

11

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

19. 856 N 8th St., Francisco J Gonzalez-Moreno & Norma V. Ramirez-Serrato, owner, 856 N 8th St Reading PA, Purchased 2012

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>	<u>2/11/26</u>
Notice Posted on Subject Property on	<u>1/6/26</u>	<u>3/18/26</u>
Delinquent Water	Determination Amount: <u>\$231.51</u> Status <u>ON</u> (water, sewer, trash, recycling fees)	Certification Amount: <u>\$10335</u> Status <u>ON</u>
Delinquent Taxes	Amount: <u>N/A</u>	Amount: <u>N/A</u>
Electric Utility Status:	_____	_____
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____

Building Trades Condition Determination: _____

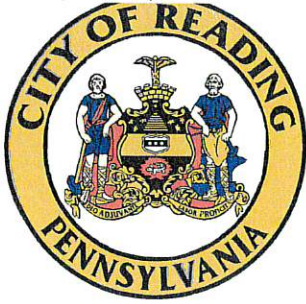
Building Trades Condition Certification: _____

Property Maintenance Condition Determination:

2 Nov Passed Inspect 1/26 \$290 unpaid 2 QOL Trash 1 QOL Weed

Property Maintenance Condition Certification:

\$290 unpaid Passed Inspect 1/26 2 Nov 2 QOL Trash
1 QOL Weed Recommend Removal



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

FRANSISCO J GONZALEZ-MORENO & NORMA V RAMIREZ-SERRATO
856 N 8TH ST
READING, PA 19604

RE: 856 N 8TH ST
12530752956110

Dear FRANSISCO J GONZALEZ-MORENO & NORMA V RAMIREZ-SERRATO,

Please be advised that following a Determination Hearing held on February 5th, 2026, 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,

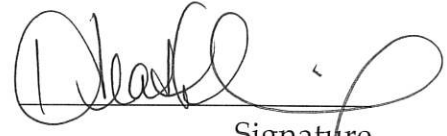

248F0D9043244B9
Jamie L. Keith - BPRC Chair


Linda Kelleher - Secretary



PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 856 N 8TH 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

