# UPTOWN STANDARD

PHILLY COULD GET AFFORDABLE HOUSING FOR SENIORS RAISING GRANDCHILDREN



North Philadelphia native Patricia Vaughn moved into The Fairthorne in Roxborough about a decade ago and shared her experiences in the HUD-backed apartment complex. (Kristen Mosbrucker-Garza/WHYY)

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BBQ Pork Ribs-	\$17.00	Shrimp Platte
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BBQ Chicken-	\$14.50	Whiting
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All vegetables cooked with smoked turkey products.

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## WHEN WILL HOUSING AFFORDABILITY IMPROVE? SPOILER ALERT: IT WILL TAKE SOME TIME

By Casey Quinlan Pennsylvania Capital Star

Inflation is slowing and job growth has surged, but many Americans still feel the burden of expensive housing – fueled in part by high demand, low inventory and mortgage rates.

Home prices across the U.S. rose 5.5% over the past year in December 2023 and they are projected to increase 2.8% year over year by December 2024, according to CoreLogic, a consumer and business information company. None of the states in CoreLogic's data showed home price declines.

Rents shot up 23.9% between the beginning of 2020 and the start of of 2023 and home prices rose 37.5% according to Harvard Housing Studies' 2023 state of the nation's housing report. The median sales price He added that a lack of a home sold in the U.S. is \$417,700, according to the St. Louis Fed.

Given the state of housing affordability in the U.S., here's what to know about ongoing construction shortages, high interest rates, where housing prices are climbing, and what policymakers could do about it.

How did the housing market get this way?

Much of the current predicament renters and homebuyers face is linked to high housing demand, low housing inventory and the Fed's cycle of hiking interest rates.

Very low mortgage rates – January 2021 saw the lowest recorded mortgage rate at 2.65% – fueled demand but drove up prices, exacerbated by low housing inventory, Matthew Walsh, economist at Moody's Analytics explained. The Federal Reserve then raised interest rates in 2022 to combat inflation, which in turn influenced mortgage rates.

Those rates reached near

8% in October, and higher rates put constraints on housing supply, with more homeowners staying put. It's now 6.77% for a 30year fixed rate mortgage.

A lack of housing stock, both in for sale and overall inventory, is a key long-run problem for housing affordability, said Robert Dietz, chief economist for the National Association of Home Builders. A lack of accessible rental inventory that provides both single family and multi-family rental housing is a problem, he said.

"We simply don't have enough developed land to build on, particularly in the places where it's needed the most, which tends to be highly dense, more regulated markets in the largest University's Joint Center for metros where there's a lot of population growth," he said.

> of construction labor as well as expensive building materials – partly affected by supply chain problems – have exacerbated the prob-

A 2023 Home Builders Institute report found that construction would need to add hundreds of thousands of workers to meet residential construction demand. An HBI survey done in 2021 found that around 90% of home builders for single family homes said there was a shortage of carpenters and that more than 80% of remodelers said there was a shortage in most of the construction trades they needed subcontractors for.

What is the Federal Reserve doing with interest rates? The Fed is <u>expected</u> to cut rates this year, which should have some impact on housing prices. The Fed may not cut rates until May or later, but economists have forecast multiple rate cuts this year.

Many homebuyers and renters are hoping that a cut in interest rates could provide lower home and rental

prices, since a lack of home- new residents. buying can drive up rental costs.

But economists say there won't be meaningful relief anytime soon.

"It should push mortgage rates down into the low 6% range and perhaps in 2025 moving into the high 5s," Dietz said. "That's not the 2 to 3% rate that we saw earlier, but it will help price in some demand by lowering the monthly payment on a hypothetical mortgage. It is going to have a disproportionate impact on first-time buyers who tend to be particularly sensitive to changes in rates because they don't have any home equity as first-time buyers."

Selma Hepp, chief economist at CoreLogic, said home prices will remain pricy for quite some time, even when mortgage rates come down.

"Because home prices have gone up 40%, no matter how much you adjust mortgage rates — and we're not expecting them to come down to 2% any time soon if ever again — you'd really have to get them to 2% to get that affordability back," she said.

Why are home price trends in different parts of the U.S.?

New Jersey, Connecticut and Rhode Island saw the highest home price increases in December, according to CoreLogic's data, but no states saw home prices go

Hepp said that is significant because until this report, a couple states continued to show year-over-year declines: Utah and Idaho as well as the District of Columbia. She said that change may have been fueled by people moving from parts of California and from Seattle who drove up home prices in their new states.

A Moody's Investor Service report released in October showed Florida, Montana, Nevada, and Idaho had the largest decline in affordability, due in part to growth in

But no part of the country is being spared by the effects of rising housing prices. Walsh said some of the fastest price appreciation he's seen is in parts of the northeast and midwest because some of those markets are more affordable compared to parts of the country that saw an influx of residents earlier in the pandemic, such as metro areas in Mountain states including Colorado and Arizona "The places where we've seen the most moderation in home prices have been in the places that lost that affordability edge...," he said. "... Some of the fastest growing places in the northeast, like upstate New York, a place that really hasn't seen quick increases in home prices in a long time, have been showing signs of life over the past year." How are policymakers helping?

Some states and cities are stepping up to the challenge of improving its affordable housing stock. A program in Maine is funding more affordable rental housing, which includes the improvement of existing housing. Minnesota's Family Homeless Prevention and Assistance Program is expanding rental assistance.

In Pennsylvania, lawmakers have pushed for renewal of the state's Whole Home Repairs program, a home improvement initiative that offers funding of up to \$50,000 in grants and forgivable loans for eligible homeowners and landlords. Passed by the Legislature on a bipartisan basis in 2022, the \$120 million program was funded with American Rescue Plan funds, and administered by the state Department of Community and Economic Development. Funding for the program that was included in the state budget approved last

August was not included in

the final code bills passed in

December, but Gov. Josh Shapiro proposed \$50 million in funding for Whole Home Repairs program in his 2024-25 budget.

"We can't leave struggling homeowners out to dry," Shapiro said during his Feb. 6 budget address. "This is a smart investment. We know it works, and demand is high."

Voters in Phoenix and Albuquerque, New Mexico, last year supported bond measures that will spend millions on affordable housing. In 2022, voters approved housing bonds to fund more affordable housing for Buncombe County, North Carolina; Columbus, Ohio, and Kansas City, Missouri. Localities in Colorado and Montana voted to use tax revenues on affordable housing development and projects in 2023 as well. On the federal level, the

Biden administration announced in July it would address low housing supply by incentivizing projects with greater density and creating a program to fund projects that focus on zoning reforms. In October, the administration also introduced new housing initiatives to increase homeownership, such as loans to boost affordable housing on tribal lands and letting homeowners use prospective rental income from "dwelling units" at their home as part of their income when they want to qualify for FHA-insured mortgages. Some economists say that zoning is far too restrictive to increase housing supply and make it more affordable.

Government policies to address housing affordability should include "thinking about ways to incentivize state and local governments to reduce regulatory burdens and enact zoning reform to promote density where the market demands it," Dietz said.



## PHILLY POLICE ADDING MORE OFFICERS TO WORK THE WEEKENDS



A police car on 56th Street in West Philadelphia. (Emma Lee/WHYY)

The new unit will supplement patrols and give police on the beat backup over the weekend.

By Tom MacDonald, WHYY

You might see more police on Philadelphia streets on the weekend.

