

9

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

16. 209 Hudson St., Jr. Skys Limit LLC, owner, 1335 Church St Reading PA, Purchased 2024

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>

	Determination	Certification
Delinquent Water	Amount: <u>\$6363³⁶</u> Status: <u>8/2022</u> (water, sewer, trash, recycling fees)	Amount: <u>\$6547¹⁰</u> Status: <u>8/2022</u>
Delinquent Taxes	Amount: <u>\$496²²</u> <u>2025 School</u>	Amount: <u>\$1161²⁸</u> <u>2024 City Council</u>
Electric Utility Status:	<u>County</u>	<u>School</u>
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____

Building Trades Condition Determination: _____

Building Trades Condition Certification: _____

Property Maintenance Condition Determination:

1 Wm Order Failed Inspect 2024 \$890 unpaid 2026 Trash 1 Qd Snow

Property Maintenance Condition Certification:

\$1055 unpaid Failed Inspect 3/10/26 1 Wm Order 2026 Trash 1 Qd Snow



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

JR SKYS LIMIT LLC
1335 CHURCH ST
READING, PA 19601

RE: 209 HUDSON ST
14530766632397

Dear JR SKYS LIMIT LLC,

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,
Signed by:

A handwritten signature in black ink, appearing to read "Jamie Lee Keith".

Jamie Lee Keith - BPRC Chair

A handwritten signature in black ink, appearing to read "Linda Kelleher".
Linda Kelleher - Secretary



PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 209 HUDSON 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.

