OCTOBER 29, 2021
UPSET TAX SALE
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 **October 29, 2021, at 10:00am, online through Bid4Assets.com/berkstcbsale**; and to such date to which the sale may be adjourned. If necessary, 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 the Upset Tax Sale.

3. You MUST BE REGISTERED by October 18, 2021 to participate.

4. **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 liable.

5. Each bidder will be required to pay a non-refundable fee of $35 to the online vendor to register and put forth a $1,000 deposit to be able to participate in the sale. Registration will be completed online through Bid4Assets.com, and you will also be required to appear in person at the Berks County Tax Claim Bureau, Services Center - 2nd Floor, 633 Court Street, Reading, PA 19601. If you are registering as a business entity, you must supply documentation to show that the company is registered and you are an authorized person to purchase properties on the entity's behalf.

6. The initial bid must equal the fixed upset price, which will include any tax and municipal liens turned over to the Tax Claim Bureau. In the event of a bid higher than the upset price, the bid amount will increase in increments of $100. **If the taxes for the current year are not included in the upset price, the purchaser must pay the taxes for the current year and produce the receipt before the Tax Claim Bureau deed will be recorded.**

7. In the event you are the winning bidder of a property, you will be responsible for the Upset price, a 2% or 5% State Realty Transfer Tax for each property (depending on its location within the County), a recording fee of $82.00, and a document preparation fee of $25.00. There is also a $35 transactional fee due to Bid4Assets when processing the payment. These items will be computed after the property has been struck down to the successful bidder.

8. All listed sales are subject to confirmation by the court of Common Pleas of Berks County.

9. 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.

10. 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.

11. 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."**

12. No property scheduled for sale will be sold unless the bid equals or exceeds the upset sale 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 awarded to the second highest bidder. The Tax Claim Bureau reserves the right to pursue its legal remedies against a successful bidder who fails to pay the purchase price.

13. In the event a property needs to be re-bid after it has already been struck down at this same Upset Tax Sale, the original bidder is responsible for any difference if the latter bid is of a lesser amount than the original bid.

14. Failure to pay for a property where you were the highest bidder will result in you being barred from registering and bidding for a Berks County Tax Claim Bureau sale in the future.

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 subject to existing occupancy, if any.

17. All properties sold are under and subject to payment of registry fees and municipal or governmental claims not paid out of the sale price.

18. **We will not process any assignments!**
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.

19. A successful bidder shall be required to provide certification to the Bureau that within the municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities in Berks County.

20. A successful bidder shall be required to prove certification to the Bureau that within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to taxing bodies within the County of Berks.

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.

Nicole E. Blanding, Director
Berks County Tax Claim Bureau

Socrates Georgeadis, Solicitor