

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

17. 127 N Front St., Edward Sanchez owner, PO Box 13374, Purchased 2022

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>	_____
Notice Posted on Subject Property on	<u>1/6/26</u>	_____
	Determination	Certification
Delinquent Water	Amount: <u>\$287.28</u> Status <u>PAID</u> (water, sewer, trash, recycling fees)	Amount: _____ Status _____
Delinquent Taxes	Amount: <u>\$1366.70 2025 City Council School</u>	Amount: _____
Electric Utility Status:	_____	_____
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____
Building Trades Condition Determination:	_____	
Building Trades Condition Certification:	_____	
Property Maintenance Condition Determination:	<u>Failed Inspect 2023 \$1225 unpaid 4 QOL weeds 1 QOL trash</u>	
Property Maintenance Condition Certification:	_____	



CITY OF READING, PENNSYLVANIA

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

December 31st, 2025

DETERMINATION HEARING **REGARDING POTENTIALLY BLIGHTED PROPERTY**

EDWARD SANCHEZ
EDWARD SANCHEZ
READING, PA 19612

RE: 127 N FRONT ST
Parcel #: 6530781517055

Dear EDWARD SANCHEZ,

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

February 5th, 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:

Jamie Lee Keith

Jamie E. Keith – BPRC Chair

Linda Kelleher
Linda Kelleher - Secretary



CITY OF READING, PENNSYLVANIA

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

December 31st, 2025

AUDIENCIA DE DETERMINACIÓN RESPECTO A PROPIEDADES POTENCIALMENTE DETERIORADA

EDWARD SANCHEZ
P.O. BOX 13374
READING, PA 19612

RE: 127 N FRONT ST
Parcel #: 06530781517055

Estimado EDWARD SANCHEZ,

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

February 5th, 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 Lee Keith

Jamie L. Keith – BPRC Presidente

Linda Kelleher
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.

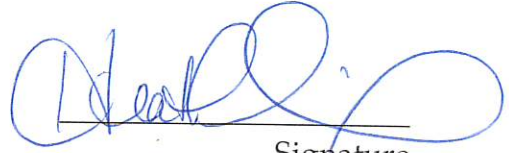
☐ A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition or a structure previously located on the property and for which no payments on the lien have been made for a period of twelve (12) months.

☐ 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 127 N FRONT ST, Reading PA on the 10th day of January, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:



Signature

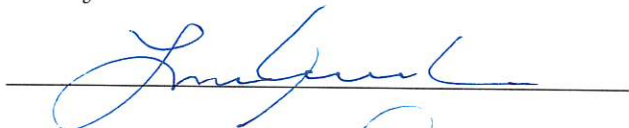
Heather Scheuring
Print Name

Blight/Transfer Officer
Position

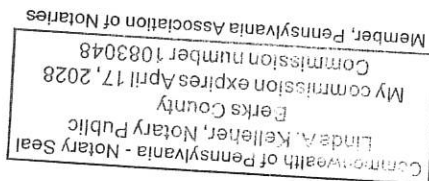
State of Pennsylvania
County of Berks

Subscribed and sworn or affirmed before me on this 23 day of Jan, 2026.

Notary Public



Commission Expires on April 17 2028



Tuesday, January 06, 2026 11:01AM



Tuesday, January 06, 2026 11:01AM

Document: Envelope ID: 61030379-6103-4000-8C3A-61A707607F4

CITY OF READING, PENNSYLVANIA

BLIGHTED PROPERTY REVIEW COMMITTEE
815 WASHINGTON STREET
READING, PA 19601-2696

December 31st, 2025

**DETERMINATION HEARING
REGARDING POTENTIALLY BLIGHTED PROPERTY**

EDWARD SANCHEZ
EDWARD SANCHEZ
READING, PA 19612

RE: 127 N FRONT ST
Parcel #: 6330781517055

Dear EDWARD SANCHEZ,

Please be advised that this property has been identified by City staff as a potentially blighted property pursuant to the City of Reading Localized Ordinance Chapter 21, 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

February 5th, 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 Scherwing, Blight Transfer Officer at Heather.Scherwing@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,


Jamie E. Webb - HBRC Chair


Linda Kellner - Secretary

Determination Hearing

February 5th, 2026

SWORN AFFIDAVIT

127 N FRONT ST

Owned By: EDWARD SANCHEZ
P.O. BOX 13374
READING, PA 19612

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 127 N FRONT ST is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

287.28

Date of Last Water Service:

—

Trash/Recycling Delinquent Amount:

—

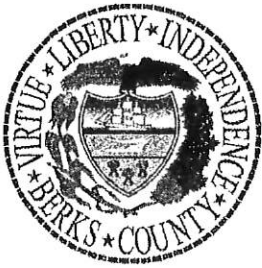
Sworn to and subscribed before me this 23 day of Jan, 2026 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

Juana Santos
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:

[Signature]
My Commission Expires on April 17 2028



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

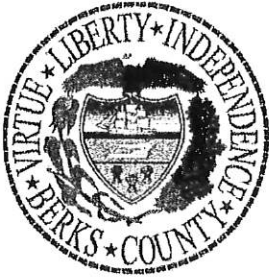
January 13, 2026

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 at 610-478-6625, ext:5645. During normal business hours Monday-Friday, from 8am-4pm.

Best regards,

Ada K Navarro
Berks County Tax Claim/Treasurer



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: SANCHEZ EDWARD
PO BOX 13374
READING, PA 19612
Location: 127 N FRONT ST

PIN: 06530781517055
District: CITY OF READING - 06
School District: READING
Description: COMMERCIAL BUILDING

Current A.V.
21,800

Deed Book / Page

STATEMENT OF ACCOUNT

Tax Year **2024** (Regular)

SANCHEZ EDWARD

Docket Year / Num: 2025 / 5059

	<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	181.92	18.19	13.50	230.08	443.69	0.00	0.00	443.69
District	395.21	39.52	29.34	0.00	464.07	0.00	0.00	464.07
School	390.87	39.09	28.98	0.00	458.94	0.00	0.00	458.94

Total 2024 Taxes Due: **1,366.70**

Total Delinquent Taxes Due: **1,366.70**

GOOD THROUGH 01/13/2026

STATEMENT OF RECEIPTS

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



Determination Hearing
February 5th, 2026

SWORN AFFIDAVIT
127 N FRONT ST

Owned By: EDWARD SANCHEZ
P.O. BOX 13374
READING, PA 19612

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 127 N FRONT ST is true and correct to the best of my knowledge:

☒ Work Orders ☒ Unpaid ☒ Paid

☒ Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 12/27/23

Placarded: NO

Housing Fees Unpaid: \$ 90.00

Amount in Collections: \$ 0.00

Miscellaneous Fees Unpaid: \$ 1135.00

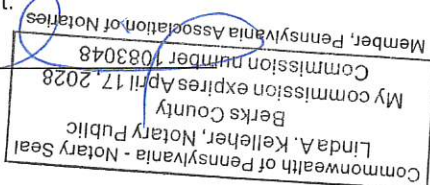
Amount in Collections: \$ 0.00

☐ CSC Calls/Complaints: See attached

Owner in contact: (Y) ☒ (N) _____

Sworn to and subscribed before me this 23
day of Jan, 2026 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:



Notary Public:

[Signature]

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: 06530781517055
 SANCHEZ EDWARD

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 127 N FRONT ST
 READING

Site Location: 127 N FRONT ST
 Description: COMMERCIAL BUILDING

Land Use Code: 4118 - 2 STRY CONV 1ST
 FLOOR STRE - APTS ABOVE
 Municipality: 06 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: C - Commercial

Current Assessment

Tax Year	2025
Homestead	
Actual Land	14,100
Actual Building	7,700
Actual Total	21,800
Taxable Land	14,100
Taxable Building	7,700
Taxable Total	21,800

Ownership

Owner 1 SANCHEZ
 EDWARD

Owner 2
 Care Of
 Mailing Address PO BOX 13374
 READING, PA
 19612

Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
04/04/2022	\$1	02 - FAMILY TRANSFER	2022013793		

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	Date Created
6382831	Street Repair or Paving		127 N Front St,Reading, PA 19601	2019-07-09 14:58:53
SW853	Recycling Bin Needed		127 N Front St,Reading, PA 19601	5/13/2024 2:45pm
SW5076	Recycling Bin Needed		127 N Front St,Reading, PA 19601	4/11/2025 4:02pm
SW5516	Recycling Bin Needed		127 N Front St,Reading, PA 19601	5/15/2025 3:26pm
SW6948	Missed Trash Pickup	Bulk Item missed	127 N Front St,Reading, PA 19601	8/27/2025 2:29pm
SW7219	Recycling Bin Needed		127 N Front St,Reading, PA 19601	9/16/2025 3:21pm