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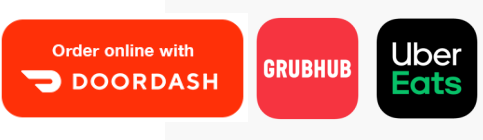


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UP & COMING UPTOWNERS: TAI BIRCH



By EJ Holt, Editor

Welcome to another edition of the Up and Coming Uptowners. If you are new to these articles, I feature local business owners, artists, musicians, coaches, teachers that the people need to be aware of. I dive into some questions to really get to know them and their business, then they tell me and of course you, their story. This time around I have two men knee deep in the creative industry. Actor/director/filmmaker Tai Birch and Artist Kyle Lewis. Here's their story:

Tai Birch:

Q: First off introduce yourself to the folks that may not be familiar with you and your work.

A: My name is Tai Birch. Award winning Actor, writer, director and filmmaker. I've won awards both in front of as an actor and behind that camera as a director and director of photography. I've been in the business for over thirteen years and I recently graduated from Full Sail University with my Bachelor's degree in Digital Cinematography, July 2023. Before then, I teamed up with two other dope filmmakers and we made an award winning

film called Betrayed about the shooting death of my 19yr old son that's on Tubi.

Q: How did you get started in the film industry?

A: I started off as an actor and landed a couple of acting roles, one of which landed me the Best Supporting Actor in the film Boston to Philly on Amazon Prime, in which I was also one of the camera men. Although I still have the itch for acting, I felt that filmmaking became more important to me.

Q: When did you know that the entertainment industry was the route you wanted to take?

A: I have always been an entertainer. I've been a barber since I was 12 and worked professionally in a salon for over 22 years. I find myself entertaining people all the time. So I figured why not get paid for something I love doing. Plus I'm an artist and I want the world to see what I'm capable of.

Q: From acting to cinematography to directing....how was the adjustment going through the different aspects of filmmaking? What did you learn?

A: one of the most humbling things that I learned was that not every set is my set. Sometimes I have to step back and watch others work. Not trying to overstep any boundaries, but I've learned a lot over the years and I love to help people work smarter not harder. I learned very quickly that everyone in this business that says "I do this," don't really do this. Not a lot of people want to take the time to learn the craft. They want it fast and now. And it's not always the answer.

Q: What's your WHY? What is it about this business that drives you?

A: My why is two things. One being my children, my family. I want to be able to provide for us like never before and this business has the capital and ability to do that. Secondly, my why is because I have the ability to tell stories that are thought provoking. I love to tell stories that make people think and use their minds. In theater you feel the energy from the crowd live while performing on stage. In film you only get the crowd reaction maybe one or two good times from a screening or two. But over all I love the feedback.

Q: What is the best movie set you've worked on so far?

A: there are actually a few. Creed 1 & 2 where I learned a lot from watching two different A list directors. Boston to Philly, my own film Betrayed which was extremely emotionally difficult to get through. Split and probably my #1 is Dispatches from Elsewhere because I got bumped up from extra to 1st team and for needing vouchers to signing a contract that made me SAG because I had speaking lines. Not only did I have speaking lines, the director let me make up my own lines. That was an honor and I will never forget that.

Q: What is the worst movie set you've worked on so far and why?

A: I won't mention any names. Let's just say there are too many to recall.

I've been on way too many unprofessional sets where the director did not know what they were doing. I try to run a pretty efficient set and make people feel comfortable enough to want to work with me again. I don't care for sets that put out of order and refuse help when it's offered.

Q: What advice do you have for anybody aspiring to work in the film industry?

A: simple, Learn your craft and be humble. If you learn your craft, no one can take advantage of you. And if you're humble, you can land a lot more work rather than being an arrogant...

Q: What makes your style of storytelling stand out from others?

A: I've been compared to directors and storytellers such as John Singleton, Spike Lee, and the ever legendary Alfred Hitchcock. And rightfully so because they are among my top 5 along with Antione Fuqua and J. J. Abrams. So I studied them and what made them successful. I mixed all of them together and came out with something rather unique.

Q: Where do you see yourself in the next 2 years?

A: still making quality films that make people want to watch over and over. And living in my dream home of course.

Q: What projects do you have coming that the people should look out for?

A: I'm currently working on

my new feature film called "Echoes Within." It's an expansion of my previous short film called "The Hypnotist" that won me the course director's award while I was at Full Sail University.

Q: How can the people contact you and where can they find your work?

A: Google Tai Birch and my IMBD will pop up along with all my social media accounts with every other film that I've ever been involved in.

Follow me on IG:

Echoes Within & Official-TaiBirch

Facebook: Tai Birch

Email: DirectortaiBirch@gmail.com

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UP & COMING UPTOWNERS: KYLE LEWIS



By EJ Holt, Editor

Q: So First off introduce yourself to the people. What services do you provide?

A: Hello all, my name is Kyle Lewis and I make custom collages.

These collages include Family & Wedding Collages, to Music, Restaurants, Cartoons shows and Kids Posters just to name a few.

My work isn't limited and I can do just about anything with the pictures I receive

from customers.

What makes my work so special is that I actually take the time to talk with my customers on the phone to ensure a great understanding on what exactly it is they want.

More than often my customers let me freestyle and trust my work to do what I feel is best based off the pictures they give me.

I have 3 different sizes from 20x30 16x20 and 8x10.

Q: How do you make your collages? Do you use any apps or are they hand painted?

A: I Have numerous apps that I use to clean up the photos that can turn black and white Pictures to color and in addition to fixing older photos

Q: How many collages have you done? Have you done any work for someone a

regular person would recognize?

A: I started making these collages about a year ago, roughly last August I would say. My first picture was for my father for Father's Day.

When I gave it to my father and he posted it on Facebook it became an instant hit!

All his friends were impressed with it on there and everyone asked him where it came from.

To this day I have made over 460 pictures for customers. From Pats and Gino's Steaks, Steve Prince of Steaks, Rapper Gillie da Kid and other local artist to Patty Jackson, Antonio Brown and many others

Q: Was artwork always a passion or hobby for you? Why did you decide to make this your business venture? How did you go

about starting?

A: I've always had a loved for art and feel like pictures speak a thousand words. I love the picture I create for people and how it makes them feel when they receive my final product I give to them.

Other then my pictures I work full time at a Hospital and I also Cater (food) my food I.G page is below: Cookin_somthin

Ive been cooking over 10 years.

After the exposure I received from my fathers post on Facebook my passion for picture making grew with all the business I received. Looking at everyone's facial expressions and kind words from my work made it all that much more satisfying for me.

Q: How do you plan on growing your business? Would you consider ex-

panding to clothing?

Yes, I actually very interested in getting my art working on to clothing. Many of my clients asked could I print these collages on t shirts.

Q: Your IG name is live_inlivingcolor....what was the thought process when you chose the name?

The name came from turning old black and whites pictures to color I thought it was catchy lol I make a picture Come alive.

Q: Tell the people how they can contact you, and where they can view your work.

A: Please contact me through my Instagram page @Live_livingcolor and Facebook Chow Beata Lewis and Tik tok

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FOOD BENEFITS FOR LOW INCOME FAMILIES AT RISK IN A GOVERNMENT SHUTDOWN, WHITE HOUSE SAYS



More than 177,000 WIC recipients in Pennsylvania could lose their benefits.

By Ariana Figueroa
Pennsylvania Capital Star

WASHINGTON — As Congress barrels toward a partial government shutdown, the White House Monday warned that a program that helps millions of low income families afford healthy food could see substantial cuts.

The White House released a state-by-state breakdown, estimating that nearly 7 million people who rely on the

Special Supplemental Nutrition Program for Women, Infants, and Children, also known as WIC, could be at risk of losing funds to purchase select food and receive vouchers for vegetables and fruit.

