

22

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>	_____
Notice Posted on Subject Property on	<u>1/6/26</u>	_____
	Determination	Certification
Delinquent Water	Amount: <u>\$77.72</u> Status: <u>8/15/2012</u> (water, sewer, trash, recycling fees)	Amount: _____ Status: _____
Delinquent Taxes	Amount: <u>N/A</u>	Amount: _____
Electric Utility Status:	_____	_____
Gas Utility Status:	_____	_____
Liens	Amount: _____	Amount: _____
Building Trades Condition Determination: _____		

Building Trades Condition Certification: _____		

Property Maintenance Condition Determination:		
<u>124 W 1st St 3101 V Failed Inspect 2022 Alacard unsafe 2014 \$90 unpaid</u>		
<u>3 Vol Trash 1 Vol Wires 1 Vol Indoor fern outdoors</u>		
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**

FIVE KIDS PROPERTIES LLC
FIVE KIDS PROPERTIES LLC
LEESPORT, PA 19533

RE: 253 N 5TH ST
Parcel #: 7530775719837

Dear FIVE KIDS PROPERTIES LLC,

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

February 5th, 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 Lee Keith

Jamie E. Keith – BPRC Chair

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

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

RE: 253 N 5TH ST
Parcel #: 07530775719837

Estimado FIVE KIDS PROPERTIES LLC,

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

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 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:

A handwritten signature in blue ink that reads "Jamie L. Keith".

Jamie L. Keith – BPRC Presidente

A handwritten signature in blue ink that reads "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.

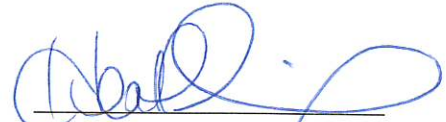
☐ A vacant or unimproved lot or parcel of ground that is subject to a municipal lien for the cost of demolition or a structure previously located on the property and for which no payments on the lien have been made for a period of twelve (12) months.

☐ 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 253 N 5TH ST, Reading PA on the 16th day of January, 2026, as required per City of Reading Blighted Property Review Committee Ordinance:


