

PROPERTY SUMMARY SHEET
FEBRUARY 5 & APRIL 5, 2026
DETERMINATION & CERTIFICATION HEARING

23. 928 Franklin St., 267 Linden St LLC , owner, PO Box 108 Trexlertown PA, purchased 2015

I, Linda A. Kelleher, am employed by the City of Reading in its City Council Office and in my capacity as an employee of and custodian of records for the City of Reading, after reviewing the affidavits submitted for this property, find that the following conditions exist:

	Determination	Certification
Notice Mailed First Class to Property Owner on	<u>12/31/25</u>	<u>2/11/26</u>
Notice Posted on Subject Property on	<u>1/6/26</u>	<u>3/18/26</u>

	Determination	Certification
Delinquent Water	Amount: <u>\$96.08²⁷</u> Status: <u>OK 2011</u> (water, sewer, trash, recycling fees)	Amount: <u>\$99.44²⁹</u> Status: <u>OK 2011</u>
Delinquent Taxes	Amount: <u>\$2180⁵⁵</u> <u>2025 Co. Council School</u>	Amount: <u>\$4082⁰³</u> <u>2024-25 Co. Council School</u>
Electric Utility Status:	_____	_____
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination:

1 Work Order 4 Nov. Failed Inspect 2023 Placed unlaunched 2014 57775
unpaid 14" GOC Trash 2 GOC weeds 1 GOC Snow

Property Maintenance Condition Certification:

57775 unpaid Failed Inspect 2023 Placed unlaunched 2014
1 Work Order 4 Nov. 15 GOC Trash 2 GOC weeds 1 GOC Snow



CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690
(610) 655-6311

February 11th, 2026

NOTICE OF CERTIFICATION HEARING AND ORDER TO ELIMINATE BLIGHT

267 LINDEN ST LLC
P.O. BOX 108
TREXLERTOWN, PA 18087

RE: 928 FRANKLIN ST
3531621093523

Dear 267 LINDEN ST LLC,

Please be advised that following a Determination Hearing held on February 5th, 2026, the City of Reading Blighted Property Review Committee ("the Committee") determined that the above referenced property set the criteria for blight as defined under the City of Reading Codified Ordinance Chapter 23, Part 9, Section 23-904.

You are hereby ORDERED TO ELIMINATE ALL BLIGHT CONDITIONS BY April 2nd, 2026. FAILURE TO DO SO MAY RESULT IN THE PROPERTY BEING CONDEMNED.

NOTICE IS HEREBY GIVEN THAT A CERTIFICATION HEARING WILL BE HELD TO FORMALLY CERTIFY THE PROPERTY AS BLIGHED, PURSUANT TO THE CITY OF READING CODIFIED ORDINANCE CHAPTER 23, PART 9, SECTIONS 23-903 AND 906.

THE BLIGHT CERTIFICATION HEARING WILL BE HELD ON

April 2nd, 2026 at 6:00pm
Location: 815 Washington St, Reading PA
2nd Floor, Council Chambers

At this hearing, the Committee will present their final findings and recommendation that the above referenced property be certified blighted. You, or your authorized representative, will have the opportunity to offer and additional information or objections before a final certification decision is made.

If the property is certified as blighted, it may become subject to additional enforcement actions, including eligibility for public nuisance abatement, imposition of fines or penalties, inclusion in redevelopment programs, the taking of property through eminent domain proceedings or other legal action pursuant to applicable laws.

If you have taken or are taking corrective action to address the conditions cited, you are encouraged to submit documentation or photographic evidence prior to the hearing for consideration.

