

**JUDICIAL (FREE AND CLEAR) TAX SALE  
BEING HELD ON JUNE 21, 2019 AT 9:30 A.M. AT THE  
DOUBLETREE HOTEL  
701 PENN STREET  
CENTRE PARK BALLROOM  
READING, PA 19601  
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 21, 2019** 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 attend this Tax Sale!
2. You **MUST BE REGISTERED AND MUST PAY THE \$25.00 REGISTRATION FEE** by Friday, June 7, 2019 at 4:45 p.m. to attend this Judicial Tax Sale. **No one will be permitted to register after this date.**
3. If you are the highest bidder, you must stand and read your bid number, the winning bid amount and the property location to the auctioneer.
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 as determined by the auctioneer on a sale by sale basis.
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 2019 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. These items will be computed after the property has been struck down to the successful bidder.
9. **ALL AMOUNTS DUE BY THE PURCHASER MUST BE PAID IN FULL IMMEDIATELY AFTER THE BID IS STRUCK DOWN. YOU MAY NOT LEAVE AND RETURN TO MAKE PAYMENT. PLEASE BE SURE YOU ATTEND THE TAX SALE WITH FUNDS IF YOU INTEND TO PURCHASE A PROPERTY**
10. Payment in full must be made by the purchaser immediately after each sale by **CASHIERS CHECK, CERTIFIED CHECK OR MONEY ORDER** drawn to the order of the **County of Berks**. Overpayments will be refunded to the purchaser by check within three (3) weeks from the date of the Tax Sale.

**NO CASH OR PERSONAL CHECKS  
WILL BE ACCEPTED TO PURCHASE A PROPERTY**

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 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.
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 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 again be immediately put up for sale. The Tax Claim Bureau reserves the right to pursue its legal remedies against a successful bidder who fails to pay the purchase price.
17. 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.
18. **Whether you receive a deed, bill of sale or tax bill, you will be responsible for the 2019 School Real Estate Tax, which is billed on July 1, 2019.**
19. 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.
20. 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, 2019 through July 31, 2019.**
21. 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