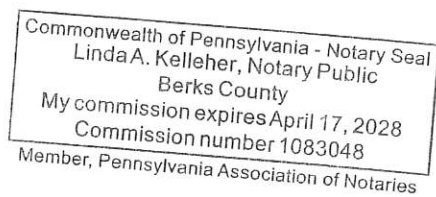
Blight/Transfer Officer
Position

State of Pennsylvania
County of Berks

Subscribed and sworn or affirmed before me on this 18 day of March,
2026

Notary Public

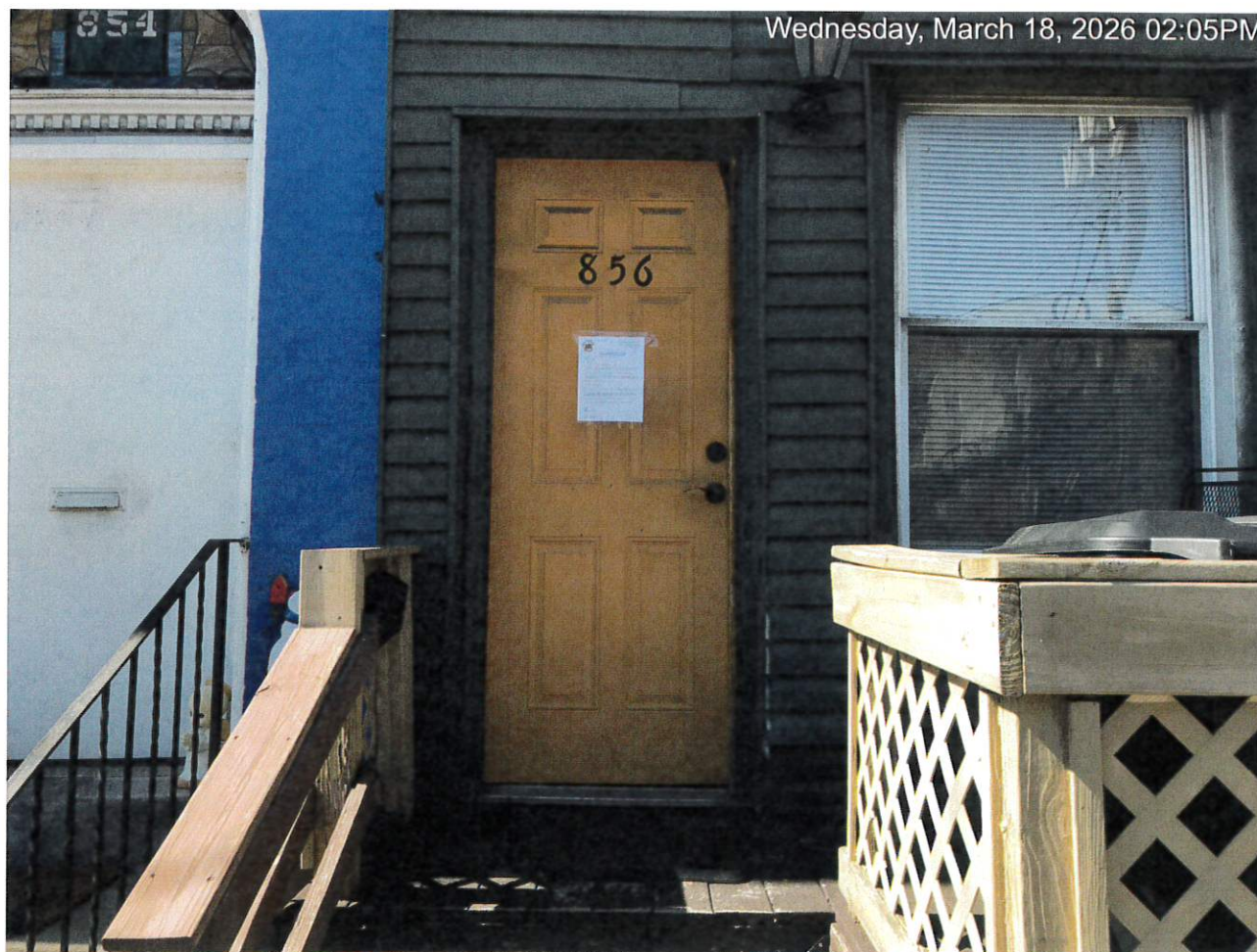

Commission Expires on April 17 2028



Wednesday, March 18, 2026 02:05PM



Wednesday, March 18, 2026 02:05PM





Certification Hearing

April 2nd, 2026

SWORN AFFIDAVIT

856 N 8TH ST

Owned By: **FRANSISCO J GONZALEZ-MORENO & NORMA V RAMIREZ-SERRATO**

**856 N 8TH ST
READING, PA 19604**

State of Pennsylvania

County of Berks

Ivana 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 856 N 8TH ST is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

103.35

Date of Last Water Service:

N/A

Trash/Recycling Delinquent Amount:

-

Sworn to and subscribed before me this 18 day of April, 2026 by

____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

Ivana Santos

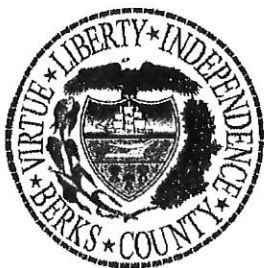
Notary Public:

Linda A. Kelleher

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

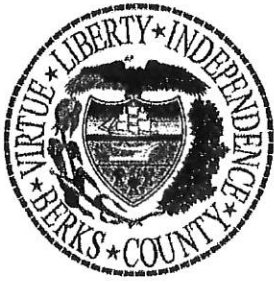
March 17, 2026

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: MORENO FRANCISCO J GONZALEZ- & SERRATO
NORMA V RAMIREZ-
856 N 8TH ST
READING, PA 19604-2415
Location: 856 N 8TH ST

PIN: 12530752956110
District: CITY OF READING - 12
School District: READING
Description: 2 STORY BRICK/MASONRY

Current A.V.
21,800
Deed Book / Page
2012 / 048262

STATEMENT OF ACCOUNT

Tax Year **2024** (Regular)

MORENO FRANCISCO J GONZALEZ- & SERRATO NORMA V RAMIREZ-

	<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	0.00	30.00	230.11	230.11	0.00	0.00
District	395.21	39.52	0.00	0.00	434.73	434.73	0.00	0.00
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 2024 Taxes Due:								0.00

Tax Year **2025** (Regular)

MORENO FRANCISCO J GONZALEZ- & SERRATO NORMA V RAMIREZ-

County	196.48	19.65	1.62	30.00	247.75	247.75	0.00	0.00
District	395.21	39.52	3.26	0.00	437.99	437.99	0.00	0.00
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 2025 Taxes Due:								0.00

There are currently no Delinquent Taxes due **0.00**

GOOD THROUGH 03/17/2026

STATEMENT OF RECEIPTS

<u>Rcpt # / Trn #</u>	<u>Tax Year</u>	<u>Date Paid</u>	<u>Amount Paid</u>	<u>Payment Type / Reference</u>	<u>Payor</u>
<u>Payment Type:</u>					
91901 / 110115	2024	03/21/2025	664.84	Online Credit	Norma Ramirez
104526 / 126593	2025	03/10/2026	685.74	Online Credit	Norma Ramirez
Total Payment Type:			1,350.58		
Receipts Grand Total:			1,350.58		



