

PROPERTY SUMMARY SHEET
APRIL 2, 2026
CERTIFICATION HEARING

Tabled Dec 2025
Cert Hearing
28H

H. 207 N 4th St., 143 East Management LLC, 524 Walnut St, Reading, family transfer 10/28/22

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>2/11/24</u>
Notice Posted on Subject Property on	_____	<u>3/12/24</u>

	Determination	Certification
Delinquent Water	Amount: _____ Status _____ (water, sewer, trash, recycling fees)	Amount: <u>\$610.39</u> Status: <u>PAID 2019</u>
Delinquent Taxes	Amount: _____	Amount: <u>\$2880.49</u> <u>2024-25 Q1</u>
Electric Utility Status:	_____	<u>Caring School</u>
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____

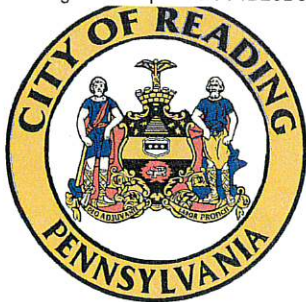
Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination: _____

Property Maintenance Condition Certification: _____

\$1100 unpaid SWR Order 3x Not Failed inspect 2022 11 QOL
Trash 1 QOL 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**

143 EAST MANAGEMENT LLC
524 WALNUT ST
READING, PA 19601

RE: 207 N 4TH ST
7530774713560

Dear 143 EAST MANAGEMENT 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 L. Keith

Jamie L. Keith - BPRC Chair

Linda Kelleher
Linda Kelleher Secretary



Wednesday, March 18, 2026 01:40 PM



Wednesday, March 18, 2026 01:40 PM



Wednesday, March 18, 2026 01:40 PM



Wednesday, March 18, 2026 01:40 PM

PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 207 N 4TH ST, Reading PA on the 18 day of March, 2026 as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

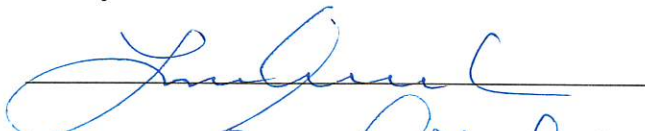
Heather Scheuring
Print Name

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

Commonwealth of Pennsylvania - Notary Seal
Linda A. Kelleher, Notary Public
Berks County
My commission expires April 17, 2028
Commission number 1033048
Member, Pennsylvania Association of Notaries

Wednesday, March 18, 2026 01:40PM

Wednesday, March 18, 2026 01:40PM

NO PARKING THIS SIDE
Monday
12 noon - 4 PM
Public Works
Maintenance
Program

VEHICLES
MUST BE
PARKED
BETWEEN
THE LINES
VIOLATORS MAY
BE TICKETED

PRIVATE PROPERTY

207



Certification Hearing

April 2nd, 2026

SWORN AFFIDAVIT

207 N 4TH ST

Owned By: 143 EAST MANAGEMENT LLC
524 WALNUT ST
READING, PA 19601

State of Pennsylvania

County of Berks

I, 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 207 N 4TH ST is true and correct to the best of my knowledge:

Water service status:

OFF

Delinquent Water Amount:

610.39

Date of Last Water Service:

10/9/19

Trash/Recycling Delinquent Amount:

—

Sworn to and subscribed before me this 19 day of March, 2024 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

Juana Santos

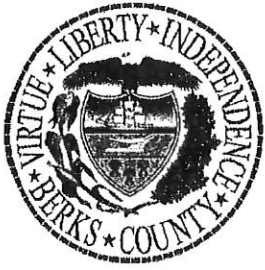
Notary Public:

[Signature]

My 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



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: 143 EAST MANAGEMENT LLC
524 WALNUT ST
READING, PA 19601
Location: 207 N 4TH ST

PIN: 07530774713560
District: CITY OF READING - 07
School District: READING
Description: 3 STORY BRICK/MASONRY

Current A.V.
25,800
Deed Book / Page

STATEMENT OF ACCOUNT

Tax Year **2024** (Regular)

143 EAST MANAGEMENT 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	215.30	21.53	19.58	182.51	438.92	0.00	0.00	438.92	
District	467.73	46.77	42.46	0.00	556.96	0.00	0.00	556.96	
School	462.59	46.26	42.02	0.00	550.87	0.00	0.00	550.87	
Total 2024 Taxes Due:								1,546.75	

Docket Year / Num: 2025 / 7083

Tax Year **2025** (Regular)

143 EAST MANAGEMENT LLC

County	232.54	23.25	1.92	45.00	302.71	0.00	0.00	302.71	
District	467.73	46.77	3.86	0.00	518.36	0.00	0.00	518.36	
School	462.59	46.26	3.82	0.00	512.67	0.00	0.00	512.67	
Total 2025 Taxes Due:								1,333.74	

Total Delinquent Taxes Due: **2,880.49**

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
207 N 4TH ST

Owned By: 143 EAST MANAGEMENT LLC
524 WALNUT 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 **207 N 4TH ST** is true and correct to the best of my knowledge:

(5) Work Orders (5) Unpaid (0) Paid

(3) Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 2/14/22

Placarded: NO

Housing Fees Unpaid: \$ 450.00

Amount in Collections: \$ 150.00

Miscellaneous Fees Unpaid: \$ 650.00

Amount in Collections: \$ 0

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) _____

(8) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

(3) 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

(1) 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

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:

Notary Public:

My Commission Expires on:

April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 07530774713560
 143 EAST MANAGEMENT LLC