The department announced plans Friday to enhance

weekend patrols with a special "roving" unit that will go to hotspots, including socalled car meet-ups and other mass gatherings. First Deputy Commissioner John Stanford said the de-

partment will add what they're calling a "significant planned or unplanned types number" of uniformed officers in marked vehicles to fight crime on the weekends. He wouldn't give specifics of how many addi-

tional cops would be assigned to the weekend duty.

"They will traverse throughout the city obviously with the idea in mind of crime fighting, but also being available for any of the of incidents that we've seen across the city, such as those large gatherings of individuals, car meet activities, or any type of major

incident," he said. "These officers and supervisors will be available to be deployed to those types of incidents." Stanford said the additional staffing from non-patrol units will be used Friday and Saturday nights to start and the change is designed to give patrol officers confidence that backup is available if things go wrong. "To combat some of the issues they are seeing, some of the issues that they are facing because of our staffing challenges and allowing them to have another level of safety for the officers out there," Stanford said. He added that the special patrol will go after everything when it comes to crime.

"When I say crime fighting that encompasses all crime, obviously violent crime is a priority within the city of making the city safe, but crime is crime and so, it's not like we're just picking and choosing — if they see

crime that's being committed there, they are going to respond, they're going to act and so as you know, some have considered retail theft a little level crime years ago. That's one of the most important issues right now for us and so it's still a crime."

Stanford said police leaders will monitor the usefulness of the additional officers and adjust strength as necessary, redeploying officers every weekend to crime hotspots and keeping them mobile so they can help out where needed citywide.





## TRUMP MAKES SURPRISE APPEARANCE AT SNEAKER CON IN PHILADELPHIA



Former President Donald Trump autographs a Playboy magazine at Sneaker Con on Saturday Feb. 17, 2024 in Philadelphia (Capital-Star photo by John Cole)

### **Sneaker Con's pres-** limit of three pairs per cusident has donated to Trump's 2024 reelection campaign

By John Cole Pennsylvania Capital-Star

Former President Donald Trump was the featured speaker at the National Rifle Association forum in Harrisburg. On Saturday, he made what appeared to be a last-minute visit to Philadelphia to speak at Sneaker Con.

"It's a slightly different audience than I'm used to," Trump said during brief remarks to a crowd that included cheers and some boos on Saturday afternoon. "But I love this audience." Before Trump took the stage at the Philadelphia Convention Center, people in the crowd waved signs reading "Sneakerheads Love Trump" with a URL to a site offering "President Trump's official sneaker," gold high-tops with American flag logos, available for pre-order at \$399, with a

tomer, according to the site. A pair of the sneakers was displayed on the stage before Trump was introduced. Trump claimed that launching the shoe line was something he's wanted to do for "a long time."

In addition to promoting the launch of his sneaker line, Trump's speech appeared to be an attempt to court younger voters, who made up a significant majority of the audience.

"What's the most important thing," Trump asked. "To go out and vote."

"We have got to get young people out to vote," he said.

President Joe Biden won 62% of voters aged 18-29 in Pennsylvania during the 2020 presidential election, while Trump won 35%. In 2016, Hillary Clinton won 52% of that same age demographic, while Trump won 43%.

Chase Young, founder of Philadelphia-based luxury sneaker company Culture Kicks, spoke briefly before Trump took the stage about the impact that young people have in the shoe trading industry.

"Our industry is valued at a staggering \$100 billion," Young said. "Where 60 million young entrepreneurs in the U.S. alone are actively engaged in trading and investing in sneakers." "Over \$10 million worth of sneakers will be changing

Young described Trump as someone who would have a "deep impact" on the sneaker industry by becoming the

first president to launch

hands today alone," he add-

their own sneaker. "He is someone you would not have thought or guessed would be joining the sneaker community, but today he is releasing his own line of sneakers, right here at Sneaker Con," Young said. Trump was only on stage for a few minutes, holding up a gold shoe and inviting

a woman in the audience

wearing a Trump 2024

him.

sweatshirt on stage with

Sneaker Con bills itself as "the world's premier sneaker show, providing a huge space for vendors and attendees to buy, sell, and trade some of the most sought-after footwear in the game." It might seem like an odd venue for Trump, but according to filings with the Federal Election Commission, the president of Sneaker Con, Alan Vinogradov, made donations to Trump's 2024 campaign and a Trumpaffiliated PAC, in relatively small amounts.

Vinogradov donated \$541 in August 2023, and \$202 in April 2023 to Trump's reelection campaign. He also donated to the Trump Save America PAC, giving \$602 in August 2023 and \$225 in April 2023.

Following Trump's speech, 2024 GOP nomination for a pair of size 11 Trump shoes that he autographed was auctioned off to a person in the audience for \$9,000. Trump also signed a variety of MAGA gear, sneakers, and a Playboy magazine with his photo on the cover.

Trump has something of a troubled relationship with the City of Brotherly Love. During a presidential debate with Joe Biden in September 2020, Trump made the comment "Bad things happen in Philadelphia, bad things."

Trump's visit to Philadelphia came one day after a judge in New York ordered him to pay \$355 million for lying about his wealth in a civil fraud case. President Joe Biden's reelection campaign released a statement after Trump's brief appearance at the sneaker show Saturday. "Donald Trump showing up to hawk bootleg Off-Whites is the closest he'll get to any Air Force Ones ever again for the rest of his life," Biden-Harris 2024 Communications Director Michael Tyler said.

Trump's visit to Philadelphia is his second of the year to the Keystone State and the fourth since he announced he was seeking the

president. He visited Philadelphia in June to speak at a Moms for Liberty rally and visited the opposite end of the commonwealth in July for an address in Erie County.

Biden has made three trips to Pennsylvania in 2024, delivering his first campaign speech of the year in Montgomery County on Jan. 5, where he said he believed that democracy is on the ballot in November. On Jan. 12, Biden visited small businesses in the Allentown area, and was in Philadelphia on Jan. 15 for Martin Luther King Jr. Day to volunteer at a food bank.

Pennsylvania played a key role in determining the two previous presidential elections and is shaping up to be center stage, once again, for the 2024 race.

So far, 2024 polling shows Biden and Trump in a close hypothetical rematch for the Keystone State's 19 electoral votes.

Capital-Star editor Kim Lyons contributed

## PENNSYLVANIA CAPITAL-STAR



### HERE ARE THE PENNSYLVANIA CANDIDATES WHOSE NOMINATING PETITIONS HAVE BEEN CHALLENGED

By John Cole Pennsylvania Capital-Star

Democrat Laurie MacDonald, who is seeking to unseat U.S. Rep. Summer Lee (D-12th District), is one of several candidates facing a challenge to appear on Pennsylvania's primary bal-

An objection filed in Commonwealth Court claims that MacDonald's nominating petitions have a number of irregularities, and a "pattern of impropriety in the signatures" that should disqualify her from the ballot. In Pennsylvania, candidates are required to gather 1,000 signatures from registered voters who live in usually people just don't the congressional district and are of the same party as the candidate in order to appear on the ballot for Congress.

The MacDonald campaign is confident it has more than enough signatures to qualify.

"The others in this race need to address the issues facing our district. Not spend time and money on disenfranchising district voters," MacDonald told the Capital-Star in an emailed statement. "I look forward to talking to voters about how to unify our nation and get results for our community." A hearing on MacDonald's case is scheduled for March

The ruling on MacDonald's ballots could play a sizable role in how the 12th District primary plays out in western Pennsylvania. MacDonald, who joined the race in January, was the first candidate in the race to launch a TV ad campaign. Lee, who is seeking her second term, has a sizable cash advantage know," he said. Bonin is an and outraised the rest of the state's congressional delegation in the final three months of 2023. Edgewood Councilmember Bhavini Patel is also seeking the Democratic nomination. MacDonald is not the only candidate facing a challenge shoddy cases."

ry. Here's how the process works, and who else has a court date to defend their petitions.

