

9

PROPERTY SUMMARY SHEET
MARCH 17 & MAY 19, 2022
DETERMINATION & CERTIFICATION HEARING

9. 1159 N 11th St, Juan Rivera Gonzalez & Maria Garcia Morales, owner, 1159 N 11th St, Rdg PA, Purchased July 2020

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>2/16/22</u>	_____

Notice Posted on Subject Property on	<u>N/A</u>	_____
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	Determination		Certification
Delinquent Water	Amount: <u>9,188.14</u>	Status <u>on</u>	Amount: _____ Status _____
Delinquent Taxes	Amount: <u>N/A</u>		Amount: _____
Electric Utility Status:	_____		_____
Gas Utility Status:	_____		_____

Delinquent Trash/Recycling Amount:	_____	Amount:	_____
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Liens	Amount:	_____	Amount:	_____
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Condition of Property Trades Determination: _____

Condition of Property Trades Certification: _____

Condition of Property Codes Determination: Passed Inspection 10/16/20 \$150 unpaid
100lb Trash 100lb Indoor furniture outdoors

Condition of Property Codes Certification: _____

**Blighted Property Review Committee
Determination Hearing**

March 17th, 2022 at 6:00 p.m.

City Hall, Council Chambers

Juan Rivera Gonzalez &
Maria Garcia Morales
1159 N 11th St
Reading PA, 19604

815 Washington Street

**In the matter of:
1159 N 11th St**

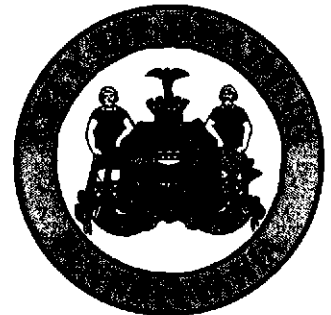
Juan Rivera Gonzalez & Maria Garcia Morales owner(s)

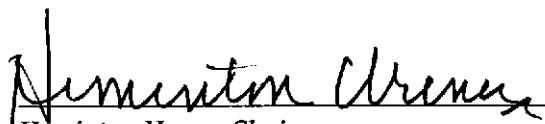
The above-listed property was found to meet one or more of the conditions of blight identified in the City of Reading Codified Ordinance Chapter 5, Part 6, Section 108.1.3.1 as specified in the enclosed violation notice. You are hereby ordered as of February 15th, 2022 to abate any conditions that would qualify the property for blight prior to the hearing.

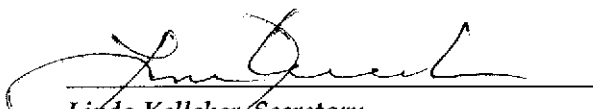
As per Codified Ordinance Chapter 1, Section 1-545, if the above-listed property is certified as blighted, the City of Reading Redevelopment Authority has the right to take possession, control, or title to the property via eminent domain proceedings, etc., if the conditions are not abated.

Persons affected may appear at the hearing to show cause why this action should be stayed, modified, or rescinded.

*For additional information or to register
for the hearing, call the
Property Maintenance Office at
610.655.6311 or email
Heather.Scheuring@readingpa.gov*

