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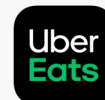


North Philadelphia native Patricia Vaughn moved into The Fairthorne in Roxborough about a decade ago and shared her experiences in the HUD-backed apartment complex. (Kristen Mosbrucker-Garza/WHYY)

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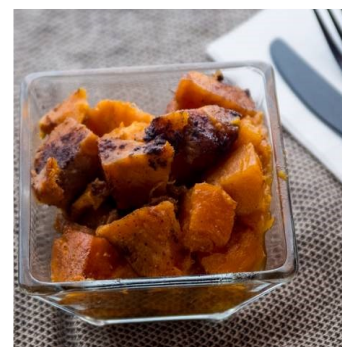
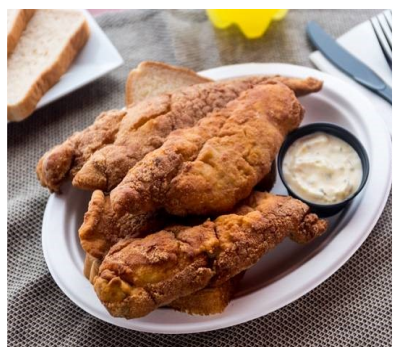
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WHEN WILL HOUSING AFFORDABILITY IMPROVE? SPOILER ALERT: IT WILL TAKE SOME TIME

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 2023 and home prices rose 37.5% according to Harvard University's Joint Center for Housing Studies' 2023 state of the nation's housing report. The median sales price 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 30-year 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 metros where there's a lot of population growth," he said.

He added that a lack of construction labor as well as expensive building materials – partly affected by supply chain problems – have exacerbated the problem.

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 expected 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 homebuying 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 down.

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

new residents.

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 so-called car meet-ups and other mass gatherings. First Deputy Commissioner John Stanford said the department will add what they’re calling a “significant 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 planned or unplanned types 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.



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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 president 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

limit of three pairs per customer, 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 hands today alone," he added.

Young described Trump as someone who would have a "deep impact" on the sneaker industry by becoming the first president to launch 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 sweatshirt on stage with him.

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 Trump-affiliated 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, 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

2024 GOP nomination for 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.

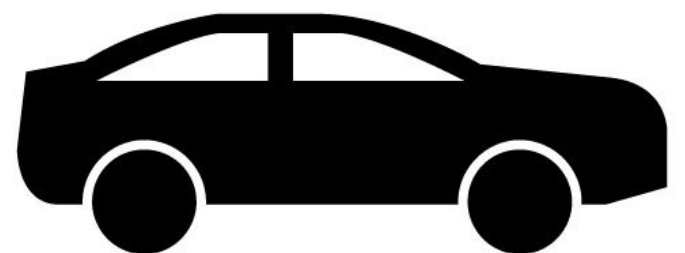
Pennsylvania played a key role in determining the two previous presidential elections and is shaping up to be center stage, once again, for the 2024 race.

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

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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 ballot.

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 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 4.

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 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

ahead of the April 23 primary. 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, usually people just don't realize they're not qualified.

"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 so only bring serious cases. "But anyone is free to file them and you don't always know," he said. Bonin is an 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 shoddy cases."

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. 29.

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 for comment.

U.S. House

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.

In the race for the Republican Party nomination for the 45th Senate District, **Kami Stulginskis** 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. Stulginskis' 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 one-year 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 petitions.

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.

PHILLY COULD GET AFFORDABLE HOUSING FOR SENIORS RAISING GRANDCHILDREN



HUD Deputy Secretary Adrienne 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.

At the time, she was paying

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

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 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 Adrienne 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 multi-family housing program doled out \$160 million nationwide was in October 2023. Philadelphia non-profit Opportunities Services Corp. snagged \$2.1 million to build 41 new senior apartment units.