How the challenge process works in Pennsylvania Candidates whose petitions meet the requirements are provided with a receipt of acceptance within a few hours of submitting them, according to the Pennsylvania Department of State. Election lawyer Adam Bonin tells the Capital-Star that the number of petition challenges varies from cycle to cycle. Most signatures that are later disqualified aren't from voters seeking to commit fraud, he adds, realize they're not quali-

"Most of the time it's a mistake in good faith," Bonin said. "They don't know whether they live in the district. They sign just to be polite because they don't want to say no to a friendly person."

Those who circulate petitions don't have to live in the district, but must be registered members of the candidate's party. The challenges are decided in Commonwealth Court, and if there's a particularly heavy volume, they could borrow senior judges from the Superior Court who have served on the Commonwealth Court.

Bonin said that most cases come down to whether a signature on a petition is a registered voter. Most of the attorneys who bring challenge cases know what they're doing, he added, and U.S. House so only bring serious cases. "But anyone is free to file them and you don't always attorney on a case currently challenging the nomination petitions of Allen King, a Democrat running for Pennsylvania's 1st Senate District. "For the most part the election bar is not going to waste the court's time on

ahead of the April 23 prima- Here's how the ballots are shaping up in other races across Pennsylvania

### U.S. Senate

Joseph Vodvarka, a candidate in several previous races, filed to run in the Republican Party primary for U.S. Senate, against former hedge fund manager David McCormick.

The objection filed to

Vodvarka's nomination petitions charges that 577 signatures are invalid and should be stricken, which would put the candidate below the 2,000 signatures needed to make the ballot for U.S. Senate. A hearing on Vodvarka's case is scheduled for March 5. Brandi Tomasetti, secretary and treasurer for Conestoga Township in Lancaster County, announced her candidacy for the Republican Party nomination for U.S. Senate in January, but had her petitions rejected, reportedly over mistakes by some of the volunteers collecting the signatures. She won an appeal seeking more time. The new deadline to file objections to Tomasetti's petitions is Feb.

Democratic candidate Will Parker also won more time to file his petitions, seeking to challenge U.S. Sen. Bob Casey (D-Pa.) in that party's primary. Parker's petitions can be challenged until Feb. 29. Vodvarka could not be reached for comment. Tomasetti's campaign did not immediately return a request In the race for the Republifor comment.

Tim Kramer is seeking to challenge U.S. Rep. Mike Kelly (R-Butler) in the 16th Congressional District, but an objection to his petitions claims that 329 signatures should be invalid, which would put him under the required number of signatures. A hearing on Kramer's case is scheduled for Feb. 27. His campaign did

not immediately reply to a request for comment. Dasha Pruett, one of two Republicans to file for the 5th Congressional District, is also facing a challenge to her petitions. The objection filed to Pruett's nomination petitions claims that 204 of the signatures are invalid, which would put her below the threshold. A hearing on Pruett's case is scheduled for Feb. 29. Her campaign did not immediately reply to a request for comment. U.S. Rep. Mary Gay Scanlon (D-Delaware) is the incumbent.

### Pennsylvania General Assembly

Three candidates for Pennsylvania's state Senate and 24 candidates for Pennsylvania's state House have had their nomination petitions challenged. State Sen. Jim Brewster (D-Allegheny) is not seeking reelection for the 45th Senate District, resulting in five candidates filing for the competitive seat. Former Duquesne Mayor Nickole Nesby, one of the three Democratic candidates attempting to succeed Brewster, had her nomination petitions challenged. The objection filed to Nesby's petitions claims that 396 individual signature lines are not valid, which would put her below the required 500 signatures. A hearing on Nesby's case is scheduled for Feb. 27. Nesby's campaign could not be reached for comment.

can Party nomination for the 45th Senate District, Kami Stulginskas is the only candidate to have their petitions challenged. The objection filed claims that of the 699 signatures on the nomination petition, 247 of them should be deemed invalid. A hearing on the case is scheduled for March 4. Stulginskas' campaign could not be reached for comment.

The third candidate for state Senate to have their petitions challenged is Allen King, a Democrat challenging state Sen. Nikil Saval (D -Philadelphia), in the 1st Senatorial District. The objection filed writes that a "shocking number of signatures bear no resemblance to the voter's signature on file." It also claims King does not meet the oneyear residency requirement needed to make the primary ballot. A hearing on King's case is scheduled for March 13. King's campaign did not immediately reply to a request for comment.

State Reps. Amen Brown and Rick Krajewski, both Philadelphia Democrats, are also facing challenges to their petitions. The objection filed against Brown claims that he has not filed the mandatory financial disclosures needed to make the ballot. The hearing on his case is scheduled for March 4. His campaign did not immediately reply to a request for comment.

The objection filed against Krajewski claims that the candidate inaccurately filled out the district he is seeking to run for. The hearing on this case is scheduled for March 1. His campaign did not immediately reply to a request for comment.

Feb. 28 is the last day for withdrawal by candidates who filed nomination peti-

The DOS says Commonwealth Court expedites objections cases in order to resolve them as soon as possible so county boards of election can finalize their ballots. Counties must deliver or mail all mail-in and civilian absentee ballots as soon as they are available and no later than April 9 in any event.

Capital-Star reporter Peter Hall contributed.

**PENNSYLVANIA** A CAPITAL-STAR

## PHILLY COULD GET AFFORDABLE HOUSING FOR SENIORS RAISING GRANDCHILDREN



HUD Deputy Secretary Adrianne Todman toured The Fairthorne in Philadelphia as a model of what developers can do with the latest round of federal grants for senior housing. (Kristen Mosbrucker-Garza/WHYY)

Philadelphia developers could get millions to build more affordable senior housing, and new rules promote building intergenerational apartments.

By Kristen Mosbrucker-Garza, WHYY

North Philadelphia native Patricia Vaughn moved into an affordable senior apartment complex in Roxborough about a decade ago.

\$700 monthly for an apartment in West Oak Lane, which did not include utili-

But at The Fairthorne, there were 40 new one-bedroom apartments with all the essentials included in the rent. Low-income seniors like Vaughn would pay no more than one-third of their income for rent each month.

The remainder was subsidized by regular payments At the time, she was paying by the U.S. Department of Housing and Urban Development.

Vaughn heard about the development from her sister and applied right away. She got in.

Now in her 70s, she enjoys decorating the community meeting room for holidays.

"You pay your rent, and everything else is taken care of," she said. "It's just a blessing. That's one less thing that I have to worry about."

And that's the model federal officials want to continue with a new round of grants earmarked for senior rentals — a total of \$115 million nationwide.

HUD officials expect that money to support building and keeping — about 2,000 affordable apartments in the market. "We provide capital funding in the form of a loan, but it doesn't have to be repaid as long as the project remains affordable for about 40 years," said Adrianne Todman, HUD Deputy Secretary. "You can build housing all day long. But what makes it deeply affordable for seniors is the annual rental subsidy HUD provides which goes to the operating costs of the building."

This year, there's a twist – developers can use some of the money to build intergenerational housing units – where seniors are raising their grandchildren. About \$35 million is slated for projects incorporating these intergenerational housing units.

