

4

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**

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](http://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  
2<sup>nd</sup> 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](mailto: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 Leek Keith".

Jamie Leek 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**

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](http://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](mailto: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:

*Jamie Lee Keith*

Jamie L. Keith – BPRC Presidente

*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 1550 COTTON ST, Reading PA on the 6<sup>th</sup> day of January, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:

  
Signature

Heather Scheuring  
Print Name

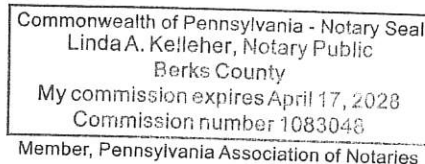
Blight/Transfer Officer  
Position

State of Pennsylvania  
County of Berks

Subscribed and sworn or affirmed before me on this 23 day of Jan, 2026

Notary Public

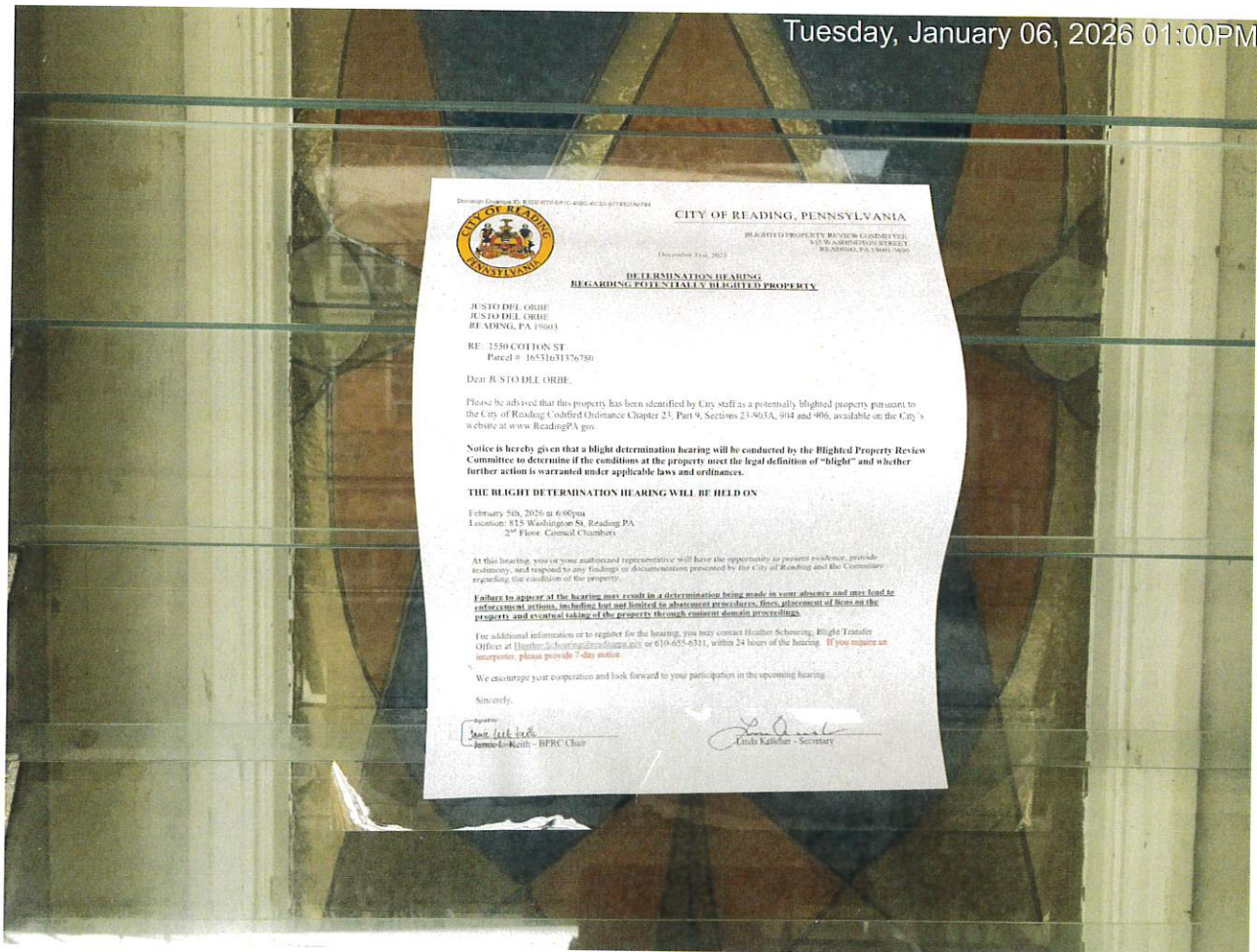
  
Commission Expires on April 17 2028

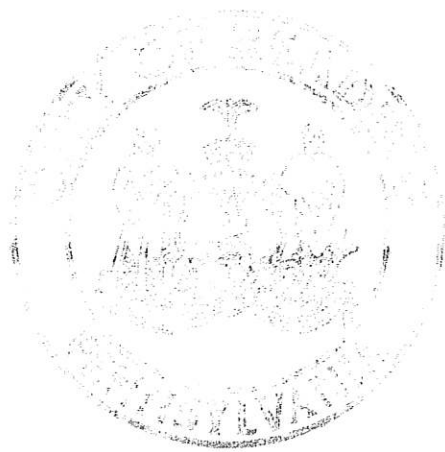


Tuesday, January 06, 2026 01:00PM



Tuesday, January 06, 2026 01:00PM





Determination Hearing

February 5th, 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:

81.44

Date of Last Water Service:

Trash/Recycling Delinquent Amount:

Sworn to and subscribed before me this 23 day of Jan, 2026 by \_\_\_\_\_ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

[Signature]

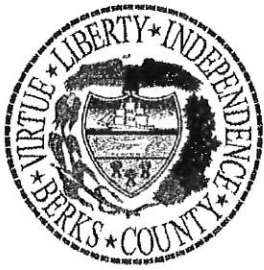
Notary Public:

[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](mailto:taxclaim@berkspa.gov)

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NICOLE E. BLANDING, Tax Claim Director

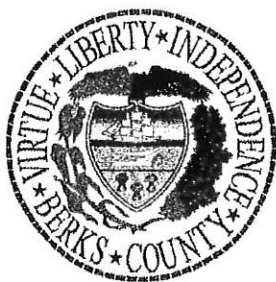
January 13, 2026

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 at 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](mailto:taxclaim@berkspa.gov)

**NICOLE E. BLANDING, Tax Claim Director**

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

Tax Year **2024** (Regular)  
DEL ORBE JUSTO

### STATEMENT OF ACCOUNT

|                       | <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                | 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                         |
| Total 2024 Taxes Due: |             |                |                 |             |              |                    |                   | <b>0.00</b>                  |

There are currently no Delinquent Taxes due **0.00**  
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  
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 (X) Paid

(X) Notice of Violation – See Attached

Inspection Status:

Passed: N/A

Failed: N/A

Placarded: NO

Housing Fees Unpaid: \$ 0

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 1009.69

Amount in Collections: \$ 564.69

( ) CSC Calls/Complaints: See attached

(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

