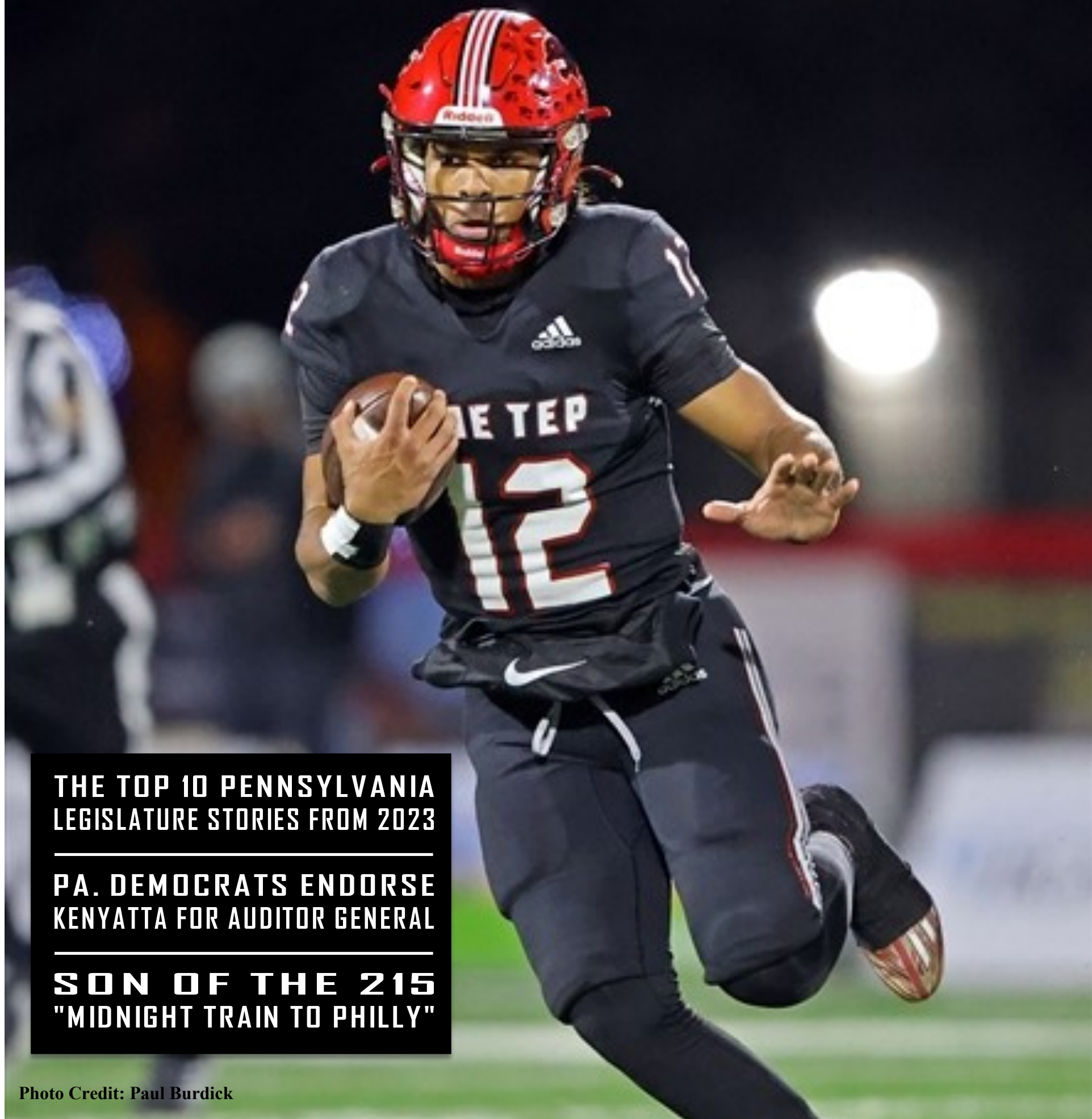


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THE TOP 10 PENNSYLVANIA
LEGISLATURE STORIES FROM 2023

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KENYATTA FOR AUDITOR GENERAL

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PHILADELPHIA LEADERS SAY SEPTA PROSECUTOR WOULD USURP DA LARRY KRASNER'S AUTHORITY

By Peter Hall
Pennsylvania Capital Star

Community and faith leaders spoke out Monday against a new law they say will strip Philadelphia District Attorney Larry Krasner's office of its authority to prosecute crime in much of the city.

The legislation, passed in the House and Senate and signed by Gov. Josh Shapiro last week, allows the state attorney general to appoint a special prosecutor to investigate and pursue criminal charges for crimes committed on public transit property in Philadelphia.

It was sponsored by state Sen. Wayne Langerholc (R-Clearfield) and other conservative lawmakers who have objected to Krasner's progressive criminal justice policies.

"This is an opportunity to disenfranchise the 75% of Philadelphia who voted in the last election and the 72% before that who voted in the previous election to say this is the person we wanted as our district attorney," said Rev. Chris Kimenez, executive director of Healing Communities PA and associate pastor for social justice at People's Baptist Church in west Philadelphia.

Sen. Sharif Street (D-Philadelphia), who opposed the legislation, said it can be construed to give the special prosecutor exclusive jurisdiction to prosecute any crime that happens within 500 feet of a Southeastern Pennsylvania Transportation Authority (SEPTA) station. That would cover most of the populated areas of the city, Street said.

"It is blatantly unconstitutional and it is wrong to take away prosecutorial discretion from the voters of Philadelphia," Street said "We should get to choose how cases are prosecuted, who exercises that discretion.

The citizens of Philadelphia have overwhelmingly voted for DA Krasner."

Krasner and his supporters say the law is a continuation of the effort to remove him from office by conservative lawmakers who blame his policies of not prosecuting minor drug possession charges and low level retail theft for a rise in crime. While crime spiked during the pandemic, violent crime has declined in 2023.

In the previous legislative session, the state House passed articles of impeachment charging Krasner with failing to carry out the duties of his office by adopting policies aimed at ending mass incarceration by employing prosecutorial discretion not to pursue minor offenses.

The state Supreme Court is considering whether the Senate can continue with a trial on the charges since a new legislative session has started and whether the General Assembly has the authority to impeach local elected officials.

"Let us understand what is happening here — in only one county in the commonwealth of Pennsylvania — the biggest city, the most diverse city, the one that is overwhelmingly Democratic. In that one city, a Republican-led measure has just erased 155,102 votes for the current DA," Krasner said Thursday.

The law passed along party lines in the Senate in May but it received strong bipartisan support, with a 159-44 vote in the House last week. Many Philadelphia lawmakers voted in opposition.

Lauren Cristella, president and CEO of the Philadelphia-based good government group Committee of Seventy, said she expects Krasner will challenge the special prosecutor law as unconstitutional. There are also many questions about how

it can be interpreted — such as whether the special prosecutor would have authority over crimes only on SEPTA vehicles or also at bus stops.

Cristella also noted that the law is clearly directed at Krasner. The law expires on Dec. 31, 2026, the same day Krasner's term ends.

"I always question when we are making laws about people instead of processes or systems writ large, and this feels very personal," Cristella said.

Laws that nullify the choices of voters are also particularly harmful to democracy, Cristella said, adding that voters don't need another reason to believe that their vote might not matter.

"When you're creating a set of rules because you don't like the way that one person is conducting themselves in the office to which they were elected, that should be concerning to all Pennsylvanians," she said.

Attorney General Michelle Henry, a Democrat, has 30 days from the bill's signing to appoint a special prosecutor, although Krasner's office noted that Henry could find the law unconstitutional. On Monday, Philadelphia City Councilmembers Kenyatta Johnson and Jamie Gauthier called on Henry to do so.

The special prosecutor bill was part of a frenzy of about three dozen pieces of legislation that the General Assembly sent to Shapiro for his signature in its last session week of the year. Those included a number of Democratic legislative priorities that Shapiro laid out in his March budget address, such as tax credits for child care and an expansion of the state earned income tax credit to match the federal tax credit.

Asked about the special prosecutor bill during a late night news conference on

Wednesday, Shapiro said: "This was a package that was agreed to by both majority leaders and I intend to sign all these bills."

Tim Brown, organizing director at Philadelphia Neighborhood Networks, offered an assessment of the political deal-making that led House Democrats and Shapiro to accept the special prosecutor legislation.

"The Democrats get to claim, of course, the tax credits for their constituents. This was a political calculation on their part, and it helps them avoid having Republicans run ads against them in November saying that they cared more about some guy from Philadelphia than he did about their own constituents," Brown said.