"That's going to help seniors who are raising minor children to be able to stay in their home and live with dignity," Todman said. "But these funds are not a given."

U.S. Rep. Dwight Evans advocated for the funding in Congress — which HUD leaders said is discretionary funding and not guaranteed each year.

The last time HUD's multifamily housing program doled out \$160 million nationwide was in October 2023. Philadelphia nonprofit Opportunities Services Corp. snagged \$2.1 million to build 41 new senior apartment units.



James Williams **Publisher** 

> EJ Holt Editor

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> In memory of Sean Crump Co-Founder

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## Sheriff's Sale Notices for March 5, 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 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 Sher City and County of Philadelphia, on Tuesday, Mar 5, 2024 at:

https://www.bid4assets.com/philadelphia 10:00 AM EST

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") the to the COVID 10 and point the polycloid sele due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com
- 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 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 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
- 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 perty, the bidder assumes all respon nce. It is the responsibility of the bidder uue umgence. 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").
- 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 submirms della execute the Sheriff's 18. price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders
- accept for the sale to go to a third-party budder. 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.
- 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 perty purchased plus a buyer's pren 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 processing fee by 5:00PM ES1 on the Intecemb calendar day following the Auction Date s that day falls on a holiday or weekend day, the balance is due on the next business day by PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS
- 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 default (\*Specialt\*) and the deeping against shall be designed. a default ("Default") and the down payment shall be forfeited by the bidder.
- If a bidder wins multiple properties and 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.

### SHERIFF'S SALE

10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.

11. On any auction that results in a third-party

- sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this 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 (1<sup>8</sup>) 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% balane fifteen (15) calendar she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not ply. If the highest bidder did not complete comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5<sup>th</sup> 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
- may cancel the sale after the auction closes for any
- 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.
- 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. that occurs during the auction
- The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason
- All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of and Dollars (\$1,000.00)
- 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 anunregistered 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 the registration of fictitious names. The bid of ar unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.
- The Sheriff reserves the right to refuse 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 bythe Sheriff.
  20. The Sheriff will file in the Prothonotary's office a Schedule of Distribution Thirty (40) Days
- 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 the Schedule of Distribution and Exceptions thereto.
- 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 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. prosecuted to the fullest extent of the law.

> Very truly yours, City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com

### SHERIFF'S SALE OF TUESDAY. **MARCH 5, 2024**

### SHERIFF'S SALE

2403-301 2708 East Indiana Avenue 19134 25th Wd. 1,127 Sq. Ft. BRT #251092400 Improvements: Residential Dwelling

MARGARET WERYNSKI AND JOHN LEW-ISKI JR. C.P. Aug 2021 No. 02268 \$269,812.58 McCabe, Weisberg & Conway, LLC

### 2403-302

**2949 N. 9th Street 19133** 37th Wd. 1,827 Sq. Ft. BRT #881147296 Improvements: Residen-

tial Dwelling 17TH ST. LLC C.P. Apr 2023 No. 200403 \$616,447.19 McCabe, Weisberg & Conway,

2403-303
2710 North 19th Street 19132 11th Wd. 838
Sq. Ft. BRT #111219700 Improvements: Residential Dwelling
COLLIN BROWN, KNOWN SURVIVING HEIR OF CHARLES W. BROWN SR.,

COLLEEN P. BROWN, KNOWN SURVIV-ING HEIR OF CHARLES W. BROWN SR., AND UNKNOWN SURVIVING HEIRS OF CHARLES W. BROWN SR. C.P. Oct 2019 No. 01289 \$97,176.82 McCabe, Weisberg & Con-

2071 E Tioga Street 19134 45th Wd. 996 Sq. Ft. BRT #452114400 Improvements: Residential Dwelling
MARION F. PATTERSON AND ANTONIA

LIND MARIE LONG-DEJESUS C.P. Jan 2023 No. 03027 \$124,528.33 McCabe, Weisberg & Conway, LLC

**2403-305 5221 Church Road 19131** 52nd Wd. 1,550 Sq. Ft. BRT #521213700 Improvements: Residential Dwelling

tal Dweining
RHONDA BURROUGHS-GRIFFINS,
KNOWN SURVIVING HEIR OF MARIE
BURROUGHS, UNKNOWN SURVIVING
HEIRS OF MARIE BURROUGHS, AND UNITED STATES OF AMERICA, C/O UNIT-ED STATES ATTORNEY FOR THE EAST-ERN DISTRICT OF PENNSYLVANIA C.P. Sept 2022 No. 01663 \$200,455,21 McCabe, Weisberg & Conway, LLC

827 South Vogdes Street 19143 46th Wd. 1,028 Sq. Ft. BRT #463201900 Improvements: Residential Dwelling NUHOME INVESTMENT PROPERTIES, LLC, C.P. Jul 2023 No. 01849 \$146,093,03

Padgett Law Group

### 2403-307

**237 South Ithan Street 19139** 60th Wd. 945 Sq. Ft. BRT #604222000 Improvements: Residential Dwelling

MITHAMMAD O. HOGUE C.P. Apr 2023 No. 02711 \$47,465.26 Padgett Law Group

### 2403-308

5311 Market Street 19139 44th Wd. 1.200 Sq. Ft. BRT #871201450 Improvements: Residen-

PI. BR. 180/1201730 Imperior State of The International Decling DURTY DEVILZ PROPERTY INVESTMENTS LLC, C.P. Apr 2023 No. 01656 \$249,870.67 Padgett Law Group

**258 West Queen Ln 19144** 12th Wd. 1,126 Sq. Ft. BRT #123119500 Improvements: Residential Dwelling Subject To Mortgage
NUHOME INVESTMENT PROPERTIES,
LLC, C.P. Sept 2023 No. 01011 \$127,684.49

Padgett Law Group

### 2403-310

3148 North 6th Street Aka 3148 N 6th St 19133 37th Wd. 1073 Sq. Ft. BRT #372010800 Improvements: Residential Property
EUGENE ROXBURY AKA EUGENE J.
ROXBURY C.P. Jan 2023 No. 0715 \$99,595.55 KML Law Group, P.C.

### 2403-311

1009 N 64th St 19151 34th Wd 3327 Sq. Ft BRT #344243300 Improvements: Reside

Property
THE UNKNOWN HEIRS OF JOSEPH L BARR DECEASED C.P. Sept 2022 No. 02787 \$225,492.62 KML Law Group, P.C.

### SHERIFF'S SALE

2403-312 **5436 Ridgewood St 19143** 51st Wd. 1013 Sq. Ft. BRT #513249200 Improvements: Residen-

tial Property
RUSSELL TRAVERS JR C.P. Sept 2021 No.

**5707 Malvern Ave 19131** 52nd Wd. 1886 Sq. Ft. BRT #522117900 Improvements: Residen-

tial Property
UNKNOWN HEIRS OF THURKIEL E. EPPS C.P. Oct 2021 No. 00149 \$119,963.73 KML

1907 S 29th St 19145 48th Wd. 1.450 Sq. Ft. BRT #482379300 Improvements: Residential Property
VINCENT DIGREGORIO C.P. May 2023 No.

00087 \$121,035.72 KML Law Group, P.C.