The program provides financial support for those who are low income and pregnant or nursing, as well as for children up to 5 years old.

U.S. Agriculture Secretary Tom Vilsack said during a Monday White House briefing that WIC recipients could feel the impact of the shutdown within days.

“Millions of those moms, (babies) and young children would see a lack of nutrition assistance,” he said.

Vilsack, Iowa’s former governor, said some states have leftover WIC benefits and

“could extend (WIC) for a week or so.”

“The vast majority of WIC participants would see an immediate reduction and elimination of those benefits, which means the nutrition assistance that’s provided would not be available,” he said.

For example, in Alabama, about 112,000 WIC recipients could lose their benefits, and in Florida, more than 421,000 as well. In Michigan, more than 207,000 recipients could lose their WIC benefits and in North Carolina, it’s more than 268,000 WIC recipients. And in Pennsylvania, the number is over 177,000.

“Without the urgent investment of additional funds, state WIC offices could soon be forced to consider waiting lists for prospective participants — a drastic step

not seen in nearly 30 years,” Kate Franken, board chair of the National WIC Association, which is the non-profit advocacy arm of WIC, said in a statement.

The impending shutdown comes after President Joe Biden made a deal with Republican House Speaker Kevin McCarthy earlier this year to raise the debt ceiling. That deal set maximum spending levels for the next fiscal year.

However, none of the 12 appropriations bills has been passed by the House, and a handful of far-right Republicans are pushing for steeper cuts, even if it means a partial government shutdown.

“House Republicans have turned their backs on the bipartisan budget deal that a large majority of them voted for just a few months ago and proposed a continuing

resolution (CR) that makes devastating cuts to programs that millions of hardworking Americans count on,” the White House said in a press release.

A continuing resolution, or CR, is regularly used to keep the government funded for weeks or a couple of months while the House and Senate finish work on the 12 annual spending bills.

Without a CR by Saturday, the end of the fiscal year, a partial shutdown will occur and programs that have discretionary funding, like WIC, will lapse.

Funding for WIC is not mandatory spending, meaning the program won’t be automatically funded regardless of a government shutdown. It’s funded through the Agriculture appropriations bill, which has not been passed by Congress.

The White House criticized the Agriculture appropriations bill the House passed out of its committee that did not include the supplemental funding the Biden administration requested.

“Without the Administration’s funding request, states could soon be forced to institute waiting lists for WIC, causing mothers and children to lose access to the vital nutrition assistance,” the White House said.

WIC funding is distributed by the U.S. Department of Agriculture’s Food and Nutrition Service to states through a formula. The share of eligible people who participate in WIC can vary between states — for example California, Massachusetts, and Minnesota, have a coverage rate for WIC by over 60%.

IT'S TIME FOR PENNSYLVANIA TO OPEN ITS PRIMARY ELECTIONS TO ALL VOTERS

DEMOCRACY DAY 2023

USDEMOCRACYDAY.ORG

Closed primaries keep too many people out of a crucial part of the process.

By Kim Lyons
Pennsylvania Capital Star

Pennsylvania's closed primaries keep most voters out of a key part of the decision-making process, namely which candidates will ap-

pear on the general election ballot.

It's time for that to change.

By the time the general election rolls around, the candidates have been chosen by party die-hards, and those who are undecided or independent are forced to pick between candidates who may not have been their first, or second, or even third choice.

This is how we end up with the extreme views from both parties dominating the conversation, while those in the middle— who may in fact align with the party's more

outspoken members on a given issue— continue to feel unheard and disregarded. Independent voters' taxes help pay for all the costs involved with handling primary elections, yet they're shut out from participating.

Without competitive primaries, the politicians with the most money and name recognition typically coast to easy victories, and in many cases, actually strayed far from their party's middle. That's started to change thanks to the Herculean efforts of millennial and Gen-Z activists who do the kind of campaigning that takes no vote for granted.

We can see this in Allegheny County, where progressives' relentless get-out-the-vote efforts have unseated longtime incumbents and involved younger voters in the process at unprecedented rates, despite the hand-wringing from some who prefer the status quo.

According to Ballot PA, there are more than 1 million independent voters in Pennsylvania, the fastest growing group of voters in the commonwealth— and the country, according to Gallup. This, while membership in both the GOP and Democratic parties has remained relatively flat in the

most recent elections. And half of veterans choose to register as independents; to leave them out of the primary process feels particularly wrong.

The arguments against opening Pennsylvania's primaries cite practical concerns: More ballots would have to be ordered, a new way of handling mail-in ballots may have to be devised, and it could create some confusion for local elections offices. To be sure, any change to the primary system would have to take into consideration the people on the front lines at the polls, who do the often thankless work of making sure everyone who comes in to cast a ballot is able to do so.

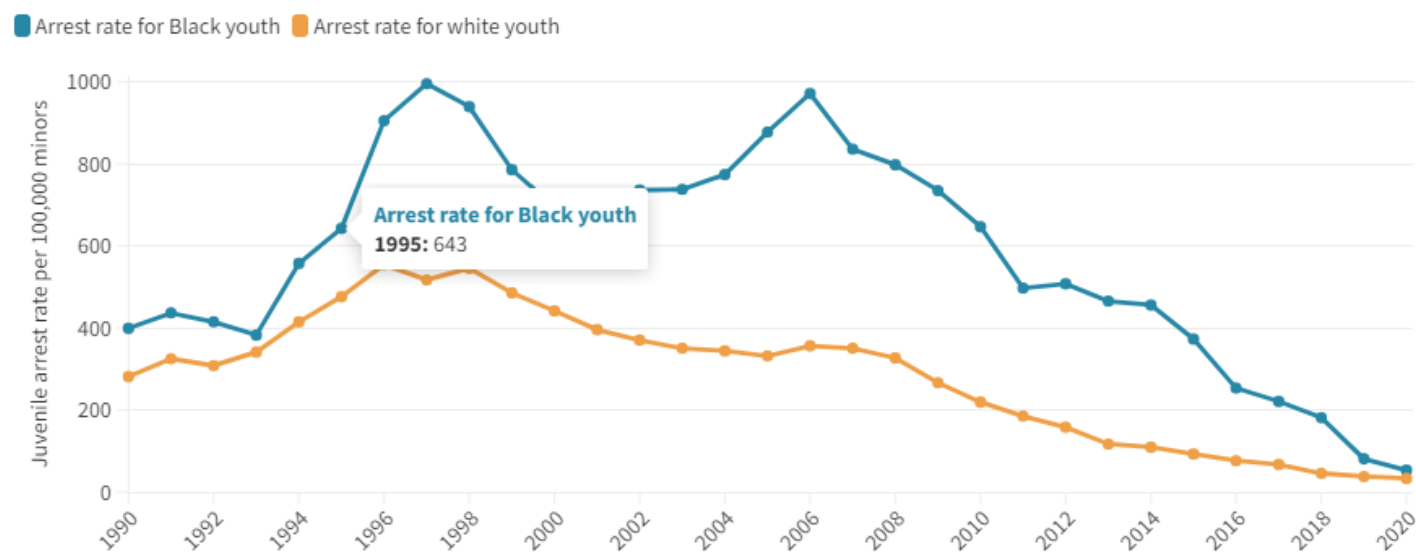
There's also some conflicting data about whether opening primaries to unaffiliated or independent voters would actually increase voter turnout. If it does, that's a bonus; voter turnout is still woefully low, not just in Pennsylvania but across the U.S. But even if it only results in a small uptick in turnout, opening primaries would give more people an opportunity to vote. It will be up to the voters whether to act on it.

Thirty states have chosen to include unaffiliated voters in their primary elections in some form or fashion. It's time for Pennsylvania to join them, and ensure every voter has equal access to participate in our democracy.

