

PROPERTY SUMMARY SHEET
AUGUST 6, 2026 at 6 pm
DETERMINATION & CERTIFICATION HEARING

20. 728 Chestnut St., Antoine D. Sandridge & Joanna L. Rodriguez, owner, 728 Chestnut St Reading PA, Purchased 2024
I, Linda A. Kelleher, am employed by the City of Reading in its 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 the following conditions exist:

	Determination	Certification
Notice Mailed First Class to Property Owner on	7-1-26	
Notice Posted on Subject Property on	7-4-26	
Delinquent Water	Determination Amount: \$167.64	Certification Status On Amount: \$
Delinquent Taxes	Amount: N/A	(water, sewer, trash, recycling fees) Amount: \$
Electric Utility Status:		
Gas Utility Status:		
Building Trades Condition Determination:		
Building Trades Condition Certification:		

Property Maintenance Condition Determination: 2 NoV, Passed Inspection 7/25, \$300 unpaid, 3 QoL Trash, 6 QoL Weeds, 1 QoL snow/ice, 1 QoL motor vehicle nuisance

Property Maintenance Condition Certification:



CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690

July 1st, 2026

DETERMINATION HEARING **REGARDING POTENTIALLY BLIGHTED PROPERTY**

Antoine Sandridge & Joanna Rodriguez
Antoine Sandridge & Joanna Rodriguez
Reading, PA 19602

RE: 728 Chestnut St
Parcel #: 2530628982948

Dear Antoine Sandridge & Joanna Rodriguez,

Please be advised that this property has been identified by City staff as a potentially blighted property pursuant to the City of Reading Codified Ordinance Chapter 23, Part 9, Sections 23-903A, 904 and 906, available on the City's website at www.ReadingPA.gov.

Notice is hereby given that a blight determination hearing will be conducted by the Blighted Property Review Committee to determine if the conditions at the property meet the legal definition of "blight" and whether further action is warranted under applicable laws and ordinances.

THE BLIGHT DETERMINATION HEARING WILL BE HELD ON

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

At this hearing, you or your authorized representative will have the opportunity to present evidence, provide testimony, and respond to any findings or documentation presented by the City of Reading and the Committee regarding the condition of the property.

Failure to appear at the hearing may result in a determination being made in your absence and may lead to enforcement actions, including but not limited to abatement procedures, fines, placement of liens on the property and eventual taking of the property through eminent domain proceedings.

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.

We encourage your cooperation and look forward to your participation in the upcoming hearing.

Sincerely,

Signed by:

A handwritten signature in black ink, appearing to read "Jamie Lee Keith".

Jamie Lee Keith – BPRC Chair

A handwritten signature in black ink, appearing to read "Linda Kelleher".
Linda Kelleher - Secretary



CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-3690

July 1st, 2026

AUDIENCIA DE DETERMINACIÓN RESPECTO A PROPIEDADES POTENCIALMENTE DETERIORADA

Antoine Sandridge & Joanna Rodriguez
728 Chestnut St
Reading, PA 19602

RE: 728 Chestnut St
Parcel #: 02530628982948

Estimado Antoine Sandridge & Joanna Rodriguez,

Tenga en cuenta que el personal de la ciudad ha identificado esta propiedad como una propiedad potencialmente deteriorada de conforme con la Ordenanza Codificada de la Ciudad de Reading, Capítulo 23, Parte 9, Secciones 23-903A, 904 y 906, disponible en el sitio web de la Ciudad en www.ReadingPA.gov.

Por la presente se notifica que el Comité de Revisión de Propiedades Deterioradas llevará a cabo una audiencia para determinar si las condiciones de la propiedad cumplen con la definición legal de "deterioro" y si se justifican la adopción de medidas adicionales en virtud las leyes y ordenanzas aplicables.

LA AUDIENCIA DE DETERMINACIÓN DE DETERIORO SE CELEBRARÁ EL

August 6th, 2026 en 6:00pm
Ubicación: 815 Washington St, Reading PA
Piso dos, Sala del Consejo

En esta audiencia, usted o su representante autorizado tendrán la oportunidad de presentar evidencia, brindar testimonio y responder a cualquier hallazgo o documentación presentada por la Ciudad de Reading y el Comité con respecto a la condición de la propiedad.