For additional information or to register for the hearing, you may contact Heather Scheuring, Blight/Transfer Officer at Heather.Scheuring@readingpa.gov or 610-655-6311, within 24 hours of the hearing. **If you require an interpreter, please provide 7-day notice.**

Sincerely,
Signed by:

Jamie Leek Keith

Jamie Leek Keith, BPRC Chair

Linda Kelleher
Linda Kelleher, Secretary



Wednesday, March 18, 2026 09:18AM



Wednesday, March 18, 2026 09:18AM



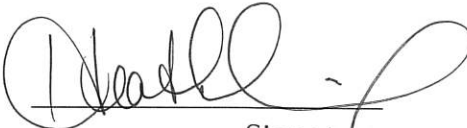
Wednesday, March 18, 2026 09:19AM



Wednesday, March 18, 2026 09:19AM

PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 928 FRANKLIN ST, Reading PA on the 18 day of March, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

Heather Scheuring
Print Name

Blight/Transfer Officer
Position

State of Pennsylvania
County of Berks

Subscribed and sworn or affirmed before me on this 18 day of March,
2026.

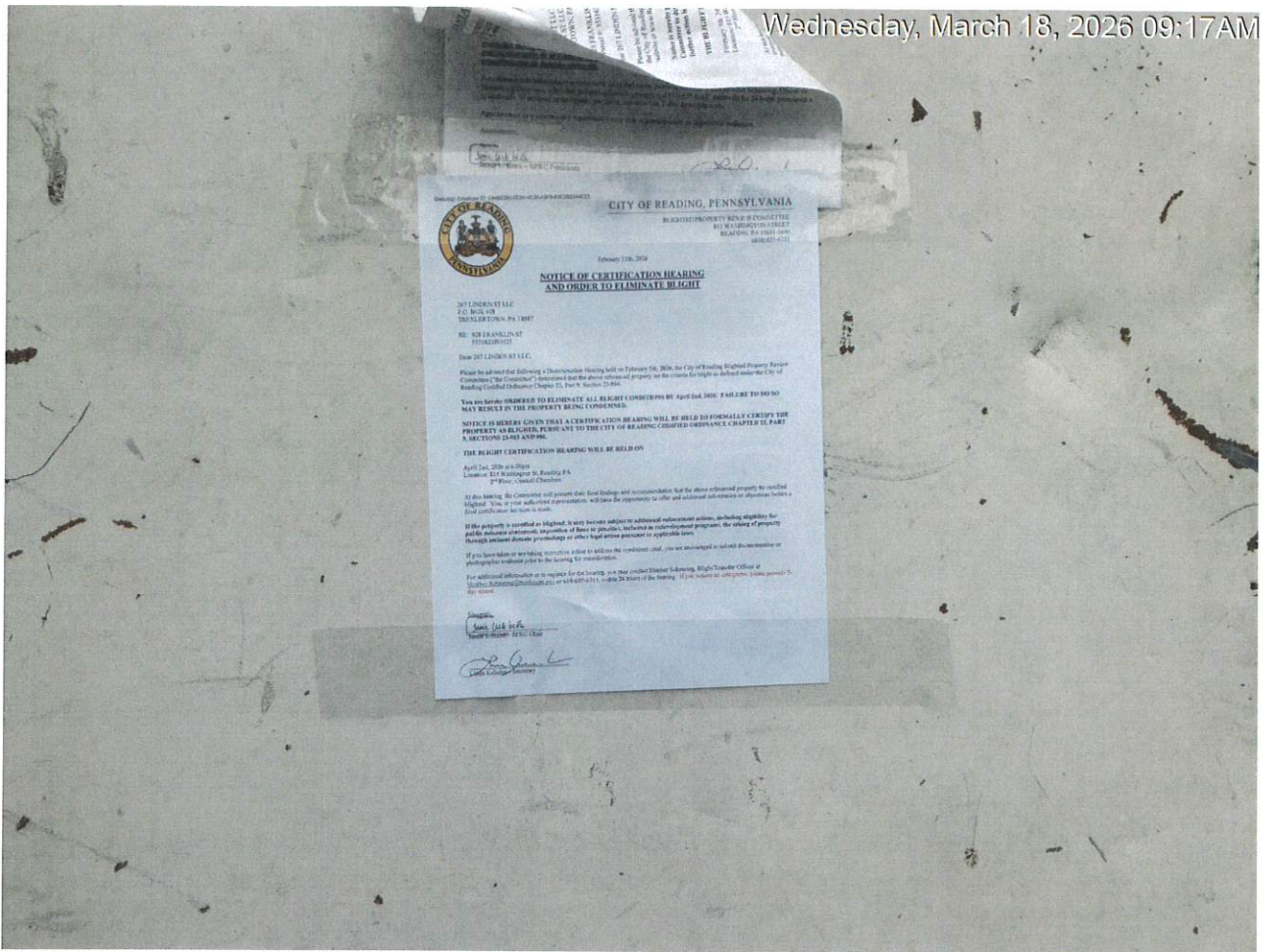
Notary Public



Commission Expires on April 17 2028

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries

Wednesday, March 18, 2026 09:17AM



Wednesday, March 18, 2026 09:18AM





Certification Hearing

April 2nd, 2026

SWORN AFFIDAVIT

928 FRANKLIN ST

Owned By: 267 LINDEN ST LLC
P.O. BOX 108
TREXLERTOWN, PA 18087

State of Pennsylvania
County of Berks

Juana Santos am employed by the Reading Area Water Authority and in my capacity as an employee of and custodian of records for the Reading Water Authority the following information regarding water service for 928 FRANKLIN ST is true and correct to the best of my knowledge:

Water service status:

OFF

Delinquent Water Amount:

9924.49

Date of Last Water Service:

1/31	10
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Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 18 day of March, 2024 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

Signature of Affiant: James D. Soutle

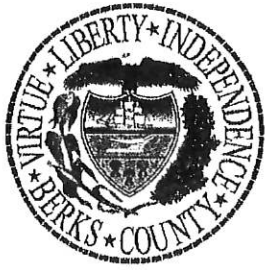
Notary Public:

Notary Public, 