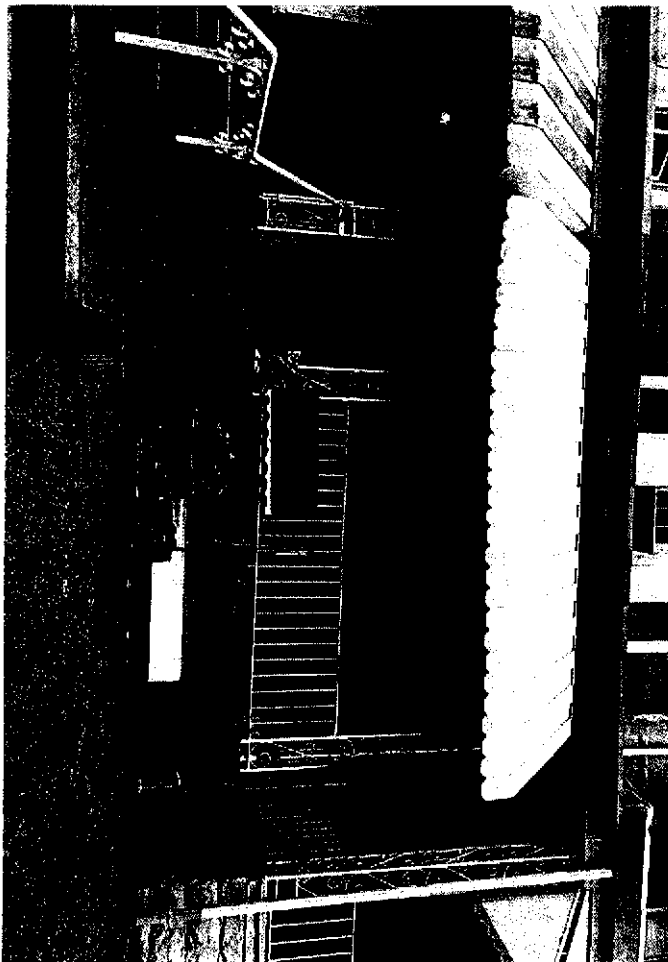
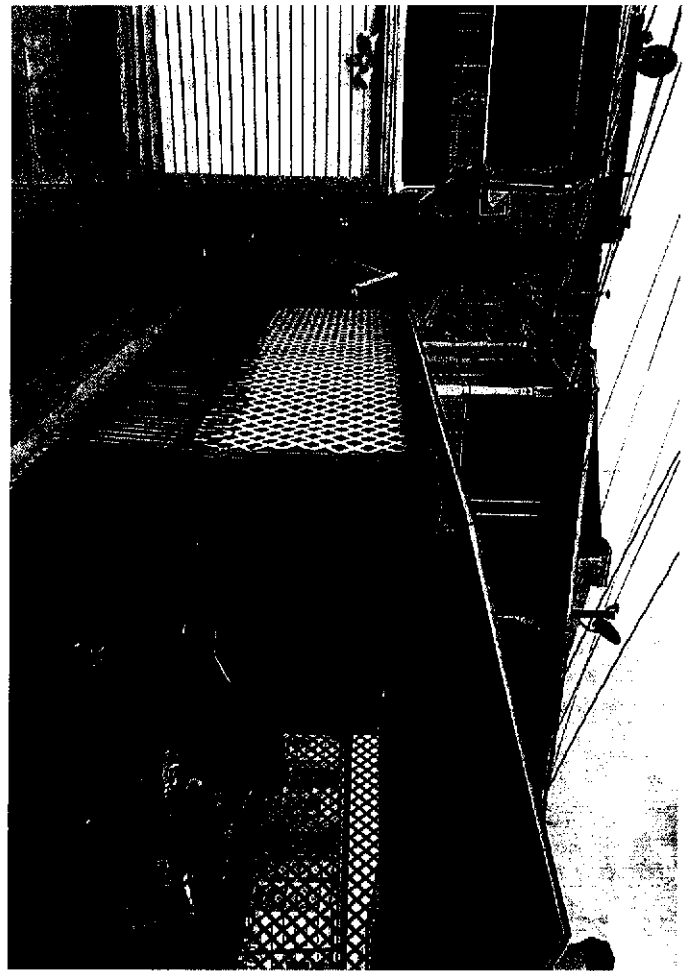



Heminton Urena, Chair


Linda Kelleher, Secretary

1159 N 11th St

- ☐ Any premise which because of physical condition or use is regarded as a public nuisance at common law, or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes.
- ☐ Any premise which because of physical condition, use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures.
- ☐ Any dwelling which because of its dilapidated, unsanitary, unsafe, vermin-infested state or because of its lacking in the facilities and equipment required by the housing or building codes of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation.
- ☐ Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property.
- ☐ Any structure, from which utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- ☐ Any vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason or neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.
- ☐ Any unoccupied property which has been tax delinquent for a period of two years prior to the effective date of this act, and those in the future having a two year tax delinquency.
- ☐ Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency.
- ☐ A property which has defective or unusual conditions of title or no known owners.
- ☐ A property which has environmentally hazardous conditions, solid waste pollution or contamination in a building or on the land which poses a direct immediate threat to health, safety and welfare of the community.
- ☐ Any abandoned property. A property shall be considered abandoned if:
- it is vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of six months
 - it is a vacant property or vacant or unimproved lot or parcel on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the fair market value of the property as established by any body with legal authority to determine the taxable value of the property; or
 - the property has been declared abandoned by the owner, including an estate that is in possession of the property.
- ☐ A property having three or more of the following characteristics:
- has unsafe or hazardous conditions that do not meet current use, occupancy or fire codes;
 - has unsafe external and internal access ways;
 - is being served by an unsafe public street or right-of-way;
 - violates the property maintenance code and is in immediate threat to public health and safety;
 - is vacant;
 - is located in a redevelopment area with a density of at least 1,000 people per square mile or a redevelopment area with more than 90% of the units of property being nonresidential or a municipality with a density of at least 2,500 people per square mile.



Determination Hearing

March 17th, 2022

SWORN AFFIDAVIT

1159 N 11th St

Owned By: Juan Rivera Gonzalez & Maria Garcia Morales
1159 N 11th St
Reading, PA 19604

State of Pennsylvania

County of Berks

I Frances Sacco 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 1159 N 11th St is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

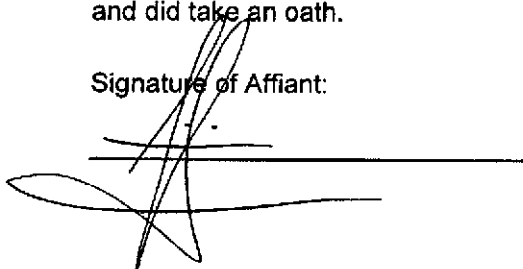
128.14

Date of Last Water Service:

Trash/Recycling Delinquent Amount:

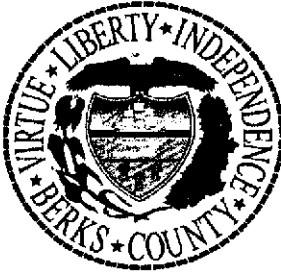
Sworn to and subscribed before me this day of , by (Name), who personally appeared before me, is personally known to me and did take an oath.

