

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

22. 253 N 5th St., Five Kids Properties LLC, owner, PO Box 224, Leesport PA, Purchased 2023

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	Amount: <u>\$77.72</u> Status: <u>04/2012</u> (water, sewer, trash, recycling fees)	Amount: <u>\$78.48</u> Status: <u>04/2012</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: <u>12 WML Orders 3 Nov Failed Inspect 2022 Alacard unsyge 2014 \$90 unpaid</u> <u>3 QOL Trash 1 QOL leaks 1 QOL Indoor green outdoors</u>		
Property Maintenance Condition Certification: <u>\$90 unpaid Failed Inspect 2022 12 WML Orders 3 Nov 3 QOL</u> <u>Trash 1 QOL leaks 1 QOL Indoor green outdoors Alacard</u> <u>unsyge 2014</u>		



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

FIVE KIDS PROPERTIES LLC
P.O. BOX 224
LEESPORT, PA 19533

RE: 253 N 5TH ST
7530775719837

Dear FIVE KIDS PROPERTIES 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.**

Signed by:

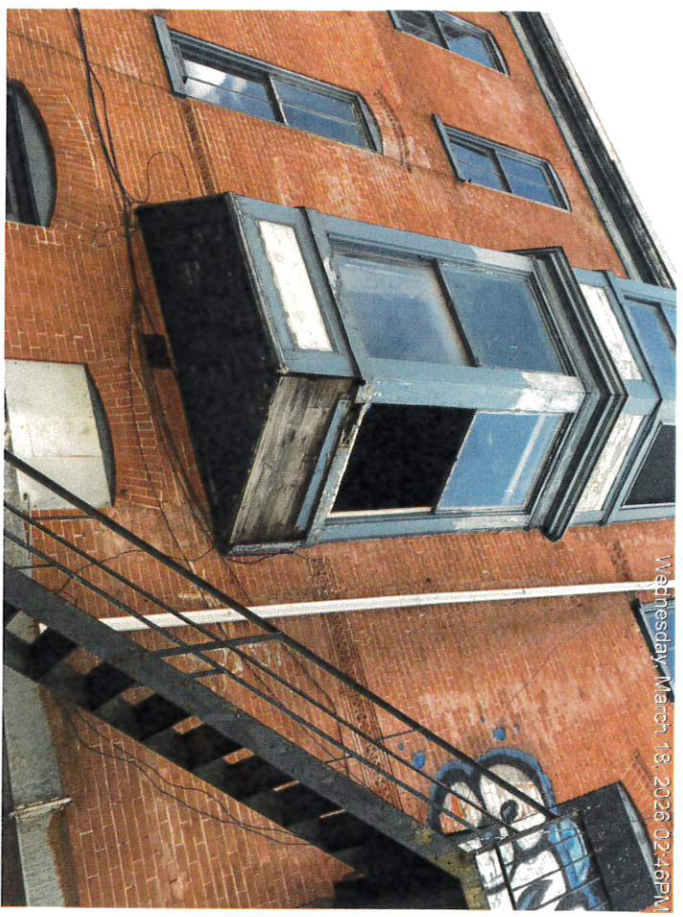
Jamie Lee Keith

248F6D90432A489
Jamie L. Keith - BPRC Chair

Linda Kelleher
Linda Kelleher - Secretary



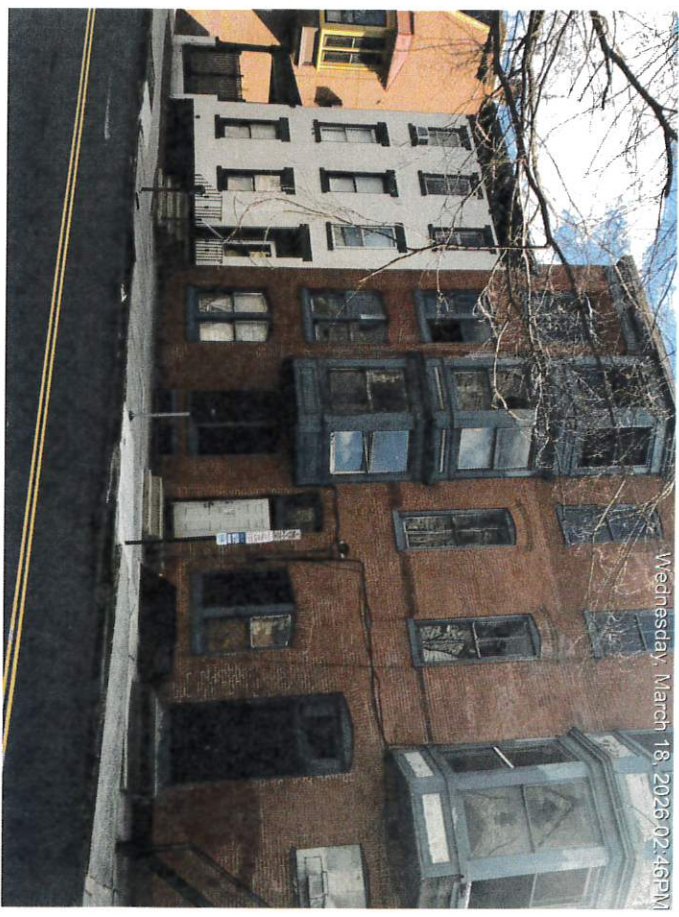
Wednesday, March 18, 2026 02:44PM



Wednesday, March 18, 2026 02:46PM



Wednesday, March 18, 2026 02:45PM



Wednesday, March 18, 2026 02:46PM

PROOF OF POSTING

This notice shall confirm that the Blighted Property Public Hearing Notice was posted at 253 N 5TH 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