CITIES ARE EMBRACING TEEN CURFEWS, THOUGH THEY MIGHT NOT CURB CRIME

National juvenile arrest rates for curfew and loitering charges

Juvenile arrest rates for curfew and loitering charges have declined since the 1990s, reaching an all-time low in 2020. For decades, Black minors have been arrested for curfew and loitering charges at two or three times the rate of their white counterparts.



Source: Department of Justice, Office of Juvenile Justice and Delinquency Prevention • Chart: Amanda Hernández/Stateline

Smith, the city's police chief, during a [news conference](#) this month.

Some cities, including [Baltimore](#) and [Atlanta](#), likewise are changing how they handle curfews — opting to reduce or eliminate fines and other penalties and instead provide violators with educational and community-based programs, such as counseling, mentoring and recreational activities. In other jurisdictions, parents and guardians can still receive fines or even go to jail if their kids violate curfew.

By Amanda Hernandez

Pennsylvania Capital Star

In response to growing public concern over crime, cities and counties throughout the United States are returning to a familiar tool: curfews for young people.

Proponents argue curfews curb crime and protect youth by keeping them off the streets. But research suggests curfews are ineffective, and some juvenile justice advocates and experts warn of unintended consequences such as increased racial profiling, and strained relationships between police and teens.

More than a dozen cities and counties have reinstated or enforced juvenile curfews this year, including Washington, D.C.; Memphis, Tennessee; New Smyrna Beach, Florida; Sea Isle City, New Jersey; and Fulton County, Georgia. Philadelphia and Chicago made their curfews permanent last year.

Vicksburg, Mississippi, recently reinstated its curfew following a shooting in January that killed a 13-year-old and left two others injured. The city also has implemented a community policing program and allocated \$200,000 in funding for a center where children and their families can receive mentoring, tutoring and mental health support.

“If you limit the opportunity for youth to be out at 11 o’clock, 12 o’clock, one o’clock and two o’clock in the morning, you limit and control that exposure, and then you put it back where it ought to be — in the home,” Vicksburg Mayor George Flaggs Jr. told Stateline. “I’m a stern believer that you can’t be too punitive. ... You have to deal with it from a holistic point of view and that is, include the family, the school and the community.”

Both he and police Chief

Penny Jones said crime rates in the community have decreased since the curfew started.

“Kids will get use [sic] to it and it will become the norm. We just want to be sure our youth are safe,” Jones wrote in an email.

But some elected officials moved in the other direction. In June, Texas Republican Gov. Greg Abbott signed into law a [statewide ban](#) on curfews that prohibits both cities and counties from implementing them. The ban will take effect in September.

Texas state Rep. David Cook, a Republican who wrote the bill, said he hopes to see “a better relationship between juveniles and law enforcement agencies” as a result of the statewide ban on curfews. Cook also raised concerns that curfews could violate constitutional rights.

“There’s a lot that we can do as a state to improve the juvenile system,” Cook said in an interview with Stateline. “The more that we can have community-based programs, the better off juveniles are going to be with regard to trying to reform their behavior for a better future.”

The [District of Columbia](#) is one of the latest cities to enforce a juvenile curfew. The city’s curfew targets seven specific areas and prohibits those under the age of 17 from being outdoors past 11 p.m. on weekdays and midnight on weekends. Minors who violate the curfew will be taken to the Department of Youth Rehabilitation Services, where they will be reunited with their families and provided with rehabilitative services and support.

“Our goal isn’t to arrest our young people, but we want to ensure the safety of our youth here in the District of Columbia,” said Pamela

ARE CURFEWS EFFECTIVE?

In 1996, President Bill Clinton [called on cities and towns to impose nightly curfews](#) on teenagers. Today more than 400 towns, cities and counties have enacted youth curfew laws, according to the [National Youth Rights Association](#).

But U.S. juvenile curfews are “ineffective at reducing crime and victimization,” according to a [review](#) summarizing the findings of 12 studies that was published in 2016 by the Campbell Collaboration, an international social science research network. The review also found a slight increase in crime during curfew hours and no effect on non-curfew hours.

A [paper published in 2014 by the Social Science Research Network](#) measured the effect of the District of Columbia’s juvenile curfews on gun violence by analyzing ShotSpotter data from January 2006 through

June 2013. The authors found that gunfire incidents increased by 150% when the curfew was in effect. The authors also suggested that curfews keep bystanders and witnesses from the streets, reducing their deterrent effects on crime.

But some local officials have said curfew enforcement led to a decrease in crime within their jurisdictions.

In Prince George's County, Maryland, where local leaders enforced a juvenile curfew last year, officials reported a 20% decrease in overall crime during curfew hours in the first month of enforcement.

Experts also worry that curfews will disproportionately affect young people of color.

Juvenile curfews may result in increased racial profiling, said William Carbone, a lecturer and the executive director of the Tow Youth Justice Institute at the Uni-

versity of New Haven.

"I don't have a lot of faith in curfews at all," Carbone said in an interview with Stateline. "When you implement a measure, like curfews, you run the risk of creating worse relationships between the youth and the police, and run the risk of profiling. ... It's just one of the areas where kids of color are disproportionately disadvantaged."

"Treatments and interventions, and as little contact with police and courts as possible, are very important ingredients in trying to prevent juvenile crime," Carbone said.

Carbone asserted that diversion — approaches that redirect youth away from the juvenile justice system — works as a proactive measure to engage and prevent youth crime.

"It's very powerful to a young person when they go into a courtroom and the person on the bench, for example, wearing the long

black robe, pounds a gavel and says, 'I find you delinquent.' Kids tend to internalize that and then live up to it," Carbone said.

To counter this, advocates suggest communities should prioritize comprehensive yearlong programs that allow children to engage in sports, cultural, arts and other social activities.

In Maryland, the Department of Juvenile Services in June launched the Safe Summer initiative, which aims to direct additional resources to counties grappling with higher rates of youth violence and create youth employment opportunities. Connecticut lawmakers passed a bill that expands diversionary programs in the state and encourages police to direct children to juvenile review boards instead of court proceedings.

In Tacoma, Washington, city leaders launched the city's first free summer youth program, offering recreational activities such as basketball tournaments, vid-

eo games, art and music.

Rather than punishing children and their families with fines for curfew violations, communities should invest in social services and address the root causes of juvenile delinquency, said Dafna Gozani, a senior policy attorney with the National Center for Youth, a nonprofit law firm and juvenile justice advocacy group.

"We see that communities that have access to resources have the least amount of youth crime, and that's not by coincidence," Gozani said. "We also see that it is incredibly expensive to support the carceral system and that's at the expense of investing in things like education, health care, pro-social activities — all the things that actually prevent kids from coming into the system."

Axl, a 19-year-old Kentucky resident who requested to be identified by only his first name for privacy reasons, found immense value in participating in the program offered by Youth

Advocate Programs, a national nonprofit that provides community-based alternatives to out-of-home placements.

He said the program helped him develop healthy coping mechanisms, strengthen his communication skills and embrace his transgender identity.

"I did have a lot of support in the program and it helped me learn not to be scared to be who I want to be. It showed that I can be different and not have to blend in with everyone else," Axl said.

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NATURES MONEY-SILVER AND GOLD AND BRONZE TOO

By R.S. Broker

2023 Summer is basically over and school is back in session. We are now going into the season of giving. It's the season of sales, inventory checks and seeing if you can make yearend expectations. We all know 2023 is a weird year, but we all have to make the best of it. From rivers drying out in Texas showing dinosaur footprints to floods in Pakistan and now monkey pox, its just an unusual time.