Certification Hearing
April 2nd, 2026

SWORN AFFIDAVIT
856 N 8TH ST

J. FRANCISCO J GONZALEZ-MORENO & NORMA V RAMIREZ-SERRATO
856 N 8TH 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 **856 N 8TH ST** is true and correct to the best of my knowledge:

(☒) Work Orders (☒) Unpaid (☒) Paid
(☒) Notice of Violation – See Attached

Inspection Status:

Passed: 1/16/26 Failed: _____

Placarded: NO

Housing Fees Unpaid: \$ 90.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 200.00

Amount in Collections: \$ 0

(☐) CSC Calls/Complaints: See attached

Owner in contact: (☒) (N) No longer qualifies, should be removed.

- (☒) 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

Sworn to and subscribed before me this 18
day of March, 2024 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:

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:

My Commission Expires on:

April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA

PARCEL: 12530752956110

MORENO FRANCISCO J GONZALEZ- &

SERRATO NORMA V RAMIREZ-

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 856 N 8TH ST
 READING

Site Location: 856 N 8TH ST
 Description: 2 STORY BRICK/MASONRY

Land Use Code: 112R - 2 STORY BRICK
 ONE FAMILY ROW HOME
 Municipality: 12 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	12,000
Actual Building	9,800
Actual Total	21,800
Taxable Land	12,000
Taxable Building	9,800
Taxable Total	21,800

Ownership

Owner 1 MORENO FRANCISCO J
 GONZALEZ- &
 Owner 2 SERRATO NORMA V
 RAMIREZ-
 Care Of
 Mailing Address 856 N 8TH ST
 READING, PA 19604
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
11/15/2012	\$24,000	00 - VALID SALE		2012	048262

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
1053498	Trash Pick up	He is very upset that his trash has been missed three times. This is the first time he calls since he didn't have our number before. He would like if you could call him back madeline.	856 N 8th St, Reading, PA, United States
6736858	Needs Recycling Bin	Needs 65gal bin	856 N 8th St, Reading, PA, USA
7170877	Trash Pick up	missed trash	856 North 8th Street, Reading, PA, USA
7570996	Needs Recycling Bin	Deliver a 35 gallon recycling cart (She did receive a 65 gallon cart but it is to big. She will be bringing it bac to Public Works)	856 North 8th Street, Reading, PA, USA
8953999	Sewer backup	sewer backup	856 North 8th Street, Reading, PA, USA
12531363	Sewer backup	sewer backup yellow door house	856 North 8th Street, Reading, PA, USA
12665636	Property Maintenance Fees	He received a violation for over grown grass and trash this not his property the trash is at 858 N 8th St. He wants to speak with someone this is the 2nd time he got a violation for this property and doesn't want it to be forced to pay it again.	856 North 8th Street, Reading, PA, USA
14005430	Collections - Codes	Please call him he received a collection letter Account #402192; he wants to know why is received this bill	856 North 8th Street, Reading, PA, USA

City of Reading
Property Maintenance Division
Inspection Report

Case: 204148

Inspection: 377110

Insp Type: N.O.V.

Date: 07/05/2013

Address: 856 N 8TH ST, READING 19604-

Owner Information:

Name: MORENO FRANCISCO J GONZALEZ- & SERRATO NORMA V RAMIR
Address: 2949 KUTZTOWN RD
READING PA 19605

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
30	APT# FLOOR 0 ENTBLD RM#0	PR-302.7	repair or replace gate to an approved condition.	
30	APT# FLOOR 0 ENTBLD RM#0	PR-302.9	eliminate graffiti from fence and wall in rear of property.	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.2	eliminate peeling paint on wood, metal, and masonry surfaces and reseal wood and metal surfaces. install top section of siding on front wall. secure siding at windows.	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.3	approved numbers and correct address required. 856 is the correct number.	
30	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	replace rusted gutter at exterior left. install missing gutter and downspout at rear. repair rear roof to an approved condition.	
3	APT# FLOOR 0 ENTBLD RM#0	PR-604.3	eliminate exposed wires at light fixture in rear of property.	

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

Inspector: BACHMAN, SCOTT

Phone: (610)371-7780 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: 204148

Inspection: 393578

Insp Type: N.O.V.

Date: 01/27/2014

Address: 856 N 8TH ST, READING 19604-

Owner Information:

Name: MORENO FRANCISCO J GONZALEZ- & SERRATO NORMA V RAMIR
Address: 2949 KUTZTOWN RD
READING PA 19605

Property Information:

of Commercial Units: 0
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Approved By: _____

Date/Time: _____