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@countyofberks.com

Christian Y. Leinbach, Commissioner Chair
Kevin S. Barnhardt, Vice Chair
Michael S. Rivera, Commissioner

NICOLE E. BLANDING, Tax Claim Director

Owner: GONZALEZ JUAN RIVERA- & MORALES MARIA D
GARCIA
1159 N 11TH ST
READING, PA 19604-2125
Location: 1159 N 11TH ST

PIN: 13531737161790
District: CITY OF READING - 13
School District: READING
Description: 3 STORY BRICK/MASONRY

A.V.
51,900
Deed Book / Page
2020 / 022812

STATEMENT OF ACCOUNT

There are currently no Delinquent Taxes due

STATEMENT OF RECEIPTS

There are currently no receipts



Determination Hearing
March 17th, 2022

SWORN AFFIDAVIT
1159 N 11th St

Owned By: Juan Rivera Gonzalez & Maria Garcia Morales
1159 N 11th St
Reading, PA 19604

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 **1159 N 11th St** is true and correct to the best of my knowledge:

☒ Work Orders ☐ Unpaid ☐ Paid

☒ Notice of Violation – See Attached

Inspection Status:

Passed: 10/16/2020 Failed: _____

Placarded: No

Housing Fees Unpaid: N/A

Amount in Collections: N/A

Miscellaneous Fees Unpaid: \$ 150.00

Amount in Collections: \$ 150.00

☒ CSC Calls/Complaints: See attached

Owner in contact: ☒ (Y) ☐ (N) _____

Sworn to and subscribed before me this _____
day of _____, 2022 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant: _____

☒ 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

Notary Public:

My Commission Expires on:

**Ownership Information**

UPI / Property ID: 13531737161790
Location Address: 1159 N 11TH ST
Owner's Name: GONZALEZ JUAN RIVERA- &
MORALES MARIA D GARCIA
Mailing Address: 1159 N 11TH ST READING PA 19604-2125
Municipality: READING
School District: READING
Map PIN: 531737161790
Account #: 13175500

Recorded Documents

Deed / Instrument #: 2020022812
Deed Date: 20200710
Deed Amount: 28000
Deed Reference 1:
Deed Reference 2:
Plan:
Lot:

Property Details

Homestead Status: NOT ENROLLED
Market Land Value: 16300
Assessed Land Value: 16300
Building Value: 35600
Total Assessed Value: 51900
Property Class: RESIDENTIAL
Land Use Code: 138R
Clean & Green Year:
Net Acreage: 0.04
Description: 3 STORY BRICK/MASONRY

• This geospatial data and other related material was created or compiled by the County of Berks with the intent of using the data for county government related activities, and not necessarily with the intent of use of the data recipient in mind. Data is provided on an "AS IS" basis.
BERKS COUNTY DOES NOT ASSUME ANY LIABILITY FOR DAMAGES CAUSED BY THE USE OF THIS INFORMATION.

Right to Know

APPLIED FILTERS

Date range: **Jan 1, 2000 - Mar 9, 2022**

Department: **All**

Keyword: **All**

Request Type: **All**

Status: **All**

Address: **1159 n 11th st**



ID	Request Type	Description	Address	Assigned To	Priority	Status	Date Created	Completion Due Date
8486584	Collections - Codes	He submitted payment for housing permit and is now in collections. check was cashed and someone wrote account # 4411590H-1720299 on the check. He says that it was not him who wrote the account number on it. Please call him	1159 N 11th St, Reading, PA, USA	Codes Clerical	None	Completed	August 4, 2020 3:15 pm	August 7, 2020
8441244	Housing Permits	She sent in payment for \$90 for her housing permit about 3 weeks and it was applied to her account. She wasn't aware that the bill went to 150 and if that was the case, she says the check should've been sent back to her and she should've been informed that the amount was no longer \$90. She would like to speak to PMD, spanish speaking	1159 North 11th Street, Reading, PA, USA	Codes Clerical	None	Completed	July 28, 2020 12:26 pm	July 31, 2020
8409357	Housing Permits	Would like someone to contact her regarding her housing bill she indicates she sent a \$90 check when I verified her account and it shows in collections. Nora would like to do the payment if possible today.	1159 North 11th Street, Reading, PA, USA	Codes Clerical	None	Completed	July 23, 2020 9:16 am	July 26, 2020
8144254	Property Maintenance Unpaid Fees Request	cert needed	1159 North 11th Street, Reading, PA, USA	Tammy Baker	Medium	Completed	June 15, 2020 3:57 pm	June 22, 2020