JR, KNOWN HEIR OF CHARLES I. BROWN, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR

SHERIFF'S SALE

INTEREST FROM OR UNDER CHARLES I. BROW., DECEASED C.P. Novemeb 2019 No. 01153 \$151,275.61 Logs Legal Group LLP

2302-352

1100 East Haines Street 19138 59th Wd. 3807 Sq. Ft. BRT# 591164900 Improvements: Residential Property
PATRICIA MITCHELL C.P. November 2020 No. 00018 \$66,586.68 The Law Office Of Gregory Javardian

2302-353

1437 S. 16th Street 19146 36th Wd. 896 Sq. Ft. BRT# 365121100 Improvements: Residential Property
SR SELECTIVE REAL ESTATE ACQUISITIONS - PHILLY LLC C.P. September 2020 No. 00103 \$378,840.46 James Lowell Pearl, Esq.

2302-354

1841 Ashurst Road 19151 34th Wd. 1691.76 Sq. Ft. BRT# 343375200 Improvements: Residential Property
UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF ALAN LEVY, DECEASED C.P. January 2022 No. 01261 \$110,385.91 Richard M. Squire & Associates, LLC

2302-355

261 W. Fisher Ave 19120 42nd Wd. 1,446 Sq. Ft. BRT# 422255000 Improvements: Residential Property
THOMAS G. QUINN C.P. March 2022 No. 02624 \$62,666.21 Hill Wallack LLP

2302-356

5118 Hazel Avenue 19143 46th Wd. 2062 Sq. Ft. BRT# 462028300 Improvements: Residential Property Subject to Mortgage
UNKNOWN HEIRS, SUCCESSORS ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LUCILLE DAVIS, DECEASED; CHESTER DAVIS, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LUCILLE DAVIS; CHRISTOPHER DAVIS IN HIS CAPACITY AS HEIR OF THE ESTATE OF LUCILLE DAVIS; GREGORY DAVIS IN HIS CAPACITY AS HEIR OF THE ESTATE OF LUCILLE DAVIS; GEROGE DAVIS IN HIS CAPACITY AS HEIR OF THE ESTATE OF LUCILLE DAVIS; DORTHY DAVIS IN HER CAPACITY AS HEIR OF THE ESTATE OF LUCILLE DAVIS; JEANETTE L. DAVIS IN HER CPACITY AS HEIR OF THE ESTATE OF LUCILLE DAVIS; RICHARD W. DAVIS IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LUCILLE DAVIS; C.P. October 2015 No. 03297 \$199,198.86 Friedman Vartolo LLP

2302-357

633 West Olney Avenue 19120 61st Wd.

SHERIFF'S SALE

2,475 Sq. Ft. BRT# 612009100 Improvements: Residential Property
ANTHONY COBB C.P. May 2013 No. 02365 \$113,433.38 Logs Legal Group LLP

2302-358

12645 Medford Road 19154 66th Wd. 1360 Sq. Ft. BRT# 663260000 Improvements: Residential Property
TIMOTHY J. DEISSLER, JR. SOLEY IN HIS CAPACITY AS KNOWN HEIR TO THE ESTATE OF TIMOTHY J. DEISSLER, DECEASED AND RYAN DEISSLER, SOLEY IN HER CAPACITY AS KNOWN HEIR TO THE ESTATE OF TIMOTHY J. DEISSLER, DECEASED AND ANY AND ALL KNOWN AND UNKNOWN HEIR (S), EXECUTOR (S), ADMINISTRATOR (S), AND DEVISEE (S) OF THE ESTATE OF TIMOTHY J. DEISSLER, DECEASED. C.P. August 2022 No. 02543 \$135,383.80 Stern & Eisenberg PC

2302-359

1450 Elbridge Street 19149 54th Wd. 2065.68 Sq. Ft. BRT# 541108900 Improvements: Residential Property
THOMAS LEONG C.P. March 2022 No. 03074 \$86,371.25 Stern & Eisenberg PC

2302-360

2872 Jasper Street 19019 25th Wd. 1130 Sq. Ft. BRT# 252536800 Improvements: Residential Property
FAMILY INVESTMENT REAL ESTATE COMPANY C/O JAISON W POTTS, SOLE MEMBER C.P. July 2022 No. 00297 \$49,392.97 Stern & Eisenberg PC

2302-361

336 North Holly Street 19104 6th Wd. 675 Sq. Ft. BRT# 061235400 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER REGINALD CLAXTON, DECEASED DAMON CHARMAN, KNOWN HEIR OF REGINALD CLAXTON, DECEASED C.P. October 2021 No. 01067 \$104,137.67 Logs Legal Group LLP

