

PROPERTY SUMMARY SHEET
AUGUST 6, 2026 at 6 pm
DETERMINATION & CERTIFICATION HEARING

4. 1550 Cotton St, Juasto DelOrbe, owner, PO Box 8228 Reading, Purchased 2015

I, Linda A. Kelleher, am employed by the City of Reading in its 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 the following conditions exist:

	Determination	Certification
Notice Mailed First Class to Property Owner on	7-1-26	
Notice Posted on Subject Property on	7-4-26	
Delinquent Water	Determination Amount: \$373.20	Certification Amount: \$ Status (water, sewer, trash, recycling fees)
Delinquent Taxes	Amount: N/A	Amount:
Electric Utility Status:		
Gas Utility Status:		

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination: 2 Work Orders, Failed Inspection 3/26, \$595 unpaid, 9 QoL Trash, 15 QoL Weeds, 1 QoL Snow/ice

Property Maintenance Condition Certification:



CITY OF READING, PENNSYLVANIA

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

July 1st, 2026

DETERMINATION HEARING **REGARDING POTENTIALLY BLIGHTED PROPERTY**

Justo Del Orbe
Justo Del Orbe
Reading, PA 19603

RE: 1550 Cotton St
Parcel #: 16531631376780

Dear Justo Del Orbe,

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

August 6th, 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.

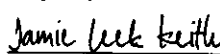
Failure to appear at the hearing may result in a determination being made in your absence and may lead to enforcement actions, including but not limited to abatement procedures, fines, placement of liens on the property and eventual taking of the property through eminent domain proceedings.

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 L. Keith – BPRC Chair


Linda Kelleher - Secretary



CITY OF READING, PENNSYLVANIA

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

July 1st, 2026

AUDIENCIA DE DETERMINACIÓN RESPECTO A PROPIEDADES POTENCIALMENTE DETERIORADA

Justo Del Orbe
P.O. Box 8228
Reading, PA 19603

RE: 1550 Cotton St
Parcel #: 016531631376780

Estimado Justo Del Orbe,

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

August 6th, 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:



J248560904324489
Jamie L. Keith - BPRC Presidente


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.



Saturday, July 04, 2026 10:52 AM



Saturday, July 04, 2026 10:52 AM



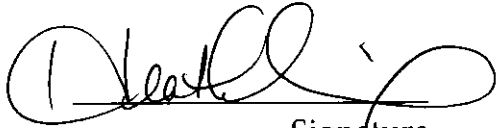
Saturday, July 04, 2026 10:52 AM



Saturday, July 04, 2026 10:52 AM

PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 1550 Cotton St, Reading PA on the 4th day of July, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

