

UPSET TAX SALE
ONLINE AUCTION HOSTED BY BID4ASSETS
Bidding Open from September 29th at 10am – September 30th 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 **September 30, 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. **THIS IS AN UPSET TAX SALE – NOT A FREE AND CLEAR SALE!**
Every sale shall convey the property under and subject to the lien of every recorded obligation, claim, lien, estate, mortgage, ground rent and Commonwealth tax lien with which said property may have or shall become charged or for which it may become.
3. **You MUST BE REGISTERED by September 16, 2022 with both the online vendor Bid4Assets and the Berks County Tax Claim Bureau, to participate.**
4. You MUST be at least 18 years old to participate in the Tax Sale.
5. You MAY NOT be delinquent in paying real estate taxes to this or any other taxing district amongst the state of Pennsylvania.
6. You MUST BE REGISTERED WITH BID4ASSETS AND PAY A \$35.00 REGISTRATION FEE AND REFUNDABLE \$1000 DEPOSIT by Friday, September 16, 2022, to be eligible to bid on any property on the Upset Tax Sale list. **No one will be permitted to register after this date.**
 - i. If registered by the deadline and you've chosen to fund your deposit by physical check, please be advised additional time will not be allowed for funds to be received. All registration and funding must be completed with Bid4Assets by September 16, 2022. **No exceptions.**
7. You will also be required to register with the Berks County Tax Claim Bureau by virtual meeting, or in person by appointment. Links to set up this appointment at your convenience can be found on our website at: www.countyofberks.com/tcbsales. These appointments are available based on a first-come, first-serve basis.
8. The initial bid must equal the fixed bid price, which is subject to change. 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. 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, October 4, 2022.
10. 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.

11. Payment in full must be made by the winning bidder to Bid4Assets, as per the guidelines set forth on their website and in only the manners of which they permit.

12. Overpayments will be refunded by the Tax Claim Bureau to the purchaser by check within four (4) weeks from the date of the sale.

13. Payment of taxes prior to the time the property is struck down will take precedence over Tax Claim Bureau Sale, thus voiding the sale.

14. The Tax Claim Bureau will sell property subject to existing occupancy, if any.

15. 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.

16. The Tax Claim Bureau will sell the property as described on the docket 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.

17. All properties are sold under and by virtue of Act No. 542 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 aforesaid Act. **All properties are sold “AS IS, WHERE IS.”**

18. 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.

19. **We will not process any assignments.** Deeds will be prepared in the name(s) you provide at the time of your registration with Bid4Assets – no exceptions.

- i. 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.

20. **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.**

21. 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, as paid. 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.

- i. 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.

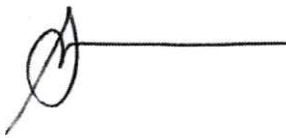
22. For those bidding on properties serviced by the Reading Area Water Authority, please be advised that the Reading Area Water Authority may impose additional costs on the successful bidder if the water meter has been tampered with, is stolen or missing.

23. 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 PARTICIPATE IN THE TAX SALE BY CALLING THE COUNTY AT 610-478-6625.

BERKS COUNTY TAX CLAIM BUREAU

Director 
Nicole E. Blanding


Solicitor _____
Socrates J. Georgeadis, Esq.