2302-362

4028 Westminster Avenue 19104 6th Wd. 1755 Sq. Ft. BRT# 062087600 Improvements: Residential Property
BET THE HOUSE INVESTMENTS LLC C/O ALIEK CARR C.P. July 2022 No. 01242 \$335,539.60 Stern & Eisenberg PC

2302-363

2038 West Spencer Street 19138 17th Wd. 1,180 Sq. Ft. BRT# 171257200 Improvements: Residential Property
MONIQUE MARSHALL, CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF WILLIAM PALMER, SR. A/K/A WILLIAM PALMER, DECEASED AND WILLIAM PALMER, JR., CO-ADMINISTRATOR

SHERIFF'S SALE

AND HEIR OF THE ESTATE OF WILLIAM PALMER, SR. A/K/A WILLIAM PALMER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTINE ZIMMERMAN A/K/A CHRISTINE ZIMMERMAN, SR. A/K/A CHRISTINE CORLEY, DECEASED AND DALLAN ZIMMERMAN, KNOWN HEIR OF CHRISTINE ZIMMERMAN A/K/A CHRISTINE ZIMMERMAN, SR. A/K/A CHRISTINE CORLEY, DECEASED AND JAMES E. ZIMMERMAN, KNOWN HEIR OF CHRISTINE ZIMMERMAN A/K/A CHRISTINE ZIMMERMAN, SR. A/K/A CHRISTINE CORLEY, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM PALMER, SR. A/K/A WILLIAM PALMER, DECEASED AND CHRISTINE ZIMMERMAN, IN HER CAPACITY AS HEIR OF CHRISTINE ZIMMERMAN A/K/K CHRISTINE ZIMMERMAN, SR. A/K/A CHRISTINE CORLEY, DECEASED C.P. April 2019 No. 01742 \$59,250.62 Logs Legal Group LLP

2302-364

1542 Church Street 19124 23rd Wd. 1848 Sq. Ft. BRT# 232037600 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSIONS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE , OR INTREST FROM OR UNDER ROSMARIE P. COX C.P. May 2021 No. 00803 \$546,577.82 Stern & Eisenberg PC

2302-365

5743 N 12th Street 19141 49th Wd. 1470 Sq. Ft. BRT# 493123100 Improvements: Residential Property
DEBORAH OUTLAW, AS ADMINISTRATIX OF THE ESTATE OF JOYCE M. BROWN C.P. August 2022 No. 00411 \$83,640.57 Manley Deas Kockalski LLC

2302-366

5614 Wyndale Avenue 19131 52nd Wd. 2458 SQ BRT# 522126500 Improvements: Residential Property
SHAWN W. ARTIS A/K/K SHAWN ARTIS C.P. March 2020 No. 00411 \$130,203.67 Logs Legal Group LLP

2302-367

6735 Souder Street 19149 54th Wd. 1383.89 Sq. Ft. BRT# 54216400 Improvements: Residential Property Subject to Mortgage
JASON FIELDS, INDIVIDUALLY AND AS HEIR TO ABBE M FIELDS; JESSICA A FIELDS, INDIVIDUALLY AND AS HEIR TO ABBE M FIELDS; ANY AND ALL UNKNOWN HEIRS, SUCCESSIONS AND ASSIGNS OF ABBE M FIELDS C.P. November 2017 No. 01712 \$80,419.12 Friedman Vartolo LLP

Pa.'s Evans, Lee among congressional Dems condemning Biden admin's expansion of Title 42



U.S. Sen. Cory Booker, D-N.J., speaks at a U.S. Capitol press conference on the Title 42 immigration policy, Jan. 26, 2023. (Capital-Star photo by Ariana Figueroa).

‘We are seeing the extension of Title 42 that, ultimately, is putting people in crisis and in danger of facing persecution and violence,’ U.S. Sen Cory Booker, D-N.J., said

By Ariana Figueroa
Penn Capital-Star

WASHINGTON — Nearly 80 Democratic members of Congress sent a letter to the White House expressing their “great concern” that the Biden administration is walking back on its promise to restore migrants’ access to asylum.

In the letter, they also condemned the administration’s expansion of a controversial policy that immediately turns away migrants at the U.S.-Mexico border, known as Title 42, and does not allow them to claim asylum.