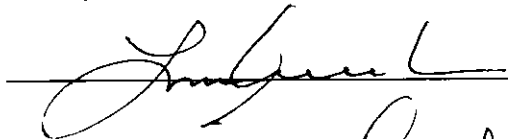
Heather Scheuring
Print Name

Blight/Transfer Officer
Position

State of Pennsylvania
County of Berks

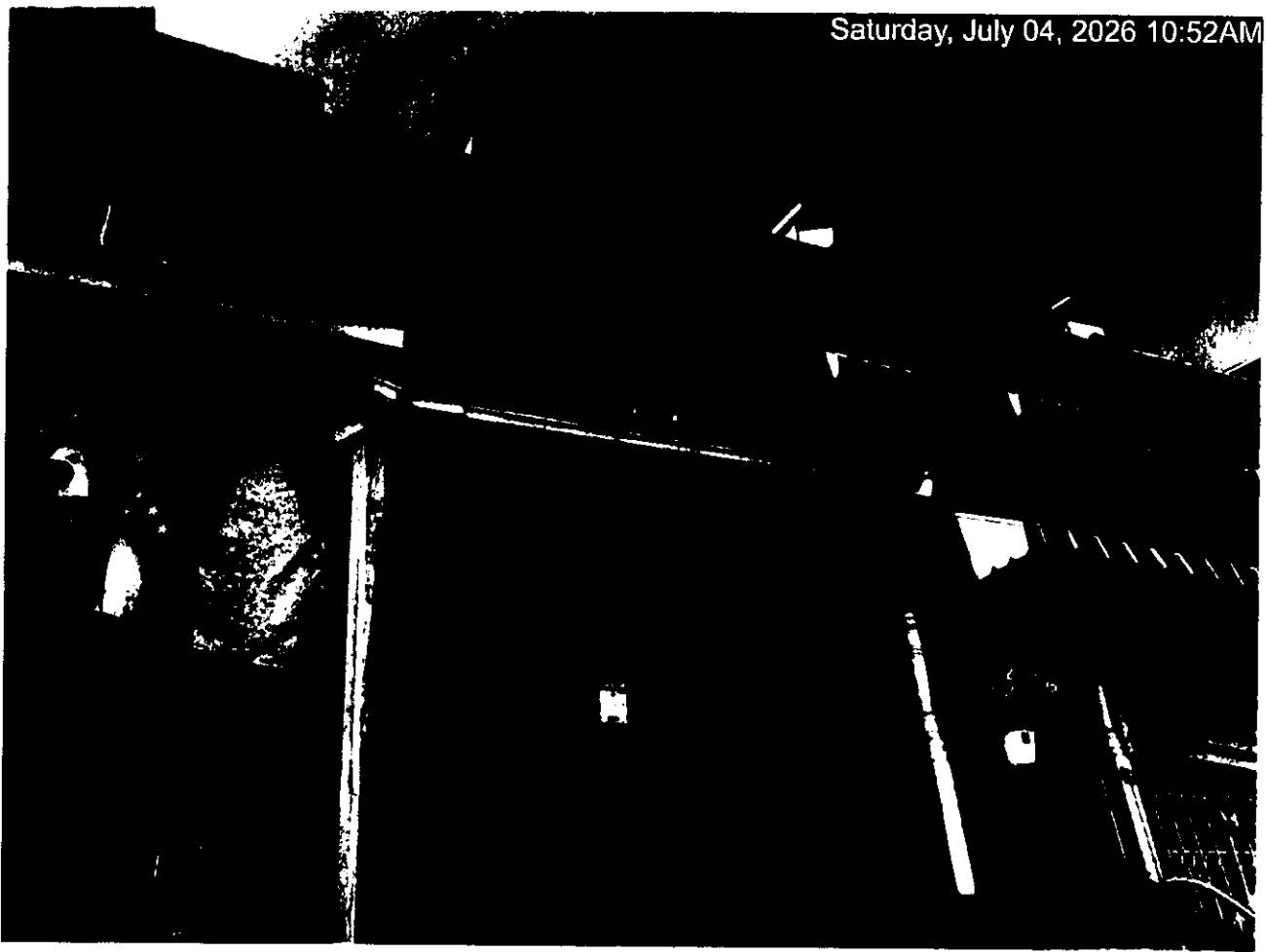
Subscribed and sworn or affirmed before me on this 24 day of July,
2026