My Commission Expires on

My Commission Expires on April 17 2028

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berk County
My commission expires April 17, 2028
Commission number 1083048
Member, Pennsylvania Association of Notaries



COUNTY OF BERKS, PENNSYLVANIA

Tax Claim Bureau

Services Center, 2nd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6625
Fax: 610.478.6644
E-mail: taxclaim@berkspa.gov

NICOLE E. BLANDING, Tax Claim Director

March 17, 2026

I, **Ada Navarro**, in my capacity as an employee of the Berks County Tax Claim Bureau, which is the custodian of delinquent Berks County Tax records, certify the attached Statement of Accounts are true and accurate to the best of my knowledge. Each statement provides complete details of the requested property location, and outlines the delinquent balances owed, along with the years to which they pertain.

If you have any questions, please feel free to contact me a 610-478-6625, ext:5645, or via email anavarro@berkspa.gov, during normal business hours Monday-Friday, from 8am-4pm.

Best regards,

Ada Navarro
Berks County Tax Claim/Treasurer
anavarro@berkspa.gov



COUNTY OF BERKS, PENNSYLVANIA

Tax Claim Bureau

Services Center, 2nd Floor
633 Court Street
Reading, PA 19601

Phone: 610.478.6625
Fax: 610.478.6644
E-mail: taxclaim@berkspa.gov

NICOLE E. BLANDING, Tax Claim Director

Owner: 267 LINDEN ST LLC
PO BOX 108
TREXLEERTOWN, PA 18087
Location: 928 FRANKLIN ST

PIN: 03531621093523
District: CITY OF READING - 03
School District: READING
Description: 3 STORY BRICK/MASONRY

Current A.V.
36,600
Deed Book / Page
2015 / 006993

STATEMENT OF ACCOUNT

Tax Year **2024** (Regular)

267 LINDEN ST LLC

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Paid/Refund</u>	<u>Reductions</u>	<u>Balance</u>	<u>3rd P.</u>
County	305.43	30.54	27.72	273.73	637.42	0.00	0.00	637.42	
District	663.52	66.35	60.17	0.00	790.04	0.00	0.00	790.04	
School	656.24	65.62	59.51	0.00	781.37	0.00	0.00	781.37	
Total 2024 Taxes Due:								2,208.83	