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IMHOTEP WINS PIAA 5A STATE CHAMPIONSHIP



By EJ Holt
Photo Credit: Paul Burdick

Congratulations to the PIAA Football Champion Imhotep Charter Panthers!

On December 8th The Imhotep Charter Panthers defeated Peters Township by a score of 38 to 13. Panthers QB Mikal Davis threw for 184 yards and 1 Touchdown

on 8 for 12 passing. Rushing the ball Davis added 66 yards and 3 additional touchdowns.

RB Jabree Wilson-Coleman had a big game. Wilson-Coleman exploded for a 68 yard run en route to 28 carries for 212 yards and 1 touchdown. WR Johann Henningan led the receivers with 82 yards receiving on 3 catches including a 50 yard catch and run where he caught a slant route from the slot and shrugged off multiple tackles on the way to the end zone. WR Nile Brown contributed his own bomb with a 63 yard catch. On that play the Peters Township defense fooled. All 11 players on defense got so caught up in the jet sweep motion in the backfield, that they didn't notice Brown streaking past the coverage. He took the wide open pass into the red zone with ease.

Junior Zahir Mathis led the team in total tackles with 10. He leads the team on the season averaging 5 tackles per game.

Senior Jahsear Whittington followed up with 9 tackles. Of those 9, 3 tackles came behind the line of scrimmage. He leads the team with 13 sacks on the year. As most seasons in football are a development and evolution of a team. Imhotep Charter in the 2023/2024 season put together an exhibition of dominance. The first 2 games of the season were against Life Christian Academy and Haverford School. Imhotep won those 2 games by a combined score of 122-0. In a dominant stretch of 5 games, Imhotep Charter beat the likes of, Bartram, Northeast, Olney, Gratz and Ben Franklin by a combined score of.....you ready for this?.....258 - 0.

That's five straight weeks no team has been able to score a single point on Imhotep Charter.

The first playoff game started with Benjamin Franklin High School, which Imhotep cruised to a 58-0 victory. The next playoff game

against Roman Catholic was the closest of the season

with the Panthers managing a 4 point win, 30-26. After that, the Panthers won against Delaware Valley and Strath Haven convincingly on their way to their championship game win over Peters Township.

In other news:

The Imhotep Charter Boys Varsity basketball team has started 2-0 with wins over St. Joseph's Prep and Overbrook.

The Imhotep Varsity girls team won their first game of the season on December 6th against Parkway Northwest and currently sit at 1-3 on the season.

The Martin Luther King Cougars started off the season 1-1 with a win against Strawberry Mansion and a loss versus Sayre. Stay tuned for continuous updates on your local high school sports here at Uptown Standard!



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PA. DEMOCRATS ENDORSE KENYATTA FOR AUDITOR GENERAL, BIZZARRO FOR TREASURER



State Rep. Malcolm Kenyatta, D-Philadelphia, speaks during a news conference at the state Capitol in Harrisburg, Pa., on Thursday, March 9, 2023 (Capital-Star photo).

By John Cole
Pennsylvania Capital Star

The Pennsylvania Democratic Party endorsed state Rep. Malcolm Kenyatta (D-Philadelphia) for auditor general at its final state committee meeting before the pivotal 2024 election year. State Rep. Ryan Bizzarro (D-Erie) won the endorsement for state treasurer.

Kenyatta is the first openly gay Black man to be endorsed by the Pennsylvania Democratic Party for a statewide office. He received 307 votes, while Lehigh County Controller Mark Pinsley received 31 votes. Bizzarro also cleared the two-thirds threshold needed for the endorsement over Erin McClelland, a former small business owner from Allegheny County. Bizzarro and Kenyatta, lawmakers serving in the state House from opposite ends of the commonwealth, both won the party endorsement on the first ballot.

"It matters who your auditor general is," Kenyatta said in a speech after winning the endorsement. "It matters because this is the one office in government that's focused 24 hours a day, seven days a week on finding problems and bringing peo-

ple together to fix it." He touted a message of unity going forward. "I hope that we can come together sooner rather than later because it's going to put us in a stronger position to win," Kenyatta told the Capital-Star following his endorsement.

Kenyatta is one of three Democrats running for auditor general; in addition to Pinsley, former state House Speaker Rep. Mark Rozzi (D-Berks) is also in the race.

Rozzi was not present at the meeting and was not nominated during the endorsement vote. He did not immediately respond to a request for comment from the Capital-Star.

"I've always been a unifying candidate," Bizzarro said in an interview with the Capital-Star following his endorsement. He added that he would have dropped out of the race if he had not been endorsed, and said that he's happy to work with McClelland moving forward.

According to Bizzarro's campaign, should he win the office, he would be the first statewide office holder from Erie County since Gov. Tom Ridge.

The winner of the Democratic Party primary for Auditor General will likely face Tim DeFoor, the Republican incumbent who appears to have a clear path to his party's nomination. The winner of the Democratic Party nomination for Treasurer will most likely take on Republican incumbent Stacy Garrity.

DeFoor and Garrity were both endorsed by the Pennsylvania Republican Party earlier this year. No attorney general endorsement. None of the five candidates for attorney general earned enough votes to receive the party endorsement.

The five candidates present were former Pennsylvania Auditor General Eugene DePasquale, Delaware County District Attorney Jack Stollsteimer, state Rep. Jared Solomon (D-Philadelphia), former Bucks County solicitor and federal prosecutor Joe Khan, and former Philadelphia Chief Public Defender Keir Bradford-Grey.

On the first ballot, DePasquale led the way with 132 votes, followed by Bradford-Grey with 73 votes, Khan with 61 votes, Stollsteimer with 50 votes, and Solomon with 17 votes.

Solomon and Stollsteimer did not receive enough votes to advance to the second round of voting. DePasquale also led the way on the second ballot, securing 164 votes, but falling short of the two-thirds needed to win the state party endorsement. Khan won 75 votes on the second ballot, while Bradford-Grey won 74 votes.

The 2024 race for attorney general is slated to be the only 2024 race in Pennsylvania with no incumbent on the ballot. Pennsylvania Attorney General Michele Henry, who was appointed by Gov. Josh Shapiro to finish out his term when he was elected governor, is not seeking reelection in 2024. Like the Pennsylvania Democratic Party, Attorney General is the only statewide race that the Pennsylvania Republican Party did not endorse a candidate in, although that may change soon.

According to the Philadelphia Inquirer, the Pennsylvania Republican Party will hold a virtual meeting on Jan. 22 to endorse a candidate for attorney general, with York County District Attorney Dave Sunday viewed as the frontrunner. Sunday, former Delaware County District Attor-

ney Kat Copeland, and state Rep. Craig Williams (R-Delaware), are all vying for the Republican Party nomination for attorney general. The Pennsylvania Democratic Party did provide two unanimous endorsements on Saturday, for President Joe Biden and U.S. Sen. Bob Casey.

Casey said that it was currently a "very difficult time for the country," and that workers' and women's rights are under threat. He also vowed to hold companies accountable for "greedflation" and spoke about the need for the U.S. Senate to pass legislation to make it more difficult for fentanyl to enter the United States.

Casey, who is seeking his fourth term in the U.S. Senate in 2024, will likely face Republican Dave McCormick, who has the Pennsylvania Republican Party endorsement.

While the state party painted an overall picture of unity, a proposed resolution on school vouchers showed the party isn't totally united. First reported by the Philadelphia Inquirer on Friday, the Pennsylvania Democratic State Committee was expected to approve a resolution "in opposition to private school vouchers," during the weekend's meeting in Harrisburg. But during a reading of the Rules Committee report, chairman Micah Mahjoubian announced that during a meeting the day prior, the committee had voted to table the vote on the resolution.

Mahjoubian said that Pennsylvania Democratic Party Chair Sharif Street asked the committee to table the resolution after he received calls from the White House and the Democratic National Committee expressing concerns about appearing divided on the matter.

There was a back and forth on the floor of the meeting between Chuck Pascal, Armstrong County Democratic Party Chair, who is one of two sponsors of the resolution, and Chairman Street.

Pascal made a motion during the state committee meeting on Saturday to vote on the resolution, but did not have the two-thirds majority needed on the floor for it to be voted upon, according to a ruling from the chair.

Pascal said that the resolution opposing school vouchers would be consistent with the national Democratic Party and is in support of the Democratic lawmakers in the state House who shot down a school voucher proposal in the latest budget negotiations.