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3120 N Rosewood St 19132 11th Wd. 880 Sq. Ft. BRT #111144300 Improvements: Residential Dwelling
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1637 N Corties 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

2403-340
2827 N 9th St 19133 37th Wd. 963 Sq. Ft. BRT #372137500 Improvements: Residential Dwelling
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2403-341
1946 E Pike St 19124 45th Wd. 2,048 Sq. Ft. BRT #452217300 Improvements: Residential 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 Onorato And Federman LLP

2403-342
5429 Valley St 19124 62nd Wd. 1,123 Sq. Ft. BRT #622333700 Improvements: Residential Property
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: Residential 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. Ft. BRT #451178100 Improvements: Residential Property
ADAM KUSZ C.P. Jun 2019 No. 05736 \$139,110.65 Logs Legal Group LLP

2403-345
154 W Godfrey Ave 19120 61st Wd. 1,200 Sq. Ft. BRT #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 LLP

2403-346
1515 N 61st St 19151 34th Wd. 1,247 Sq. Ft. BRT #342242900 Improvements: Residential Property
DIANE D. MYERS, AKA DIANE E. MYERS, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ELSIE D. MYERS; UNKNOWN HEIRS, UNKNOW HEIRS, AND/OR ADMINISTRATORS 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: Residential Property
THOMAS BUXTON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE 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 Property
ELLIS LESACK; BEATRICE 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: Residential Property
YUNIOR ALEXANDER MOTA MORLA, IN HIS CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA 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 ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; ARIANA ROJAS, IN HER CAPACITY AS 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; UNKNOW HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NELLY ALCANTARA A/K/A NELLY 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: Residential 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 #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: Residential Property
SHE DOES FLIPS LLC; SUNSARAE GARDNER 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 ADMINISTRATRIX 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 Property
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.

2403-358
10211 Ambridge PI 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.

2403-359
807 E Haines St 19138 59th Wd. 17,520 Sq. Ft. BRT #592013000 Improvements: Residential Property
MARIE JEROME AND JOSEPH EDDY JEROME, 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 Group, P.C.

SHERIFF'S SALE

2403-360
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. 021716 \$28,703.08 KML Law Group, P.C.

2403-361
4114 Princeton Ave 19135 55th Wd. 3,249 Sq. Ft. BRT #552200000 Improvements: Residential Property
RAYMOND W. VITALI, JR AND JAMIE A. VITALI C.P. Jan 2020 No. 03852 \$138,424.28 McCabe, Weisberg & Conway, LLC

2403-362
31 N 58th St 19139 4th Wd. 1,160 Sq. Ft. BRT #042084700 Improvements: Residential Property
JOSEPH JENKINS, KNOWN SURVIVING HEIR OF ELIZABETH P. BAKER, STEVEN JENKINS, KNOWN SURVIVING HEIR OF ELIZABETH P. BAKER, AND UNKNOWN SURVIVING HEIRS OF ELIZABETH BAKER C.P. Feb 2019 No. 00087 \$71,982.16 McCabe, Weisberg & Conway, LLC

2403-363
727 S 58th St 19143 46th Wd. 1,125 Sq. Ft. BRT #871217650 Improvements: Residential 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: Residential Property
YOLANDA S. BROWNLEE C.P. Apr 2018 No. 01509 \$49,387.93 Manley Deas Kochalski LLC

2403-365
3317 Elliston Cir 19114 66th Wd. 2,030 Sq. Ft. BRT #661159500 Improvements: Residential Property
KEVIN SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE; MICHAEL 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; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF DEBORAH 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; UNKNOW HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF DOROTHY BARR-SMITH C.P. Mar 2023 No. 01169 \$167,558.99 Manley Deas Kochalski LLC

2403-367
1817 Willington St 19121 32nd 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 Kochalski LLC

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 Property
BLUEFACE ENTERPRISES LLC C.P. Oct 2023 No. 01068 \$289,008.34 Romano, Garubo & Argentieri

2403-371
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

SHERIFF'S SALE

Gawthrop Greenwood, PC

2403-372
1982 Medary Avenue 19141 17th Wd. 1,455 Sq. Ft. BRT #171309500 Improvements: Residential Property
HOWARD UPSEY C.P. Sept 2023 No. 01821 \$35,572.23 Kaplin Stewart Mcloff Reiter & Stein, P.C.