Could it t actually get worse? Yes it can. Worst I ever saw in my lifetime is the Great Recession, but it wasn't as bad as the great depression. After seeing all the damage Covid19 caused around the world, now climate changes worldwide, food shortages, and inflation – within these last 3 years-another catastrophe happening is imaginable. So there's no surprise prices on anything is high.

But you know what's been

steady? Its Gold and Silver. Quick history lesson- there are two metals that presidential candidate William Bryan wanted to back the US Dollar, and that's Gold and Silver. And eventually the dollar was backed by gold until the 1970's, when President Nixon took it off the gold standard. That was when you could exchange your dollars for gold- mainly by central banks. And the USA held a whopping 70% of gold reserves. Nixon ended due to a gold run (almost like a bank run when a bank is insolvent) because of US deficits and US inflation on its currency.

Hmmmm.... Does it sound like the USA (and its USD) is going through this event right now? Nope. We are still the world reserve currency, and the USD is about the same as the EUR. That's because although Cares act back in March 2020 of \$2.2 Trillion, which was printed by the US Treasury, every other country has been hav-

ing the money printers working overtime. The USD value declined versus all the currencies because we added \$2.2T of USD in circulation, other countries been printing even more than USA which makes USD much stronger in 2023 than in 2020. Earth currency is more like blockchain technology because you cant make more gold , silver, copper etc. And like Rudolph the Red Nosed Reindeer said

"Silver and gold, silver and gold

Ev'ryone wishes for silver and gold

How do you measure its worth?

Just by the pleasure it gives here on earth"

It's the Earths currency, and you should be buying into. One Gold or Silver bullion or coin or bar (if you got money like that) would be a great gift that would last a lifetime. Or at least, it

would hedge against inflation. All that means is that Gold and Silver is to protect the decreased purchasing power of your money. So if another stimulus is passed (doubt it) then prices will go up once more and so will the price of gold and silver. Basically, this will be the gift that keeps you afloat financially if hell breaks loose on Earth.

Whether your 20 or 60, a new transfer of wealth is upon the horizon. This isn't just the USA going The goal is to win, not just to look like you're winning. Most of us talk about working hard, but we never talk about working smart. Let's start working smart and have a gameplan for our kids' future. 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 universe is... It won't be easy, but you never know until to try. Oh, and don't forget to follow me on IG at TheGetMoneyShow or YouTube at @TheGetMoneyShow. Email me at rawstreet-broka@gmail.com 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. Also note the NFT ART/MUSIC coming soon. Link to invest in [cryptocurrency coinbase.com/join/saunde_qw3?src=android-link](https://cryptocurrency.coinbase.com/join/saunde_qw3?src=android-link)



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Y0041_HM_15_18409 Accepted 7/12/2014

IBC1116SFF

OLDHEAD MOVIE PREMIERE LIGHTS UP PHILADELPHIA: A NIGHT OF STARS, AND THE LAUNCH OF APEX



The red carpet premiere of the gritty crime drama "OLDHEAD" was a hit. The evening was filled with the presence of celebrity guests, including Freeway, Revive POC, Skate with Big Cuz, Urban X-pressions, and many others. MiKEJAY, APEX, CLTHEAI, and Tiner Yowein were also among the glittering array of attendees. The film, starring hip-hop artists Anthony "Dappa" Samuels and Sloan "D4M \$loan" Morgan,

premiered on the new network APEX on July 28th, serving as the platform's first feature film debut. "OLDHEAD," which began as a series and is now a movie filmed entirely in Philadelphia, concluded the story of the award-winning Oldhead web series. The plot follows a young man named LA, navigating a world of challenges while attempting to make the right choices, embattled by the



allure of friend Kareem's illegal ways. The premiere left attendees buzzing with excitement. The narrative's unexpected twists and the remarkable authenticity of the storyline were lauded by viewers. The stars of the show, Samuels and Morgan, received praise for their compelling portrayals of characters navigating a tough neighborhood. The rest of the cast was equally lauded, adding

depth and complexity to their roles. The event also marked the launch of the new network APEX, a platform specifically designed to host content presented exclusively by and for music artists. We urge you to download the APEX app, available on all Apple and Android devices. Following the screening, the cast and crew hosted an engaging Q&A session. At-

tendees were offered a deeper look into the creative process behind the film. In addition to the Q&A, a photo session was held with the cast and crew, capturing the excitement of the evening. Attendees expressed their gratitude for the complimentary popcorn and drinks provided by the event organizers. In conclusion, the event served as a reminder of the film's official release date on July 28th on the APEX network. Attendees and the broader public were encouraged to download the APEX app to access this original and music-centric content.

Make sure to download the APEX app and join us on July 28th for the official release of "OLDHEAD." This thought-provoking drama promises to be an unforgettable exploration of life in North Philadelphia, and you won't want to miss it.



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Sheriff's Sale Notices for October 3, 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, October 3, 2023 at:

<https://www.bid4assets.com/philadelphia>
10:00 AM EDT
Rochele 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 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, OCTOBER 3, 2023

2310-301
7006 Torresdale Avenue 19135 41st WD 3803

SHERIFF'S SALE

Sq. Ft. BRT# 412400300 Improvements: Residential Property
2310-301 C.P. Feb 2000 No. 02366 \$90,288.93
KML Law Group, P.C.

2310-302
3307 Decatur Street 19136 64th WD 2,064
Sq. Ft. BRT# 642291800 Improvements: Residential Property
2310-302 C.P. Apr 2022 No. 02226
\$146,740.23 KML Law Group, P.C.

2310-303
1846 East Russell Street 19134 45th WD 601.88 Sq. Ft. BRT# 452089000 Improvements: Residential Property
2310-303 C.P. Mar 2022 No. 02393
\$33,848.23 KML Law Group, P.C.

2310-304
6618 N 13th Street 19126 61st WD 1,968 Sq. Ft. BRT# 611195800 Improvements: Residential Property Subject to Mortgage
2310-304 C.P. Nov 2022 No. 00552
\$81,716.78 Brock & Scott, PLLC

2310-305
5242 Sylvester Street 19124 62nd WD 1582 Sq. Ft. BRT# 621363900 Improvements: Residential Property
2310-305 C.P. Mar 2021 No. 01342
\$100,748.10 KML Law Group, P.C.

2310-306
4647 Walnut Street 19139 60th WD 1881 Sq. Ft. BRT# 601042200 Improvements: Residential Property Subject to Mortgage
2310-306 C.P. May 2022 No. 00472
\$14,325.94 Brock & Scott PLLC

2310-307
9311 Voits Lane 19115 56th WD 3,117 Sq. Ft. BRT# 562396360 Improvements: Residential Property
2310-307 C.P. May 2022 No. 00594
\$185,427.3 Brock & Scott PLLC

2310-308
1216 Overington Street 19124 23rd WD 1,200.00 Sq. Ft. BRT# 234075900 Improvements: Residential Property
2310-308 C.P. Aug 2022 No. 02625
\$65,941.16 Brock & Scott PLLC

2310-309
5227 Heston Street 19131 52nd WD 1,122 Sq. Ft. BRT# 521039400 Improvements: Residential Property
2310-309 C.P. May 2023 No. 00822
\$43,137.33 Hladik Onorato And Federman LLP

2310-310
3559 Churchill Lane 19114 66th WD 2,046 Sq. Ft. BRT# 661177200 Improvements: Residential Property
2310-310 C.P. Jan 2021 No. 00397
\$193,490.77 Pincus Law Group, PLLC

2310-311
438 E Auburn Street 19134 7th WD 994 Sq. Ft. BRT# 71208300 Improvements: Residential Property Subject to Mortgage
2310-311 C.P. Oct 2022 No. 02307 \$42,517.52
Brock & Scott PLLC