"This resolution is consistent with and does not cause disunity in the party," Pascal said. "We are consistent with a national platform that says Democrats oppose the private school voucher system."

Gov. Josh Shapiro has said he supports school vouchers, but delivered a line-item veto on it during the latest budget in the summer. However, Shapiro has remained vocal that he would like to pass a school voucher program in Pennsylvania. "We are independently elected to represent the Democrats in our counties," Pascal said in an interview with reporters prior to the meeting. "We're not here to have a slavish agreement with any elected official."

THE TOP 10 PENNSYLVANIA LEGISLATURE STORIES FROM 2023



Pennsylvania Gov. Josh Shapiro delivers his first budget address to a joint session of the state House and Senate on March 7, 2023 (Photo by Amanda Mustard for the Pennsylvania Capital-Star).

By Peter Hall
Pennsylvania Capital Star

The Pennsylvania Legislature made history in 2023, shattering glass ceilings and flipping control of the state House for the first time in more than a decade. But with Democrats holding a “humble majority,” of 102-101 in the House and Republicans continuing their nearly 30-year hegemony in the Senate, lawmakers encountered partisan discord at nearly every turn of the legislative process.

Legislation with bipartisan appeal, such as the long-running effort to give sexual abuse survivors legal relief, foundered as the priorities of House Democrats and Senate Republicans clashed. Gov. Josh Shapiro’s first

state budget was delayed nearly six months when a deal with Senate GOP leaders to include a school voucher program collapsed under opposition from House Democrats.

But in the final session week of the year, Shapiro brokered a deal with the divided Legislature to complete the budget and pass priorities for both sides, including expansions of the private school scholarship program and the state earned income tax credit. Here, in no particular order, are the top news stories from the Legislature this year.

Sen. Kim Ward becomes the first woman senate president pro tempore

Three years ago, Sen. Kim Ward (R-Westmoreland) was part of a historic ascension of women to the role of floor leaders for the first time in the General Assembly’s 244-year history. This year, Ward made history again when she was elected unanimously by the GOP-controlled Senate to the third-highest position in state government. Ward is the first woman to serve as Senate president pro tempore.

Ward replaced retiring Senate President Pro Tempore Jake Corman (R-Centre) and Sen. Joe Pittman (R-Indiana) took Ward’s place as Senate majority leader. The Senate president pro tempore is second in the gubernatorial line of succession, following the lieutenant

governor. The post also holds responsibility for appointing committee chairpersons and members of the Senate’s 22 standing committees. The individual also serves as an ex-officio member of all committees and presides over the chamber when the lieutenant governor is unavailable.

Rep. Joanna McCClinton becomes the first Black woman to serve as House speaker

After House Democrats secured their majority in special elections, Rep. Joanna McCClinton was elected speaker of the House on Feb. 28, becoming the first Black woman to hold the position. Like Ward, McCClinton was among the first women to be elected to

leadership positions within their caucuses in 2020. But McCClinton’s election as speaker was doubly noteworthy, as she is only the second Black person to serve in the role. McCClinton, a former public defender, recognized the significance of her election by remembering Rep. K. Leroy Irvis, the first Black speaker of the House, and the first women elected to the Legislature and higher offices, including Rep. Crystal Bird Fauset, the first Black woman elected to any state Legislature.

“But there’s still so much farther for us to go,” McCClinton said, noting that no woman has served as governor or U.S. Senator in Pennsylvania. “And we, in this moment in time right

now, have to pinch ourselves because it was almost 250 years before a woman could stand at this desk, not just to give a prayer, but to get the gavel.”

House Democrats win special elections to retain a ‘humble majority’

Democrats won a 102-seat majority in the House in November, but the death of an incumbent representative, and the resignation of two others, all Democrats, who were also elected to higher offices, meant that Republicans had a 101-99 majority on swearing-in day Jan. 3.

They won back their majority on Feb. 7, retaining three seats in Allegheny County, again on May 16 retaining a seat in Delaware County where Democrat Heather Boyd was elected to replace former Rep. Mike Zabel, and yet again on Sept. 19 back in Allegheny County, where Democrat Lindsay Powell won former Rep. Sara Inamorato’s seat after she stepped down to run for county executive.

House Republicans also retained a north central Pennsylvania seat on May 16, when Rep. Michael Stender (R-Northumberland) won the seat vacated by Sen. Lynda Schlegel Culver, who resigned after winning a Jan. 31 special election for a vacant Senate seat.

The House will go into the new year with a 101-101 split, following former Rep. John Galloway’s (D-Bucks) resignation to take the district judge position to which he was elected in November. A special election has been set for Feb 13.

With neither party clearly in control, the House elects an ‘independent’ speaker

The narrowly divided House convened on swearing-in day without a clear picture of who would lead it or whether the question would be decided.

Neither party appeared to have the votes for a nomination for speaker to succeed

and a motion by Democrats to adjourn until after special elections in February failed with a tied vote.

A fellow lawmaker’s half-joking quip to Rep. Mark Rozzi (D-Berks) about what it would take for him to flip to the Republican caucus set the wheels in motion for Rep. Jim Gregory (R-Blair) to nominate him as an independent. Rozzi never changed his party affiliation, prompting Gregory to later call for his resignation as speaker.

With McClinton’s endorsement, Rozzi was elected speaker by a 115-85 vote. He promised to use his position to pass legislation to give survivors of childhood sexual abuse an opportunity to sue their attackers and the organizations that enabled them.

Rep. Mike Zabel resigns amid scandal as women accuse him of harassment

A lobbyist for one of Pennsylvania’s most influential unions spoke in January at a public hearing on House rules about being physically harassed by a sitting state lawmaker.

Service Employees International Union lobbyist Andi Perez did not name Zabel at the time, but other women, including Rep. Abby Power (R-Armstrong), came forward also accusing Zabel of harassment.

The scandal highlighted the limited protection provided by House ethics rules, which did not allow for complaints from people who did business with state representatives such as constituents, lobbyists and journalists.

The House adopted new rules expanding the range of people who can lodge complaints, but Republicans were critical of the rules for limiting the prohibitions on harassment and discrimination to work settings.

Statute of limitations reform stalls as Senate adds riders

In one of his final acts in office, Gov. Tom Wolf called the General Assembly to a special session in January to hold the second round of constitutionally required votes on an amendment to retroactively extend the time for adults who were abused as children to file lawsuits.

Facing a deadline to get the measure on the ballot for a May referendum, Rozzi, as speaker, vowed to halt all other legislative action until both chambers passed it. But that set the stage for a clash with Republican leaders who said the survivors’ amendment should not be prioritized over amendment language proposed to provide for voter identification, election audits and legislative review of regulations. Although both chambers have passed bills containing the child abuse survivors’ amendment, the legislation remains unfinished.

‘Confusion and delay’ bring unsuccessful end in bid to move Pennsylvania’s presidential primary

Pennsylvania’s 2024 presidential primary election is set for April 23, during Passover, when many Jewish people who observe the holiday do not drive, write or use electronics.

An effort to move the primary date to avoid conflicts with religious holidays, while simultaneously giving Pennsylvania voters an earlier and more consequential role in selecting presidential nominees, fizzled out this fall.

The Senate first passed a bill in September to move the primary to March 19. As election officials across the state warned time was of the essence, House and Senate lawmakers traded at least six versions of the legislation with various dates and amendments to include election reform measures such as voter ID.

Senate Majority Leader Joe Pittman in mid October declared the matter closed in

the upper chamber and called House efforts too little, too late.

Lawmakers look for answers to fix Pennsylvania’s unconstitutional school funding system

Commonwealth Court Judge Renee Cohn Jubelirer ruled in February that Pennsylvania’s education funding system, which is heavily reliant on the real estate values, puts students in poorer areas at a disadvantage. Faced with the court’s determination after a decade of litigation that the school funding scheme is unconstitutional, state lawmakers and Shapiro are faced with developing a fair method of distributing resources to school districts across the state.

A panel of 15 lawmakers and Shapiro’s education and budget deputies began a series of hearings in September to gather information and experiences from educators and advocates across the state. The Basic Education Funding Commission has a Jan. 11 deadline to deliver recommendations to Shapiro and the Legislature.

Shapiro signs bipartisan bill enhancing coverage for breast cancer screening, testing

In one of the few bipartisan slam dunks to come out of the General Assembly this year, lawmakers approved legislation to require enhanced insurance coverage for breast cancer screening and genetic testing.