2403-373
2415 S 20th St 19145 26th Wd. 920 Sq. Ft. BRT #262150300 Improvements: Residential Property
LINDA HALL; UNKNOW 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
5824 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; UNKNOW HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF WILLIAM WALTERS C.P. Mar 2022 No. 00220 \$87,061.92 Manley Deas Kochalski LLC

2403-375
1508 N Myrtlewood St 19121 29th Wd. 778 Sq. Ft. BRT #292279100 Improvements: Residential Property
SHAD REAL ESTATE LLC C.P. Mar 2023 No. 00511 \$257,093.59 Manley Deas Kochalski LLC

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 LLC

2403-377
16 N Safford 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 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 CORNICHE CAPITAL, LLC AND DAVID EBRAHIMZADEH C.P. Jun 2023 No. 00016 \$6,225,629.93 Salducci 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

2403-382
5922 Chestnut St 19139 46th Wd. 1,414 Sq. Ft. BRT #031028600 Improvements: Residential Property
LUCILLE TRIBBLE C.P. Nov 2021 No. 00929 \$103,760.58 McCabe, Weisberg & Conway, LLC

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

2403-384
2032 Wilder St 19146 36th Wd. 700 Sq. Ft. BRT #363037900 Improvements: Residential Property Subject To Mortgage
GEORGE CLIFFORD BLACKMON C.P. Jan 2022 No. 02444 \$253,135.74 Friedman Vartolo LLP

2403-386
222 E Price St 19144 59th Wd. 6,262 Sq. Ft. BRT #591057500 Improvements: Residential

SHERIFF'S SALE

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 LLP

2403-387
224 Stearly St 19111 35th Wd. 1,212 Sq. Ft. BRT #352169300 Improvements: Residential Property
DONIELLE A/K/A DANIELLE N. FLETCHER C.P. Dec 2022 No. 02149 \$122,709.45 Romano, Garubo & Argentieri

2403-388
7303 Malvern Ave 19151 34th Wd. 1,443 Sq. Ft. BRT #344088100 Improvements: Residential Property Subject To Mortgage
SCOTT R. WINFREE AND MONIQUE L. WINFREE C.P. Apr 2022 No. 01634 \$48,435.31 The Law Office Of Gregory Javardian

2403-389
1402 S 54th St 19143 51st Wd. 1,580 Sq. Ft. BRT #514002100 Improvements: Residential Property
MONIQUE KNOX C.P. Jun 2023 No. 00556 \$128,165.99 Larocca Hornik Rosen & Greenberg LLP

2403-390
2261 N Van Pelt St 19132 16th Wd. 1,120 Sq. Ft. BRT #162191100 Improvements: Residential 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 Property
KARA KOLIMAGA A/K/A KARA KANE; 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 Property
UNKNOW HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, AND ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN CHOMEN C.P. Nov 2019 No. 01003 \$49,131.29 Hladik Onorato And Federman LLP

2403-393
3871 Jasper St 19124 45th Wd. 1,225 Sq. Ft. BRT #452375400 Improvements: Residential Property Subject To Mortgage
WALTER CARRASQUILLO, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CHRISTINE F. CARRASQUILLO A/K/A CHRISTINA CARRASQUILLO, DECEASED, UNKNOW HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER UNKNOW HEIRS, SUCCESSORS, AND ASSIGNS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTINE F. CARRASQUILLO A/K/A CHRISTINA CARRASQUILLO, DECEASED C.P. May 2023 No. 03287 \$145,482.93 Barley Snyder LLP

2403-394
1818 S 31st St 19145 48th Wd. 2,913 Sq. Ft. BRT #482409200 Improvements: Residential Property
PAUL 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: Residential 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
UNKNOW HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER

SHERIFF'S SALE

NANCY POLIN A/K/A NANCY JOAN POLIN, 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: Residential 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-

SHERIFF'S SALE

dential Property
JOHN PERRIN KNOWN SURVIVING HEIR OF CORNELL T. HALL, UNKNOWN SURVIVING 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-

SHERIFF'S SALE

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.

SHERIFF'S SALE

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

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.

SHERIFF'S SALE**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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