### 2403-315

**3507 Nottingham Ln 19114** 66th Wd. 1260 Sq. Ft. BRT #661238600 Improvements: Residential Property

SHARYN JACKSON C.P. Jun 2022 No. 00501

**2403-316 2713 N 11th St 19133** 37th Wd. 1,260 Sq. Ft. BRT #372222700 Improvements: Residen

Property JEWELYN P. WILLIAMS A/K/A JEWELYN WILLIAMS EARLE T. WILLIAMS C.P. May 2023 No. 01179 \$20.333.35 Powers Kirn, LLC

**2403-317 312 E Eleanor St 19120** 42nd Wd. 1,260 Sq. Ft. BRT #421097200 Improvements: Residen-

tial Property ANNA BUKRITSKY C.P. Oct 2022 No. 00586 \$75,472.92 Powers Kirn, LLC

144 West Ansley St 19144 12th Wd. 8,250 Sq. Ft. BRT #123004010 Improvements: Residen

tial Property
TIMOTHY M. JOHNSON C.P. Apr 2023 No. 03060 \$228,167.76 KML Law Group, P.C.

**2403-319 4709 Disston St 19135** 15th Wd. 2,160 Sq. Ft. BRT #412039900 Improvements: Residential

DELORES PETERS AND HARRY F. PE-TERS C.P. Jun 2022 No. 02271 \$139,173.98 KML Law Group, P.C.

**4709 Ashburner St 19136** 65th Wd. 1,200 Sq. Ft. BRT #652042400 Improvements: Residential Property
CHRISTIAN NEGRON C.P. Oct 2022 No.

00524 \$137,371.74 Hill Wallack LLP

3011 Redner St 19121 29th Wd. 846.98 Sq. Ft. BRT #292219900 Improvements: Residential

DIAMANTE ESTATES LLC C.P. Apr 2023 No. 01290 \$274,326.53 Hill Wallack LLP

### 2403-322

1430 N Corlies St 19121 29th Wd. 926 Sq Fr BRT #292306210 Improvements: Residential Property PARKER ESTATES LLC C.P. Apr 2023 No.

01628 \$255,772.25 Hill Wallack LLP

**2403-323 5815 Akron St 19149** 62nd Wd. 1,240 Sq. Ft. BRT #621440500 Improvements: Residential

ALESIA BREWER C.P. Dec 2022 No. 02201 \$151,114.36 KML Law Group, P.C.

### 2403-324

**4946-48 W Stiles St 19131** 44th Wd. 1400 Sq. Ft. BRT #442095505 Improvements: Residen-

tial Property
EMPRESS TASHA ALISA TIPPETT BEY A/K/A TASHA UNDERWOOD C.P. Oct 2020 No. 00064 \$118,863.23 KML Law Group, P.C.

**658 E Cornwall St 19134** 33rd Wd. 743 Sq. Ft. BRT #331114600 Improvements: Residen-

### SHERIFF'S SALE

tial Property
THE UNKNOWN HEIRS OF SHIRLEY BUTLER AKA SHIRLEY G. BUTLER, DE-CEASED C.P. Jan 2022 No. 00987 \$57,003.33 KML Law Group, P.C.

### 2403-326

5811 Chester Ave 19143 40th Wd. 1,911 Sq. BRT #401113700 Improvements: Reside

PHYLLIS BUCHANAN A/K/A PHYL BUCHANAN C.P. Dec 2022 No. 01653 \$154,675.10 Stern & Eisenberg, PC

### 2403-327

**5216 Montour Street 19124** 35th Wd. 1,360 Sq. Ft. BRT #351363500 Improvements: Residential Property PHILIP TRIBBLE C.P. May 2023 No. 00467

\$120,409.77 KML Law Group, P.C.

**2403-328 912 Anchor St 19124** 35th Wd. 938 Sq. Ft. BRT #351270300 Improvements: Residential

Property
JOSEPH ATKINSON AND KIMBERLY AT-KINSON C.P. Apr 2023 No. 02069 \$83,835.21 KML Law Group, P.C.

**2403-329 3048 W Oxford St 19121** 29th Wd. 1370 Sq. Ft. BRT #292226200 Improvements: Residen-

REHAB QUEEN LLC C.P. Apr 2023 No. 01630 \$318,669.61 Hill Wallack LLP

### 2403-330

**1433 N Corlies St 19121** 29th Wd. 1591.52 Sq. Ft. BRT #292303000 Improvements: Residential Property

PARKER ESTATES LLC C.P. May 2023 No 01523 \$240,006.45 Hill Wallack LLP

### 2403-331

1765 N 29th St 19121 32nd Wd. 1.629 Sq. Ft. BRT #324179800 Improvements: Residential

Property
DIAMANTE INVESTMENT GROUP LIM-ITED LIABILITY COMPANY C.P. June 2023 No. 01320 \$245.046.49 Hill Wallack LLP

3046 Redner St 19121 29th Wd. 1845.65 Sq. Ft. BRT #292219000 Improvements: Residen-

tial Property
DIAMANTE ESTATES LLC C.P. May 2023 No. 02043 \$193,700.23 Hill Wallack LLP

### 2403-333

**1245 N Newkirk St 19121** 29th Wd. 1118 Sq. Ft. BRT #292108701 Improvements: Residential Property

TWELVE FORTY FIVE LLC C.P. May 2023 No. 01519 \$191,845.39 Hill Wallack LLP

3868 Alberta Pl 19154 66th Wd 1796 Sq. Ft BRT #662584800 Improvements: Residential

DEBORAH CAMPBELL AKA DEBBIE CAMPBELL, SOLELY IN HER CAPACITY AS HEIR OF ELIZABETH FRANZ AKA ELIZABETH M. FRANZ, DECEASED THE UNKNOWN HEIRS OF ELIZABETH FRANZ AKA ELIZABETH M. FRANZ. DECEASED LINDA WILHELM SOLELY IN HER CA-PACITY AS HEIR OF ELIZABETH FRANZ AKA ELIZABETH M. FRANZ, DECEASED C.P. Dec 2022 No. 02099 \$248.012.12 KML Law Group, P.C.

**2403-335 7450 Brockton Rd 19151** 34th Wd. 1,434 Sq. Ft. BRT #343146338 Improvements: Residen

tial Dwelling
DENITA L. THOMAS C.P. Oct 2022 No. 00675 \$95,389.82 Hladik Onorato And Federman LLP

**7259 Ridge Avenue 19128** 21st Wd. 11,859 Sq. Ft. BRT #214137520 Improvements: Residential Designation

rt. Br. #21415/320 Improvements: Residential Dwelling
CHERYL A. DOUGAR A/K/A CHERYL DOUGAR C.P. Mar 2021 No. 01812
\$150,100.46 Hladik Onorato And Federman

### 2402 227

3559 Sheffield Ave 19136 64th Wd. 1,600 Sq. Ft. BRT #642229400 Improvements: Residential Dwelling

MINH CHUNG LAM CP Iul 2023 No. 029699 \$175,072.43 Hladik Onorato And Federman LLP

### 2403-338

3120 N Rosewood St 19132 11th Wd. 880 Sq. 5120 Nosewood St. 19132 11th Wd. 880 Sq. Ft. BRT #111144300 Improvements: Residential Dwelling MARVIN CAPPS AND THE UNITED

STSTES OF AMERICA C.P. Jul 2023 No. 03123 \$126,592.08 Hladik Onorato And Feder-

### 2403-339

1637 N Corlies St 19121 32nd Wd. 1924 Sq. Ft. BRT #324193900 Improvements: Residential Dwelling
SIXTEEN THIRTY SEVEN LLC C.P. May