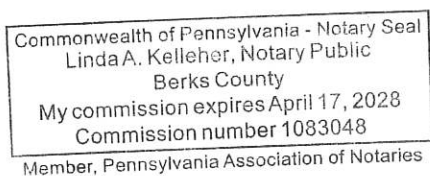
State of Pennsylvania
County of Berks

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

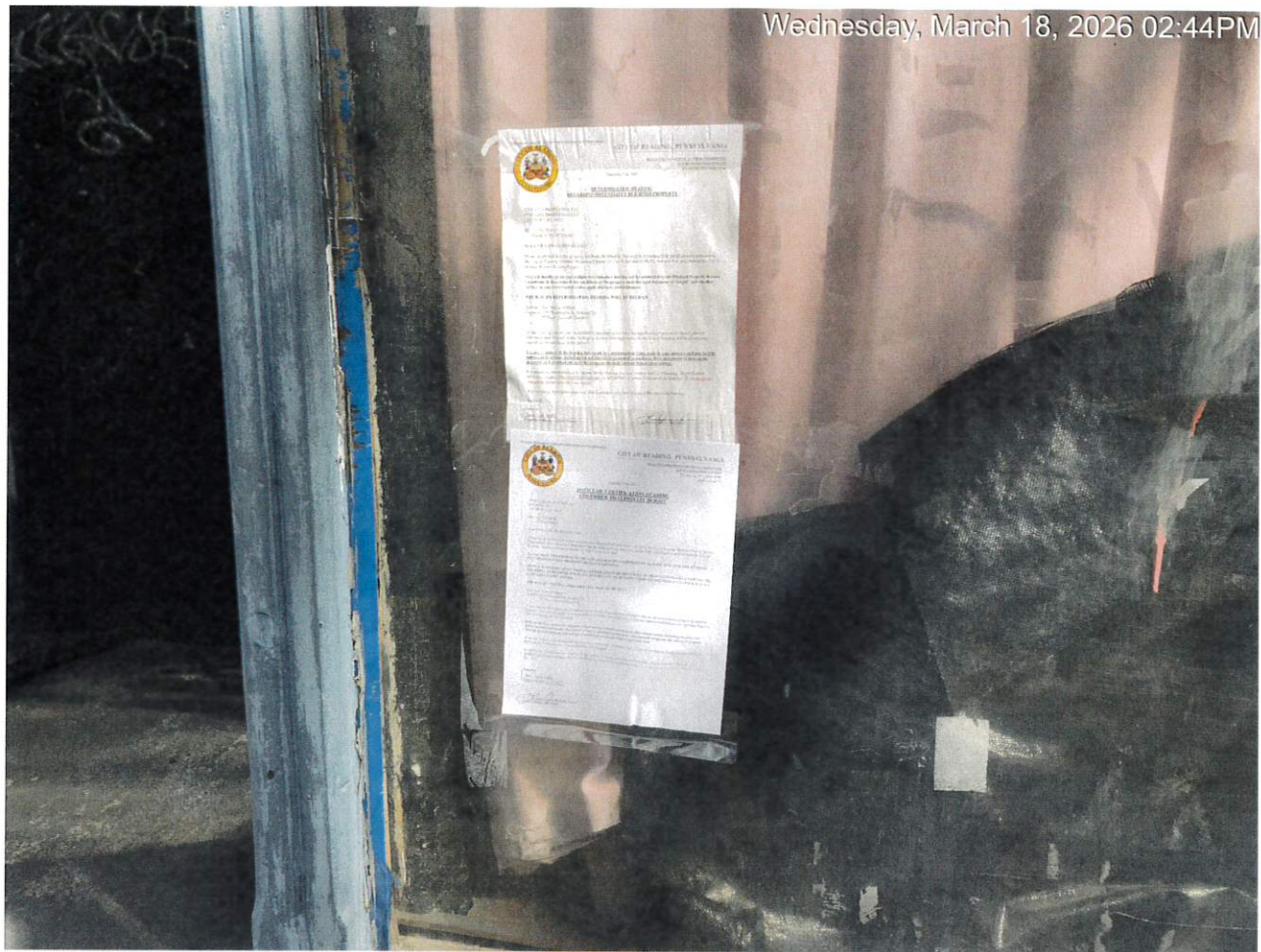
Notary Public



Commission Expires on April 17 2028

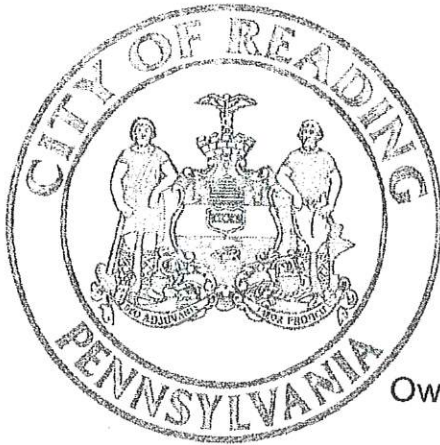


Wednesday, March 18, 2026 02:44PM



Wednesday, March 18, 2026 02:44PM





Certification Hearing

April 2nd, 2026

SWORN AFFIDAVIT

253 N 5TH ST

Owned By: FIVE KIDS PROPERTIES LLC
P.O. BOX 224
LEESPORT, PA 19533

State of Pennsylvania
County of Berks

I Jennifer Moore 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 253 N 5TH ST is true and correct to the best of my knowledge:

Water service status: off

Delinquent Water Amount: \$78.42

Date of Last Water Service: 5/22/12

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:

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



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: FIVE KIDS PROPERTIES LLC
PO BOX 224
LEESPORT, PA 19533
Location: 253 N 5TH ST

PIN: 07530775719837
District: CITY OF READING - 07
School District: READING
Description: COMMERCIAL BUILDING

Current A.V.
87,700
Deed Book / Page

STATEMENT OF ACCOUNT

There are currently no Delinquent Taxes due through 2024 - 2026 tax years.

STATEMENT OF RECEIPTS

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



Certification Hearing
April 2nd, 2026