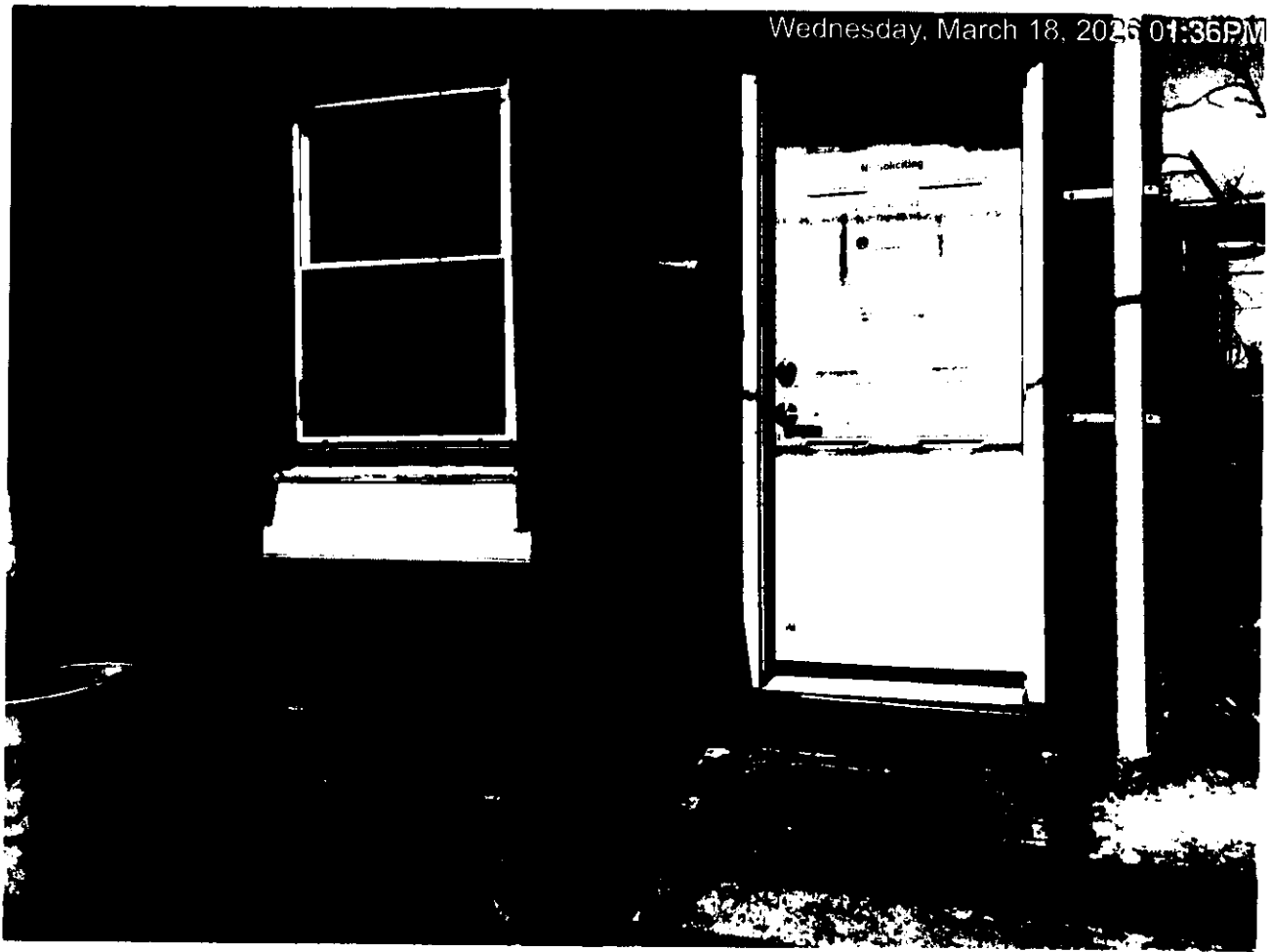
Notary Public



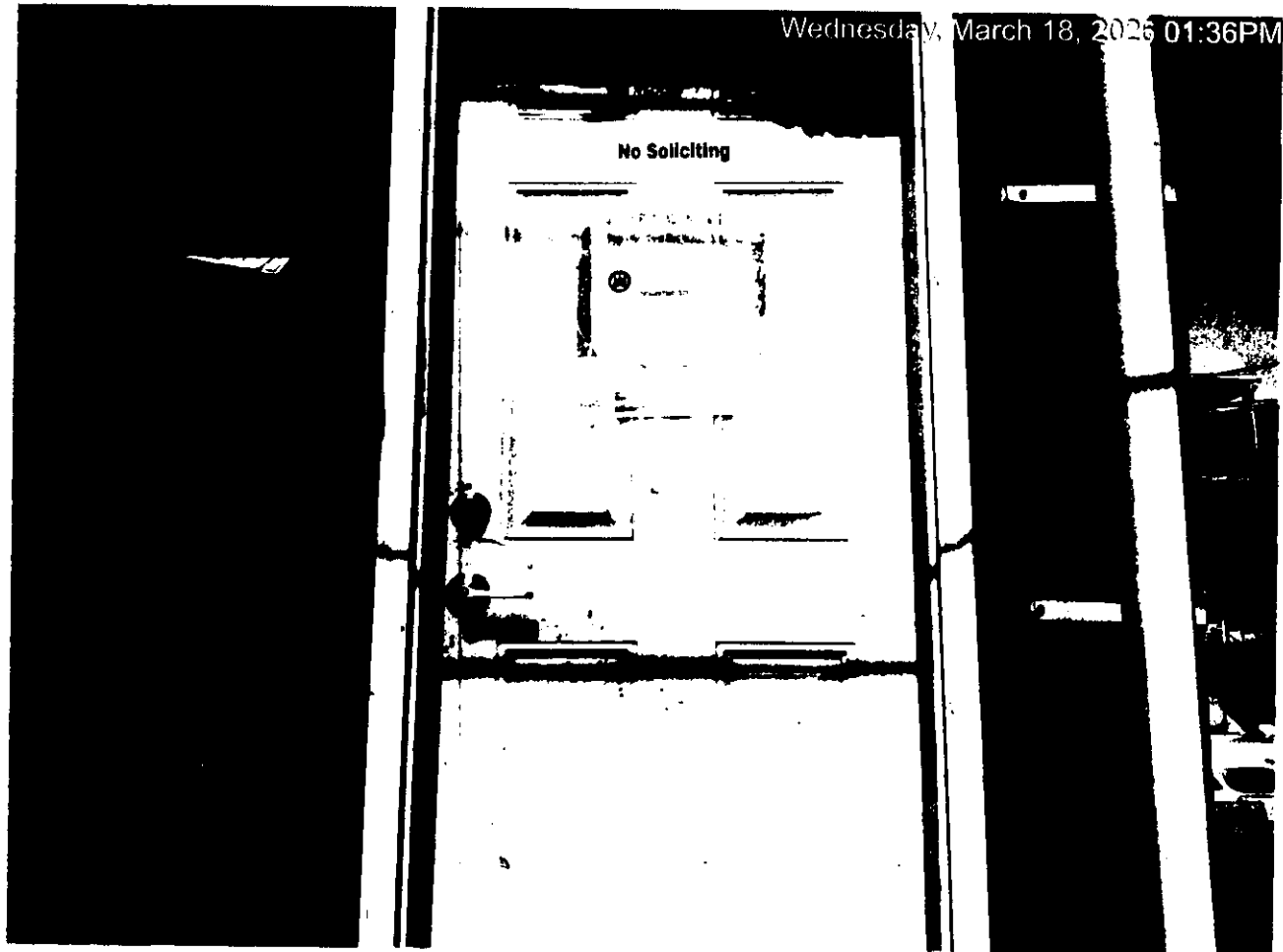
Commission Expires on April 17 2028

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

Wednesday, March 18, 2026 01:36PM



Wednesday, March 18, 2026 01:36PM





Certification Hearing

April 2nd, 2026

SWORN AFFIDAVIT

209 HUDSON ST

Owned By: JR SKYS LIMIT LLC
1335 CHURCH ST
READING, PA 19601

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 209 HUDSON ST is true and correct to the best of my knowledge:

Water service status:

OFF

Delinquent Water Amount:

\$ 6,547.10

Date of Last Water Service:

01/14/22

Trash/Recycling Delinquent Amount:

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

Signature of Affiant:

AS

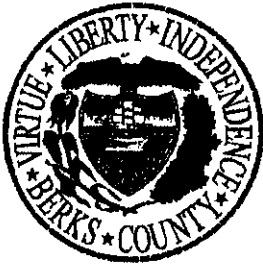
Notary Public:

[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 1093048
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.

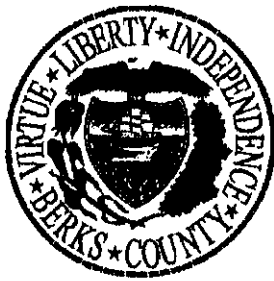
If you have any questions, please feel free to contact me a 610-478-6625, ext:5645, or via email anavarro@berkspa.gov, during normal business hours Monday-Friday, from 8am-4pm.

Best regards,

Ada Navarro
Berks County Tax Claim/Treasurer
anavarro@berkspa.gov

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

Owner: JR SKYS LIMIT LLC
1335 CHURCH ST
READING, PA 19601-2734
Location: 209 HUDSON ST

PIN: 14530766632397
District: CITY OF READING - 14
School District: READING
Description: 2 STORY BRICK/MASONRY

Current A.V.
12,300

Deed Book / Page

STATEMENT OF ACCOUNT

Tax Year 2024 (Regular)

JR SKYS LIMIT LLC

	<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	102.64	10.26	9.35	114.10	236.35	0.00	0.00	236.35
District	222.99	22.30	20.24	0.00	265.53	0.00	0.00	265.53
School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total 2024 Taxes Due:								501.88

Docket Year / Num: 2025 / 7546

Tax Year 2025 (Regular)

JR SKYS LIMIT LLC

County	110.86	11.09	0.91	45.00	167.86	0.00	0.00	167.86
District	222.99	22.30	1.84	0.00	247.13	0.00	0.00	247.13
School	220.54	22.05	1.82	0.00	244.41	0.00	0.00	244.41
Total 2025 Taxes Due:								659.40

Total Delinquent Taxes Due: 1,161.28

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
209 HUDSON ST

Owned By: JR SKYS LIMIT LLC
1335 CHURCH ST
READING, PA 19601

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 **209 HUDSON ST** is true and correct to the best of my knowledge:

☒ Work Orders ☐ Unpaid ☒ Paid
☒ Notice of Violation – See Attached

Inspection Status:

Passed: _____

Failed: 3/10/26

Placarded: NO

Housing Fees Unpaid: \$ 430.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 625.00

Amount in Collections: \$ 0

☐ CSC Calls/Complaints: See attached

Owner in contact: (Y) ☒ (N) _____

- ☐ 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, 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

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
 PARCEL: 14530766632397
 JR SKYS LIMIT LLC

01 - CITY OF READING
 S19 - READING SCHOOL DISTRICT
 209 HUDSON ST
 READING

Site Location: 209 HUDSON ST
 Description: 2 STORY BRICK/MASONRY

Land Use Code: 112R - 2 STORY BRICK
 ONE FAMILY ROW HOME
 Municipality: 14 - CITY OF READING
 Taxing District: 01 - CITY OF READING
 School District: S19 - READING
 Class: R - Residential

Current Assessment

Tax Year	2026
Homestead	
Actual Land	5,300
Actual Building	7,000
Actual Total	12,300
Taxable Land	5,300
Taxable Building	7,000
Taxable Total	12,300

Ownership

Owner 1 JR SKYS LIMIT
 LLC
 Owner 2
 Care Of
 Mailing Address 1335 CHURCH
 ST
 READING, PA
 19601
 Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
06/07/2024	\$500	22 - OTHER NEEDS EXPLANATION	2024016890		

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:

Id	Request Type	Description	Address
4739568	Needs Recycling Bin	needs bin	209 Hudson St, Reading, PA, USA
10382776	Unsecured/Open Property	High Risk Building ID form: #2121-32367: The building was condemned after a fire engulfed 207 Hudson Street, 209 was heavily damaged in the process. Beside the front door being able to lock and unlock the residence is not secured. There's multiple ways to access the house due to it not being boarded up. Vagrants continue to enter the residence.	209 Hudson Street, Reading, PA, USA
13963236	Abandoned Property	caller says this is a abandoned property and all the windows are broken, and she would like to have the city board it up.	209 Hudson Street, Reading, PA, USA