Notary Public

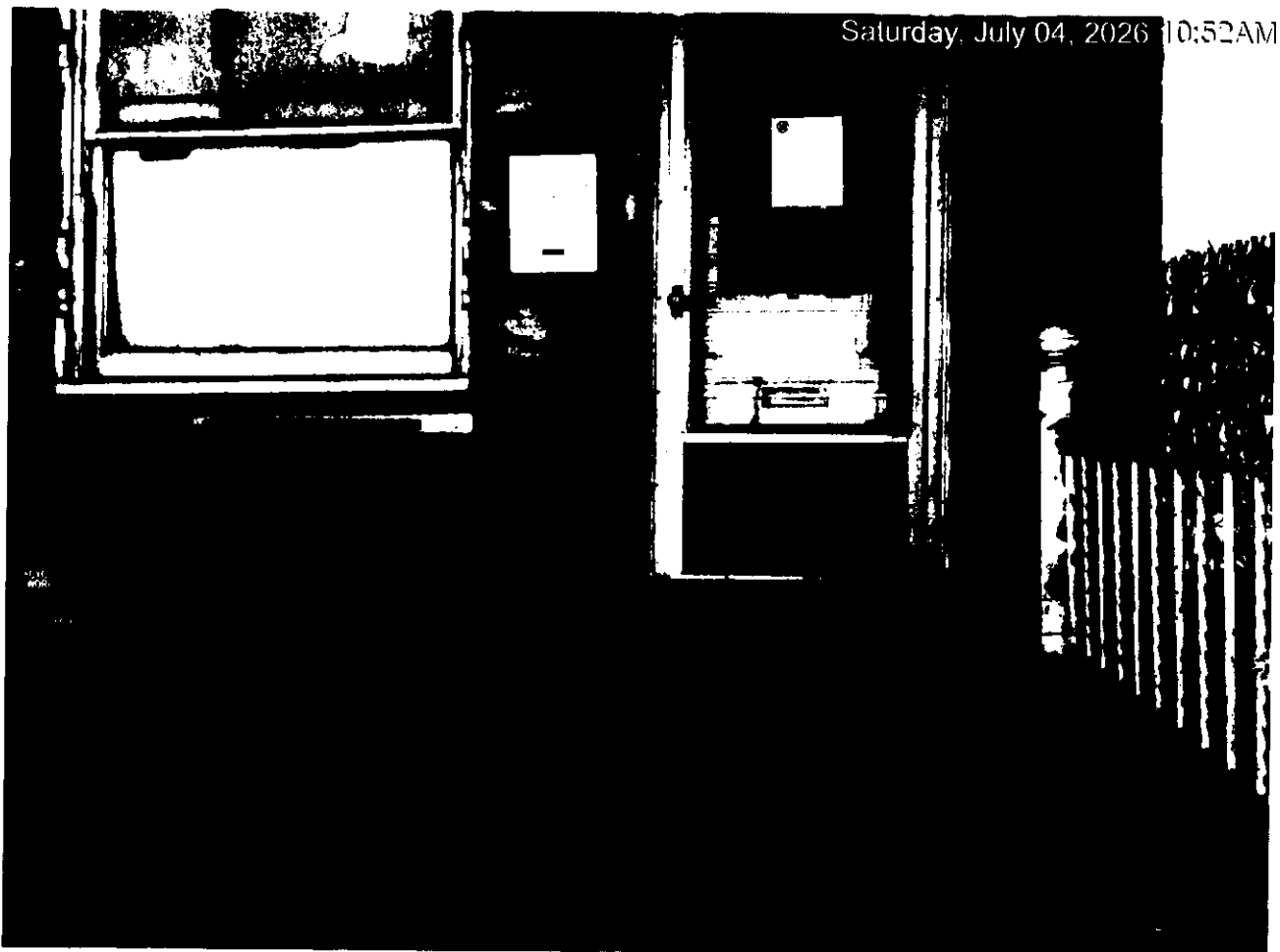

Commission Expires on April 17 2028

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

Saturday, July 04, 2026 10:52AM



Saturday, July 04, 2026 10:52AM



Determination Hearing

August 6th, 2026

SWORN AFFIDAVIT

1550 Cotton St

Owned By: Justo Del Orbe
P.O. Box 8228
Reading, PA 19603

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 1550 Cotton St is true and correct to the best of my knowledge:

Water service status:

ON

Delinquent Water Amount:

373.20

Date of Last Water Service:

—

Trash/Recycling Delinquent Amount:

—

Sworn to and subscribed before me this 20th day of July, 2024 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

[Signature]

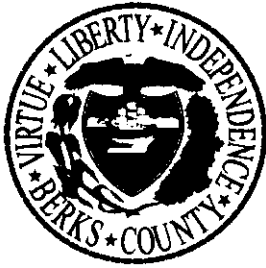
Notary Public:

[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

July 21, 2026

I, **Nicole E. Blanding**, in my capacity as Director of the Berks County Tax Claim Bureau, which is the custodian of delinquent Berks County Tax records, certify the attached Certifications 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 via email at nblanding@berkspa.gov, or by phone at (610) 898-1011, during normal business hours Monday-Friday, from 8am-4pm.