Docket Year / Num: 2025 / 4843

Tax Year **2025** (Regular)

267 LINDEN ST LLC

County	329.88	32.99	2.72	45.00	410.59	0.00	0.00	410.59	
District	663.52	66.35	5.47	0.00	735.34	0.00	0.00	735.34	
School	656.24	65.62	5.41	0.00	727.27	0.00	0.00	727.27	
Total 2025 Taxes Due:								1,873.20	

Total Delinquent Taxes Due: **4,082.03**

GOOD THROUGH 03/17/2026

STATEMENT OF RECEIPTS

There are currently no receipts through 2024 - 2026 tax years.



Certification Hearing
April 2nd, 2026

SWORN AFFIDAVIT
928 FRANKLIN ST

Owned By: 267 LINDEN ST LLC
P.O. BOX 108
TREXLERTOWN, PA 18087

I, Heather Scheuring, am employed by the City of Reading in its Property Maintenance Division and in my capacity as an employee of and custodian of records for the City of Reading Property Maintenance Division, the following information regarding codes violations for **928 FRANKLIN ST** is true and correct to the best of my knowledge:

(1) Work Orders (0) Unpaid (1) Paid

(4) Notice of Violation – See Attached

Inspection Status:

Passed: _____ Failed: 4/6/23

Placarded: Unlawful 6/24/14

Housing Fees Unpaid: \$ 1,090.00

Amount in Collections: \$ 700.00

Miscellaneous Fees Unpaid: \$ 6,685.00

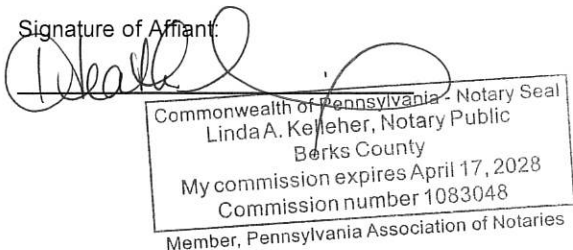
Amount in Collections: \$ 5,915.00

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) _____

Sworn to and subscribed before me this 18
day of March, 2024 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:



(10) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

(3) QOL.003 – Disposal of Trash/Rubbish

(2) QOL.004 – High Grass/Weeds

() QOL.005 – Littering/Scattering Rubbish

() QOL.006 – Motor Vehicle Nuisance

() QOL.007 – Operating a Food Cart Illegally

() QOL.008 – Operating/Vending Without Permit

() QOL.009 – Outdoor Placement of Indoor Furniture

() QOL.010 – Illegal Dumping

() QOL.011 – Littering by Private Advertising Matter

(1) QOL.012 – Snow/Ice Removal

(2) QOL.013 – Storing of Waste Containers

() QOL.014 – Storing of Appliances in Public View

() QOL.015 – Storing of Hazardous Material

() QOL.016 – Storing of Recyclables

() QOL.017 – Storing/Serving Potentially Hazardous Food

() QOL.018 – Swimming Pools in Good Repair

() QOL.019 – Violating Terms of Vending Lease

() QOL.020 – Failure to Obtain Permits in Historic District

() QOL.021 – Satellite Dishes in Public View – Hist. Dist.