Shapiro signed the bill — his first since taking office — in May. The first-of-its-kind nationwide, the law removes out-of-pocket costs associated with genetic testing for hereditary breast, ovarian, prostate, and other cancers. It also covers supplemental breast screenings for women with a high risk of breast cancer.

Shapiro signs \$45.5B budget but lawmakers have more work to do

From March to December, the 2023-24 budget process moved in fits and starts as House and Senate lawmakers retrenched on legislative priorities before finally reaching a compromise. Shapiro’s first budget address on March 7 focused on the three themes of his gubernatorial campaign — improving the economy and employment opportunities, bolstering public safety, and building a stronger public education system — that led to his election by historic margins in November. It didn’t mention school vouchers, a policy Shapiro announced on the campaign trail, and the issue that would derail budget negotiations for more than five months.

The Senate sent its version of the budget bill to the House in June with funding for a scholarship program to pay private school tuition for students in distressed school districts. House Democrats killed a separate bill authorizing the program and Shapiro vowed to line-item veto \$100 million for the scholarships when the bill got to his desk. The Senate returned from recess for a day in August to send the budget to Shapiro, but without legislation authorizing the state to spend some of the money; funding for new programs such as school mental health grants, a rate increase for ambulance companies, and repair grants for low-income homeowners would remain locked up. The House and Senate approved the final pieces of the budget on Dec. 13 — the last scheduled session day of the year — amid a frenzy of legislation that put goals for both Democrats and Republicans on Shapiro’s desk to be signed.

SON OF THE 215'S 'MIDNIGHT TRAIN TO PHILLY'

A Philly Collab Masterpiece of Local Legends -Shelly Shell, Urban X-Pressions





By Shelly Shell Urban X-Pressions

Son of the 215 celebrated the release of his new project, "Midnight Train to Philly" with a concert hosted by RedSnaperrr and presented by Tweet of Concrete Moguls Magazine. Midnight Train to Philly featured performances from Dutchieman, of Major Figgas and more.

UXNM: Philly Collaborations on Midnight Train to Philly: Your album 'Midnight Train to Philly' features a variety of collaborations. Can you tell us about the artists you worked with and what expectations you had for these collaborations while creating the album?

Son of the 215: Sure, when I set out to do this album, I knew wanted to make it like a story that no matter where we go in life, we gotta remember where we come from. I knew I needed the classic present and future of Philly. My brother "EveryAve" of soundGeni-

us Studios gave me the sound an studio vibes I needed. His skill is unmatched. On production, I went wit my hitmen "DeweyOnTheTrack" and "Harrix" who prod a lot of my early hits, "Philebonics," "Ironie," an more, but I also reached out to new hot producers."DJ Revolver" and a young lady named "LovelyLayBeats" who is the hottest female producer in the city! For features, I needed Spittaz cuz that's what Philly is known for, so I got Dreamchasers Artist "kur" Our track is amazing!! We are both from the same hood so this was long overdue, and we delivered! It's a Big & Jay-Z meets Freeway & B-Mac type vibe! Had to get a Legend, so it was time for me and my big brother StateProperty's own "Peedi Crakk" to get one in, and Peedi is still hot as ever. Thanks, Pedro! Then I got my brother from Jersey "PortaRich"

To show the Philly Jersey connection! He killed it! The rest was up to me, I wanted to show people how lyrically I can get, so all I

needed was those components!

UXNM: The Uppity Awards Triumph: Winning the inaugural Urban X-pressions F.A.M.E. Award at the Uppity Awards is a significant milestone. What does this recognition mean to you, and how do you think it will influence your future work?

Son of the 215: All, man, it meant everything; UX is probably one of the reasons I do music. It was my window to the culture as a kid watching the greats come threw Philly an knowing it was this great thing going on that I had to be a part of. Thank you, Mom, for letting me stay up an watch it. I love you!! The uppity awards is an uptown award show representing for people from my hood, people I know, love, and respect, so for them to consider me the best in Uptown Philly in 2023, man, speaks volumes! Thank you. Not bad for a kid from RugbySt, Mt Airy Stand Up!! My favorite award yet, and I got a couple lol.

UXNM: Freeway's Support: Having Freeway present during your Uppity Awards victory was undoubtedly special. How has his presence and support impacted you personally and professionally, especially on such a momentous occasion?

Son of the 215: It was So Dope! The award show was on my birthday, 11/11 Veterans Day, so for him to come kick it with me at the awards an perform with me as well as seeing him inducted in the hall of fame! Smh great bday gift. No matter how far I go, I will always thank Big bro for having my back and believing in my talents, and believing in Philadelphia, thanks Freezer! Love u bro! #FTA

UXNM: Philadelphia's Influence: Being a son of the 215, how has the culture and vibe of Philadelphia influenced your music style and the themes you explore in your songs?

Son of the 215: It's my brand, my story, my genre of hip-hop, it's everything. It's Fresh Prince getting his own show, Schoolly D, inviting gangsta rap, Meek with the Bally braids. It's what BK was to big or Compton was to Eazy-E. A higher-up once told me you gotta get the bells ringing at home first in this game. So if I'm the Son an I'm making music that invites people into our world, when they listen, they get to walk the streets of the 215 my home has to support that, or you just hating an love over Powers the hate. My music is for everybody but from the eyes of a Philadelphian. It's my story, our story! We giving so much to the culture. It needs to be told.

UXNM: Blueprint for Independent Success: You seem

to have a blueprint for independent success in the music industry. What would you say is the key to dominating the indie path in music, and what advice would you give to upcoming artists looking to forge their own path?

Son of the 215: To me, it's simple steps u can follow throughout your career. Stay ready, stay working, stay humble. Never underestimate the next man, and never underestimate yourself. Chase the dream, not the money. The money ain't going anywhere, but the game goes fast. Learn the biz an keep your faith in the most high, and your time will come.

UXNM: Looking Ahead: With the release of 'Midnight Train to Philly' and your recent accolade, what's next for Son of the 215? Are there any new projects, collaborations, or directions you're excited to explore?

Son of the 215: So much more! New merch is on the way! I'm working on collab projects with artists I respect, like my dog Dell-P we started a group TheLLC, COMING SOON. My first major starring role is "A Target on my Opps" The movie is coming soon with the King Jimmy Da Saint. Can't wait for y'all to see it! An of course more music! Me an Freeway got something cooking for y'all! I'm right back in the booth working on the next solo project! Plus, I'm getting involved in nonprofit work an building my Two5thTeen empire! Y'all know the vibes! It's the S.O.N "SuccessOrNothing"

Sheriff's Sale Notices for January 9, 2024

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, January 9, 2024 at:

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

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

- 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").
- YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.
- All bidders must complete the Bid4Assets on-line 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.
- 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").
- 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.
- 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.
- 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.
- 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.
- 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.
- 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, NOVEMBER 7, 2023

2401-301

1214 E Mount Airy Ave 19150 50th WD

SHERIFF'S SALE

1,160 Sq Ft BRT# 502484100 Improvements: Residential Property
ROBIN BLACK AKA ROBIN CLARKSON SOLELY IN HER CAPACITY AS HEIR OF JACQUELINE CLARKSON VAN LOAN AKA JACQUELINE CLARKSON, DECEASED ANDREA HOLLY AKA ANDREA CLARKSON SOLELY IN HER CAPACITY AS HEIR OF JACQUELINE CLARKSON VAN LOAN AKA JACQUELINE CLARKSON, DECEASED RANDAL HOLLY SOLELY IN HIS CAPACITY AS HEIR OF JACQUELINE CLARKSON VAN LOAN AKA JACQUELINE CLARKSON, DECEASED AND WENDY ROBERTS SOLELY IN HER CAPACITY AS HEIR OF JACQUELINE CLARKSON VAN LOAN AKA JACQUELINE CLARKSON, DECEASED C.P. Sept 2022 No. 03070 \$218,995.09 KML Law Group, P.C.

2401-302

1996 73rd Ave 19138 10th WD 1050 Sq Ft BRT# 101348500 Improvements: Residential Property
DEBORAH DURRELL SOLELY IN HER CAPACITY AS HEIR OF HARRIET LOWMAN, DECEASED, DANETTE GRIER SOLELY IN HER CAPACITY AS HEIR OF HARRIET LOWMAN, DECEASED, ANTONIA HICKLIN SOLELY IN HER CAPACITY AS HEIR OF HARRIET LOWMAN, DECEASED DANIELLE LOWMAN-GRIFFIN SOLELY IN HER CAPACITY AS HEIR OF HARRIET LOWMAN, DECEASED AND CORLISS NASH SOLELY IN HER CAPACITY AS HEIR OF HARRIET LOWMAN, DECEASED C.P. Aug 2022 No. 01522 \$212,140.83 KML Law Group, P.C.