Signature

Heather Scheuring
Print Name

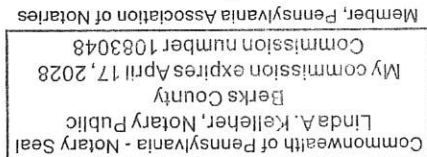
Blight/Transfer Officer
Position

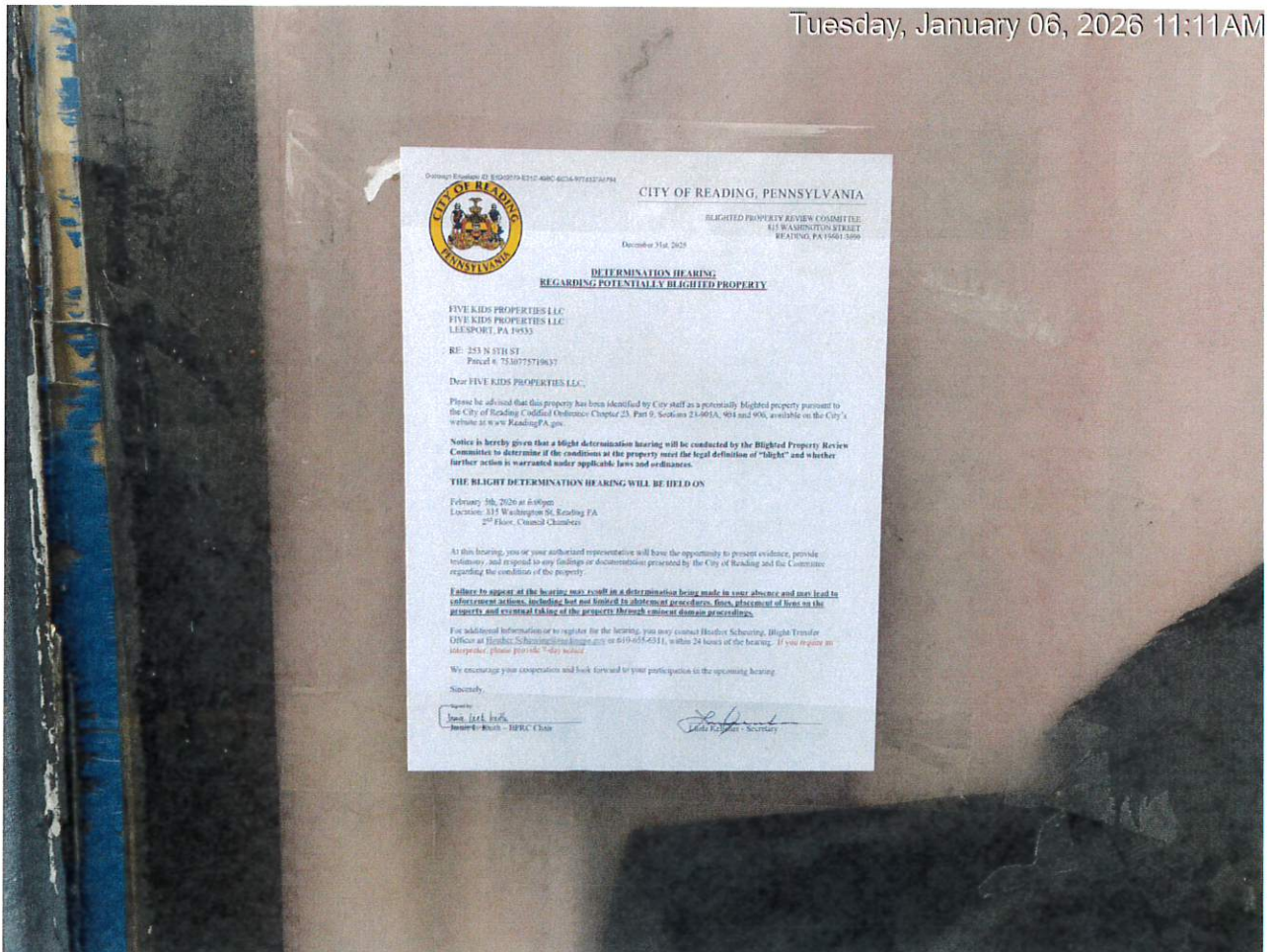
State of Pennsylvania
County of Berks

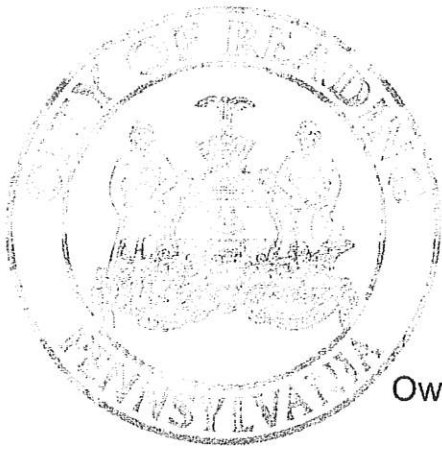
Subscribed and sworn or affirmed before me on this 23 day of Jan, 2026

Notary Public


Commission Expires on April 17 2028







Determination Hearing

February 5th, 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 Abrey 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:

77.72

Date of Last Water Service:

5/22/12

Trash/Recycling Delinquent Amount:

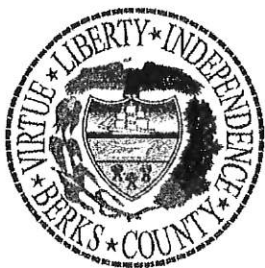
Sworn to and subscribed before me this 23 day of Apr, 2026 by _____ (Name), who personally appeared before me, is personally known to me and did take an oath.

Signature of Affiant:

Notary Public:

My Commission Expires on

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

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 a 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

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

Tax Year **2022** (Regular)

BROTHERS H&M INVESTMENTS 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	671.52	67.15	0.00	45.00	783.67	783.67	0.00	0.00
District	1,589.91	158.99	0.00	0.00	1,748.90	1,748.90	0.00	0.00
School	1,572.46	157.25	0.00	0.00	1,729.71	1,729.71	0.00	0.00
Total 2022 Taxes Due:								0.00

There are currently no Delinquent Taxes due **0.00**

GOOD THROUGH 01/13/2026

STATEMENT OF RECEIPTS

<u>Rcpt # / Trn #</u>	<u>Tax Year</u>	<u>Date Paid</u>	<u>Amount Paid</u>	<u>Payment Type / Reference</u>	<u>Payor</u>
<u>Payment Type: Check</u>					
62651 / 73069	2022	03/23/2023	4,262.28	Check 27615	
Total Payment Type: Check			4,262.28		
Receipts Grand Total:			4,262.28		



Determination Hearing
February 5th, 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

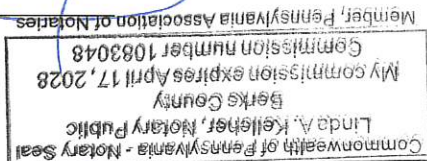
() CSC Calls/Complaints: See Attached

Owner in contact: (Y) (N) _____

Sworn to and subscribed before me this 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:

[Signature]



Notary Public:

[Signature]

My Commission Expires on:

April 17 2028

(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

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	2025
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	Date Created
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	2016-09-09 12:43:21
3027721	Unsecured/Open Property	vacant, open, fire . boards broken	253 N 5th St, Reading, PA, United States	2017-08-15 11:26:32
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	2017-08-23 11:53:43
9545384	Graffiti vandalism removal	Front of closed barbershop on glass, also side on brick	253 N 5th St, Reading, PA 19601, USA	2021-02-13 16:20:09
13211816	Graffiti vandalism removal	side of building (closed barbershop)	253 N 5th St, Reading, PA 19601, USA	2023-01-29 13:09:07
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	4/22/2025 1:26pm

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: _____