La falta de comparecencia a la audiencia puede tener como resultado que se tome una determinación en su ausencia y puede dar lugar a acciones de cumplimiento, incluidos, entre otros, procedimientos de reducción, multas, colocación de gravámenes sobre la propiedad y eventual toma de la propiedad a través de procedimientos de dominio eminente.

Para obtener más información o inscribirse en la audiencia, puede comunicarse con Heather Scheuring, Oficial de Traslados y Deterioro, a Heather.Scheuring@readingpa.gov o al 610-655-6311, dentro de las 24 horas posteriores a la audiencia. Si necesita un intérprete, por favor, avísenos con 7 días de anticipación.

Agradecemos su cooperación y esperamos contar con su participación en la próxima audiencia.

Atentamente,

Signed by:

Jamie L. Keith – BPRC Presidente

Linda Kelleher - Secretaria

☐ Any premises which:

1. is ascertained to be a public nuisance due to physical condition or use and regarded as such at common law and deemed to be a danger to public health, safety and welfare or public nuisance as regulated by a locally adopted property maintenance code or, if no such code exists, any compatible code enacted by the act of November 10, 1999 (P.L. 491, No. 45), known as the Pennsylvania Construction Code Act; or
2. the condition of which contains an attractive nuisance created by physical condition, use or occupancy, including abandoned water wells, shafts, basements, excavations and unsafe fences or other structures, or which contains an unauthorized entry, unsafe equipment, or other safety risk.

☐ A dwelling that has been condemned or otherwise deemed unfit for occupancy or use by the local authority having jurisdiction due to dilapidated, unsanitary, unsafe or vermin infested condition or that is lacking in the facilities and equipment required by the Pennsylvania Construction Code Act.

☐ A structure determined by the local authority having jurisdiction to be a fire hazard or otherwise that could easily catch fire or cause a fire and endanger public health, safety and welfare.

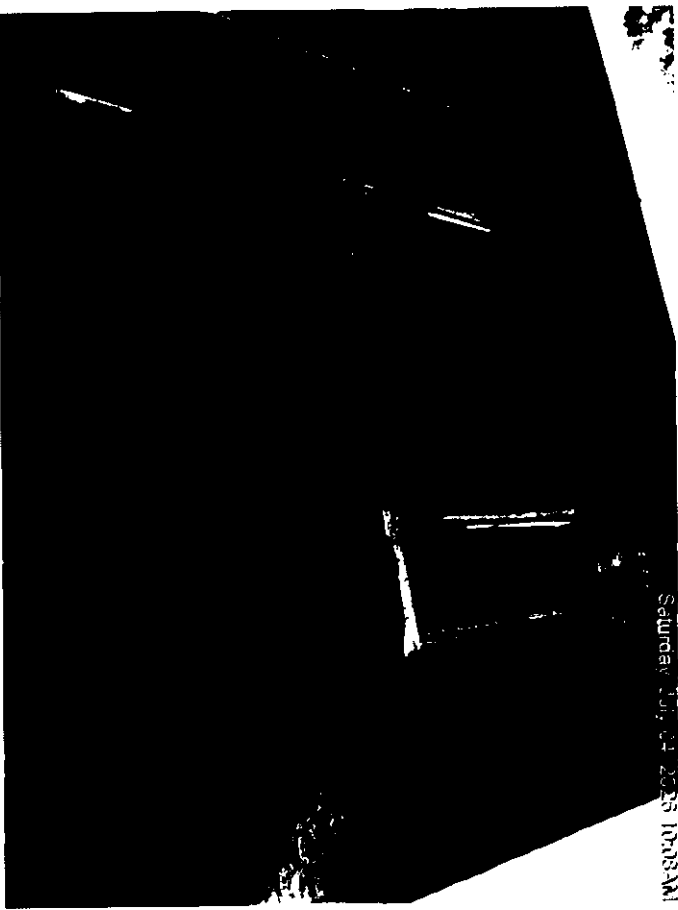
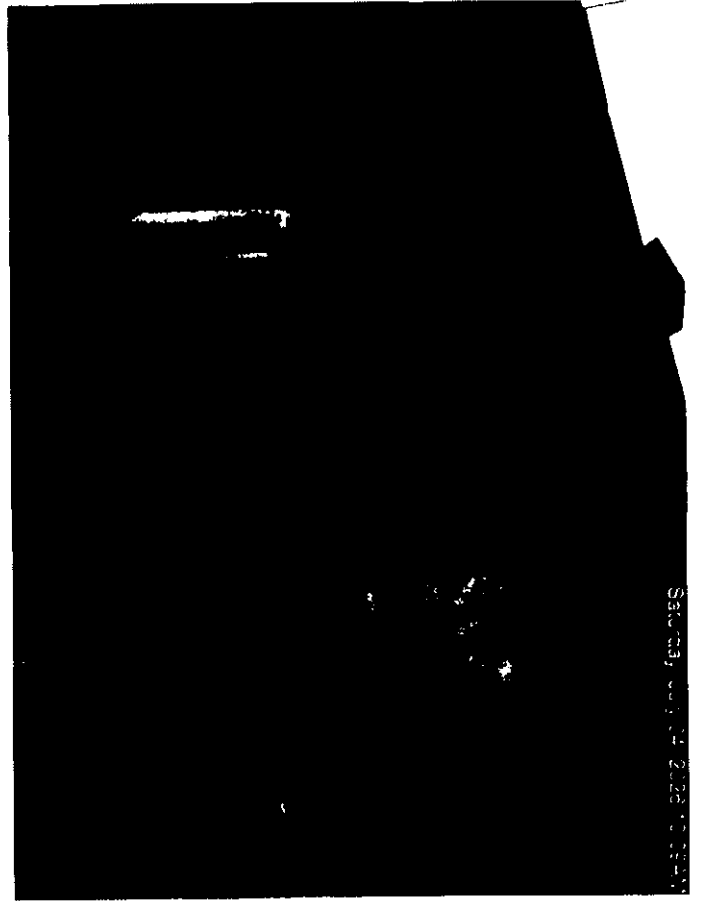
☐ A vacant or unimproved lot or parcel of ground located in a predominantly developed neighborhood that has become a place for the accumulation of trash and debris or a haven for rodents and other vermin by reason of neglect or lack of maintenance.