2401-303

2917 Kip St 19134 7th WD 980 Sq Ft BRT# 071388600 Improvements: Residential Property
THE UNKNOWN HEIRS OF CARMEN VIERA DECEASED C.P. Apr 2022 No. 00448 \$35,518.48 KML Law Group, P.C.

2401-304

1417 N Bouvier St 19121 47th WD 1,216 Sq Ft BRT# 471273010 Improvements: Residential Property
THE UNKNOWN HEIRS OF JOHN W. SCOTT SR., DECEASED C.P. Jun 2023 No. 01749 \$241,533.26 KML Law Group, P.C.

2401-305

7843 Anita Dr 19111 56th WD 3,668 Sq Ft BRT# 561098500 Improvements: Residential Property
DAVID E. MORSON C.P. Jan 2022 No. 00898 \$162,526.95 KML Law Group, P.C.

2401-306

5213 N 10th St 19141 49th WD 1344 Sq Ft BRT# 492166200 Improvements: Residential Property
REVELLA COLES AND WAYNE FRINK C.P. Dec 2020 No. 00585 \$82,147.57 KML Law Group, P.C.

2401-307

1101 E Sharpnack St 19150 50th WD 1,110 Sq Ft BRT# 502331900 Improvements: Residential Property
EMMANUELLE DANTICA C.P. Mar 2023 No. 02980 \$292,997.66 Hill Wallack LLP

2401-308

896 Brill St 19124 35th WD 1,034 Sq Ft BRT# 351176200 Improvements: Residential Property
HARRIS MANUEL MATIAS, JR. C.P. Mar 2022 No. 02595 \$10,3709.39 Hill Wallack LLP

2401-309

2024 N 8th St 19122 20th WD 1,536 Sq Ft BRT# 202114801 Improvements: Residential Property
Subject to Mortgage Subject to Rent CORBAN FINANCIAL, INC. AND THUONG PHAN C.P. Mar 2023 No. 00544 \$309,063.98 Weir Greenblatt Pierce LLP

2401-310

1925 W Spencer Ave 19138 49th WD 1,320 Sq Ft BRT# 171260300 Improvements: Residential Property
JAMES DAILEY C.P. Dec 2022 No. 00825 \$80,667.73 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2401-311

4259 Neilson St 19124 33rd WD 810 Sq Ft BRT# 332531100 Improvements: Residential Property

SHERIFF'S SALE

ANGEL GONZALEZ, AKA ANGEL L GONZALEZ; ROSAURA ROBLES ORTIZ C.P. Feb 2023 No. 01284 \$26,253.85 Manley Deas Kochalski LLC

2401-312

1012 Fanshawe St 19111 53rd WD 4,648 Sq Ft BRT# 532025400 Improvements: Residential Property
JOANNE BLACKSTON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ERNESTINE BLACKSTON-BRANDON, AKA ERNESTINE BLACKSTON; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF ERNESTINE BLACKSTON-BRANDON, AKA ERNESTINE BLACKSTON C.P. May 2023 No. 02733 \$48,954.60 Manley Deas Kochalski LLC

2401-313

1637 S Frazier St 19143 51st WD 942 Sq Ft BRT# 514042200 Improvements: Residential Property
Subject to Mortgage
TERRENCE BROWN C.P. Aug 2004 No. 00097 \$199,138.70 Weir Greenblatt Pierce LLP

2401-314

2233 McClellan St 19145 48th WD 713 Sq Ft BRT# 482009000 Improvements: Residential Property
Subject to Mortgage
TERRENCE BROWN C.P. Aug 2004 No. 00099 \$112,886.11 Weir Greenblatt Pierce LLP

2401-315

3033 Dowitcher Pl 19142 40th WD 2,606 Sq Ft BRT# 406613913 Improvements: Residential Property
JAMES J. KAMARAH C.P. Feb 2020 No. 02187 \$191,288.82 Stern & Eisenberg PC

2401-316

1907 E Madison St 19134 45th WD 1,488 Sq Ft BRT# 452017500 Improvements: Residential Property
Subject to Mortgage
ROBERT D. WILSON C.P. Feb 2023 No. 00985 \$50,463.45 Stern & Eisenberg PC

2401-317

2860 N 23rd St 19132 11th WD 863 Sq Ft BRT# 111375600 Improvements: Residential Property
ALONNA R. JONES, GERALDINE WARREN C.P. Jan 2023 No. 00812 \$46,948.79 Stern & Eisenberg PC

2401-318

4039 N Marshall St 19140 43rd WD 1,288 Sq Ft BRT# 433080200 Improvements: Residential Property
MAYRA VALENTIN C.P. Feb 2023 No. 00350 \$34,700.91 KML Law Group, P.C.

2401-319

3521 Oakmont 19136 64th WD 1,844 Sq Ft BRT# 642195500 Improvements: Residential Property
Subject to Mortgage
CHARLES M. COYNE AND COLEEN P. COYNE C.P. Mar 2020 No. 01779 \$24,866.71 KML Law Group, P.C.

2401-320

5117 N 13th St 19141 49th WD 900 Sq Ft BRT# 493193500 Improvements: Residential Property
MONIQUE BAKER SOLELY IN HER CAPACITY AS HEIR OF DAVID A. JACKSON, DECEASED, DAVID CLEMENTS SOLELY IN HIS CAPACITY AS HEIR OF DAVID A. JACKSON, DECEASED, LATONYA GADSON SOLELY IN HER CAPACITY AS HEIR OF DAVID A. JACKSON, DECEASED, THE UNKOWN HEIRS OF DAVID A. JACKSON DECEASED AND MAURICE MULDROW AKA MAURICE JACKSON, SOLELY IN HIS CAPACITY AS HEIR OF DAVID A. JACKSON, DECEASED C.P. Feb 2023 No. 00721 \$16,972.18 KML Law Group, P.C.

2401-321

7123 Tabor Ave 19111 53rd WD 5,457 Sq Ft BRT# 532398000 Improvements: Residential Property
SHERYL ELLICK SOLELY IN HER CAPACITY AS HEIR OF RUDOLPH J. ELLICK, DECEASED, KATHLEEN ELLICK FRITZ SOLELY IN HER CAPACITY AS HEIR OF RUDOLPH J. ELLICK, DECEASED THE UNKNOWN HEIRS OF RUDOLPH J. ELLICK DECEASED C.P. Jan 2022 No. 00284 \$178,377.54 KML Law Group, P.C.

SHERIFF'S SALE

2401-322

4614 Milnor St 19137 45th WD 2000 Sq Ft BRT# 453456700 Improvements: Residential Property
EDWINA E. SABATINO C.P. Sept 2022 No. 02263 \$168,956.52 KML Law Group, P.C.

2401-323

6334 N Lambert St 19138 17th WD 1140 Sq Ft BRT# 172435100 Improvements: Residential Property
THE UNKNOWN HEIRS OF VERNAL MICHAEL SAWYER AND ANNA SNEED SOLELY IN HER CAPACITY AS HEIR OF VERNAL MICHAEL SAWYER, DECEASED C.P. Feb 2022 No. 02137 \$79,916.21 KML Law Group, P.C.

2401-324

7553 E Tulpehocken St 19138 50th WD 1760 Sq Ft BRT# 501373800 Improvements: Residential Property
FRANCES RUSSELL C.P. Dec 2021 No. 01703 \$234,282.40 KML Law Group, P.C.

