

PROPERTY SUMMARY SHEET

APRIL 2, 2026

CERTIFICATION HEARING

tabled Dec 2025 Cert Hearing

30. 640 Schuylkill Ave Aztecas Investments LLC, owner, 115 N Brobst St, Shillington PA, Purchased 12/31/25

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>2/11/26</u>
Notice Posted on Subject Property on	_____	<u>3/18/26</u>
	Determination	Certification
Delinquent Water	Amount: _____ Status _____ (water, sewer, trash, recycling fees)	Amount: <u>\$3908⁷²</u> Status <u>OK</u>
Delinquent Taxes	Amount: _____	Amount: <u>\$1243⁸²</u> <u>2025 City County School</u>
Electric Utility Status:	_____	_____
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination: _____

Property Maintenance Condition Certification:

*\$990 unpaid failed inspect 7/29/25 3 Vol Trash 4 Vol Indoor
burn outdoors 1 Vol hazardous material*



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**

AZTECAS INVESTMENTS LLC
115 N BROBST ST
SHILLINGTON, PA 19607

RE: 640 SCHUYLKILL AVE
15530756431885

Dear AZTECAS INVESTMENTS LLC,

Please be advised that following a Determination Hearing held on December 4th, 2025, 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.

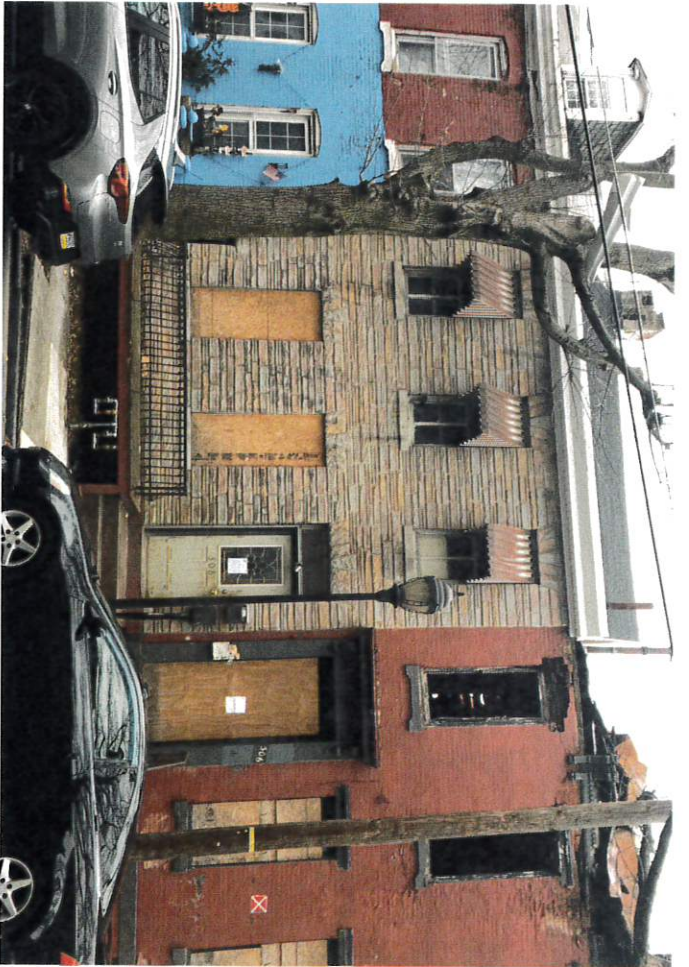
If you have taken or are taking corrective action to address the conditions cited, you are encouraged to submit documentation or photographic evidence prior to the hearing for consideration.

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 Lee Keith - BPRC Chair


Linda Kelleher - Secretary



PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 308 S 6TH 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