() QOL.022 – Failure to Have Licensed Trash Hauler

() QOL.023 – Unregistered Dumpster

Notary Public:

[Signature]
My Commission Expires on: April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 03531621093523
 267 LINDEN ST LLC

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 928 FRANKLIN ST
 READING

Site Location: 928 FRANKLIN ST
 Description: 3 STORY BRICK/MASONRY

Land Use Code: 138R - 3 STORY BRICK 2-4
 FAMILY ROW HOME
 Municipality: 03 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	8,800
Actual Building	27,800
Actual Total	36,600
Taxable Land	8,800
Taxable Building	27,800
Taxable Total	36,600

Ownership

Owner 1 267 LINDEN ST
 LLC
 Owner 2
 Care Of
 Mailing Address PO BOX 108
 TREXLERTOWN,
 PA 18087
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
03/06/2015	\$4,500	00 - VALID SALE		2015	006993

ADDL DEED 1 BK/INST:
 ADDL DEED 1 PAGE:

ADDL DEED 2 BK/INST:
 ADDL DEED 2 PAGE:

ADDL DEED 3 BK/INST:
 ADDL DEED 3 PAGE:

Lot #:
 Plan Book/Instrument:

Case: 227711

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 402035

Insp Type: N.O.V.

Date: 05/05/2014

Address: 928 FRANKLIN ST, READING 19602-

Owner Information:

Name: 267 LINDEN ST LLC
Address: 30 GEORGIA AVE APT 3
BROOKLYN NY 11207

Property Information:

of Commercial Units: 0
of Units: 2
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.13.1	Replace broken windows in property. Creating an attractive nuisance	CITED
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	Eliminate peeling paint from all surfaces and repaint	CITED

This is to certify that a property inspection has been performed by:

Inspector: YEAGER, KEITH

Phone: (610)655-6465 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

FCE067

City of Reading
Property Maintenance Division
Inspection Report

Case: 227711

Inspection: 422130

Insp Type: N.O.V.

Date: 01/14/2015

Address: 928 FRANKLIN ST, READING 19602-

Owner Information:

Name: 267 LINDEN ST LLC
Address: 30 GEORGIA AVE APT 3
BROOKLYN NY 11207

Property Information:

of Commercial Units: 0
of Units: 2
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
120	APT# FLOOR 0 ENTBLD RM#0	PR-304.1.1	siding materials must be secure and in good condition, rear wall covered in curling and loose shingles	
120	APT# FLOOR 0 ENTBLD RM#0	PR-304.13.1	must repair all broken windows and maintain in good condition	
120	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	must remove all loose paint on structure and reseal	
120	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	all gutters and downspouts must be complete and in good condition	
5	APT# FLOOR 0 ENTBLD RM#0	PR-308.2	must clean up all trash, rubbish, or garbage on property and dispose of	

This is to certify that a property inspection has been performed by:

Inspector: MCAFEE, BRUCE

Phone: (610)655-6375 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 227711

Inspection: 443122

Insp Type: N.O.V.

Date: 09/02/2015

Address: 928 FRANKLIN ST, READING 19602-

Owner Information:

Name: 267 LINDEN ST LLC
Address: 30 GEORGIA AVE APT 3
BROOKLYN NY 11207

Property Information:

of Commercial Units: 0
of Units: 2
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
1	APT# FLOOR 0 EXTFRT RM#0	PR-304.13.1	repair broken front window immediately 9/2/15	

This is to certify that a property inspection has been performed by:

Inspector: MCCULLOUGH, GREGORY

Phone: (610)371-7762 x

I also understand that I have the right to file an appeal concerning this inspection within 15 days of receipt.

OWNER/AGENT:

Please be advised that repairs or alterations to any electrical, mechanical, or plumbing system will require a Building and Trades permit issued to a contractor licensed by the City of Reading. Likewise, any repairs or alterations to any structural element or means of egress components (stairs, doors, handrails, etc.) will also require a Building and Trades permit. Property owners will be expected to supply proof of permit issuance at the time of re-inspection. For any clarification regarding building permit requirements, call Building and Trades at 610-655-6284 or stop by City Hall at 815 Washington St., Room 1-27, Monday through Friday, between the hours of 8:00AM and 4:00PM. Any exterior alterations to be undertaken at properties located in a locally designated historic district require review and approval by the Historic Preservation Specialist/Officer or the Historical Architectural Review Board (HARB).

Thank you for your cooperation.

Approved By: _____

Date/Time: _____

FCE067