2023 No. 01525 \$265,582.07 Hladik Onorato And Federman LLP

2827 N 9th St 19133 37th Wd. 963 Sq. Ft. BRT #372137500 Improvements: Reside

Dwelling
ARMANDO HERNANDEZ C.P. Sept 2023
No. 00788 \$29,103.91 Hladik Onorato And
Federman LLP

### 2403-341

1946 E Pike St 19124 45th Wd 2 048 Sq. Ft #452217300 Improvements: Reside

Dwelling RAFAEL RIVERA, AS SURVIVING HEIR OF ANIBAL RIVERA SERRANO, DECEASED, RAMON ROSA, AS SURVIVING HEIR OF ANIBAL RIVERA SERRANO, DECEASED AND UNKNOWN SURVIVING HEIRS OF ANIBAL RIVERA SERRANO, DECEASED C.P. Feb 2023 No. 02613 \$52,259.10 Hladik orato And Federman LLP

**2403-342 5429 Valley St 19124** 62nd Wd. 1,123 Sq. Ft. BRT #622333700 Improvements: Residential

SPENCERETTE JONES C.P. Apr 2023 No 02330 \$102,338.77 Brock & Scott, PLLC

### 2403-343

3574 Emerald St 19134 45th Wd. 1,072 Sq. Ft. BRT #452343600 Improvements: Reside tial Property
ANNA BUKRITSKY C.P. Oct 2022 No. 01789

\$72,762.47 Brock & Scott, PLLC

### 2403-344

3222 Salmon Street 19134 45th Wd. 704 Sq St BRT #451178100 Improvements: Residential

ADAM KUSZ C.P. Jun 2019 No. 05736 \$139,110.65 Logs Legal Group LLP

154 W Godfrey Ave 19120 61st Wd. 1.200 Sq. Ft. BRT #611280300 Improvements: Residen-

Pt. Br. #611280300 improvements: Residential Property
MICHAEL JOHNSON AND CYNTHIA M.
JOHNSON A/K/A CYNTHIA JOHNSON C.P.
June 2017 No. 01164 \$158,300.44 Hill Wallack

**2403-346 1515 N 61st St 19151** 34th Wd. 1,247 Sq. Ft. BRT #342242900 Improvements: Residential Property DIANE D. MYERS, AKA DIANE E. MY-

ERS, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ELSIE D. MYERS; UNKOWN HEIRS UNKOWN HEIRS AND/OR AD-MINISTRATORS TO THE ESTATE OF ELSIE D. MYERS C.P. Aug 2023 No. 01440 \$19,638.10 Manley Deas Kochalski LLC

### 2403-347

**1912 S Chadwick St 19145** 26th Wd. 588 Sq. Ft. BRT #481215700 Improvements: Residen-

tial Property THOMAS BUXTON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ES-TATE OF PETER BUXTON; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF PETER BUXTON C.P. Aug 2023 No. 01443 \$86,539.48 Manley Deas Kochalski LLC

**2403-348 5411 Vicaris St 19128** 21st Wd. 1,617 Sq. Ft. BRT #213221130 Improvements: Residential

FILIS LESACK: BEATRIZ LESACK C.P. Mar 2022 No. 02482 \$93,513.98 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

### 2403-349

5425 Rising Sun Ave 19120 42nd Wd. 6,250

Sq. Ft. BRT #421270800 Improvements: Resi-

SHERIFF'S SALE

dential Property YUNIOR ALEXANDER MOTA MORLA, IN HIS CAPACITY AS HEIR OF NELLY AL-CANTARA A/K/A NELLY VICTORIA AL-CANTARA A/K/A NELLY V. ALCANTARA; MARIANELLA ROJAS, IN HER CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; ALVARO ROJAS, IN HIS CAPACITY AS HEIR OF NELLY AL-CANTARA A/K/A NELLY VICTORIA AL-CANTARA A/K/A NELLY V. ALCANTARA HEIR OF NELLY OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA
A/K/A NELLY V. ALCANTARA; PAOLLA
ALCANTARA , IN HER CAPACITY AS
HEIR OF NELLY ALCANTARA A/K/A
NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; PAOLLA AL-CANTARA, IN HER CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; UNKOWN HEIRS, SUC-CESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NELLY ALCANTARA A/K/A NEL-LY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA C.P. Nov 2022 No. 01249 \$173,704.12 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2403-350 1425 N 29th St 19121** 29th Wd. 1,024 Sq. Ft. BRT #292156100 Improvements: Residential

Property
JAMES E. SMITH C.P. Jan 2023 No. 00548 \$177,685.32 Stern & Eisenberg, PC

### 2403-351

**5422 Larchwood Ave 19143** 46th Wd. 1,056 Sq. Ft. BRT #463001300 Improvements: Resi-

dential Property
THE UNKNOWN HEIRS OF PRISCILLA GOLPHIN, DECEASED C.P. Feb 2023 No. 01460 \$99,973.29 Stern & Eisenberg, PC

### 2403-352

257 S 16th St 19102 8th Wd. 3,872 Sq. Ft. BRT 287 3 10th St 1910 3 th Wd. 3,872 SQ. Ft. BR1 #881031500 Improvements: Commercial Property Subject To Mortgage USRE 257 LLC C.P. Sept 2023 No. 1940

\$12,455,556.90 Stradley Ronon Stevens & Young, LLP

### 2403-354

2220 Bonnaffon St 19142 40th Wd. 953 Sq. Ft. BRT #403059400 Improvements: Resid

SHE DOES FLIPS LLC: SUNSARAE GARD-NER C.P. Oct 2023 No. 00033 \$187,421.90 Larocca Hornik Rosen & Greenberg LLP

### 2403-355

**537 East Sanger Street 19120** 35th Wd. 1,109 Sq. Ft. BRT #351212800 Improvements: Residential Property
SHERRI L. ASHFORD AS ADMINISTRA-

TRIX OF THE ESTATE OF CRYSTAL LITTLE DECEASED C.P. Oct 2018 No. 03961 \$109,148.23 KML Law Group, P.C.

### 2403-356

**624 Gerritt Street 19147** 1st Wd. 718 Sq. Ft. BRT #012036500 Improvements: Residential

RODRIGO A. RAMIREZ C.P. Apr 2023 No. 00886 \$197,534.12 KML Law Group, P.C.

### 2403-357

5438 N Fairhill St 19120 61st Wd. 2,525 Sq. Ft. BRT #612293600 Improvements: Residential Property
JAMAR H. YOUNG AKA JAMAR YOUNG

C.P. Mar 2020 No. 02767 \$63,348.09 KML Law Group, P.C.

10211 Ambridge Pl 19114 66th Wd. 2.728 Sq. Ft. BRT #661047000 Improvements: Residential Property

MARK GOWLAND AND JENNIFER LIS

C.P. Jun 2019 No. 07211 \$79,379.64 KML Law Group, P.C.

807 E Haines St 19138 59th Wd. 17,520 Sq. Ft. BRT #592013000 Improvements: Residen-

JEROME AND JOSEPH EDDY JE-ROME, ADMINISTRATOR OF THE ESTATE OF MARIE TERESA JEROME, DECEASED AS ADMINISTRATOR ON FEBRUARY 23, 2023, PHILADELPHIA REGISTER OF WILLS FILE NUMBER A0856-2023 C.P. Dec 2015 No. 00282 \$333,789.80 KML Law

### 2402 360

1461 North 60th St Aka 1461 N 60th St 19151 34th Wd. 1,350 Sq. Ft. BRT #342192100 Improvements: Residential Property
PATRICIA STANCIL C.P. Sept 2022 No.

Sept 2022 No.