☐ A property that is vacant and has not been rehabilitated within one (1) year from receipt of notice for corrective action as issued by the local authority having jurisdiction, except a property where valid construction permit is in place.

☐ A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition or a structure previously located on the property and for which no payments on the lien have been made for a period of twelve (12) months.

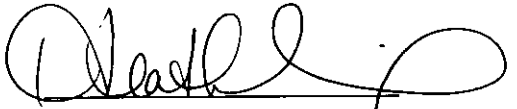
☐ A vacant or unimproved lot or parcel of ground on which the total municipal liens for delinquent real estate property tax or any other type of municipal claim are greater than 150% of the fair market value of the property as established by the board of assessment appeals or other body with legal authority to determine the taxable value of the property.

☐ A property that has been declared abandoned in writing by the owner, including an estate that is in possession of the property.



PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 728 Chestnut St, Reading PA on the 4th day of July, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

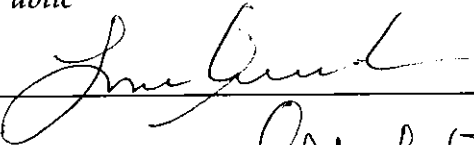
Heather Scheuring
Print Name

Blight/Transfer Officer
Position

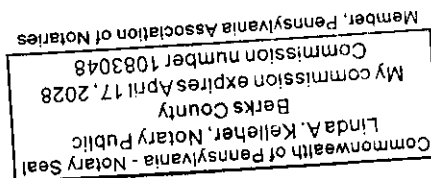
State of Pennsylvania
County of Berks

Subscribed and sworn or affirmed before me on this 4th day of July, 2026.