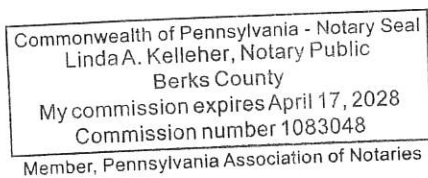
State of Pennsylvania
County of Berks

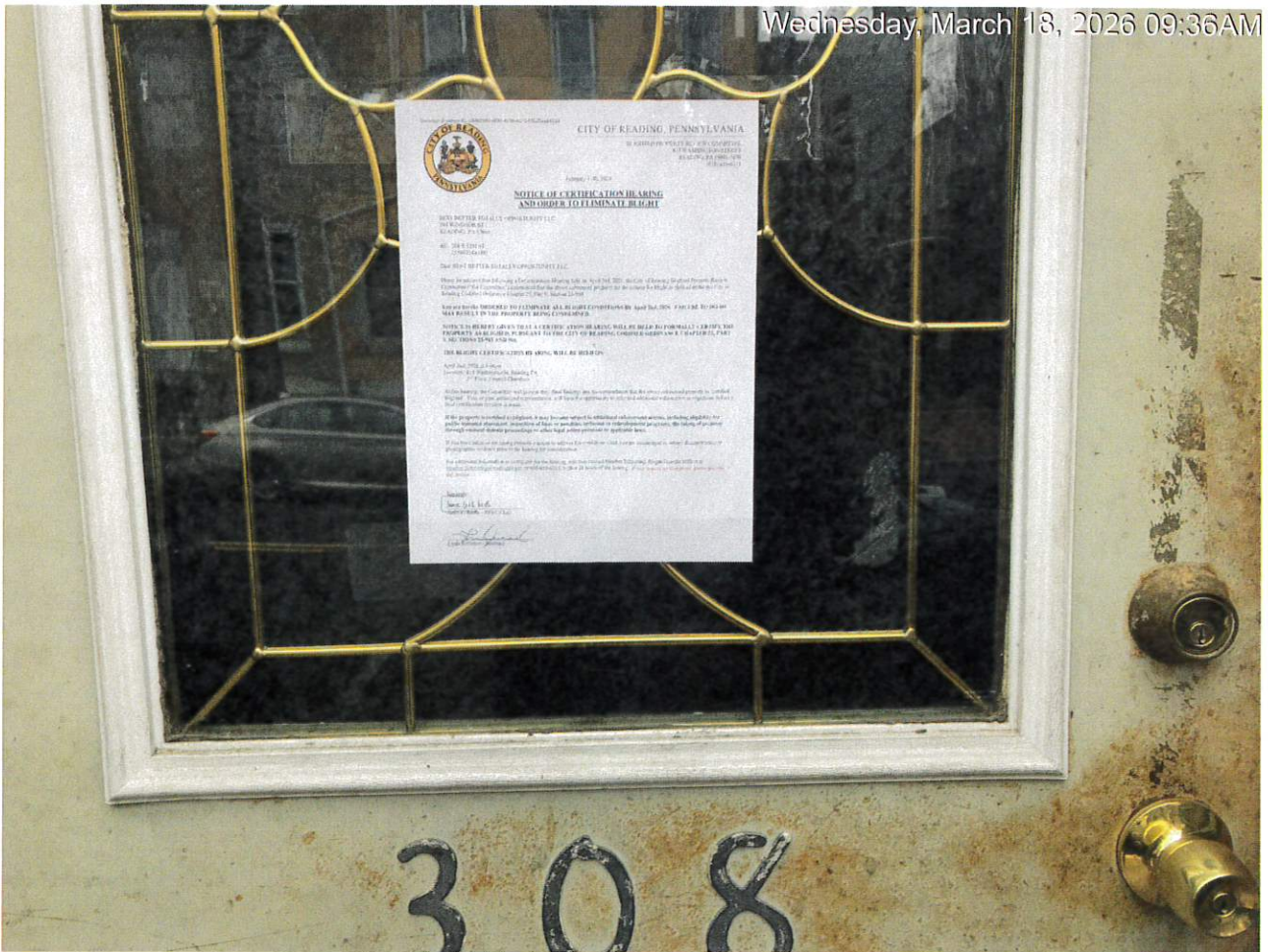
Subscribed and sworn or affirmed before me on this 19 day of March,
2026.

