

## ***TIPS TO BIDDERS***

DO NOT TRESPASS. DO NOT DISTURB THE OCCUPANT/OWNER.  
YOU MAY DRIVE BY AND LOOK AT THE PROPERTY FROM THE ROAD OR  
SIDEWALK.

CONTACT THE TOWN OR VILLAGE FOR VERIFICATION OF WHAT CAN, COULD  
AND/OR NEEDS TO BE DONE WITH THE PROPERTY.

PROPERTIES ARE SOLD SUBJECT TO THE POSSESSORY RIGHTS OF ANY  
OCCUPANTS OR FORMER OWNER.

ALL PROPERTY OWNERS, MORTGAGEES AND NON-PRIORITY LIEN HOLDERS'  
RIGHTS OF REDEMPTION WILL CEASE AT THE TIME OF THE AUCTION, IF  
PROPER NOTICE WAS GIVEN. HOWEVER, PRIORITY LIENS (EI. IRS) WILL  
REMAIN INTACT. PROSPECTIVE BIDDERS SHOULD DO THEIR OWN DUE  
DILIGENCE, AS NO WARRANTIES ARE GIVEN.

BY SIGNING THE BIDDER'S CERTIFICATION FORM, YOU ARE AGREEING TO  
HOLD THE COUNTY, BRZOSTEK'S REAL ESTATE AUCTION CO., INC. AND THEIR  
AGENTS, TO THE EXTENT PERMITTED BY LAW, HARMLESS FROM ANY CLAIM  
BASED ON ENVIROMENTAL HAZARDS THAT MAY BE PRESENT ON THE  
PROPERTY. THEREFORE, BUYERS SHOULD DO THEIR OWN DUE DILIGENCE  
WITH RESPECT TO ENVIRONMENTAL CONCERNS.

BUYERS ARE **NOT** TO ACT AS OWNERS OF ANY PROPERTY PURCHASED UNTIL  
THE NEW DEED HAS BEEN RECORDED.

PARCELS ARE WITHDRAWN DAILY. THEREFORE, IT IS RECOMMENDED THAT  
YOU REFER TO BRZOSTEK'S WEB SITE FREQUENTLY TO ENSURE THAT THE  
PARCEL(S) YOU ARE INTERESTED IN ARE STILL AVAILABLE. LOG ONTO  
[www.askbernie.com](http://www.askbernie.com) OR [www.brzostek.com](http://www.brzostek.com) FOR THE MOST  
CURRENT INFORMATION.