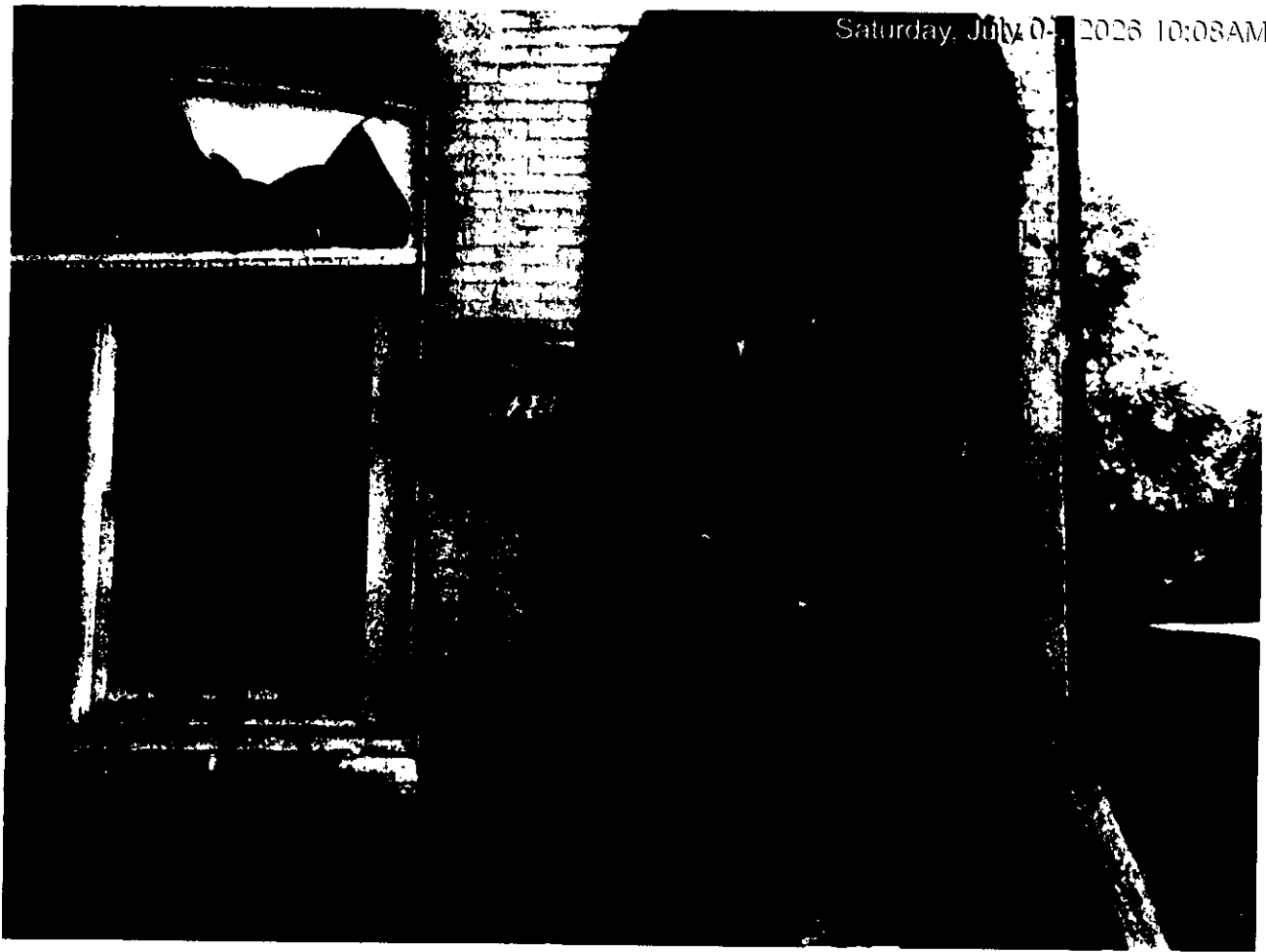
Notary Public



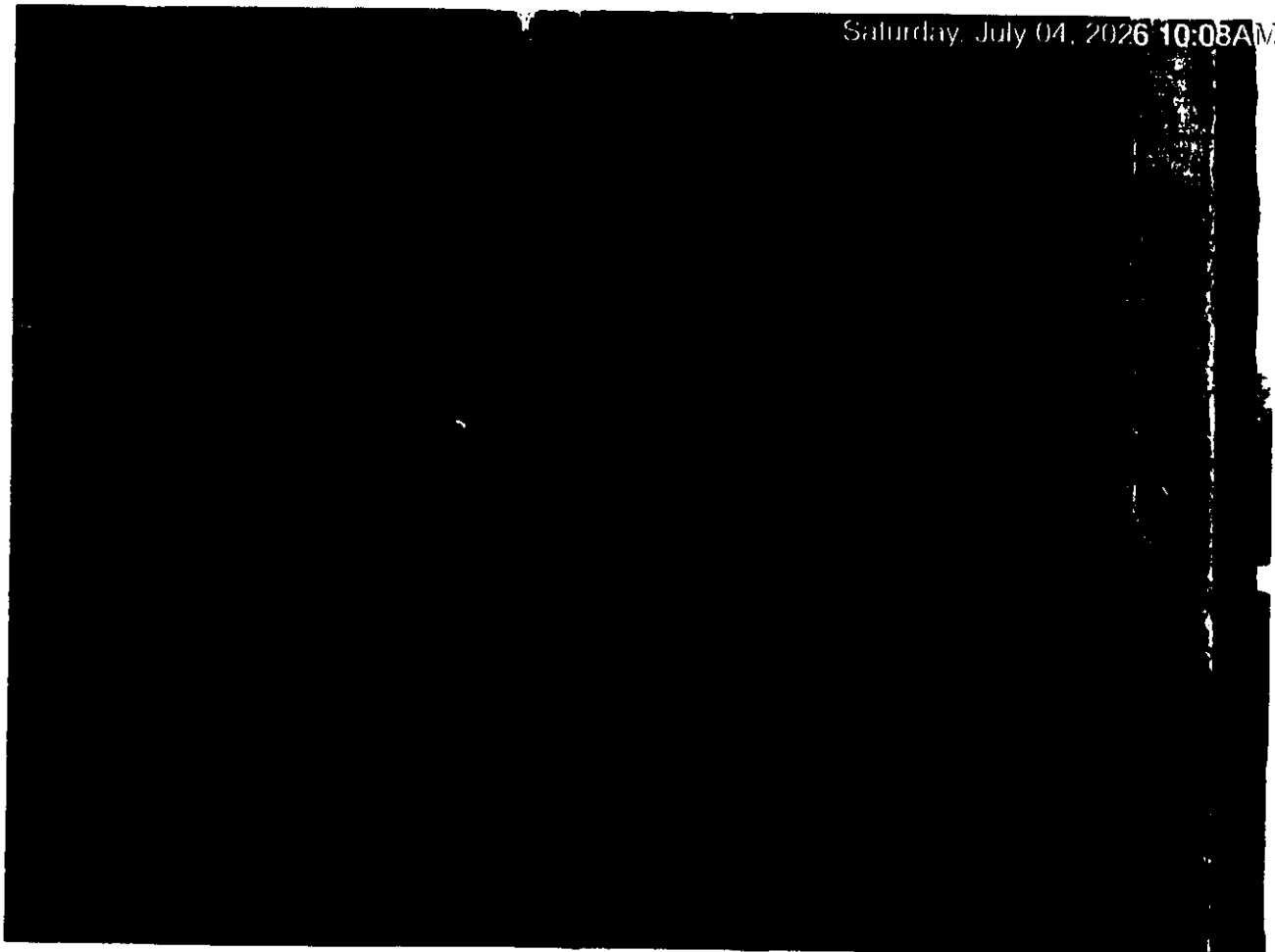
Commission Expires on April 17, 2028



Saturday, July 04, 2026 10:08AM



Saturday, July 04, 2026 10:08AM



August 6th, 2026

728 Chestnut St

Owned By: Antoine Sandridge & Joanna Rodriguez
728 Chestnut St
Reading, PA 19602

State of Pennsylvania
County of Berks

I, Jennifer Abram 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 728 Chestnut St is true and correct to the best of my knowledge:

Water service status: on

Delinquent Water Amount: \$167.64

Date of Last Water Service: _____

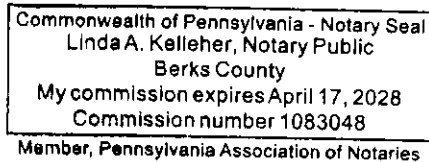
Trash/Recycling Delinquent Amount: _____

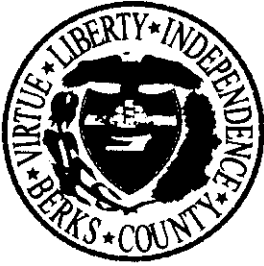
Sworn to and subscribed before me this 24 day of July, 2020 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

Notary Public:

My Commission Expires on





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

July 21, 2026

I, **Nicole E. Blanding**, in my capacity as Director of the Berks County Tax Claim Bureau, which is the custodian of delinquent Berks County Tax records, certify the attached Certifications 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.