During a Thursday press conference outside the U.S. Capitol, New Jersey Democratic U.S. Sens. Bob Menendez and Cory Booker argued that asylum was a right granted by Congress. The administration initially promised to end the use of Title 42, a health policy put in place to prevent non-U.S.

citizens from entering the country during a health crisis such as the coronavirus pandemic, they said.

“We are seeing the extension of Title 42 that, ultimately, is putting people in crisis and in danger of facing persecution and violence,” Booker said.

The policy has been in place since 2020, and more than 2 million migrants have been turned away at the U.S. border, according to U.S. Customs and Border Protection data.

The letter to President Joe Biden acknowledges the new legal pathways created by the Biden administration for Cubans, Haitians and Nicaraguans, modeled off the current parole programs for Venezuelans.

But Democratic lawmakers expressed concern that those legal pathways “come at the expense of the legal right to seek asylum at the southern border.”

U.S. Rep. Dwight Evans, D-3rd District, and U.S. Rep. Summer Lee, D-12th District, were the Pennsylvania signatories to the letter. Lee, who was elected to the House last November, has called current immigration law a “broken web of

xenophobic policies that seek to punish brown and Black people instead of building pathways to citizenship.”

In February 2022, Evans joined with scores of Senate and House lawmakers to call on the White House to reverse Title 42. The effort, spearheaded by Booker, and U.S. Rep. Cori Bush, D-Mo., said policies enacted under the former Trump administration, including Title 42, “circumvent our humanitarian obligations.

“It is essential that we recommit ourselves to reversing anti-Black policies, including by adopting a human-rights centered approach to supporting immigrants and people seeking asylum in the United States,” the lawmakers said in a statement at the time.

Right to seek asylum

The right to seek asylum was codified into international law after the Holocaust, the mass murder of European Jews and other groups by the Nazi Germans before and during World War II.

The U.S. passed the Refugee Act of 1980, which allows people fleeing persecution based on the “account of race, religion, nationality, membership in a particular social group, or political opinion,” to claim asylum and ensures that those seeking asylum in the U.S. or at its border do not get sent back to the place they are facing persecution.

In early January, the administration announced dual immigration strategies that would increase expulsions of migrants who attempt to cross the southern border, while also expanding opportunities for migrants from several countries to legally enter the country.

In an attempt to limit migra-

tion at the border, the new policy will allow up to 30,000 migrants each month from Cuba, Haiti and Nicaragua who have U.S.-based financial sponsors and have passed a background check to enter the country legally and would allow them to work temporarily for two years.

However, if migrants do not follow the new procedures and try to cross the border without authorization, they will be immediately expelled to Mexico.

“We are therefore distressed by the deeply inconsistent choice to expand restrictions on asylum seekers after your administration determined it was no longer necessary for public health,” members of Congress said in the letter.

Democratic Rep. Cori Bush of Missouri also criticized the administration for employing Title 42, arguing that she doesn’t believe the administration is using it to prevent COVID-19.

Humanitarian crisis

Freshman Democratic Rep. Greg Casar of Texas, the House Progressive Caucus whip, said the expansion of Title 42 will not solve the humanitarian crisis at the border, where in his home state, 53 migrants, including five children, were found dead in a tractor trailer.

He said that in his community of San Antonio, because of the expansion of Title 42, fewer and fewer migrants are going through the orderly process of seeking asylum at a port of entry.

“Those folks that are fleeing disaster, that are spending night after night on the top of trains crossing hundreds or thousands of miles, fleeing for their lives, will now be forced to risk drowning in the river, to risk crossing

in the desert or to get in the back of a tractor trailer,” he said. “It will not solve the humanitarian crisis. This decision has been driven by the politics of (the) extreme right wing.”

Lawmakers in their letter also expressed concern over the Biden administration’s announcement to begin the rule-making process to require those seeking asylum to first apply for “asylum in a transit country, instead of allowing them to seek their legal right to asylum at our southern border.”

“This, in effect, is a transit ban,” they wrote.

Menendez, who chairs the Senate Committee on Foreign Relations, urged Biden to not go through with that proposal, and instead continue to fight in the courts to end Title 42 and work with Congress on immigration reform.

“The administration also cannot have it both ways when they claim to be committed to restoring access to asylum, and then they callously block access to asylum and posing a transit ban policy that forces migrants to first seek humanitarian protection in a third country,” Menendez said.

A district court judge struck down the use of Title 42 in November, but a month later the U.S. Supreme Court decided to keep the policy in place until the justices can review whether the pandemic-era program should be lifted or continue.

The court is expected to hear oral arguments on the case in February.

Capital-Star Editor John L. Micek contributed additional reporting.



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