

PROPERTY SUMMARY SHEET
APRIL 2, 2026
CERTIFICATION HEARING

10/11/2025
Cert Hearing
29I

I. 1035 Muhlenberg St., Cesar Nunez, owner, 533 A Maple St Reading, Purchased 9/19/13

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>2/11/26</u>
Notice Posted on Subject Property on	_____	<u>3/18/26</u>
Delinquent Water	Amount: _____ Status _____ (water, sewer, trash, recycling fees)	Amount: <u>\$12420.14</u> Status <u>8/1/2012</u>
Delinquent Taxes	Amount: _____	Amount: <u>\$83672</u> <u>2024-25 City</u>
Electric Utility Status:	_____	<u>Caenys School</u>
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____

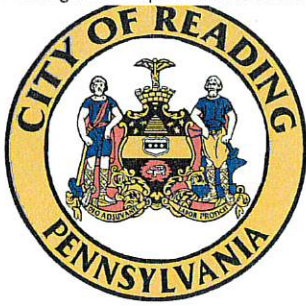
Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination: _____

Property Maintenance Condition Certification: _____

\$7840.50 unpaid to Work Order 3x10V failed inspect 11/25
Placed unlawful 2013 8 GOLF Trust 8 Oct funds



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**

CESAR NUNEZ
531 MAPLE ST UNIT A
READING, PA 19602

RE: 1035 MUHLENBERG ST
10531629088243

Dear CESAR NUNEZ,

Please be advised that following a Determination Hearing held on December 4th, 2025, 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.

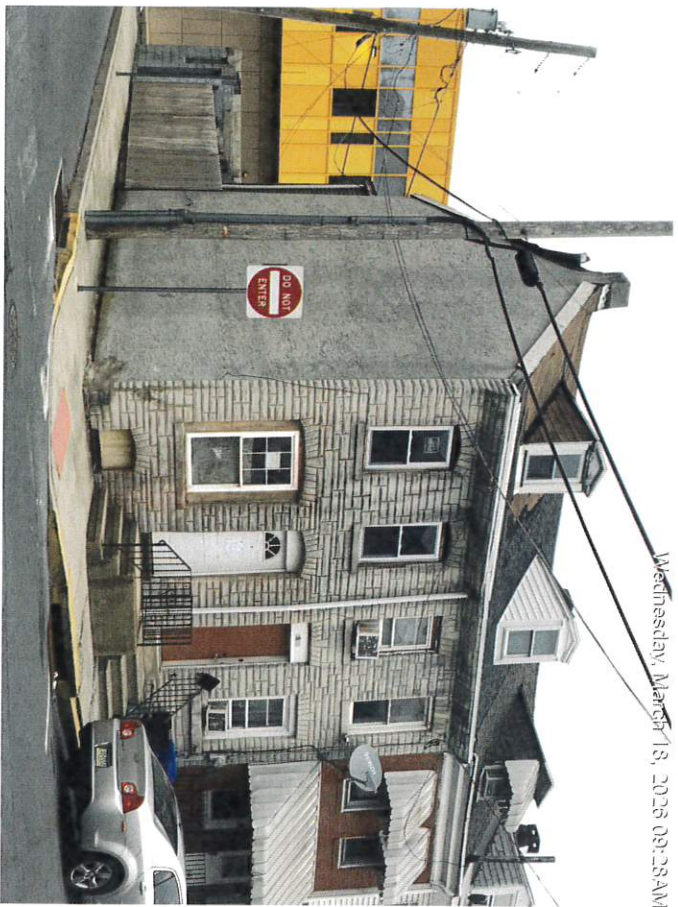
For additional information or to register for the hearing, you may contact Heather Scheuring, Blight/Transfer Officer at Heather.Scheuring@readingpa.gov or 610-655-6311, within 24 hours of the hearing. **If you require an interpreter, please provide 7-day notice.**

Sincerely,
Signed by:

A handwritten signature in blue ink, reading "Jamie Lee Keith".

Jamie Lee Keith - BPRC Chair

A handwritten signature in blue ink, reading "Linda Kelleher".
Linda Kelleher - Secretary



Wednesday, March 18, 2026 09:28 AM



Wednesday, March 18, 2026 09:28 AM



Wednesday, March 18, 2026 09:28 AM



Wednesday, March 18, 2026 09:28 AM

PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 1035 MUHLENBERG 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