2401-325

6724 N Woodstock St 19138 10th WD 1,136 Sq Ft BRT# 102082013 Improvements: Residential Property
B&B REALTY GROUP, LLC, C.P. Jul 2023 No. 02246 \$148,725.39 Hladik Onorato And Federman, LLP

2401-326

106 W Champlost Ave 19120 61st WD 1,140 Sq Ft BRT# 612158200 Improvements: Residential Property
ODETTE NOEL, AS ADMINISTRATOR OF THE ESTATE OF KATHLEEN SMITH, DECEASED C.P. Nov 2022 No. 02657 \$39,740.18 Hladik Onorato And Federman, LLP

2401-327

7009 Woodbine Ave 19151 34th WD 12,880 Sq Ft BRT# 344136700 Improvements: Residential Property
LORRAINE ROBINSON C.P. Apr 2017 No. 00590 \$577,235.52 Hladik Onorato And Federman, LLP

2401-328

1137 Slocum St 19150 50th WD 1,552 Sq Ft BRT# 502396500 Improvements: Residential Property
AARON BROWN, AS ADMINISTRATOR OF THE ESTATE OF RHUENETTE BROWN A/K/A RHUENETTE MARIE BROWN, DECEASED C.P. May 2023 No. 02606 \$68,354.58 Hladik Onorato And Federman, LLP

2401-329

7827 Provident St A/K/A 7827 Provident Rd 19150 50th WD 1,238 Sq Ft BRT# 501183400 Improvements: Residential Property
BRANDI BENNETT A/K/A BRANDI BRYANT C.P. May 2017 No. 03034 \$86,712.38 Brock & Scott PLLC

2401-330

303 Crest Park Road 19119 9th WD 7600 Sq Ft BRT# 091058600 Improvements: Residential Property
TERESA MYERS-THOMPSON C.P. Dec 2017 No. 02095 \$360,150.79 KML Law Group, P.C.

2401-331

2229 Cantrell St 19145 48th WD 658 Sq Ft BRT# 482080400 Improvements: Residential Property
TAWAN DAVIS AND FAMILY HOUSING, LLC C.P. Dec 2021 No. 01726 \$218,113.43 KML Law Group, P.C.

2401-332

1614 W Godfrey Ave 19141 17th WD 1480 Sq Ft BRT# 171284000 Improvements: Residential Property
CHAMELLE JEFFERSON C.P. Dec 2012 No. 02211 \$134,501.94 KML Law Group, P.C.

2401-333

954 East Sanger Street 19124 35th WD 1280 Sq Ft BRT# 351205500 Improvements: Residential Property
CRAIG A. MCCLELLAN C.P. Aug 2022 No. 01113 \$81,690.56 KML Law Group, P.C.