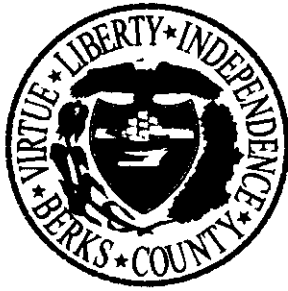
If you have any questions, please feel free to contact me via email at nblanding@berkspa.gov, or by phone at (610) 898-1011, during normal business hours Monday-Friday, from 8am-4pm.

Sincerely,

Nicole E. Blanding, Director
Berks County Tax Claim Bureau

Dedicated to public service with integrity, virtue & excellence.

www.berkspa.gov/taxclaim



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

02/2024 - Wyomissing School District is now being collected by Tax Claim, but not all of the figures are in. TCB can certify 2019-2024. Please be sure to contact the school district to confirm the total amount due for any prior years owed.

Owner: SANDRIDGE ANTOINE D & RODRIGUEZ JOANNA L
728 CHESTNUT ST
READING, PA 19602
Location: 728 CHESTNUT ST

PIN: 02530628982948

District: CITY OF READING - 02

School District: READING

Description: 2 STORY BRICK/MASONRY

Current A.V.

25,200

Deed Book / Page

CERTIFICATE OF DELINQUENT TAXES

Tax Year 2016 (Regular)
OYOLA JOHNNY

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Paid/Refund</u>	<u>Reductions</u>	<u>Balance 3rd P.</u>
County	97.95	0.00	5.84	48.00	151.79	151.79	0.00	0.00
District	234.95	0.00	14.08	0.00	249.03	249.03	0.00	0.00
School	46.31	0.00	2.80	0.00	49.11	49.11	0.00	0.00

Docket Year / Num: 2017 / 06072

Tax Year 2017 (Regular)
OYOLA JOHNNY

County	185.77	18.58	12.24	913.24	1,129.83	1,129.83	0.00	0.00
District	445.76	44.58	29.44	0.00	519.78	519.78	0.00	0.00
School	88.75	8.88	5.84	0.00	103.47	103.47	0.00	0.00

Docket Year / Num: 2018 / 04810

Tax Year 2018 (Regular)
OYOLA JOHNNY

County	192.96	19.30	12.72	238.84	463.82	463.82	0.00	0.00
District	445.76	44.58	29.44	0.00	519.78	519.78	0.00	0.00
School	87.86	8.79	5.76	0.00	102.41	102.41	0.00	0.00

Docket Year / Num: 2019 / 05488

Tax Year 2019 (Regular)
OYOLA JOHNNY

County	192.96	19.30	7.95	138.28	358.49	358.49	0.00	0.00
District	445.76	44.58	18.40	0.00	508.74	508.74	0.00	0.00
School	87.86	8.79	3.60	0.00	100.25	100.25	0.00	0.00

Docket Year / Num: 2020 / 5614

Tax Year 2023 (Regular)
ATIFI KHADIJA & CHOUDHARY SAIMA S

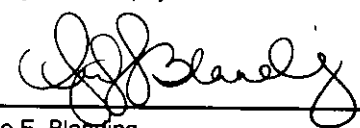
County	192.96	19.30	9.54	177.65	399.45	398.95	0.50	0.00
District	456.85	45.69	22.62	0.00	525.16	525.16	0.00	0.00
School	451.84	45.18	22.38	0.00	519.40	519.40	0.00	0.00

Docket Year / Num: 2024 / 5156

There are currently no Delinquent Taxes due as of 7/21/2026

\$0.00

Upon payment in full of the delinquent taxes, penalties, interest and costs, as shown above, the tax claim filed to the **DOCKET NUMBERS** as shown above, will be marked satisfied within forty-five (45) days of such payment.