SWORN AFFIDAVIT
253 N 5TH ST

Owned By: FIVE KIDS PROPERTIES LLC
P.O. BOX 224
LEESPORT, PA 19533

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 **253 N 5TH ST** is true and correct to the best of my knowledge:

(12) Work Orders (10) Unpaid (2) Paid
(3) Notice of Violation – See Attached

Inspection Status:

Passed: _____ Failed: 12/13/22

Placarded: Unsafe 12/17/14

Housing Fees Unpaid: \$ 90.00

Amount in Collections: \$ 0

Miscellaneous Fees Unpaid: \$ 0

Amount in Collections: \$ 0

() CSC Calls/Complaints: See attached

Owner in contact: (Y) (N) _____

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

Signature of Affiant:

[Signature]

(3) QOL.001 – Accumulation of Trash

() QOL.002 – Animal Maintenance and Waste

() QOL.003 – Disposal of Trash/Rubbish

(1) 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

(1) 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:

[Signature]

My Commission Expires on:

April 17 2028

BERKS COUNTY, PENNSYLVANIA

BERKS COUNTY, PENNSYLVANIA
PARCEL: 07530775719837
FIVE KIDS PROPERTIES LLC

01 - CITY OF READING
S19 - READING SCHOOL DISTRICT
253 N 5TH ST
READING

Site Location: 253 N 5TH ST
Description: COMMERCIAL BUILDING

Land Use Code: 4126 - 3 STRY+ CONV
STRE - OFFCE, APTS ABOVE
Municipality: 07 - CITY OF READING
Taxing District: 01 - CITY OF READING
School District: S19 - READING
Class: C - Commercial

