

UPSET TAX SALE
ONLINE AUCTION - HOSTED BY BID4ASSETS
Bidding Open from September 11, 2025 at 10am – September 12, 2025 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 12, 2025**, and to such date to which the sale may be adjourned from day to day.

- ALL REGISTRATION REQUIREMENTS MUST BE COMPLETED BY AUGUST 29, 2025.
 - **NO EXCEPTIONS WILL BE PERMITTED.**
 - Registration steps through Bid4Assets must be completed first. Once completed, you will be provided with a link to schedule an in-person or virtual appointment with the Tax Claim Bureau. No walk-in registrations can be completed.
 - Be sure to complete each step of the registration process prior to the deadline.
 - Appointments with the Tax Claim office are available on a first come, first serve basis. Be sure to register early to allow for unforeseen delays.

- 1. You MUST register with Bid4Assets by **Wednesday, August 27, 2025**, at www.bid4assets.com/berkstcbsales.
 - a. A nonrefundable \$35.00 registration fee will apply.
 - b. A deposit of \$1000.00 will be required to participate in bidding.
 - i. When completing the registration process, you will be required to review and complete the deposit instructions, along with the PreVest information.
 - 1. The funds do not have to be cleared with Bid4Assets, but the data in these steps must be provided to continue with the registration process.
 - ii. You will also be required to upload your documentation – color copy of your current government-issued identification, LLC documentation (as applicable), and complete the online affidavit.
 - iii. This deposit must be received by Bid4Assets no later than **Friday, September 5, 2025**
 - iv. If you've chosen to fund your deposit by physical check, those funds must reach and clear Bid4Assets by **Friday, September 5, 2025**. **NO EXCEPTIONS.**
 - c. If you do not purchase a property, your deposit will be refunded to you directly by Bid4Assets. Please see their website for additional information.
 - i. **Please Note:** Refunds are processed within 30 days of the sale's settlement date – not the sale date itself. It can take anywhere from 30-45 days to be refunded. For more specifics, see www.Bid4Assets.com.

- 2. After your registration with Bid4Assets has been accepted, you MUST register with the Berks County Tax Claim Bureau by appointment only, via virtual meeting or in person, no later than **Friday, August 29, 2025**.
 - a. Appointments can be made through the link provided to you in the registration email that you receive from Bid4Assets.
 - b. **Your appointment request will be denied if you have not completed registration steps with Bid4Assets.**
 - c. Appointment times are available on a first-come, first serve basis. Failure to secure an appointment with the County means you will not be able to participate in the sale.
 - d. **There will be no exceptions to this policy.**

- 3. Please be advised that the tax sale and all related documentation will be available in English only.

- 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.

- 5. You MUST be at least 18 years old to participate in this tax sale.


6. You MAY NOT be delinquent in paying real estate taxes to this or any Tax Claim Bureau in Pennsylvania, or any other taxing district across the state.
7. You MAY NOT have any municipal utility bills that are more than one year outstanding.
8. 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 **Monday, September 15, 2025**.
9. 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.
10. 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, including municipal claims, mortgages, liens, charges and estates of whatsoever kind, except ground rents separately taxed or preserved by Statute.
11. The 2025 tax bills will be your responsibility, whether you receive the bill in your name or not. The purchaser must contact the Tax Collector and/or School District to inquire as to the amount due and make payment accordingly.
12. Purchasers are advised the Berks County Tax Claim Bureau has no responsibility for the quality of title. Please consult with an attorney about steps to be taken by you to assure good title.
13. A lien on a mobile home or manufactured home's certificate of title is not affected by a real estate tax sale.
14. In addition to the bid price, the purchaser must pay a recording fee of \$87.00, 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 two and a half percent (2.5%) "Buyer's Premium" charged by the Bid4Assets. These items will be computed after the property has been struck down and the successful bidder will receive an email notification of the total amount due with settlement instructions.
 - a. 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.
 - b. Settlement, per the instructions set for in the notification, must be made no later than close of business on Friday, September 15, 2025.
 - i. Failure to settle in time will result in your bid being rejected, your \$1000 deposit forfeited, and loss of eligibility for any future sales with the Berks County Tax Claim Bureau.
15. Overpayments will be refunded by the Tax Claim Bureau to the purchaser by check within six (6) weeks from the date of the sale.
16. Payment of taxes prior to the time the property is struck down will take precedence over Tax Claim Bureau Sale, thus voiding the sale.
17. The Tax Claim Bureau will sell property subject to existing occupancy, if any.
18. 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, neither general nor 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. Lengthier processing times may apply if any legal action is taken to challenge the validity of the sale.
19. 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.

20. 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, and sold "AS IS, WHERE IS".
21. 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.
22. 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.
23. In the event a property needs to be re-bid after it has already been struck down at this same Upset Sale, the original purchaser is responsible for any difference if the latter bid is of a lesser amount than the original.
24. We will not process any assignments of ownership. Deeds will be prepared in the name(s) you provide at the time of your registration with Bid4Assets, confirmed in your follow-up appointment with the Berks County Tax Claim Bureau.
 - 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.
 - i. Please be aware, there may be fees associated with this process.
25. 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, the document preparation fee, the transfer tax, and the 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.
26. 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 is missing.
27. As a bidder, your personal information (name, address, phone number, and email address) is public record; and by registering for the tax sale, you agree for said information to be released.
28. Failure to comply with these conditions will result in the purchaser being prohibited from participating in any future tax sales and forfeiture of the \$1000 deposit.
29. The Tax Claim Bureau reserves the right to remove a property from Tax Sale at its sole discretion, for any reason it deems appropriate.

BERKS COUNTY TAX CLAIM BUREAU



Nicole E. Blanding, Director



Socrates J. Georgeadis, Solicitor