By: 
Tax Claim Director

Date: 7/21/2026
Time: 10:34:13AM

Dedicated to public service with integrity, virtue & excellence
<https://www.berkspa.gov/departments/tax-claim-bureau>

Page 1 of 2
User: trnblan

WARNING: Tax Claim does not collect for the following school districts: Daniel Boone, Boyertown, Exeter, or Upper Perkiomen. Please be sure to contact those parties directly to discuss any amounts that may be due to them.

CERTIFICATIONS CAN BE REQUESTED ONLINE!! Be sure to visit: www.berkspa.gov/tcbcerts to expedite the request.



Certification Hearing
August 6th, 2026

SWORN AFFIDAVIT
728 Chestnut St

Owned By: Antoine Sandridge & Joanna Rodriguez
728 Chestnut St
Reading, PA 19602

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 **728 Chestnut St** is true and correct to the best of my knowledge:

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

(2) Notice of Violation – See Attached

Inspection Status:

Passed: 7/21/2025 Failed: _____

Placarded: NO

Housing Fees Unpaid: \$ 0

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 300.00

Amount in Collections: \$ 0

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) _____

Sworn to and subscribed before me this 24
day of July, 2024 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:

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

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 02530628982948
 SANDRIDGE ANTOINE D &
 RODRIGUEZ JOANNA L

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 728 CHESTNUT ST
 READING

Site Location: 728 CHESTNUT ST
 Description: 2 STORY BRICK/MASONRY

Land Use Code: 112R - 2 STORY BRICK
 ONE FAMILY ROW HOME
 Municipality: 02 - 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	16,400
Actual Total	25,200
Taxable Land	8,800
Taxable Building	16,400
Taxable Total	25,200

Ownership

Owner 1 SANDRIDGE
 ANTOINE D &
 Owner 2 RODRIGUEZ
 JOANNA L
 Care Of
 Mailing Address 728 CHESTNUT
 ST
 READING, PA
 19602
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
11/12/2024	\$165,000	22 - OTHER NEEDS EXPLANATION	2024034491		

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

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

ADDL DEED 3 BK/INST:

Id	Request Type	Description	Address	Date Created
2332101	Sewer backup	10/18/16- sb	728 Chestnut St, Reading, PA 19602, USA	2022-06-03 07:36:28
8814507	Building and Trades Permits	Last friday she submitted a dumpster permit and would like to know if it's been approved. She hasn't gotten any type of notification.	728 Chestnut St, Reading, PA, USA	2022-06-03 07:37:57
8347780	Over grown grass and weeds	Caller indicates grass from 728 Chesnut st is overgrown onto her property at 730 Chesnut. Needs to be cut.	728 Chestnut Street, Reading, PA, USA	2022-06-03 07:48:54
8625319	Property Maintenance Unpaid Fees Request	cert needed	728 Chestnut Street, Reading, PA, USA	2022-06-03 07:49:24
10553905	Property Inspections Scheduling	She is a realtor and has questions regarding a client is purchasing a property and will be having a health and safety inspection but would like to know if the property needs to be "gutttd" what would be the process. please call her	728 Chestnut Street, Reading, PA, USA	2022-06-03 07:50:12
10658219	Property Inspections Scheduling	He jus purchased this house and was told it need a total rehab he wants to speak with someone about how this is done.	728 Chestnut Street, Reading, PA, USA	2022-06-03 07:50:38
11920421	Collections - Codes	she would like someone to contact her regarding a inspection bill that was sent to collection. caller states they sold this property .	728 Chestnut Street, Reading, PA, USA	2022-06-03 07:51:17
PMD2432	Illegal Dumping	Neighbors keep dumping trash in the parking area next to this address	728 Chestnut Street, Reading, PA, USA	7/31/2024
PMD3484	PMD Unpaid Fees Request	cert needed	728 Chestnut Street, Reading, PA, USA	9/23/2024
SW3606	Dead Animal	There is a dead cat on the sidewalk	728 Chestnut Street, Reading, PA, USA	12/5/2024
PMD4921	Plumbing Issue	Drain has standing water outside	728 Chestnut Street, Reading, PA, USA	1/17/2025
SW4290	Missed Trash Pickup	Took recycling but not trash	728 Chestnut Street, Reading, PA, USA	2/7/2025