

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>	_____
Notice Posted on Subject Property on	<u>1/6/26</u>	_____
	Determination	Certification
Delinquent Water	Amount: <u>\$9608.27</u> Status: <u>PAID 2011</u>	Amount: _____ Status: _____
	(water, sewer, trash, recycling fees)	
Delinquent Taxes	Amount: <u>\$218055</u> <u>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>1 Work Order 4/1/25 Failed Inspect 2023 Placed Unlawful 2014 \$777.5</u>		
<u>unpaid 14" GOC Trash 2600 units 1 GOC Snow</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**

267 LINDEN ST LLC
267 LINDEN ST LLC
TREXLERTOWN, PA 18087

RE: 928 FRANKLIN ST
Parcel #: 3531621093523

Dear 267 LINDEN ST LLC,

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.

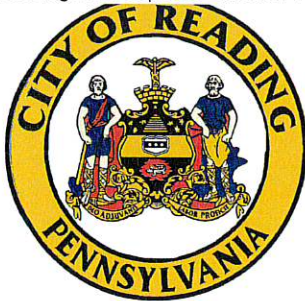
Sincerely,

Signed by:

A handwritten signature in blue ink, appearing to read "Jamie L. Keith".

JAMIE L. KEITH - BPRC Chair

A handwritten signature in blue ink, appearing to read "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**

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

RE: 928 FRANKLIN ST
Parcel #: 03531621093523

Estimado 267 LINDEN ST LLC,

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:

A handwritten signature in blue ink, appearing to read "Jamie L. Keith".

Jamie L. Keith – BPRC Presidente

A handwritten signature in blue ink, appearing to read "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 928 FRANKLIN 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

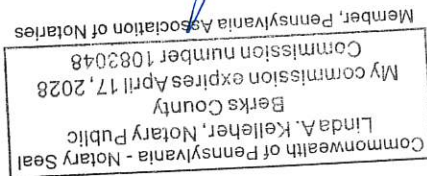
State of Pennsylvania
County of Berks

Subscribed and sworn or affirmed before me on this 23 day of Jan, 2024.