Notary Public



Commission Expires on April 17 2028







Certification Hearing

April 2nd, 2026

SWORN AFFIDAVIT

308 S 6TH ST

Owned By: BEST BETTER TOTALLY OPPORTUNITY LLC
204 WINDSOR ST
READING, PA 19601

State of Pennsylvania
County of Berks

I, Jennifer Abreu 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 308 S 6TH ST is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

\$ 3,908.72

Date of Last Water Service:

Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 19 day of March, 2020 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

Signature of Affiant: 

Notary Public:

Amir Hussain

My Commission Expires on

April 17 2028

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berkshire 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: BEST BETTER TOTALLY OPPORTUNITY LLC
204 WINDSOR ST
READING, PA 19601
Location: 308 S 6TH ST

PIN: 01530635883401
District: CITY OF READING - 01
School District: READING
Description: 2 STORY BRICK/MASONRY

Current A.V.
24,000

Deed Book / Page

STATEMENT OF ACCOUNT

Tax Year **2024** (Regular)

BEST BETTER TOTALLY OPPORTUNITY 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	200.28	20.03	0.00	172.47	392.78	290.31	102.47	0.00	
District	435.10	43.51	0.00	0.00	478.61	478.61	0.00	0.00	
School	430.32	43.03	0.00	0.00	473.35	473.35	0.00	0.00	
Total 2024 Taxes Due:								0.00	

Tax Year **2025** (Regular)

BEST BETTER TOTALLY OPPORTUNITY LLC

County	216.31	21.63	1.78	45.00	284.72	0.00	0.00	284.72	
District	435.10	43.51	3.59	0.00	482.20	0.00	0.00	482.20	
School	430.32	43.03	3.55	0.00	476.90	0.00	0.00	476.90	
Total 2025 Taxes Due:								1,243.82	

Total Delinquent Taxes Due: **1,243.82**

GOOD THROUGH 03/17/2026

STATEMENT OF RECEIPTS

<u>Rcpt # / Trn #</u>	<u>Tax Year</u>	<u>Date Paid</u>	<u>Amount Paid</u>	<u>Payment Type / Reference</u>	<u>Payor</u>
Payment Type: Check					
93764 / 113666	2024	04/11/2025	1,242.27	Check 127	
Total Payment Type: Check			1,242.27		
Receipts Grand Total:			1,242.27		



Certification Hearing
April 2nd, 2026

SWORN AFFIDAVIT
308 S 6TH ST

Owned By: BEST BETTER TOTALLY OPPORTUNITY LLC
204 WINDSOR ST
READING, PA 19601

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 **308 S 6TH ST** is true and correct to the best of my knowledge:

☒ Work Orders ☒ Unpaid ☒ Paid
☒ Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 7/29/25

Placarded: NO

Housing Fees Unpaid: \$ 240.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 750.00

Amount in Collections: \$ 0

☐ CSC Calls/Complaints: See attached

Owner in contact: (Y) ☒ (N) _____

Sworn to and subscribed before me this 19
day of March, 2026 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:

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

Notary Public:

My Commission Expires on:

April 17 2028

- ☒ QOL.001 – Accumulation of Trash
- ☐ QOL.002 – Animal Maintenance and Waste
- ☒ QOL.003 – Disposal of Trash/Rubbish
- ☐ 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
- ☐ QOL.012 – Snow/Ice Removal
- ☐ 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

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA

PARCEL: 01530635883401

BEST BETTER TOTALLY OPPORTUNITY LLC

01 - CITY OF READING
S19 - READING SCHOOL DISTRICT
308 S 6TH ST
READING

Site Location: 308 S 6TH ST
Description: 2 STORY BRICK/MASONRY

Land Use Code: 133R - 2 STORY BRICK 2 -
4 FAMILY ROW HOME
Municipality: 01 - 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	15,200
Actual Total	24,000
Taxable Land	8,800
Taxable Building	15,200
Taxable Total	24,000

Ownership

Owner 1 BEST BETTER TOTALLY
OPPORTUNITY LLC
Owner 2
Care Of
Mailing Address 204 WINDSOR ST
READING, PA 19601
Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
10/02/2023	\$87,000	00 - VALID SALE	2023029110		

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:
Plan Page:

Id	Request Type	Description	Address
8848606	Street light out or malfunctioning	light is burnt out would like it fixed asap to many drug dealers and crack heads i dont feel safe with that light out	308 S 6th St, Reading, PA 19602, USA
10381814	Property Inspections Scheduling	Carl called in stated he was unaware there was an inspection scheduled for today and he spoke with an inspector who advised him to call in so he would not be charged. He stated if there are any questions you may contact him.	308 S 6th St, Reading, PA 19602, USA
11693465	Recycling Electronics	television has been sitting out for over a month	308 S 6th St, Reading, PA 19602, USA
12318380	Trash Cans Outside Too Long	owner may not have had them or in time for pickup. several can are sitting outside full of trash.	308 S 6th St, Reading, PA 19602, USA
12412731	Other	what was the point of the parking space line painting? the white van in front of 310 had been parked over the line since Thursday. now his red van is parked over the line today. of course they'll be moved tomorrow, but that's how many days he's been in violation and this isn't the first time. he's the reason the city did the lines. he'd park 2 cars in 3 spots to reserve a space and move them when the 3rd car came. one building, 2 units, over 5 cars. crazy!	308 S 6th St, Reading, PA 19602, USA
13599267	Unpermitted construction activity	construction work being done on Saturday and Sunday 4/22 4/23 to renovate. no visible permit. and they have no parking signs out. had two cars towed	308 S 6th St, Reading, PA 19602, USA
13842009	Illegal Dumping	the drug addicts and homeless frequenting the block have thrown all kinds of trash in front of the burned out buildings 304 306 and 308. it looks terrible and takes away from our quality of life. nobody is taking care of these properties and it detracts from the value of our property.	308 S 6th St, Reading, PA 19602, USA
14002313	Property Maintenance Issues	owner has been cleaning out the burned out apartments. all of the trash had been sitting out on the front porch for weeks.	308 S 6th St, Reading, PA 19602, USA
14020443	Trash Enforcement	Trash day has come and gone for 2 weeks and trash continues to pile up on the porch of 308 s. 6th st. Cats eating from garbage	308 S 6th St, Reading, PA 19602, USA
14090311	Trash Cans Outside Too Long	Trash continues to sit outside these properties, creating an eyesore in a quote on quote historic Districk, which I don't believe in any event this trash has been sitting there for weeks now complaints have been submitted, but ask a C nothing was done to date	308 S 6th St, Reading, PA 19602, USA
8849142	Street light out or malfunctioning	caller says the street light in front of this property is out and needs to be replaced	308 South 6th Street, Reading, PA, USA
11703127	Needs Recycling Bin	NEEDS 1 BIN 35 GAL 1ST FLR	308 South 6th Street, Reading, PA, USA
14005302	Structure	The caller stated that this property caught fire a while back it is now abandoned and the brick is falling off the building and which is a hazard	308 South 6th Street, Reading, PA, USA
14051859	Historic preservation assistance	Caller would like to speak to Amy regarding a email he sent 3 weeks ago for a roof. please call him	308 South 6th Street, Reading, PA, USA
14310171	Property Maintenance Unpaid Fees Request	cert needed	308 South 6th Street, Reading, PA, USA
PMD1496	Property Maintenance Issues	Rear 308 south 6th - unsecured property and overgrown weeds and grass - We've had trouble in the past with homeless and drug users in the rear of these homes. Fence has huge holes in it	308 South 6th Street, Reading, PA, USA

PMD2482	Abandoned Property	Condemned properties at 306 and 308 south 6th - the last fire occurred nearly two years ago and here the boarded up properties sit in the Prince Historic District. The city needs to take action on these blighted properties. 306 had been in its current state before I purchased my property over 7 years ago. Maybe it's time for the property owners to petition the state to remove us from the historic district list? I can be reached at 484-721-6804	308 South 6th Street, Reading, PA, USA
PMD5988	Illegal Dumping	308 south 6th - illegal dumping - i put in a complaint about the rolled up carpet on the sidewalk in front of 308 weeks ago. It remains on the sidewalk. Trash hauler looked at it this week and left it again.	308 South 6th Street, Reading, PA, USA
PMD6244	Property Maintenance Issues	308 south 6th - unsecured property and excessive trash and debris - the fence has two large holes in it and the yard is littered with trash and debris. No one lives at the property so this is a haven for the homeless and drug users to access the yard as well as 306 and 304's yard	308 South 6th Street, Reading, PA, USA
PMD6408	Unsecured/Open Property	Rear 308 south 6th - unsecured property - although the owner has been working on the inside of the building, someone put a huge hole in the fence in the alley and clearly people are going in trash and tree limbs everywhere	308 South 6th Street, Reading, PA, USA
PW6560	Street light out or malfunctioning	Street light out - the fancy city street light is out in front of 308 south 6th	308 South 6th Street, Reading, PA, USA