

IN RE: SHERIFF'S SALE OF
APRIL 9, 2020

: IN THE COURT OF COMMON PLEAS OF
: BERKS COUNTY, PENNSYLVANIA
: CIVIL ACTION – LAW
:
: NO: 20-3406
: MADELYN S. FUDEMAN, J.

ORDER

AND NOW, this 15th day of December, 2020, upon consideration of the Sheriff of Berks County, Eric J. Weaknecht's Emergency Petition for Online Sheriff's Sale of Real Property, it is hereby **ORDERED** and **DECREED**, as follows:

1. All Sheriff's sales of real estate ("Sheriff Sales") beginning January 8, 2021 shall be conducted by way of an online auction through Bid4Assets or similar municipal auction format ("Online Auction") and such Online Auction format shall continue until further Order of Court. Any alternative auction format shall only be substituted for Bid4Assets upon further application to and approval by the Court.

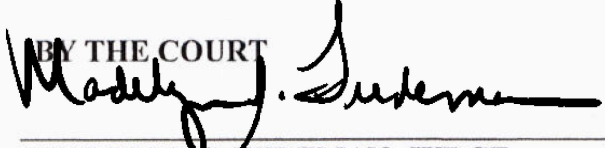
2. The Sheriff's Office shall publicize the Online Auction format for all Sheriff Sales in accordance with all notice and legal publication requirements set forth at 231 Pa. Code 3129.2 and as follows:

- A. the Sheriff's Office's Facebook page;
- B. the Sheriff's Office's website; and
- C. the Sheriff's Office's mobile application via push notifications.

3. All sales by the Sheriff's Office under the Online Auction format shall be considered without defect and properly held pursuant to Pa.R.C.P. 3129.1 et seq.

4. The Online Auction shall be carried out consistent with Pa.R.C.P. 3129.1 *et seq.* and, therefore, any challenge based on the Online Auction procedure as outlined in the aforementioned Petition shall not be a valid basis in and of itself to challenge a sale.

5. A copy of this Honorable Court's Order shall be recorded in the Berks County Office of the Recorder of Deeds and lodged with the Berks County Office of the Prothonotary for the respective docket numbers associated with each property scheduled for sale under the Online Auction format.

BY THE COURT

MADELYN S. FUDEMAN, JUDGE


THOMAS G. PARISI, PRESIDENT
JUDGE