Owner in contact: (Y) (N)

Sworn to and subscribed before me this 23  
day of Jan, 2024 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 1083048  
Member, Pennsylvania Association of Notaries

My Commission Expires on:

April 17 2028

**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         | 2025   |
| 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         | 2017-05-08 22:15:07 |
| 2616554  | Sewer backup                   | Sewer back up                                                                                                                                                 | 1550 Cotton Street, Reading, PA, United States | 2017-05-09 09:02:44 |
| 2618752  | Sewer backup                   | sewer back up                                                                                                                                                 | 1550 Cotton Street, Reading, PA, United States | 2017-05-09 14:09:20 |
| 2623325  | Needs Recycling Bin            | Please deliver a recycling bin                                                                                                                                | 1550 Cotton Street, Reading, PA, United States | 2017-05-10 13:26:09 |
| 3150861  | Sewer backup                   | Sw                                                                                                                                                            | 1550 Cotton Street, Reading, PA, United States | 2017-09-11 11:06:36 |
| 3212075  | Sewer backup                   | Sw                                                                                                                                                            | 1550 Cotton Street, Reading, PA, United States | 2017-09-20 14:16:09 |
| 3215331  | Sewer backup                   | Sw                                                                                                                                                            | 1550 Cotton Street, Reading, PA, United States | 2017-09-21 09:23:19 |
| 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           | 2021-02-04 08:24:40 |
| 12300026 | Odor                           | Caller says there is a foul oder coming from property in the back                                                                                             | 1550 Cotton Street, Reading, PA, USA           | 2022-07-12 10:54:57 |
| PMD2151  | Property Inspection Scheduling | He is calling about letter he received                                                                                                                        | 1550 Cotton Street, Reading, PA, USA           | 7/16/2024 2:51pm    |
| PMD9219  | Odor                           |                                                                                                                                                               | 1550 Cotton Street, Reading, PA, USA           | 8/30/2025 7:13pm    |