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 207 N 4TH ST
 BALLY

Site Location: 207 N 4TH ST
 Description: 3 STORY BRICK/MASONRY

Land Use Code: 117R - 3 STORY BRICK
 ONE FAMILY ROW HOME
 Municipality: 07 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	8,000
Actual Building	17,800
Actual Total	25,800
Taxable Land	8,000
Taxable Building	17,800
Taxable Total	25,800

Ownership

Owner 1 143 EAST
 MANAGEMENT LLC
 Owner 2
 Care Of
 Mailing Address 524 WALNUT ST
 READING, PA
 19601
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
10/28/2022	\$1	02 - FAMILY TRANSFER	2022042585		

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 #:

Id	Request Type	Description	Address
1117337	Graffiti vandalism removal	Front	207 N 4th St,Reading, PA 19601
4684102	Graffiti vandalism removal	On or adjacent to 207	207 N 4th St,Reading, PA 19601
4931876	Property Maintenance Issues	Front door is open at this house.	207 N 4th St,Reading, PA 19601
3014288	Unsecured/Open Property	This building has a gate that has been forced open and people to entering the property illegally.	207 North 4th Street, Reading, PA, United States
4290807	Structure	Caller says " walls look like they're going to fall down & the roof is open"	207 North 4th Street, Reading, PA, USA
5606384	Sewer backup	SB*	207 North 4th Street, Reading, PA, USA
5648623	Unsecured/Open Property	He is seeing people coming and going from this property it needs to be boarded up. The condition of this property is very bad.	207 North 4th Street, Reading, PA, USA
8547805	Property Maintenance Unpaid Fees Request	cert needed	207 North 4th Street, Reading, PA, USA
11732248	Pothole or sunken utility cut	pothole	207 North 4th Street, Reading, PA, USA
11888258	Pothole or sunken utility cut	Potholes located infront of property	207 North 4th Street, Reading, PA, USA
12081016	Unpermitted construction activity	construction work being done inside the property with no permits	207 North 4th Street, Reading, PA, USA
14116091	Graffiti vandalism removal	undefined	207 N 4th St, Reading, PA 19601, USA
PMD5259	Abandoned Property	VAD - BLIGHTED PROPERTY SINCE 2011 - LAST OWNER IN RECORD SINCE 2022.	207 N 4th St, Reading, PA 19601, USA
PW4710	Pothole or sunken utility cut	Sink Hole	207 N 4th St, Reading, PA 19601, USA
PW4845	Pothole or sunken utility cut	Pothole near	207 N 4th St, Reading, PA 19601, USA
PMD8534	Abandoned Property	THE ROOF AND SIDE OF THE HOUSE IS LEAKING DIRTY SMELLY WATER INTO THE NEIGHBORS HOUSE. THIS PROPERTY HAS BEEN VACANT FOR SEVERAL YEARS	207 N 4th St, Reading, PA 19601, USA

City of Reading
Property Maintenance Division
Inspection Report

Case: 225313

Inspection: 505590

Insp Type: N.O.V.

Date: 09/26/2017

Address: 207 N 4TH ST, READING 19601-

Owner Information:

Name: 143 EAST MANAGEMENT LLC
Address: 524 WALNUT ST
READING PA 19601-

Property Information:

of Commercial Units: 0
of Units: 1
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
5	APT# FLOOR 0 ALLEXT RM#0	PR-302.1	All exterior property must be cleaned.	
30	APT# FLOOR 0 ALLEXT RM#0	PR-304.1	All exterior property must be repaired. Exterior walls.	
30	APT# FLOOR 0 ALLEXT RM#0	PR-304.18	Buildint must be maintained secured.	
30	APT# FLOOR 0 ALLEXT RM#0	PR-304.2	Repair all damaged woodworks.	
30	APT# FLOOR 0 ALLEXT RM#0	PR-304.7	Repair roof, gutter and downspouts.	

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

Inspector: MARTE, GUIDO

Phone: (610)655-2436 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: _____

Case: 225313

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 505602

Insp Type: N.O.V.

Date: 10/26/2017

Address: 207 N 4TH ST, READING 19601-

Owner Information:

Name: 143 EAST MANAGEMENT LLC
Address: 524 WALNUT ST
READING PA 19601-

Property Information:

of Commercial Units: 0
of Units: 1
of Rooms: 0
Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
5	APT# FLOOR 0 ALLEXT RM#0	PR-302.1	All exterior property must be cleaned.	CITED
30	APT# FLOOR 0 ALLEXT RM#0	PR-304.1	All exterior property must be repaired. Exterior walls.	
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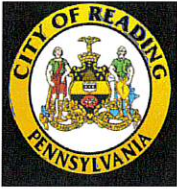
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Thank you for your cooperation.

Approved By: _____

Date/Time: _____

**City of Reading**

815 Washington Street, Reading, PA
19601

Case Number: CCPMD-2502-00585**Violation
Notice****Case Type: RPA - Code Case Property Maintenance****Date Case Established: 02/28/2025****Compliance Deadline: 03/07/2025****Owner:** 143 EAST MANAGEMENT LLC**Mailing Address**

143 EAST MANAGEMENT LLC
1520 HURON DR
READING, PA 19608

Notice of Violation for the following location:**Address****Parcel**

207 N 4TH ST
READING, PA 19601

07530774713560

This inspection report is limited to violations identified under the City of Reading's Property Maintenance Code. It does not include, represent, or certify compliance with any other provisions of the City of Reading Code of Ordinances, including but not limited to the Housing Registration and Rental Licensing requirements, nor does it address pending or outstanding administrative fees, fines, permits, or enforcement actions associated with the property.

Violation: PR-302.1 - EXTERIOR PROPERTY CLEAN & SAFE

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

Corrective Action: Must repair neglected building.**Compliance Date:** 03/07/2025

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.

Sincerely,

Ashley Giddens
Property Maint. Inspector