2401-334

6608 Upland St 19142 40th WD 885 Sq Ft BRT# 403123200 Improvements: Residential Property

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
PICA LIM AND THAN LIM C.P. Jan 2022 No. 00826 \$52,921.75 KML Law Group, P.C. 2401-335 2642 S Bouvier St 19145 26th WD 644 Sq Ft BRT# 262058900 Improvements: Residential Property ALYSE PERRY AND MITCHELL T. PERRY C.P. Dec 2019 No. 00681 \$235,408.08 KML Law Group, P.C. 2401-336 526 S Redfield St 19143 3rd WD 909.95 Sq Ft BRT# 032207200 Improvements: Residential Property MARY CLARK C.P. Oct 2022 No. 01106 \$51,865.37 KML Law Group, P.C. 2401-337 1454 Rosalie St 19149 62nd WD 1521.39 Sq Ft BRT# 621091700 Improvements: Residential Property DENZEL TINNIN C.P. Mar 2022 No. 00163 \$84,960.45 KML Law Group, P.C. 2401-338 4641 Fernhill Rd 19144 13th WD 1192 Sq Ft BRT# 133128400 Improvements: Residential Property THE UNKNOWN HEIRS OF CHARLENE PRICE DECEASED C.P. Jan 2022 No. 00196 \$139,131.9 KML Law Group, P.C. 2401-339 3272 Webb St 19134 45th WD 656 Sq Ft BRT# 451228600 Improvements: Residential Property CYNTHIA HANCOCK, SOLELY IN HER CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED SUSAN MCGUORK SOLELY IN HER CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED BENJAMIN PSUT SOLELY IN HIS CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED JESSICA PSUT SOLELY IN HER CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED AND JOSEPH PSUT SOLELY IN HIS CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED C.P. Nov 2015 No. 02582 \$107,390.57 KML Law Group, P.C. 2401-340 6723 Wyncote Ave 19138 10th WD 1,344 Sq Ft BRT# 102092500 Improvements: Residential Property LINARD GAY; JACQUELINE JAMISON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF BRENDA A. LEWIS A/K/A BRENDA LEWIS C.P. Jan 2023 No. 02287 \$30,919.07 Brock & Scott PLLC 2401-341 1729-33 W Cayuga 19140 13th WD 4,713 Sq Ft BRT# 871519770 Improvements: Residential Property Subject to Mortgage JOSEPH POHUBKA C.P. Oct 2019 No. 00002 \$220,016.42 Fein,such, Kahan & Shepard, P.C. 2401-342 1371 Westbury Dr 19151 34th WD 1,120 Sq Ft BRT# 343285700 Improvements: Residential Property JOHN PHILLIPS JR JOHN PHILLIPS SR C.P. Sept 2017 No. 03258 \$162,665.16 Powers Kirm, LLC 2401-343 2240 W Lehigh Ave 19132 16th WD 2,084 Sq Ft BRT# 162353700 Improvements: Residential Property 6468 CAPITAL LLC C.P. May 2023 No. 01300 \$451,427.97 Weber Gallagher Simpson Stapleton Fires & Newby, LLP 2401-344 1623 Willington Street 19121 47th WD 5,508 Sq Ft BRT# 881146650 Improvements: Residential Property Subject to Mortgage KN WILLINGTON LLC AND WILLINGTON APARTMENTS LLC C.P. Aug 2023 No. 01923 \$2,858,927.01 Fox Rothschild LLP 2401-345 2037 East Chelten Ave 19138 17th WD 2,138 Sq Ft BRT# 171338300 Improvements: Commercial Property Subject to Mortgage MYRON L JOHNSON C.P. Apr 2021 No. 02781 \$84,405.33 Fein,such, Kahan & Shepard, P.C. 2401-346 1301 N 29th St 19121 29th WD 1,079 Sq Ft BRT# 871539360 Improvements: Residential Property 6500 8TH AVENUE, LLC C.P. May 2023 No. 01198 \$609,172.68 Richard L Vanderslice PC 2401-347 8107 Rugby St 19150 50th WD 4.964 Sq Ft BRT# 502101900 Improvements: Residential Property WYNTER DAKOTA BESS C.P. Mar 2023 No. 03303 \$136,629.12 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2401-348 3033 Baltz St 19121 29th WD 675 Sq Ft BRT# 292202200 Improvements: Residential Property ALSON ALSTON C.P. Nov 2022 No. 02035 \$135,839.95 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 2401-349 133 W Duval St 19144 59th WD 682 Sq Ft BRT# 593116200 Improvements: Residential Property AMANDA DAVIS C.P. Jan 2023 No. 00481 \$157,520.70 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 2401-350 6259 N Bouvier St 19141 50th WD 900 Sq Ft BRT# 172220500 Improvements: Residential Property CAROLYN C. DAVIS A/K/A CAROLYN DAVIS F/K/A CAROLYN WATSON C.P. Aug 2022 No. 01433 \$111,906.62 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 2401-351 2234 S Hemberger St 19145 48th WD 680 Sq Ft BRT# 482242600 Improvements: Residential Property CHARLES DIANTONIO C.P. Nov 2022 No. 01910 \$163,543.70 Logs Legal Group LLP 2401-352 3301 Guilford St 19136 64th WD 1,408 Sq Ft BRT# 642093000 Improvements: Residential Property Subject to Mortgage VINCENT H. GUISE, JR. AND SHERRY A. GUISE C.P. Aug 2022 No. 00242 \$46,200.54 Weber Gallagher Simpson Stapleton Fires & Newby, LLP 2401-353 6159 Chestnut Street 19139 3rd WD 1,871 Sq Ft BRT# 031025300 Improvements: Residential Property Subject to Mortgage HERMAC LLC, C.P. Sept 2023 No. 00557 \$225,009 Kozloff Stoudt 2401-354 1523 S Wilton St 19143 51st WD 1,068 Sq Ft BRT# 512052400 Improvements: Residential Property DANIEL HOLMES, KNOWN SURVIVING HEIR OF LOTTIE M. LEWIS AND UNKNOWN SURVIVING HEIRS OF LOTTIE M. LEWIS C.P. Oct 2019 No. 01900 \$109,656.34 Mccabe, Weisberg & Conway, LLC 2401-355 2826 S Warnock St 19148 39th WD 1,104 Sq Ft BRT# 395278500 Improvements: Residential Property DANIELLE JOHN, KNOWN SURVIVING HEIR OF KATHLEEN MARCHIAFAVA, BRETT JOHNS , KNOWN SURVIVING HEIR OF KATHLEEN MARCHIAFAVA, AND UNKNOWN SURVIVING HEIR OF KATHLEEN MARCHIAFAVA C.P. Feb 2023 No. 00482 \$137,016.01 Mccabe, Weisberg & Conway, LLC 2401-356 2767 Pratt St 19137 45th WD 1920 Sq Ft BRT# 453147500 Improvements: Residential Property GARY D. REMILLARD AND DANIELLE M. LEVY, C.P. Mar 2023 No. 02630 \$241,322.69 Padgett Law Group 2401-357 6341 Chester Ave 19142 40th WD 1,004 Sq Ft BRT# 410222800 Improvements: Residential Property LEONARD A. MURPHY C.P. Jul 2017 No. 03033 \$68,423.41 KML Law Group, P.C. 2401-358 7213 Forrest Ave 19138 50th WD 1,394 Sq Ft BRT# 501006000 Improvements: Residential Property PEDRO DIAZ CRUZ C.P. Mar 2023 No. 01091 \$184,064.72 Hill Wallack LLP 2401-359 8325 Algon Ave 19152 56th WD 1,066 Sq Ft BRT# 562327147 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MICHAEL J. SEIGAFUSE, DECEASED C.P. Aug 2022 No. 02196 \$204,318.85 Hill Wallack LLP 2401-360 3039 HELLERMAN St 19149 55th WD 1771 Sq Ft BRT# 551050000 Improvements: Residential Property JASON L. SCARBOROUGH AND JENNIFER SCARBOROUGH C.P. Aug 2016 No. 04264 \$132,861.04 Logs Legal Group LLP 2401-361 2070 Bridge St 19124 23rd WD 1,180 Sq Ft BRT# 622104500 Improvements: Residential Property	LARRY B. CALDWELL II A/K/A LARRY B. CALDWELL SR., KNOWN SURVIVING HEIR OF THOMAS CALDWELL AND UNKNOWN SURVIVING HEIR OF THOMAS CALDWELL C.P. April 2022 No. 02626 \$106,900.02 Mccabe, Weisberg & Conway, LLC 2401-362 8647 Bayard St 19150 50th WD 1,143 Sq Ft BRT# 501221000 Improvements: Residential Property NECHEMA C. MCKISSICK , KNOWN HEIR OF DAPHNE INGRAHAM MCKISSICK A/K/A DAPHNE INGRAHAM-MCKISSICK, DECEASED; GRACE MCKISSICK, KNOWN HEIR OF DAPHNE INGRAHAM MCKISSICK A/K/A DAPHNE INGRAHAM -MCKISSICK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAPHNE INGRAHAM MCKISSICK A/K/A DAPHNE INGRAHAM-MCKISSICK, DECEASED; C.P. Nov 2019 No. 01304 \$213,834.54 Albertelli Law Tampa Operating Account 2401-363 8952 Fairfield St 19152 57th WD 2,935 Sq Ft BRT# 571173200 Improvements: Residential Property MARION F GALDIERI C.P. Feb 2022 No. 02695 \$202,091.55 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 2401-364 2519 W Hagert St 19132 28th WD 1410 Sq Ft BRT# 281261400 Improvements: Residential Property PELLA BRADHAM PARKER, EXECUTRIX OF THE ESTATE OF DIANE C. FAUNTLE-ROY C.P. Mar 2023 No. 01070 \$94,655.38 Mccabe, Weisberg & Conway, LLC 2401-365 309 Meehan Ave 19119 22nd WD 1440 Sq Ft BRT# 222097500 Improvements: Residential Property CECIL EASLEY JR., KNOWN SURVIVING HEIR OF CECIL P. EASLEY A/K/A CECIL P. EASLEY, SR., AND CRYSTAL D. TAYLOR, KNOWN SURVIVING HEIR OF CECIL P. EASLEY A/K/A CECIL P. EASLEY, SR., AND UNKNOWN SURVIVING HEIRS OF CECIL P. EASLEY A/K/A CECIL P. EASLEY, SR. C.P. Jan 2020 No. 00130 \$173,576.77 Mccabe, Weisberg & Conway, LLC 2401-366 2019 Manton St 19146 36th WD 900 Sq Ft BRT# 361052100 Improvements: Residential Property CHARLES S. MURPHY, III, KNOWN SURVIVING HEIR OF FLORENCE D. WAITES, AND ROBERT J. MURPHY, KNOWN SURVIVING HEIR OF FLORENCE D. WAITES, AND REGINALD D. MURPHY, KNOWN SURVIVING HEIR OF FLORENCE D. WAITES, AND ALLEN MURPHY, KNOWN SURVIVING HEIR OF FLORENCE D. WAITES, AND UNKNOWN SURVIVING HERIS OF FLORENCE D. WAITES, C.P. Nov 2021 No. 00946 \$244,474.14 Mccabe, Weisberg & Conway, LLC 2401-367 6122 Baynton St 19144 59th WD 2,314 Sq Ft BRT# 592187700 Improvements: Residential Property TRUMEL COMBS C.P. Mar 2023 No. 01993 \$123,324.88 Hladik Onorato And Federman LLP Operating Account 2401-368 1934 W Spencer Ave 19141 17th WD 1,320 Sq Ft BRT# 171252800 Improvements: Residential Property CHAD WILLIAMS C.P. July 2016 No. 00089 \$144,236.81 Parker Mccay 2401-369 4417 Riverview Ln #43 19129 38th WD 1,977 Sq Ft BRT# 888380147 Improvements: Residential Property ANITA B.CAUTHORN, AKA ANITA BARNES CAUTHORN; LAWRENCE L. YANCEY C.P. Sept 2014 No. 04388 \$338,294.42 Manley Deas Kochalski LLC 2401-370 2027 Widener Pl 19138 17th WD 1,006.75 Sq Ft BRT# 171197500 Improvements: Residential Property APEX HOSPITALITY GROUP LLC C.P. Feb 2023 No. 01187 \$143,571.40 Manley Deas Kochalski LLC 2401-371 2044 Chelten Ave A/K/A 2044 E Chelten Ave 19138 17th WD 2,075 Sq Ft BRT# 171329500 Improvements: Residential Property DARRYL O'HANNON C.P. Mar 2023 No. 01472 \$150,931.78 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	2401-372 8811 E Roosevelt Blvd 19152 57th WD 3,917 Sq Ft BRT# 571160600 Improvements: Residential Property JAY F. POWELL A/K/A JAY POWELL C.P. Feb 2020 No. 00485 \$178,548.98 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 2401-373 7128 Jackson St 19135 41st WD 1,454 Sq Ft BRT# 412309200 Improvements: Residential Property Subject to Mortgage EDWARD S. ROCK AKA EDWARD ROCK; CHRISTINA ROCK C.P. Aug 2022 No. 00744 \$130,145.11 Eisenberg, Gold & Agrawal, PC 2401-374 3103 N 32nd St 19132 38th WD 1,159 Sq Ft BRT# 382176100 Improvements: Residential Property DONTÉ JULIA, AS EXECUTOR AND HEIR OF THE ESTATE OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS; DI-ONTE KING, IN HIS CAPACITY AS HEIR OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS; COLONA ROBERTS, IN HER CAPACITY AS HEIR OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS; DAMIAN KING, IN HIS CAPACITY AS HEIR OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS ; ZAINA CRUZ-KING, IN HER CAPACITY AS HEIR OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS; ROBIN LYLES, IN HER CAPACITY AS HEIR OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS; UNITED STATES OF AMERICA C.P. Sept 2019 No. 02908 65634.14 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 2401-375 4444 Tolbut St 19136 65th WD 1,536 Sq Ft BRT# 652091700 Improvements: Residential Property CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES J. DOLAN A/K/A JAMES DOLAN, DECEASED C.P. Jul 2023 No. 00142 \$105,510.19 The Law Office Of Gregory Javardian, LLC 2401-376 6751 N 13th St, Unit 1h 19126 61st WD 682 Sq Ft BRT# 888610055 Improvements: Residential Property GWENDOLYN MITCHELL C.P. Mar 2023 No. 01946 \$34,876.57 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 2401-377 1001-03 Arrott St 19124 23rd WD 1,133 Sq Ft BRT# 234068300 Improvements: Residential Property LYNETTE BARRY, HEIR OF RUSSELL CORNELL, A/K/A RUSSELL R. CORNELL DECEASED C.P. Feb 2023 No. 00466 \$51,248.45 KML Law Group, PC 2401-378 7821 Anita Dr 19111 56th WD 1,080 Sq Ft BRT# 561097400 Improvements: Residential Property THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HAROLD LEIBOWITZ, DECEASED C.P. Sept 2022 No. 00852 \$268,261.53 Hill Wallack LLP 2401-379 4103 Comly Street 19135 62nd WD 2,291 Sq Ft BRT# 622186300 Improvements: Residential Property LINDA DOSINA-FRANCOIS C.P. Feb 2023 No. 02374 \$77,376.58 Stern & Eisenberg PC 2401-380 2829 South Marvine Street 19148 39th WD 901 Sq Ft BRT# 395305200 Improvements: Residential Property THERESA TROIANO C.P. Jan 2023 No. 00384 \$206,292.06 Stern & Eisenberg PC 2401-381 2515 Nicholas St 19121 32nd WD 742 Sq Ft BRT# 324030700 Improvements: Residential Property MDC PROPERTIES LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY C.P. Jun 2023 No. 02735 \$244,525.19 Stern & Eisenberg PC 2401-382 6702 Linmore Avenue 19142 40th WD 954 Sq Ft BRT# 403182400 Improvements: Residential Property PAUL C. MOORE A/K/A PAUL MOORE A/K/A PAUL MORE C.P. Feb 2023 No. 01767 \$44,127.75 Stern & Eisenberg PC 2401-383 1524 Orland Street 19126 10th WD 960 Sq Ft BRT# 101222900 Improvements: Residential Property JAMES COLEMAN SR SOLELY IN HIS CA-	PACITY AS HEIR OF KATRINA SMITH AKA KATRINA M. SMITH, DECEASED THE UNKNOWN HEIRS OF KATRINA SMITH AKA KATRINA M. SMITH, DECEASED C.P. Mar 2022 No. 03180 \$129,270.83 KML Law Group, PC 2401-384 1016 Tyson Ave 19111 53rd WD 1,507 Sq Ft BRT# 532220300 Improvements: Residential Property Subject to Mortgage SHANEH GRIER-BRADLEY AND ERIK BRADLEY C.P. Sept 2022 No. 02956 \$112,469.56 Barley Snyder LLP 2401-385 1001 Arrott St Aka 1001-03 Arrott St 19124 23rd WD 1,133 Sq Ft BRT# 234068300 Improvements: Residential Property LYNETTE BARRY, HEIR OF RUSSELL CORNELL, A/K/A RUSSELL R. CORNELL, DECEASED C.P. Feb 2023 No. 00466 \$51,248.45 KML Law Group, PC 2401-386 429 E Eleanor St 19120 42nd WD 1,639 Sq Ft BRT# 421108200 Improvements: Residential Property GEORGE A. ALVAREZ AND ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINSTRATORS AND DEVISEES OF THE ESTATE OF GEORGE L. ALVAREZ, A/K/A JORGE L. ALVAREZ, DECEASED C.P. Feb 2022 No. 00550 \$62,329.78 Kivitz & Kivitz, PC 2401-387 6062 N Philip St 19120 61st WD 1,088 Sq Ft BRT# 612413000 Improvements: Residential Property ANTHONY HARGROVE C.P. Apr 2022 No. 01887 \$95,839.44 Brock & Scott PLLC 2401-388 662 North 36th Street 19104 24th WD 1,112 Sq Ft BRT# 242173600 Improvements: Residential Property Subject to Mortgage PETER WIESEL AND KENNETH P. CRAWFORD, SR C.P. Jan 2023 No. 02321 \$82,293.82 Padgett Law Group 2401-389 1124 Dunton St 19123 5th WD 2,124 Sq Ft BRT# 057010200 Improvements: Residential Property MICHAEL NIGHTS C.P. Mar 2023 No. 00696 \$76,358.52 Brock & Scott PLLC 2401-390 260 Harvey St 19144 59th WD 3,830 Sq Ft BRT# 593049500 Improvements: Residential Property GREGORY C. ROBINSON A/K/A GREGORY CARTER ROBINSON A/K/A GREGORY ROBINSON, CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF NORMA L. ROBINSON A/K/A NORMA I. ROBINSON A/K/A NORMA IOLA ROBINSON A/K/A NORMA MURPHY A/K/A NORMA MURPHY ROBINSON;TYRIC ROBINSON, CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF NORMA L. ROBINSON A/K/A NORMA I. ROBINSON A/K/A NORMA IOLA ROBINSON A/K/A NORMA MURPHY A/K/A NORMA MURPHY ROBINSON; NYKEISHA ROBINSON, IN HER CAPACITY AS HEIR OF NORMA L. ROBINSON A/K/A NORMA I. ROBINSON A/K/A NORMA IOLA ROBINSON A/K/A NORMA MURPHY A/K/A NORMA MURPHY ROBINSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NORMA L. ROBINSON A/K/A NORMA I. ROBINSON A/K/A NORMA IOLA ROBINSON A/K/A NORMA MURPHY A/K/A NORMA MURPHY ROBINSON C.P. Jul 2022 No. 00020 \$297,154.79 Robertson, Anschutz, Schneid, Crane & Partners, PLLC 2401-391 2661 Shields St 19142 10th WD 1,488 Sq Ft BRT# 406028200 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUNIUS DIGGS A/K/A JUNIUS DIGGS, DECEASED C.P. Oct 2022 No. 02604 \$46,996.97 Hill Wallack LLP 2401-392 5942 N Water St 19120 61st WD 2,083 Sq Ft BRT# 612484100 Improvements: Residential Property MUYASSAR BARAKAT A/K/A SARAH ABDEELMAHD, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF FAWAZ T. BARAKAT; ANJAD BARAKAT A/K/A AMJAD BARAKAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT; FADI