Sincerely,

Nicole E. Blanding, Director
Berks County Tax Claim Bureau

Dedicated to public service with integrity, virtue & excellence.

www.berkspa.gov/taxclaim



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

02/2024 - Wyomissing School District is now being collected by Tax Claim, but not all of the figures are in.
TCB can certify 2019-2024. Please be sure to contact the school district to confirm the total amount due for
any prior years owed.

Owner: DEL ORBE JUSTO
PO BOX 8228
READING, PA 19603-8228
Location: 1550 COTTON ST

PIN: 16531631376780

District: CITY OF READING - 16

School District: READING

Description: 2 STORY BRICK/MASONRY

Current A.V.

31,100

Deed Book / Page

2015 / 033787

CERTIFICATE OF DELINQUENT TAXES

Tax Year 2017 (Regular)
DEL ORBE JUSTO

	<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	200.28	0.00	19.50	820.56	1,040.34	1,040.34	0.00	0.00
District	480.53	0.00	46.80	0.00	527.33	527.33	0.00	0.00
School	487.07	0.00	47.45	0.00	534.52	534.52	0.00	0.00

Docket Year / Num: 2018 / 07326

Tax Year 2018 (Regular)
DEL ORBE JUSTO

County	238.13	23.81	41.16	469.82	772.92	772.92	0.00	0.00
District	550.13	55.01	95.34	0.00	700.48	700.48	0.00	0.00
School	557.62	55.76	96.60	0.00	709.98	709.98	0.00	0.00

Docket Year / Num: 2019 / 08058

Tax Year 2019 (Regular)
DEL ORBE JUSTO

County	238.13	23.81	35.28	244.96	542.18	542.18	0.00	0.00
District	550.13	55.01	81.72	0.00	686.86	686.86	0.00	0.00
School	557.62	55.76	82.80	0.00	696.18	696.18	0.00	0.00

Docket Year / Num: 2020 / 7477

Tax Year 2020 (Regular)
DEL ORBE JUSTO

County	238.13	23.81	23.81	238.88	524.63	524.63	0.00	0.00
District	550.13	55.01	55.16	0.00	660.30	660.30	0.00	0.00
School	557.62	27.88	53.37	0.00	638.87	638.87	0.00	0.00

Docket Year / Num: 2021 / 6460

Tax Year 2021 (Regular)
DEL ORBE JUSTO

County	238.13	23.81	13.72	193.98	469.64	469.64	0.00	0.00
District	563.81	56.38	32.55	0.00	652.74	652.74	0.00	0.00
School	557.62	55.76	32.20	0.00	645.58	645.58	0.00	0.00

Docket Year / Num: 2022 / 6480

Tax Year 2022 (Regular)
DEL ORBE JUSTO

County	238.13	23.81	9.24	252.56	523.74	523.74	0.00	0.00
District	563.81	56.38	21.86	0.00	642.05	642.05	0.00	0.00
School	557.62	55.76	21.60	0.00	634.98	634.98	0.00	0.00

Docket Year / Num: 2023 / 7396

Tax Year 2023 (Regular)
DEL ORBE JUSTO

County	238.13	23.81	9.80	252.74	524.48	524.48	0.00	0.00
District	563.81	56.38	23.25	0.00	643.44	643.44	0.00	0.00
School	557.62	55.76	23.00	0.00	636.38	636.38	0.00	0.00

Docket Year / Num: 2024 / 8917

Tax Year 2024 (Regular)

Date: 7/21/2026
Time: 10:26:48AM

Dedicated to public service with integrity, virtue & excellence
<https://www.berkspa.gov/departments/tax-claim-bureau>

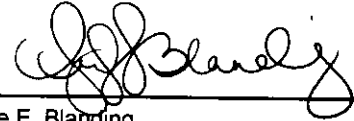
Page 1 of 2
User: trnbland

	<u>Face</u>	<u>Penalty</u>	<u>Interest</u>	<u>Cost</u>	<u>Total</u>	<u>Pay/Refund</u>	<u>Reductions</u>	<u>Balance 3rd P.</u>
DEL ORBE JUSTO								
County	0.00	0.00	0.00	15.00	15.00	0.00	15.00	0.00
District	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
School	557.62	55.76	0.00	0.00	613.38	0.00	613.38	0.00

There are currently no Delinquent Taxes due as of 7/21/2026

\$0.00

Upon payment in full of the delinquent taxes, penalties, interest and costs, as shown above, the tax claim filed to the **DOCKET NUMBERS** as shown above, will be marked **satisfied** within forty-five (45) days of such payment.