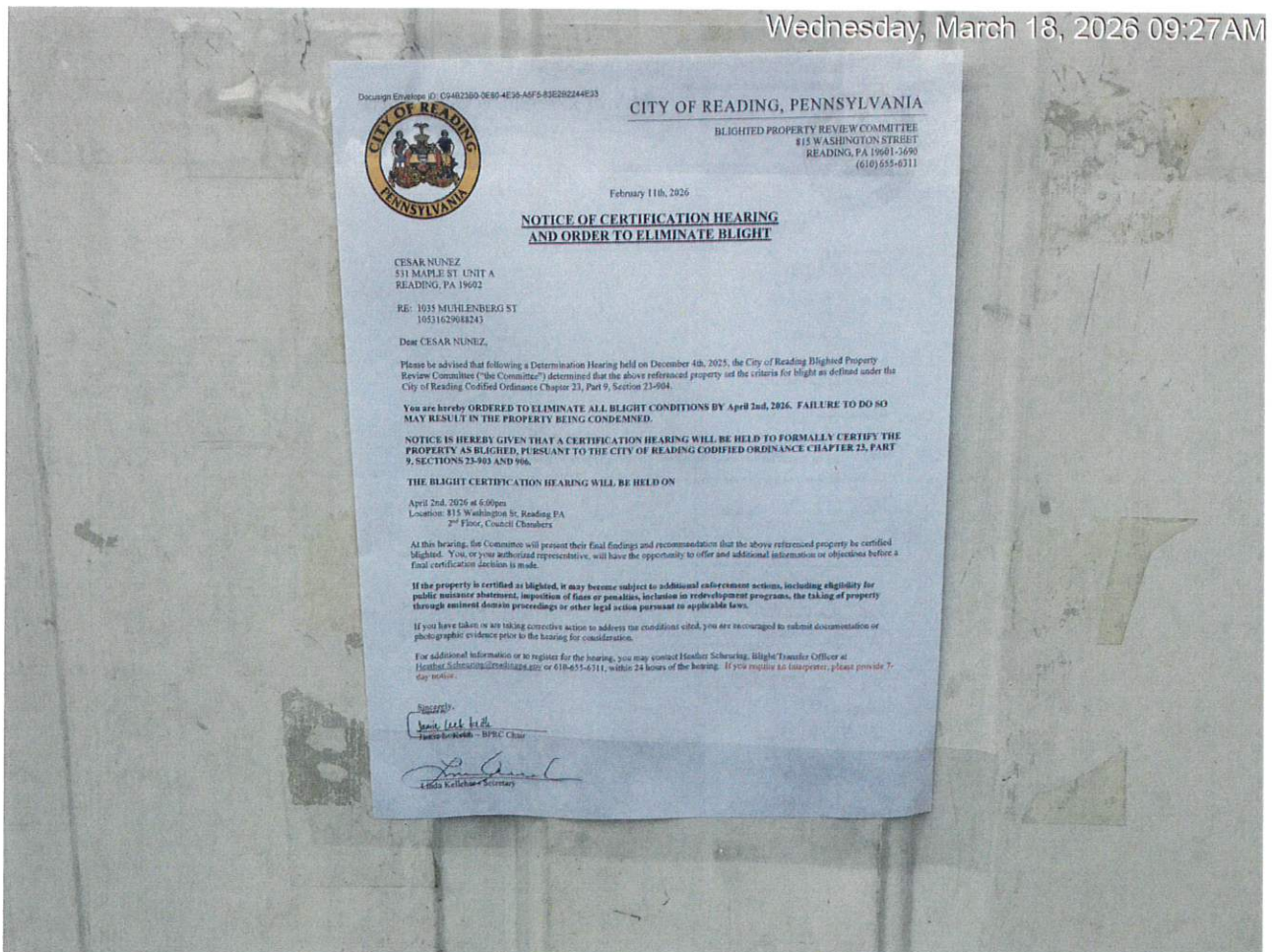
Subscribed and sworn or affirmed before me on this 19 day of March, 2026.

Notary Public



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





Certification Hearing

April 2nd, 2026

SWORN AFFIDAVIT

1035 MUHLENBERG ST

Owned By: CESAR NUNEZ
531 MAPLE ST UNIT A
READING, PA 19602

State of Pennsylvania
County of Berks

I, Angelica Morales 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 1035 MUHLENBERG ST is true and correct to the best of my knowledge:

Water service status:

OFF

Delinquent Water Amount:

\$ 12,620.16

Date of Last Water Service:

05/01/2012

Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 19 day of March, 2026 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

[Signature]

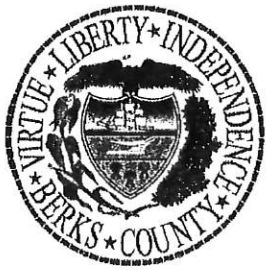
Notary Public:

[Signature]

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: NUNEZ CESAR
531 MAPLE ST UNIT A
READING, PA 19602
Location: 1035 MUHLENBERG ST

PIN: 10531629088243
District: CITY OF READING - 10
School District: READING
Description: 2 STORY BRICK/MASONRY

Current A.V.
5,900
Deed Book / Page
2013 / 040398

STATEMENT OF ACCOUNT

Tax Year **2024** (Regular)

NUNEZ CESAR

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Paid/Refund</u>	<u>Reductions</u>	<u>Balance</u>	<u>3rd P.</u>
County	49.24	4.92	4.51	185.05	243.72	0.00	0.00	243.72	
District	106.96	10.70	9.68	0.00	127.34	0.00	0.00	127.34	
School	105.79	10.58	9.57	0.00	125.94	0.00	0.00	125.94	
Total 2024 Taxes Due:								497.00	

Docket Year / Num: 2025 / 5285

Tax Year **2025** (Regular)