2310-312
5725 N 19th Street 19141 17th WD 1,332 Sq. Ft. BRT# 172338200 Improvements: Residential Property
2310-312 C.P. Oct 2022 No. 01063
\$133,880.58 Brock & Scott PLLC

2310-313
7906 Cadillac Lane 19128 21st WD 7,209 Sq. Ft. BRT# 214247608 Improvements: Residential Property Subject to Mortgage
2310-313 C.P. Apr 2022 No. 02607
\$284,083.79 Brock & Scott PLLC

2310-314
722 East Upsal Street 19119 22nd WD 1,888 Sq. Ft. BRT# 221087200 Improvements: Residential Property
2310-314 C.P. Oct 2021 No. 00682
\$252,501.64 Logs Legal Group LLP

2310-315
4721 Meridian Street 19136 65th WD 1,056 Sq. Ft. BRT# 651162200 Improvements: Residential Property Subject to Mortgage
2310-315 C.P. Oct 2022 No. 02650 \$72,033.69
Brock & Scott PLLC

SHERIFF'S SALE

2310-316
508 South 57th Street 19143 46th WD 1,520 Sq. Ft. BRT# 463242900 Improvements: Residential Property
2310-316 C.P. Nov 2021 No. 00241
\$135,337.84 KML Law Group, P.C.

2310-317
1535 South Mole Street 19146 36th WD 658 Sq. Ft. BRT# 365099000 Improvements: Residential Property
2310-317 C.P. Sept 2021 No. 02216
\$168,192.87 KML Law Group, P.C.

2310-318
5258 Delancey Street 19143 60th WD 893 Sq. Ft. BRT# 602123400 Improvements: Residential Property
2310-318 C.P. Apr 2022 No. 01349
\$116,614.68 KML Law Group, P.C.

2310-319
3610 Jasper Street 19134 45th WD 929 Sq. Ft. BRT# 452387200 Improvements: Residential Property
2310-319 C.P. Jan 2022 No. 01897 \$51,491.43
KML Law Group, P.C.

2310-320
7737 Whitaker Avenue 19111 56th WD 3675 Sq. Ft. BRT# 561085400 Improvements: Residential Property
2310-320 C.P. Jan 2022 No. 00829
\$212,063.36 KML Law Group, P.C.

2310-321
207 Watkins Street 19148 1st WD 1,154 Sq. Ft. BRT# 11118600 Improvements: Residential Property
2310-321 C.P. Mar 2022 No. 02729
\$151,883.87 McCabe, Weisbers & Conway, LLC

2310-322
367 E Cliveden Street 19119 22nd WD 1,456 Sq. Ft. BRT# 221050800 Improvements: Residential Property
2310-322 C.P. Nov 2021 No. 01139
\$160,152.29 McCabe, Weisbers & Conway, LLC

2310-323
1932 East Tioga Street 19134 45th WD 1,184 Sq. Ft. BRT# 452102500 Improvements: Residential Property Subject to Mortgage
2310-323 C.P. Nov 2022 No. 02472
\$68,729.81 Brock & Scott PLLC

2310-324
1700 Webster Street 19146 30th WD 560 Sq. Ft. BRT# 871539850 Improvements: Residential Property
2310-324 C.P. May 2022 No. 00589
\$97,583.33 Brock & Scott PLLC

2310-325
2443 Memphis Street 19125 31st WD 1,064 Sq. Ft. BRT# 312022100 Improvements: Residential Property
2310-325 C.P. Oct 2022 No. 01109 \$61,101.21
Hill Wallack LLP

2310-326
1415 Grays Ferry Avenue 19143 27th WD 756 Sq. Ft. BRT# 273032300 Improvements: Residential Property
2310-326 C.P. Mar 2023 No. 00122
\$226,696.5 Hill Wallack LLP

2310-327
4204 Passmore Street 19135 55th WD 1107.72 Sq. Ft. BRT# 552095700 Improvements: Residential Property
2310-327 C.P. Jul 2022 No. 02563 \$127,741.27
KML Law Group, P.C.

2310-328
2820 Woodhaven Road 19154 66th WD 1248 Sq. Ft. BRT# 662613000 Improvements: Residential Property
2310-328 C.P. Apr 2022 No. 02117
\$113,000.23 McCabe, Weisbers & Conway, LLC

2310-329
2815 North 24th Street 19132 11th WD 1,296 Sq. Ft. BRT# 111442000 Improvements: Residential Property
2310-329 C.P. Jan 2022 No. 01991 \$46,318.44
KML Law Group, P.C.

2310-330
1543 N Bouvier Street 19121 47th WD 1,062

SHERIFF'S SALE

Sq. Ft. BRT# 471275400 Improvements: Residential Property
2310-330 C.P. Oct 2017 No. 00970
\$252,202.43 Milstead & Associates LLC

2310-331
147 Fern Street A/K/A 147 West Fern Street 19120 61st WD 1,027.5 Sq. Ft. BRT# 612210300 Improvements: Residential Property
2310-331 C.P. Nov 2014 No. 03056
\$93,305.81 KML Law Group, P.C.

2310-332
3108 North 34th Street 19132 38th WD 1186.6 Sq. Ft. BRT# 661047000 Improvements: Residential Property
2310-332 C.P. Jan 2023 No. 01858 \$58,004.50
KML Law Group, P.C.

2310-333
10211 Ambridge Place 19114 66th WD 2,728 Sq. Ft. BRT# 661047000 Improvements: Residential Property
2310-333 C.P. Jun 2019 No. 07211 \$79,379.64
KML Law Group, P.C.

2310-334
124 E Wishart Street A/K/A 124 East Wishart Street 19134 7th WD 689.92 Sq. Ft. BRT# 71286300 Improvements: Residential Property
2310-334 C.P. Dec 2022 No. 00180 \$32,411.11
KML Law Group, P.C.

2310-335
1218 Atwood Road 19151 34th WD 1,331 Sq. Ft. BRT# 344339800 Improvements: Residential Property
2310-335 C.P. Oct 2022 No. 02177 \$30,540.07
Brock & Scott PLLC

2310-336
838 Snyder Avenue 19148 39th WD 1,088 Sq. Ft. BRT# 393292600 Improvements: Residential Property
2310-336 C.P. Jul 2022 No. 00606 \$118,965.16
Brock & Scott PLLC

2310-337
319 Krams Avenue 19128 21st WD 1,440 Sq. Ft. BRT# 211386900 Improvements: Residential Property
2310-337 C.P. Nov 2022 No. 02769
\$192,258.49 Hill Wallack LLP

2310-338
10017 Warfield Place 19114 66th WD 3,016 Sq. Ft. BRT# 661030400 Improvements: Residential Property
2310-338 C.P. Nov 2022 No. 01067
\$216,723.11 Brock & Scott PLLC

2310-339
2418 North 16th Street 19132 16th WD 1,430.00 Sq. Ft. BRT# 161081800 Improvements: Residential Property
2310-339 C.P. Oct 2022 No. 02651 \$75,834.92
Brock & Scott PLLC

2310-340
1918 Montrose Street 19146 30th WD 1,590 Sq. Ft. BRT# 301219500 Improvements: Residential Property
2310-340 C.P. May 2010 No. 03329
\$125,569.26 Hill Wallack LLP

2310-341
423 North Salford Street 19151 4th WD 1,278 Sq. Ft. BRT# 42259400 Improvements: Residential Property
2310-341 C.P. Aug 2019 No. 00097
\$150,655.35 Logs Legal Group LLP

2310-342
3860 Etta Street 19114 57th WD 7,616 Sq. Ft. BRT# 572138399 Improvements: Residential Property
2310-342 C.P. Dec 2018 No. 01113
\$269,084.35 Logs Legal Group LLP