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
BARAKAT,IN HIS CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT; NISREEN BARAKAT A/K/A NESREEN BARAKAT, IN HER CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT; NIVEEN BARAKAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T.	BARAKAT; ALLA BARAKAT, IN HER CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT; UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FAWAZ T. BARAKAT,	DECEASED C.P. Nov 2015 No. 03705 \$40,103.12 Brock & Scott PLLC 2401-393 9222 Puritan Rd 19114 57th WD 5,000 Sq Ft BRT# 572244300 Improvements: Residential Property	MARY HIGGINS C.P. Feb 2023 No. 02886 \$101,616.63 Brock & Scott PLLC 2401-394 7729 Temple Rd 19150 50th WD 990 Sq Ft BRT# 501088300 Improvements: Residential Property SHARRONE COTTLE, KNOWN SURVIV-	ING HEIR OF JOYCE HILLIARD-CHAPMAN, ANTHONY BARTLETT, KNOWN SURVIVING HEIR OF JOYCE HILLIARD-CHAPMAN, AND UNKOWN SURVIVING HEIR OF JOYCE HILLIARD-CHAPMAN C.P. Nov 2021 No. 01976 \$97,733.66 McCabe, Weisberg & Conway, LLC

NEARLY A DECADE AFTER CLOSING, BELOVED PHILLY DINER WILL BE REBORN WITH NEW DEVELOPMENT



The former owner of the Oak Lane Diner has plans to bring the business back after a fire closed it in 2015.

By Aaron Moselle, WHYY

A mixed-use development with 65 apartments for seniors is slated for the former

home of a beloved diner in West Oak Lane.

Plans filed with the city show a seven-story building rising on North Broad Street where the long-shuttered Oak Lane Diner once stood. The proposal calls for a new diner on the first floor, of-

ice space on the second, and apartments above.

The project, located near 66th Avenue and Old York Road, also includes an underground parking lot with 19 spaces and an outdoor lot with 20 spaces.

The proposal is expected to cost upwards of \$20 million to make it a reality.

“They need something really nice to be there,” said Tony Elebah, president of Abeer LP, which owns the site.

Forty-six units will be affordable. The rest will be market rate.

Rents have yet to be determined.

Elebah bought the Oak Lane Diner in 2007. The business, which dates to the 1940s, has been closed since a fire caused extensive damage in 2015.

In the aftermath of the blaze, Elebah elected to demolish the diner rather than rebuild. The site has sat vacant ever since, though the business’ signature coffee cup sign has remained.

The new Oak Lane Diner will be open seven days a week and serve breakfast

and lunch to start, said Elebah. Depending on the response, dinner may be offered, but Elebah doesn’t foresee a 24-hour operation.

He’s confident the crowds will return nonetheless, in part because people never stopped asking him about reopening. “A lot of people love the place,” said Elebah. “It’s a shame to lose it.”

Construction could start as soon as next summer.

A rendering of the proposed development in West Oak Lane, including the re-opened diner. (Courtesy of PARALLEL ARCHITECTURE STUDIO LLC)



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