

JUDICIAL (FREE AND CLEAR) TAX SALE
ONLINE AUCTION HOSTED BY BID4ASSETS
Bidding Open from June 17th at 10am – June 18th at 10am

CONDITIONS OF SALE

The following conditions shall govern the sale of properties by the Berks County Tax Claim Bureau for delinquent taxes as scheduled for **June 18, 2021**, and to such date to which the sale may be adjourned from day to day.

1. You **MUST** be at least 18 years old to register to bid at this Tax Sale!
2. You **MUST BE REGISTERED WITH BID4ASSETS AND PAY THE \$35.00 REGISTRATION FEE AND \$1000 DEPOSIT** no later than Monday, June 14, 2021 by 4:00pm, to be eligible to bid on any property on the Judicial Tax Sale list. **No one will be permitted to register after this date.**
3. If you are the highest bidder, you will be responsible to pay for the winning bid amount and any associated fees/costs, no later than Tuesday, June 22, 2021.
4. The initial bid must equal the fixed bid price. In the event of a bid higher than the bid price, the initial excess bid will be made in increments of at least \$100.
5. Each of the properties listed will be sold at public auction, to the highest bidder. The purchaser at said sale, shall take and thereafter have an absolute title of the property sold, free and clear of all taxes, including 2021 County and Municipal real estate taxes, municipal claims, mortgages, liens, charges and estates of whatsoever kind except ground rents separately taxed or preserved by Statute.
6. Property being sold free and clear as provided in the Real Estate Tax Sale Law. Purchasers are advised that once a deed is issued by the Berks County Tax Claim Bureau, the Berks County Tax Claim Bureau has no further responsibility for the quality of title. Please consult with an attorney about steps to be taken by you to assure good title.
7. A lien on a mobile home or manufactured home's certificate of title is not affected by a real estate tax sale.
8. In addition to the bid price, the purchaser must pay a recording fee of \$82.00 and a deed preparation of \$25.00, and a 5% Buyer's Premium, assessed by Bid4Assets. These items will be computed after the property has been struck down to the successful bidder.
9. Payment in full must be made by the winning bidder to Bid4Assets, as per their guidelines set forth on their website and in only the manners of which they permit.
10. Overpayments will be refunded to the purchaser by check within three (3) weeks from the date of the sale.
11. Payment of taxes prior to the time the property is struck down will take precedence over Tax Claim Bureau Sale, thus voiding the sale.
12. The Tax Claim Bureau will sell property subject to existing occupancy, if any.

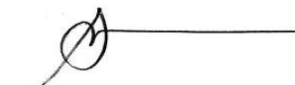
13. The Tax Claim Bureau will issue a Deed or Bill of Sale to the purchaser. The Deed or Bill of Sale will not contain any warranty, either general or special. Approximately three (3) – four (4) months from the date of sale is required before the Deed or Bill of Sale will be delivered to the purchaser.
14. The Tax Claim Bureau will sell the property as described on the dockets in the Berks County Assessment Office, Berks County Recorder of Deeds Office and Berks County Tax Claim Bureau, and makes no representation or warranty as to description, improvements or lack of improvements even though stated in the description, nor will it make any survey on a property sold. Without limitation, the generality of the foregoing, each property is offered without any guaranty or warranty whatsoever. **PROPERTIES ARE SOLD AS IS, WHERE IS.**
15. All properties are sold under and by virtue of the Act of 1947, P.L. 1368, as amended, and known as the “Real Estate Tax Sale Law”. All titles transferred by the Tax Claim Bureau are under and subject to the said Act.
16. No property scheduled for sale will be sold unless the bid equals or exceeds the initial bid price as announced. In the event of a dispute by bidders or failure of the successful bidder to pay the purchase price, the property will be offered to the next highest bidder interested in the property. If no such bidder exists, the property will be put up for sale at the next available same of the same type.
17. The Tax Claim Bureau reserves the right to pursue its legal remedies against a successful bidder who fails to pay the purchase price. Failure to pay for a winning bid will prohibit your participation in any future sales with the Berks County Tax Claim Bureau.
18. In the event a property needs to be re-bid after it has already been struck down at this same Judicial (Free and Clear) Sale, the original purchaser is responsible for any difference if the latter bid is of a lesser amount than the original.
19. **Whether you receive a deed, bill of sale or tax bill, you will be responsible for the 2021 School Real Estate Tax, which is billed on either July 1, 2021 or August 1, 2021, depended upon District.**
20. For those bidding on properties serviced by the Reading Area Water Authority, please be advised that the Reading Area Water Authority may impose additional costs on the successful bidder if the water meter has been tampered with, stolen or missing.
21. Any assignment of the purchaser’s interest in a property purchased at this sale will be honored only if the purchaser executes a written Assignment, acknowledged under oath and delivered to the Tax Claim Bureau **from July 1, 2021 through July 31, 2021.**
22. Failure to comply with these conditions will result in the purchaser being prohibited from participating in any future tax sales.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, THE PUBLIC CAN REQUEST ACCOMODATIONS FOR PERSONS WITH DISABILITIES TO ATTEND THE TAX SALE BY CALLING THE COUNTY AT 610-478-6625.

BERKS COUNTY TAX CLAIM BUREAU



Nicole E. Blanding,
Director of the Berks County Tax Claim Bureau



Socrates J. Georgeadis,
Solicitor to the Berks County Tax Claim Bureau

AFFIDAVIT OF BIDDER

I, as interested party of bidding on properties being sold by the Berks County Tax Claim Bureau through the Judicial (Free & Clear) Tax Sale, to be held on June 18, 2021, confirm the following as true and correct:

-I am over the age of 18.

-Pursuant to Section 619.1 of the Real Estate Sale Law, 72 P.S. Section 5860.619.1, I hereby certify to the Berks County Tax Claim Bureau that I am not delinquent in paying real estate taxes to any of the taxing districts, and that I have no municipal utility bills that are more than one year outstanding.

-Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.618, I hereby certify that I am not the owner of any property I may purchase. I further certify that I am not a partner or a shareholder of the owner of any property, nor am I in any of the following legal relationships with the owner: trust, partnership, corporation or any other business association.

-Pursuant to Section 601(d) of the Real Estate Tax Sale Law 72 P.S. Section 5860.601 (d), I hereby certify that I have not had a landlord license revoked in any municipality within the County of Berks, and I further certify that I am not bidding for, or acting as an agent for a person whose landlord license has been so revoked.

I have been provided with, read, and fully understand the Conditions of Sale, as outlined by the Berks County Tax Claim Bureau and agree to be bound by said Conditions. I verify the facts contained herein are true and correct to the best of my knowledge and this verification is made subject to the penalties of 18 Pa C.S. Section 4904, relating to unsworn falsifications to authorities.