2310-343
1335 North Hobart Street 19131 4th WD 855 Sq. Ft. BRT# 43160100 Improvements: Residential Property Subject to Mortgage
2310-343 C.P. Jan 2023 No. 03146
\$169,559.07 Friedman Vartolo LLP

2310-344
2429 Christian Street 19146 30th WD 1,612 Sq. Ft. BRT# 302135400 Improvements: Residential Property
2310-344 C.P. Dec 2021 No. 01192
\$518,340.47 Logs Legal Group LLP

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
2310-345 2925 C Street 19134 7th WD 14,732 Sq. Ft. BRT# 884523350 Improvements: Residential Property 2310-345 C.P. Apr 2017 No. 03425 \$453,675.72 Grady Law Firm 2310-346 8020 Brunswick Avenue 19153 40th WD 1,152 Sq. Ft. BRT# 405190212 Improvements: Residential Property 2310-346 C.P. Jul 2022 No. 00898 \$102,849.07 Logs Legal Group LLP 2310-347 1530 W Lehigh Avenue 19132 16th WD 2000 Sq. Ft. BRT# 161323700 Improvements: Residential Property 2310-347 C.P. Dec 2020 No. 01436 \$164,053.94 Manley Deas Kochalski LLC 2310-348 3718 North Bouvier Street 19140 13th WD 1,182 Sq. Ft. BRT# 131238400 Improvements: Residential Property 2310-348 C.P. June 2022 No. 00513 \$88,688.44 Manley Deas Kochalski LLC 2310-349 5937 Lansdowne Avenue 19151 34th WD 1,425 Sq. Ft. BRT# 871546110 Improvements: Residential Property 2310-349 C.P. Nov 2019 No. 00015 \$149,082.37 Manley Deas Kochalski LLC 2310-350 1033 E Hortter Street 19150 50th WD 2,500 Sq. Ft. BRT# 502344700 Improvements: Residential Property 2310-350 C.P. Dec 2022 No. 01278 \$121,587.93 Manley Deas Kochalski LLC 2310-351 1233 N 60th Street 19151 34th WD 1,376 Sq. Ft. BRT# 342187601 Improvements: Residential Property 2310-351 C.P. Nov 2022 No. 02365 \$62,641.81 Manley Deas Kochalski LLC 2310-352 1137 East Phil-Ellena Street 19150 50th WD 1170 Sq. Ft. BRT# 502361700 Improvements: Residential Property 2310-352 C.P. Nov 2019 No. 00933 \$156,652.19 McCabe, Weisbers & Conway, LLC 2310-353 3519 North 15th Street 19140 11th WD 1,732 Sq. Ft. BRT# 112170300 Improvements: Residential Property 2310-353 C.P. May 2016 No. 02424 \$65,211.03 McCabe, Weisbers & Conway, LLC 2310-354 866 North 50th Street 19139 44th WD 1435.00 Sq. Ft. BRT# 442231300 Improvements: Residential Property 2310-354 C.P. Oct 2022 No. 02279 \$66,084.16 Richard M. Squire & Associates, LLC 2310-355 139 North 55th Street 19139 4th WD 1,050.1 Sq. Ft. BRT# 41159100 Improvements: Residential Property 2310-355 C.P. Oct 2018 No. 00989 \$98,986.58 KML Law Group P.C. 2310-356 143 Durfor Street 19148 39th WD 658 Sq. Ft. BRT# 391113400 Improvements: Residential Property 2310-356 C.P. Aug 2020 No. 02515 \$153,985.00 KML Law Group P.C. 2310-357 5903 Frontenac Street 19149 53rd WD 1706 Sq. Ft. BRT# 531266800 Improvements: Residential Property 2310-357 C.P. Oct 2019 No. 01445 \$81,012.70 KML Law Group P.C. 2310-358 4200 Meridian Street 19136 65th WD 2,475 Sq. Ft. BRT# 651151100 Improvements: Residential Property 2310-358 C.P. Nov 2022 No. 00684 \$106,870.92 Manley Deas Kochalski LLC 2310-359 1830 Danforth Street 19152 56th WD 1236 Sq. Ft. BRT# 562214300 Improvements: Residential Property 2310-359 C.P. Apr 2022 No. 02252 \$138,534.01 KML Law Group P.C. 2310-360 6105 Harley Avenue 19142 40th WD 1132.5 Sq. Ft. BRT# 402285800 Improvements: Residential Property 2310-360 C.P. Jun 2022 No. 01814 \$50,444.76 KML Law Group P.C. 2310-361 5514 Broomall Street 19143 51st WD 930 Sq. Ft. BRT# 513110300 Improvements: Residential Property	2310-361 C.P. May 2022 No. 02591 \$52,297.06 KML Law Group P.C. 2310-362 620 E Thayer Street 19134 33rd WD 784 Sq. Ft. BRT# 331136000 Improvements: Residential Property 2310-362 C.P. Jan 2023 No. 01619 \$53,364.12 Logs Legal Group LLP 2310-363 3356 Malta Street 19134 33rd WD 602 Sq. Ft. BRT# 331372500 Improvements: Residential Property 2310-363 C.P. Apr 2023 No. 02909 \$99,177.19 Kivitz & Kivitz, P.C. 2310-364 908 South 12th Street 19147 2nd WD 960 Sq. Ft. BRT# 21591900 Improvements: Residential Property 2310-364 C.P. No. SC-18-09-19-4776 \$12,00,000 Kivitz & Kivitz, P.C. 2310-365 8628 Michener Avenue 19150 50th WD 1511 Sq. Ft. BRT# 501143200 Improvements: Residential Property 2310-365 C.P. Jul 2017 No. 00734 \$214,579.19 Richard M. Squire & Associates, LLC 2310-366 6723 North Carlisle Street 19126 10th WD 1650 Sq. Ft. BRT# 101007900 Improvements: Residential Property 2310-366 C.P. Oct 2022 No. 00602 \$149,595.19 Richard M. Squire & Associates, LLC 2310-367 7610 Linda Place 19111 56th WD 3733 Sq. Ft. BRT# 561103600 Improvements: Residential Property 2310-367 C.P. Jan 2022 No. 02285 \$172,843.67 KML Law Group, P.C. 2310-368 3225 Chelsea Place 19114 66th WD 1457 Sq. Ft. BRT# 661149600 Improvements: Residential Property 2310-368 C.P. Oct 2022 No. 02156 \$178,715.84 KML Law Group, P.C. 2310-369 5812 Chew Avenue 19138 59th WD 2269 Sq. Ft. BRT# 591201500 Improvements: Residential Property 2310-369 C.P. Aug 2021 No. 01517 \$24,330.56 KML Law Group, P.C. 2310-370 5306 West Columbia Avenue 19131 52nd WD 5807 Sq. Ft. BRT# 521052600 Improvements: Residential Property 2310-370 C.P. Jun 2022 No. 00231 \$163,169.00 KML Law Group, P.C. 2310-371 1100 East Barringer Street Aka 1100 Barringer Street 19119 22nd WD 3601.49 Sq. Ft. BRT# 221020700 Improvements: Residential Property 2310-371 C.P. Oct 2021 No. 00641 \$181,388.13 KML Law Group, P.C. 2310-372 6636 North 17th Street 19126 10th WD 1435.77 Sq. Ft. BRT# 101050900 Improvements: Residential Property 2310-372 C.P. Nov 2019 No. 02103 \$175,868.01 KML Law Group, P.C. 2310-373 815 East Price Street 19138 59th WD 1,329 Sq. Ft. BRT# 591084500 Improvements: Residential Property 2310-373 C.P. Nov 2021 No. 01214 \$240,749.71 Logs Legal Group LLP 2310-374 472 Conarroe Street 19128 21st WD 2885.75 Sq. Ft. BRT# 212118200 Improvements: Residential Property 2310-374 C.P. Mar 2022 No. 01514 \$171,778.67 Pincus Law Group, PLLC 2310-375 3420 Shelmire Avenue 19136 64th WD 1,604 Sq. Ft. BRT# 642170200 Improvements: Residential Property 2310-375 C.P. Dec 2013 No. 02406 \$134,785.85 Brock & Scoot PLLC 2310-376A 3110 Agate Street 19134 25th WD 784 Sq. Ft. BRT# 252346400 Improvements: Residential Property SUBJECT TO RENT 2310-376A C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C. 2310-376B 3024 Agate Street 19134 25th WD 1,076 Sq. Ft. BRT# 252342000 Improvements: Residential Property SUBJECT TO RENT 2310-376B C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C.	2310-376C 3128 Tulip Street 19134 25th WD 986 Sq. Ft. BRT# 252375600 Improvements: Residential Property SUBJECT TO RENT 2310-376C C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C. 2310-377A 3041 Cedar Street 19134 25th WD 740 Sq. Ft. BRT# 251423700 Improvements: Residential Property SUBJECT TO RENT 2310-377A C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C. 2310-377B 3216 Aramingo Street 19134 45th WD 930 Sq. Ft. BRT# 451398200 Improvements: Residential Property SUBJECT TO RENT 2310-377B C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C. 2310-377C 2255 E Clearfield Street 19134 25th WD 1,440 Sq. Ft. BRT# 252246100 Improvements: Residential Property SUBJECT TO RENT 2310-377C C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C. 2310-378A 3133 Agate Street 19134 25th WD 784 Sq. Ft. BRT# 252334100 Improvements: Residential Property SUBJECT TO RENT 2310-378A C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C. 2310-378B 3119 Agate Street 19134 25th WD 1,000 Sq. Ft. BRT# 252334400 Improvements: Residential Property SUBJECT TO RENT 2310-378B C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C. 2310-378C 3164 Agate Street 19134 25th WD 868 Sq. Ft. BRT# 252349200 Improvements: Residential Property SUBJECT TO RENT 2310-378C C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C. 2310-379A 1129 W. Westmoreland St 19140 43rd WD 896 Sq. Ft. BRT# 431044510 Improvements: Residential Property 2310-379A C.P. Mar 2020 No. 02360 \$25,844.99 