Current Assessment

Tax Year	2026
Homestead	
Actual Land	24,700
Actual Building	63,000
Actual Total	87,700
Taxable Land	24,700
Taxable Building	63,000
Taxable Total	87,700

Ownership

Owner 1 FIVE KIDS
PROPERTIES LLC
Owner 2
Care Of
Mailing Address PO BOX 224
LEESPORT, PA
19533
Resident/Non-Resident

Sales and Deed Information

Sale Date	Sale Price	Validity Code	Instrument #	Deed Book	Deed Page
04/04/2023	\$175,000	00 - VALID SALE	2023009441		

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
1948906	Unsecured/Open Property	Property has been vacant for a long time and people are getting into the house and needs to be secured. Please call him he says that he has been dealing with this for a long time. He says if the problem is not addressed he will go the mayor's office. He says this house is a danger to his. There is mold that you can smell from that house and the roof has holes in it, no gutters, etc..	253 N 5th St, Reading, PA, United States
3027721	Unsecured/Open Property	vacant, open, fire . boards broken	253 N 5th St, Reading, PA, United States
3065070	Abandoned Property	This property is vacant, is Mr. Mark called because he has questions regarding this property.	253 N 5th St, Reading, PA, United States
817666	Graffiti vandalism removal	there is graffiti on the wall at 253 N. 5th St.	253 North 5th Street, Reading, PA, 19601
11702179	Clean City Projects	They have someone illegally dumping onto their property, the put up a servalliance camera and caught them and will be taking the video to the police. She would like to know if the city will come and take the trash bags it is over 30 bags. Please call her they have take the bags into the building and now there was 12 more bags dropped off today.	253 North 5th Street, Reading, PA, USA
12337354	Property Maintenance Unpaid Fees Request	cert needed	253 North 5th Street, Reading, PA, USA
13363670	Property Maintenance Unpaid Fees Request	cert needed	253 North 5th Street, Reading, PA, USA
9545384	Graffiti vandalism removal	Front of closed barbershop on glass, also side on brick	253 N 5th St, Reading, PA 19601, USA
13211816	Graffiti vandalism removal	side of building (closed barbershop)	253 N 5th St, Reading, PA 19601, USA
PMD6537	Quality of Life Violation	Property owners need to sell or fix this property. Broken glass, graffiti. Building burned 15 years ago and has never been fixed.	253 N 5th St, Reading, PA 19601, USA

City of Reading
Property Maintenance Division
Inspection Report

Case: 225420

Inspection: 355503

Insp Type: N.O.V.

Date: 11/16/2012

Address: 253 N 5TH ST, READING 19601-

Owner Information:

Name: FIVE KIDS PROPERTIES LLC

Address: PO BOX 224

LEESPORT PA 19533-

Historic District: CALLOWHILL

Property Information:

of Commercial Units: 1

of Units: 9

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
15	APT# FLOOR 0 ENTBLD RM#0	PR-304.13	Permit(s) must be pulled to properly install windows that are missing.	CITED
15	APT# FLOOR 0 ENTBLD RM#0	PR-304.7	Permits must be pulled to properly repair roof so that is does not cause damage to inside of building & neighboring property	CITED

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

Inspector: GONZALEZ, ALEXANDER

Phone: (610)655-6460 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: _____

City of Reading
Property Maintenance Division
Inspection Report

Case: 225420

Inspection: 420007

Insp Type: N.O.V.

Date: 12/17/2014

Address: 253 N 5TH ST, READING 19601-

Owner Information:

Name: FIVE KIDS PROPERTIES LLC

Address: PO BOX 224

LEESPORT PA 19533-

Historic District: CALLOWHILL

Property Information:

of Commercial Units: 1

of Units: 9

of Rooms: 0

Owner Occupied Unit? N

Listed below are violation(s) of City Ordinance

DAYS TO COMPLY	LOCATION	SECTION	COMMENTS	STATUS
0	APT# FLOOR 0 ENTBLD RM#0	PR-108.2	Building is unfit for human habitation. Openings allowing for unauthorized entry into property. Having building secured by Stubbs to keep people out of property immediately.	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-301.3	Vacant structure not be maintained in a clean, safe, secure and sanitary condition. Openings allowing entry into property, also trash and debris accumulating on property.	CITED
5	APT# FLOOR 0 ENTBLD RM#0	PR-301.3.1	Broken windows and numerous missing windows causing further damage to property and also causing an eyesore for the neighborhood. Blight conditions present.	CITED

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

Inspector: YEAGER, KEITH

Phone: (610)655-6465 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