NUNEZ CESAR

County	53.18	5.32	0.44	45.00	103.94	0.00	0.00	103.94	
District	106.96	10.70	0.88	0.00	118.54	0.00	0.00	118.54	
School	105.79	10.58	0.87	0.00	117.24	0.00	0.00	117.24	
Total 2025 Taxes Due:								339.72	

Total Delinquent Taxes Due: **836.72**

GOOD THROUGH 03/17/2026

STATEMENT OF RECEIPTS

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



Certification Hearing
April 2nd, 2026

SWORN AFFIDAVIT
1035 MUHLENBERG ST

Owned By: CESAR NUNEZ
531 MAPLE ST UNIT A
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 **1035 MUHLENBERG ST** is true and correct to the best of my knowledge:

(6) Work Orders (6) Unpaid (0) Paid

(3) Notice of Violation – See Attached

Inspection Status:

Passed: _____ Failed: 11/17/25

Placarded: Unlawful 7/9/13

Housing Fees Unpaid: \$ 1,300.00

Amount in Collections: \$ 1,150.00

Miscellaneous Fees Unpaid: \$ 6,540.50

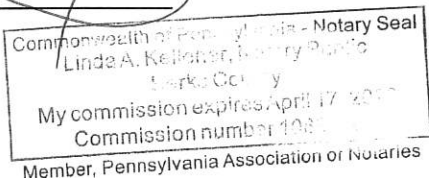
Amount in Collections: \$ 4,140.00

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) _____

Sworn to and subscribed before me this 19
day of March, 2026 by Heather Scheuring,
who personally appeared before me, is personally
known to me and did take an oath.

Signature of Affiant:



(8) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

() QOL.003 – Disposal of Trash/Rubbish

(8) 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:

April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
PARCEL: 10531629088243
NUNEZ CESAR

01 - CITY OF READING
S19 - READING SCHOOL DISTRICT
1035 MUHLENBERG ST
READING

Site Location: 1035 MUHLENBERG ST
Description: 2 STORY BRICK/MASONRY

Land Use Code: 112R - 2 STORY BRICK
ONE FAMILY ROW HOME
Municipality: 10 - CITY OF READING
Taxing District: 01 - CITY OF READING
School District: S19 - READING
Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	5,500
Actual Building	400
Actual Total	5,900
Taxable Land	5,500
Taxable Building	400
Taxable Total	5,900

Ownership

Owner 1 NUNEZ CESAR
Owner 2
Care Of
Mailing Address 531 MAPLE ST
UNIT A
READING, PA
19602
Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
09/19/2013	\$800	00 - VALID SALE		2013	040398

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
10033728	Trash Enforcement	vacant building and trash every where	1035 Muhlenberg Street, Reading, PA, USA
14415086	Property Maintenance Unpaid Fees Request	cert needed	1035 Muhlenberg Street, Reading, PA, USA

City of Reading
Property Maintenance Division
Inspection Report

Case: 222762

Inspection: 366436

Insp Type: N.O.V.

Date: 03/07/2013

Address: 1035 MUHLENBERG ST, READING 19602-

Owner Information:

Name: NUNEZ CESAR
Address: 533A MAPLE ST
READING PA 19602-

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
120	APT# FLOOR 0 ALLEXT RM#0	PR-301.3.1	The exterior of every vacant structure shall be free from any borken windows, or loose and falling siding/ shingles	
5	APT# FLOOR 0 ALLEXT RM#0	PR-308.1	remove rubbish in rear of property	

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

Inspector: OESTREICH, ALEX

Phone:

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:

City of Reading
Property Maintenance Division
Inspection Report

Case: 222762

Inspection: 426958

Insp Type: N.O.V.

Date: 03/16/2015

Address: 1035 MUHLENBERG ST, READING 19602-

Owner Information:

Name: NUNEZ CESAR
Address: 533A MAPLE ST
READING PA 19602-

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
45	APT# FLOOR 0 ENTBLD RM#0	PR-302.9	Property must be secured.	

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

Inspector: NAYLOR, MICHAEL

Phone: (610)655-6464 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

Case: 222762

City of Reading
Property Maintenance Division
Inspection Report

Inspection: 610960

Insp Type: N.O.V.

Date: 05/15/2021

Address: 1035 MUHLENBERG ST, READING 19602-

Owner Information:

Name: NUNEZ CESAR

Address: 533A MAPLE ST
READING PA 19602-

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
1	APT# FLOOR 0 EXTFRT RM#0	NOTE	Please contact inspector at 610-655-6455 or email Ashley.Giddens@ReadingPA.gov to provide documentation in writing required when requesting an extension, or to schedule a re-inspection for compliance.	
1	APT# FLOOR 0 EXTFRT RM#0	PR-102.2	No owner, operator or occupant shall cause any service facility, equipment or utility which is required under this section to be removed from or shut off from or discontinued for any occupied dwelling.	
1	APT# FLOOR 0 EXTFRT RM#0	PR-108.2	The structure is found to be vacant & open/unsecure, the premises may be closed and secured by any available public agency or private persons & the cost thereof shall be charged against the real estate where the structure is located.	

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

Inspector: GIDDENS, ASHLEY

Phone: (610)655-6455 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