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 2310-379B 1129r W Westmoreland St 19140 43rd WD 406 Sq. Ft. BRT# 885499540 Improvements: Residential Property 2310-379B C.P. Mar 2020 No. 02360 \$25,844.99 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 2310-380 1719 North Aberdeen Street 19131 52nd WD 880 Sq. Ft. BRT# 521323100 Improvements: Residential Property 2310-380 C.P. Jun 2019 No. 06623 \$102,532.48 Pincus Law Group, PLLC 2310-381 832 Tyson Avenue 19111 53rd WD 1,358 Sq. Ft. BRT# 532215700 Improvements: Residential Property 2310-381 C.P. Aug 2019 No. 04849 \$47,287.24 Powers Kim, LLC 2310-382 2600 South Robinson Street 19142 40th WD 1,111 Sq. Ft. BRT# 402095300 Improvements: Residential Property Subject to Mortgage 2310-382 C.P. Jan 2022 No. 02303 \$64,610.11 Vittti Law Group, Inc. 2310-383 2872 Cedar Street 19134 25th WD 971 Sq. Ft. BRT# 251434300 Improvements: Residential Property 2310-383 C.P. Dec 2022 No. 01146 \$103,525.05 Powers Kim, LLC 2310-384 8643 Agusta Street 19152 56th WD 3,619 Sq. Ft. BRT# 562358700 Improvements: Residential Property 2310-384 C.P. Jul 2022 No. 00580 \$185,256.32 Logs Legal Group LLP 2310-385 2421 South Percy Street 19148 39th WD 665 Sq. Ft. BRT# 393444500 Improvements: Residential Property 2310-385 C.P. Apr 2016 No. 00714 \$135,454.58 Stern & Eisenberg, PC 2310-386 1712 South 28th Street 19145 36th WD 990 Sq. Ft. BRT# 364351600 Improvements: Residential Property 2310-386 C.P. Nov 2022 No. 02059 \$155,232.38 Stern & Eisenberg, PC 2310-387 4622 Disston Street 19135 41st WD 3,750 Sq. Ft. BRT# 412036300 Improvements: Residen-	tial Property Subject to Mortgage 2310-387 C.P. Sept 2022 No. 01480 \$28,302.66 Brock & Scoot PLLC 2310-388 8731 Wissahickon Avenue 19128 21st WD 7,936 Sq. Ft. BRT# 214283700 Improvements: Residential Property Subject to Mortgage 2310-388 C.P. Nov 2022 No. 02577 \$199,977.99 Barley Snyder LLP 2310-389 5104 Chester Avenue 19143 51st WD 2,160 Sq. Ft. BRT# 511276800 Improvements: Residential Property Subject to Rent 2310-389 C.P. Feb 2023 No. 02893 \$551,737.87 Friedman, Schuman, P.C. 2310-390 606 East Woodlawn Street 19144 12th WD 1,840 Sq. Ft. BRT# 122083400 Improvements: Residential Property 2310-390 C.P. Nov 2022 No. 00380 \$19,596.98 Hladik Onorato & Federman LLP 2310-391 269 Widener Street 19120 61st WD 1,053 Sq. Ft. BRT# 612120300 Improvements: Residential Property 2310-391 C.P. Nov 2022 No. 02282 \$68,646.57 Parker Mccay P.A. 2310-392 8525 Mansfield Avenue 19150 50th WD 4,711 Sq. Ft. BRT# 502027000 Improvements: Residential Property 2310-392 C.P. Feb 2012 No. 00508 \$135,625.00 Hill Wallack LLP 2310-393 3087 Weikel Street 19134 25th WD 847 Sq. Ft. BRT# 252387300 Improvements: Residential Property SUBJECT TO RENT 2310-393 C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman Schuman, P.C. 2310-394A 3181 Tulip Street 19134 25th WD 1,080 Sq. Ft. BRT# 252364000 Improvements: Residential Property SUBJECT TO RENT 2310-394A C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman Schuman, P.C. 2310-394B 3173 Tulip Street 19134 25th WD 1,080 Sq. Ft. BRT# 252363600 Improvements: Residential Property SUBJECT TO RENT 2310-394B C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman Schuman, P.C. 2310-394C 3017 Tulip Street 19134 25th WD 956 Sq. Ft. BRT# 252355800 Improvements: Residential Property SUBJECT TO RENT 2310-394C C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman Schuman, P.C. 2310-395 1916-38 E Allegheny Ave 19134 25th WD 10,200 Sq. Ft. BRT# 777684001 Improvements: Residential Property Subject to Mortgage 2310-395 C.P. Aug 2022 No. 02846 \$900,199.69 Eisenberg, Gold & Agrawal, PC 2310-396 1917 E Wishart Street 19134 25th WD 840 Sq. Ft. BRT# 885658760 Improvements: Residential Property Subject to Mortgage 2310-396 C.P. Aug 2022 No. 02846 \$900,199.69 Eisenberg, Gold & Agrawal, PC 2310-397 1915 E Wishart Street 19134 25th WD 840 Sq. Ft. BRT# 885965600 Improvements: Residential Property Subject to Mortgage 2310-397 C.P. Aug 2022 No. 02846 \$900,199.69 Eisenberg, Gold & Agrawal, PC 2310-398 1912 E Allegheny Avenue 19134 25th WD 1,579 Sq. Ft. BRT# 885964980 Improvements: Residential Property Subject to Mortgage 2310-398 C.P. Aug 2022 No. 02846 \$900,199.69 Eisenberg, Gold & Agrawal, PC 2310-399 1910 E Allegheny Avenue 19134 25th WD 1,455 Sq. Ft. BRT# 885964080 Improvements: Residential Property Subject to Mortgage 2310-399 C.P. Aug 2022 No. 02846 \$900,199.69 Eisenberg, Gold & Agrawal, PC 2310-400 1439 Gilham Street 19111 53rd WD 1,215 Sq. Ft. BRT# 531176900 Improvements: Residential Property Subject to Mortgage 2310-400 C.P. Aug 2022 No. 02846 \$900,199.69 Eisenberg, Gold & Agrawal, PC 2310-401 1914 E Allegheny Avenue 19134 25th WD 1,446 Sq. Ft. BRT# 885965100 Improvements: Residential Property Subject to Mortgage 2310-401 C.P. Aug 2022 No. 02846 \$900,199.69 Eisenberg, Gold & Agrawal, PC	2310-402 2300-08 N Sydenham Street 19132 16th WD 6,965 Sq. Ft. BRT# 884934897 Improvements: Commercial Property 2310-402 C.P. Jan 2023 No. 02922 \$912,193.51 Eisenberg, Gold & Agrawal, PC 2310-403 2450 West Cumberland Street 19132 28th WD 1,744 Sq. Ft. BRT# 281266600 Improvements: Residential Property 2310-403 C.P. Oct 2022 No. 02638 \$76,124.24 Stern & Eisenberg, PC 2310-404 2829 Rhawn Street 19152 64th WD 1,158 Sq. Ft. BRT# 641225200 Improvements: Residential Property 2310-404 C.P. Nov 2022 No. 01157 \$231,712.28 Stern & Eisenberg, PC 2310-405 8655 Michener Avenue 19150 50th WD 1,442 Sq. Ft. BRT# 501163600 Improvements: Residential Property 2310-405 C.P. May 2022 No. 02075 \$118,275.60 Stern & Eisenberg, PC 2310-406 4556 Marple Street 19136 65th WD 1,136 Sq. Ft. BRT# 651097900 Improvements: Residential Property 2310-406 C.P. Mar 2022 No. 02396 \$79,177.67 Hladik Onorato & Federman LLP 2310-407 1816 West Tioga Street 19140 11th WD 4,512 Sq. Ft. BRT# 112086700 Improvements: Residential Property 2310-407 C.P. Dec 2022 No. 02351 \$494,182.95 Hladik Onorato & Federman LLP 2310-408 2713 E. Country Club Road A/K/A 2713 Country Club Road East 19131 52nd WD 1,412 Sq. Ft. BRT# 521371300 Improvements: Residential Property 2310-408 C.P. Feb 2020 No. 03553 \$117,089.47 Powers Kim, LLC 2310-409 832 Jackson Street 19148 39th WD 860 Sq. Ft. BRT# 393322000 Improvements: Residential Property 2310-409 C.P. Jul 2022 No. 01024 \$284,358.52 Powers Kim, LLC 2310-410 6612 Ditman St 19135 41st WD 1,280 Sq. Ft. BRT# 411223300 Improvements: Residential Property 2310-410 C.P. Nov 2022 No. 00655 \$61,033.81 Hill Wallack LLP 2310-411 2340 Mcclellan Street 19145 48th WD 752 Sq. Ft. BRT# 482017600 Improvements: Residential Property 2310-411 C.P. Apr 2023 No. 02637 \$144,477.35 Larocca Hornik Rosen & Greenberg LLP 2310-412 130 Spurce Street, Apt. 20a 19106 5th WD 980 Sq. Ft. BRT# 888054963 Improvements: Residential Property Subject to Mortgage 2310-412 C.P. Feb 2023 No. 01343 \$51,520.37 Clemons Richter & Reiss, PC 2310-413 3434-56 Weymouth St 19134 33rd WD 10,659 Sq. Ft. BRT# 884462600 Improvements: Residential Property 2310-413 C.P. Nov 2017 No. 02595 \$101,733.69 I Fight 4 Justice Predrag Filipovic, Esq. 2310-414 4323 Disston Street 19135 55th WD 1344 Sq. Ft. BRT# 552189200 Improvements: Residential Property 2310-414 C.P. Oct 2019 No. 03745 \$158,273.97 McCabe, Weisbers & Conway, LLC 2310-415 519 N Wanamaker St 19131 4th WD 825 Sq. Ft. BRT# 43140900 Improvements: Residential Property 2310-415 C.P. Nov 2022 No. 01165 \$64,518.33 Duane Morris LLP 2310-416 6307 Sherwood Road 19151 34th WD 2638 Sq. Ft. BRT# 344167300 Improvements: Residential Property Subject to Mortgage 2310-416 C.P. Oct 2018 No. 03363 \$160,762.71 The Lynch Law Group LLC 2310-417 3213 N 25th St 19129 38th WD 900 Sq. Ft. BRT# 381057800 Improvements: Residential Property Subject to Mortgage 2310-417 C.P. Feb 2023 No. 01218 \$727,741.8 Braverman Kasky, Garber P.C.