Notary Public



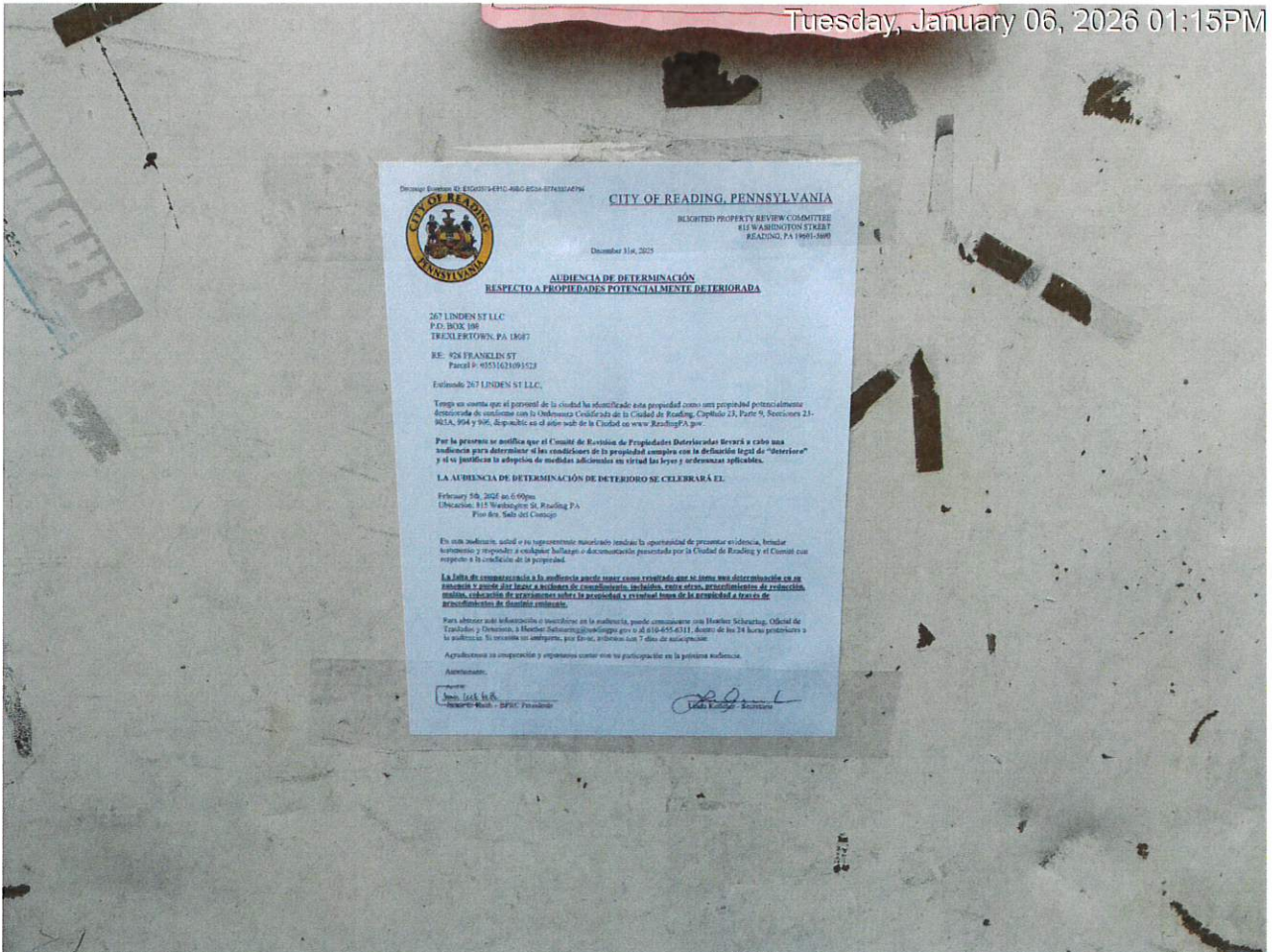
Commission Expires on April 17 2028



Tuesday, January 06, 2026 01:15PM



Tuesday, January 06, 2026 01:15PM





Determination Hearing

February 5th, 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

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 928 FRANKLIN ST is true and correct to the best of my knowledge:

Water service status:

off

Delinquent Water Amount:

\$ 9,668.77

Date of Last Water Service:

1/31/11

Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 23 day of Jun, 2026 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:

Indulgent

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

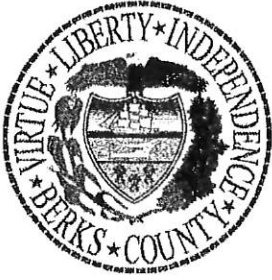
January 13, 2026

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 a 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: 267 LINDEN ST LLC
PO BOX 108
TREXLERTOWN, 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

Docket Year / Num: 2025 / 4843

	<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	305.43	30.54	22.68	272.25	630.90	0.00	0.00	630.90
District	663.52	66.35	49.23	0.00	779.10	0.00	0.00	779.10
School	656.24	65.62	48.69	0.00	770.55	0.00	0.00	770.55

Total 2024 Taxes Due: **2,180.55**

Total Delinquent Taxes Due: **2,180.55**

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
928 FRANKLIN ST

Owned By: 267 LINDEN ST LLC
P.O. BOX 108
TREXLEERTOWN, 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)

(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

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:

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

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	2025
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:

Id	Request Type	Description	Address	Date Created
1621380	Graffiti vandalism removal	Diaz grocery security gate	928 Franklin St,Reading, PA 19602	2016-05-26 02:43:59
3681577	Illegal Dumping	Mattress	928 Franklin St,Reading, PA 19602	2018-01-22 14:21:06
7507801	Sewer backup	SB	928 Franklin Street, Reading, PA, USA	2020-02-20 07:35:49

City of Reading
Property Maintenance Division
Inspection Report

Case: 227711

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: _____

FCE067

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