### 2403-361

4114 Princeton Ave 19135 55th Wd. 3,249 Sq. Ft. BRT #552200000 Improvements: Residen

tial Property
RAYMOND W. VITALI, JR AND JAMIE A. McCabe, Weisberg & Conway, LLC

### 2403-362

31 N 58th St 19139 4th Wd. 1,160 Sq. Ft. BRT #042084700 Improvements: Residential Prop-

erty JOSEPH JENKINS, KNOWN SURVIVING HEIR OF ELIZABETH P. BAKER, STEVEN JENKINS, KNOWN SURVIVING HEIR OF ELIZABETH P. BAKER, AND UNKNOWN SURVIVING HEIRS OF ELIZABETH BAK-ER C.P. Feb 2019 No. 00087 \$71,982.16 Mc-Cabe, Weisberg & Conway, LLC

### 2403-363

727 S 58th St 19143 46th Wd. 1.125 Sq. Ft. BRT #871217650 Improvements: Reside

Property
LASHAWN FARRAR C.P. Aug 2022 No. 03063 \$46,356.94 Richardson Law

### 2403-364

**4650 Oakland St 19124** 23rd Wd. 1,927 Sq. Ft. BRT #234229900 Improvements: Residen-

tial Property YOLANDA S. BROWNLEE C.P. Apr 2018 No. 01509 \$49,387.93 Manley Deas Kochalski

3317 Elliston Cir 19114 66th Wd. 2.030 Sq. Ft. BRT #661159500 Improvements: Residen-

KEVIN SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE: MI-CHAEL SHOKROLLAH AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE; PAMELA SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE; UNKOWN HEIRS AND/OR ADMINIS-TRATORS OF THE ESTATE OF DEBO-RAH M MCGUIRE C.P. Jul 2021 No. 00672 \$217,233,82 Manley Deas Kochalski LLC

### 2403-366

1719 S Mole St 19145 36th Wd. 616 Sq. Ft. BRT #365102800 Improvements: Residential Property

GERTRUDE TAYLOR AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DOROTHY BARR-SMITH; UNKOWN HEIRS, AND/OR ADMINISTRA-TORS TO THE ESTATE OF DOROTHY BARR-SMITH C.P. Mar 2023 No. \$167,558.99 Manley Deas Kochalski LLC

1817 Willington St 19121 32nd Wd. 1,036 Sq.

1617 Willington St 19121 2 Jul Wd. 1,036 Sq. Ft. BRT #321103700 Improvements: Residential Property Subject To Mortgage
MARGARET DAVIS, AKA MARGARET CAULETTA DAVIS, AKA MARGARET C DAVIS C.P. Jun 2017 No. 00265 \$68,147.73 Manley Deas Kochalski LLC

### 2403-368

37 Wyneva St 19144 12th Wd. 1,702 Sq. Ft. BRT #123027100 Improvements: Residential Property

RASHAAN THOMAS AKA RASHAAN G THOMAS; SADE THOMAS C.P. Sep 2018 No. 02431 \$156,250.06 Manley Deas Kochal-

### 2403-369

157 Parker Ave 19128 21st Wd. 5,459 Sq. Ft. BRT #212335040 Improvements: Residential Property Subject To Mortgage Subject To Rent FARIBORZ FALLAHNEJAD C.P. Sept 2023 No. 03189 \$209,773.01 Brown McGarry Nimeroff LLC

**2403-370 1359 E Price St 19138** 59th Wd. 1,134 Sq. Ft. BRT #591100200 Improvements: Residential

BLUEFACE ENTERPRISES LLC CP Oc 2023 No. 01068 \$289,008.34 Romano, Garubo & Argentieri

### 2403-371

2403-3/1
8816 Ridge Ave Apt 14 19128 21st Wd. 1,988
Sq. Ft. BRT #212522832 Improvements: Residential Property Subject To Mortgage
OTIS L.BARLOW AND YOULANDA Y.
BARLOW C.P. Mar 2018 No. 01000 \$6,618.42

Gawthrop Greenwood, PC

### 2403-372

**1982 Medary Avenue 19141** 17th Wd. 1,455 Sq. Ft. BRT #171309500 Improvements: Resi-

dential Property
HOWARD UPSEY C.P. Sept 2023 No. 01821 \$35,572.23 Kaplin Stewart Meloff Reiter & Stein, P.C.

**2403-373 S 20th St 19145** 26th Wd. 920 Sq. Ft BRT #262150300 Improvements: Residential

Property
LINDA HALL: UNKOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MILDRED CHAMBERS; RAE K SEMIDEY C.P. Jan 2020 No. 00581 \$196,255.28 Manley Deas Kochalski LLC

**2403-374 824 Trinity St 19143** 40th Wd. 1,312 Sq. Ft. BRT #401106200 Improvements: Residential

Property
BEATRICE SMITH, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF WILLIAM WALTERS; UNKOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF WILLIAM WALTERS C.P. Mar 2022 No. 00220 \$87,061.92 Manley Dea Kochalski LLC

1508 N Myrtlewood St 19121 29th Wd. 778 Sq. Ft. BRT #292279100 Improvements: Resi-AD REAL ESTATE LLC C.P. Mar 2023

No. 00511 \$257,093.59 Manley Deas Kochal-

### 2403-376

**2936 W Lehigh Ave 19132** 28th Wd. 1,216 Sq. Ft. BRT #282378700 Improvements: Residential Property Subject To Rent

LEVEL 4 HOLDINGS LLC C.P. Jul 2023 No 02292 \$123,278.05 Manley Deas Kochalski

### 2403-377

16 N Salford Street 19139 4th Wd. 1,210 Sq Ft. BRT #042124600 Improvements: Residential Property STANLEY OKORO C.P. Jan 2023 No. 01177 \$189,936.82 Mester & Schwartz, P.C.

**2403-378 1318 Hale St 19111** 53rd Wd. 1,140.63 Sq. Ft BRT #531031100 Improvements: Residential Property JOSEPH MCCAUSLAND AND SABRINA

JOSEPH MCCAUSLAND AND SABRINA ASCH C.P. Apr 2023 No. 02890 \$198,696.81 Hill Wallack LLP 2403-379 6222 N 10th St 19141 49th Wd. 1,440 Sq. Ft. BRT #492193100 Improvements: Residential

Property PHYLLIS OLIVER C.P. Sept 2014 No. 02488 \$230,727.26 Hill Wallack LLP

### 2403-380

2427-35 W York St 19132 28th Wd. 44,903 Sq. Ft. BRT #884691100 Improvements: Residential Property Subject To Mortgage Subject To Rent

WEST YORK HOLDING LLC AND COR-HE CAPITAL, LLC AND DAVID AHIMZADEH C.P. Jun 2023 No. 00016 NICHE \$6,225,629,93 Saldutti Law Group

### 2403-381

1521 N Franklin St Apt 4 19122 20th Wd. 2184 Sq. Ft. BRT #888200758 Improvements: Residential Property Subject To Mortgage DANIEL ROACH A/K/A DANIEL D ROACH C.P. Jan 2023 No. 02612 \$341 240 46 McCabe Weisberg & Conway, LLC

5922 Chestnut St 19139 46th Wd. 1,414 Sq. Ft. BRT #031028600 Improvements: Reside tial Property
LUCILLE TRIBBLE C.P. Nov 2021 No. 00929