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
2310-418 1426 N Newkirk St 19121 29th WD 700 Sq. Ft. BRT# 292122200 Improvements: Residential Property Subject to Mortgage 2310-418 C.P. Feb 2023 No. 01220 \$203,929.70 Braverman Kaskey, Garber P.C.	2310-420A 1507 N 33rd St 19121 29th WD 2,880 Sq. Ft. BRT# 884101557 Improvements: Residential Property Subject to Mortgage 2310-420A C.P. Feb 2023 No. 01218 \$727,741.80 Braverman Kaskey, Garber P.C.	2310-421A 3252 N Bailey St 19129 38th WD 885 Sq. Ft. BRT# 381182200 Improvements: Residential Property Subject to Mortgage 2310-421A C.P. Feb 2023 No. 01218 \$727,741.08 Braverman Kaskey, Garber P.C.	2310-422 1509 N 33rd St 19121 29th WD 2,079 Sq. Ft. BRT# 292315800 Improvements: Residential Property Subject to Mortgage 2310-422 C.P. Feb 2023 No. 01217 \$313,389.29 Braverman Kaskey, Garber P.C.	2310-424 7460 Beverly Rd 19138 50th WD 1,104 Sq. Ft. BRT# 501364200 Improvements: Residential Property 2310-424 C.P. Jul 2022 No. 01017 \$156,421.90 Logs Legal Group LLP
2310-419 1419 W Erie Ave 19140 13th WD 1900 Sq. Ft. BRT# 131054705 Improvements: Residential Property Subject to Mortgage 2310-419 C.P. Feb 2023 No. 01220 \$203,929.70 Braverman Kaskey, Garber P.C.	2310-420B 2445 W Allegheny Ave 19132 38th WD 1,530 Sq. Ft. BRT# 871553740 Improvements: Residential Property Subject to Mortgage 2310-420B C.P. Feb 2023 No. 01218 \$727,741.80 Braverman Kaskey, Garber P.C.	2310-421B 3254 N Bailey St 19129 38th WD 850 Sq. Ft. BRT# 381182300 Improvements: Residential Property Subject to Mortgage 2310-421B C.P. Feb 2023 No. 01218 \$727,741.80 Braverman Kaskey, Garber P.C.	2310-423 5504 Blakemore Street 19138 12th WD 767 Sq. Ft. BRT# 122274500 Improvements: Residential Property Subject to Mortgage 2310-423 C.P. Feb 2019 No. 00941 \$109,832 Perry & Perry	2310-425 5621 Haverford Ave 19131 4th WD 2,906 Sq. Ft. BRT# 43001200 Improvements: Residential Property 2310-425 C.P. Apr 2023 No. 01689 \$147,096.67 Mattioni Ltd

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