By: Nicole E. Blanding
Tax Claim Director

WARNING: Tax Claim does not collect for the following school districts: Daniel Boone, Boyertown, Exeter, or Upper Perkiomen. Please be sure to contact those parties directly to discuss any amounts that may be due to them.

CERTIFICATIONS CAN BE REQUESTED ONLINE!! Be sure to visit: www.berkspa.gov/tbcerts to expedite the request.



Certification Hearing
August 6th, 2026

SWORN AFFIDAVIT
1550 Cotton St

Owned By: Justo Del Orbe
P.O. Box 8228
Reading, PA 19603

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 1550 Cotton St is true and correct to the best of my knowledge:

(2) Work Orders (2) Unpaid (0) Paid

(0) Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 3/9/2026

Placarded: NO

Housing Fees Unpaid: \$ 0

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 595.00

Amount in Collections: \$ 0

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) was told he needs to
reschedule inspection in order to be removed

Sworn to and subscribed before me this 24
day of July, 2026 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

(4) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

(3) QOL.003 – Disposal of Trash/Rubbish

(15) 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

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 16531631376780
 DEL ORBE JUSTO

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 1550 COTTON ST
 READING

Site Location: 1550 COTTON ST
 Description: 2 STORY BRICK/MASONRY

Land Use Code: 112R - 2 STORY BRICK
 ONE FAMILY ROW HOME
 Municipality: 16 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	14,000
Actual Building	17,100
Actual Total	31,100
Taxable Land	14,000
Taxable Building	17,100
Taxable Total	31,100

Ownership

Owner 1 DEL ORBE
 JUSTO
 Owner 2
 Care Of
 Mailing Address PO BOX 8228
 READING, PA
 19603
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
09/25/2015	\$1,000	00 - VALID SALE		2015	033787

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
2615979	Sewer Inquiries	Sewer draing clogged, the water the waste water came out in the basement draing, we sneaking about but is didn't work please call me at 908-414-2240 justo...	1550 Cotton St, Reading, PA 19606, USA	2018-09-15 13:00:50
2616554	Sewer backup	Sewer back up	1550 Cotton Street, Reading, PA, United States	2018-09-15 18:38:33
2618752	Sewer backup	sewer back up	1550 Cotton Street, Reading, PA, United States	2018-09-15 18:47:16
2623325	Needs Recycling Bin	Please deliver a recycling bin	1550 Cotton Street, Reading, PA, United States	2018-09-15 18:49:24
3150861	Sewer backup	Sw	1550 Cotton Street, Reading, PA, United States	2018-09-15 18:51:08
3212075	Sewer backup	Sw	1550 Cotton Street, Reading, PA, United States	2018-09-15 18:52:30
3215331	Sewer backup	Sw	1550 Cotton Street, Reading, PA, United States	2018-09-15 18:54:50
9496672	Building and Trades Permits	He would like to renew his electrical license #JE2014013 he would also like to know the amount he has to pay. please call him	1550 Cotton Street, Reading, PA, USA	2018-09-16 10:17:22
12300026	Odor	Caller says there is a foul oder coming from property in the back	1550 Cotton Street, Reading, PA, USA	2018-09-16 10:41:56
PMD2151	Property Inspection Scheduling	He is calling about a letter he received	1550 Cotton Street, Reading, PA, USA	7/16/2024
PMD9219	Odor		1550 Cotton Street, Reading, PA, USA	8/30/2025
SS2891	Sewer Backup	Sewer backup	1550 Cotton Street, Reading, PA, USA	5/6/2026