

JUDICIAL (FREE AND CLEAR) TAX SALE
ONLINE AUCTION HOSTED BY BID4ASSETS
Bidding Open from August 25th at 10am – August 26th 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 **August 26, 2022**, and to such date to which the sale may be adjourned from day to day.

1. Please be advised that the Tax Sale and all related documentation will be available in English only.
2. You **MUST** be at least 18 years old to participate in this tax sale!
3. You **MAY NOT** be delinquent in paying real estate taxes to any other taxing district or Tax Claim Bureaus across the state of Pennsylvania.
4. You **MAY NOT** have any municipal utility bills that are more than one year outstanding.
5. You **MUST BE REGISTERED WITH BID4ASSETS AND PAY A \$35.00 REGISTRATION FEE AND REFUNDABLE \$1000 DEPOSIT** by Wednesday, August 12, 2022, to be eligible to bid on any property on the Judicial Tax Sale list. **No one will be permitted to register after this date.**
 - a. If registered by the deadline and you've chosen to fund your deposit by physical check, those funds must reach and clear Bid4Assets by August 12, 2022. No exceptions.
6. You will also be required to register with the Berks County Tax Claim Bureau by virtual meeting, or in person by appointment.
7. 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, August 30, 2022.
8. 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.
9. 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 2022 County, Municipal and School real estate taxes, municipal claims, mortgages, liens, charges and estates of whatsoever kind except ground rents separately taxed or preserved by Statute.
10. 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.
11. A lien on a mobile home or manufactured home's certificate of title is not affected by a real estate tax sale.

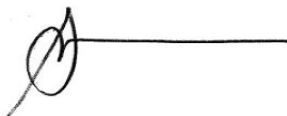
12. In addition to the bid price, the purchaser must pay a recording fee of \$82.00, the transfer tax (as calculated by the Realty Transfer Tax statute) and a document preparation fee of \$25.00. As the winning bidder, you will also be responsible for a five percent (5%) "Buyer's Premium" charged by the vendor. These items will be computed after the property has been struck down to the successful bidder.
13. 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.
14. Overpayments will be refunded by the Tax Claim Bureau to the purchaser by check within three (3) weeks from the date of the sale.
15. Payment of taxes prior to the time the property is struck down will take precedence over Tax Claim Bureau Sale, thus voiding the sale.
16. The Tax Claim Bureau will sell property subject to existing occupancy, if any.
17. 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 four (4) – six (6) months from the date of sale is required before the Deed or Bill of Sale will be delivered to the purchaser.
18. 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.
19. 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.
20. 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 sale of the same type.
21. 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.
22. 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.
23. The Tax Claim Bureau will issue a Deed or Bill of Sale to the successful bidder upon confirmation of the sale by the Court of Common Pleas. The Deed or Bill of Sale will not contain any warranty, either general or special. Approximately four (4) to six (6) months from the date of sale, the Deed or Bill of Sale will be delivered to the successful bidder.

24. We will not process any assignments. Deeds will be prepared in the name(s) you provide at the time of your registration with Bid4Assets.
- a. Please make sure you register as you want the deed/bill of sale prepared. If you wish to change the way the document reads AFTER you receive it from the Tax Claim Bureau, you will have to follow the necessary steps with the appropriate authority to do so - Recorder of Deeds or Pennsylvania Department of Motor Vehicle office. Please be aware, there may be fees associated with this process.
25. **Whether or not you receive a deed, bill of sale or tax bill, you will be responsible for the 2023 County and Municipal Real Estate Taxes, which will be issued on March 1, 2023. It is your responsibility to reach out to the Tax Collector for the property you purchased to obtain the amount owed, if you do not receive the bill.**
26. In the event a sale is set aside after the fact, for whatever reason, as the winning bidder, you will be refunded by the Tax Claim Bureau for the winning bid amount, document prep fee, transfer tax, and recording fee. The Tax Claim Bureau will request a refund on your behalf of the "Buyer's Premium", from Bid4Assets. Payments will be sent by physical check to the address you provided at the time of registration.
- a. You will not be refunded for any registration fees or transaction fees that may have been paid as a result of participating in the sale.
27. 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.
28. 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

By  Director

By  Solicitor