\$103,760.58 McCabe, Weisberg & Conway,

### 2403-383

6349 Lawndale St 19111 35th Wd. 1,986 Sq. Ft. BRT #353283100 Improvements: Residential Property Subject To Mortgage GEORGE E. CULP III C.P. Feb 2021 No. 01183 \$160.848.39 Friedman Vartolo LLP

032 Wilder St 19146 36th Wd. 700 Sq. Ft BRT #363037900 Improvements: Residential Property Subject To Mortgage GEORGE CLIFFORD BLACKMON C.P. Jan

### 022 No. 02444 \$253,135.74 Friedman Vartolo 2403-386

222 E Price St 19144 59th Wd. 6,262 Sq. Ft BRT #591057500 Improvements: Residential

Property Subject To Mortgage 165 RENNER LLC A/K/A 265 RENNER LLC D/B/A 222 E. PRICE STREET LLC C.P. Feb 2023 No. 02781 \$451,288.55 Friedman Vartolo

224 Stearly St 19111 35th Wd. 1,212 Sq. Ft. BRT #352169300 Improvements: Residential

DONIELLE A/K/A DANIELLE N. FLETCH-ER C.P. Dec 2022 No. 02149 \$122,709.45 Romano, Garubo & Argentieri

### 2403-388

2403-388

2403-388

The BRT #3440-88100 Improvements: Residential Property Subject To Mortgage

SCOTT R. WINFREE AND MONIQUE

L. WINFREE C.P. Apr 2022 No. 01634

\$484,345.31 The Law Office Of Gregory Javardine ian

### 2403-389

1402 S 54th St 19143 51st Wd. 1.580 Sq. Ft. BRT #514002100 Improvements: Resid

Property
MONIQUE KNOX C.P. Jun 2023 No. 00556
Horpik Rosen & Greenberg LLP

### 2403\_300

**2261 N Van Pelt St 19132** 16th Wd. 1,120 Sq. Ft. BRT #162191100 Improvements: Residen-

tial Property
JENEL S. ODOM C.P. Nov 2019 No. 00001 \$103,415.61 Stern & Eisenberg, PC

### 2403-391

3502 Grant Ave 19114 57th Wd. 2,897 Sq. Ft. BRT #572179000 Improvements: Residential

ANDREW J. KOLIMAGA C.P. Feb 2020 No. 02473 \$214,153.34 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2403-392 2954 Cedar St 19134** 25th Wd. 1,200 Sq. Ft. BRT #251437800 Improvements: Residential

LINKOWN HEIRS SUCCESSORS AS-SIGNS, AND ALL PERSONS, FIRMS, AND ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STE-PHEN CHOMEN C.P. Nov 2019 No. 01003 \$49,131.29 Hladik Onorato And Federman LLP

3871 Jasper St 19124 45th Wd. 1,225 Sq. Ft.

CHRISTINA CARRASQUILLO, DE-CEASED, UNKOWN HEIRS, SUCCES-SORS, ASSIGNS AND ALL PERSON, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER UNKOWN HEIRS, SUCCESSORS, AND ASSIGNS CLAIMING RIGHT, TITLE TINE F. CARRASQUILLO A/K/A CHRISTI-NA CARRASQUILLO, DECEASED C.P. May 2023 No. 03287 \$145,482.93 Barley Snyder

**2403-394 1818 S 31st St 19145** 48th Wd. 2,913 Sq. Ft. BRT #482409200 Improvements: Residential

rty . LEWIS SOLELY IN HIS CAPACITY AS HEIR OF BARBARA ROBINSON, AND THE UNKNOWN HEIRS OF BARBARA ROBINSON DECEASED C.P. May 2023 No. 02876 \$100,561.72 KML Law Group, P.C.

### **2403-395 1539 S 19th St 19146** 36th Wd. 1,040 Sq. Ft. BRT #363202600 Improvements: Residen

Property
MADELEINE WYKSTRA C.P. May 2023 No.
03236 \$193,561.02 KML Law Group, P.C.

2403-396

**1616 W Louden St 19141** 13th Wd. 1,120 Sq. Ft. BRT #132404000 Improvements: Residential Property SYDNEY GILLIAM C.P. Feb 2023 No. 01583 \$223,425.78 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2403-397 141 Benjamin Court, Unit G-141 A/k/a 141 Benjamin Court #141, 19114 57th Wd. 1,553 Sq. Ft. BRT #888570482 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS,

SIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER

SHERIFF'S SALE SHERIFF'S SALE SHERIFF'S SALE SHERIFF'S SALE SHERIFF'S SALE

NANCY POLIN A/K/A NANCY JOAN PO-LIN, DECEASED C.P. Nov 2021 No. 00467 \$272,496.84 Powers Kim, LLC

### 2403-398

**7705 Cherokee St 19118** 9th Wd. 13,431 Sq. Ft. BRT #092321500 Improvements: Residen-

tial Property
RICHARD A. MARTIN JR. ADMINISTRATOR OF THE ESTATE OF ERNA T. MARTIN
AND GREGORY MARTIN ADMINISTRATOR OF THE ESTATE OF ERNA T. MARTIN C.P. Jun 2019 No. 06257 \$474,379.57 McCabe, Weisberg & Conway, LLC

### 2403-400

**5357 N Sydenham St 19141** 17th Wd. 1,680 Sq. Ft. BRT #172087400 Improvements: Resi-

dential Property JOHN PERRIN KNOWN SURVIVING HEIR OF CORNELL T. HALL, UNKNOWN SUR-VIVING HEIRS OF CORNELL T. HALL C.P. Sept 2019 No. 02003 \$94,200.93 McCabe, Weisberg & Conway, LLC

### 2403-401

2227 N 21st St 19132 16th Wd. 1,182 Sq. Ft. BRT #162175800 Improvements: Residential Property Subject To Mortgage SMART INVESTMENTS KG, LLC C.P. Jul

2023 No. 01195 \$790,601.01 Friedman Vartolo LLP

**2403-402-A 1728 S Cleveland St 19145** 36th Wd. 630 Sq. Ft. BRT #363186300 Improvements: Residen-

tial Property GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees. P.C.

**2403-402-B 7162 Keystone St 19135** 65th Wd. 1,800 Sq. Ft. BRT #651304500 Improvements: Residential Property
GREGORY HANNAH C.P. Mar 2023 No.

02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.

**2403-403-A 3549 Jasper St 19134** 45th Wd. 855 Sq. Ft. BRT #452369000 Improvements: Residential Property
GREGORY HANNAH C.P. Mar 2023 No.

02040 \$188,742.72 Unruh, Turner, Burks &

### 2403-403-B

**1912 E Clearfield St 19134** 25th Wd. 899 Sq. Ft. BRT #252227700 Improvements: Residential Property
GREGORY HANNAH C.P. Mar 2023 No.

02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.

**2403-404-A 3027 Agate St 19134** 25th Wd. 758 Sq. Ft. BRT #252330000 Improvements: Residential Property

GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.

### 2403-404-B

3738 N Percy St 19140 43rd Wd. 720 Sq. Ft. BRT #432339500 Improvements: Residential Property

GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.

### 2403-404-C

1632 E Hewson St 19125 18th Wd. 798 Sq. Ft. BRT #181222300 Improvements: Residential Property

GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks & Frees, P.C.

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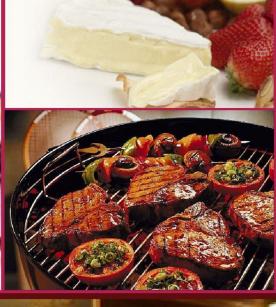
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PROPRIETOR/ARTIST

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