

## ***TIPS TO BIDDERS***

**\*PLEASE NOTE: THIS YEARS VILLAGE TAXES WILL INCLUDE RELEVIES OF WATER BILLS THAT WENT UNPAID DURING THE COVID MORATORIUM RESULTING IN EVEN HIGHER UNPAID WATER BILLS THAN IN PREVIOUS YEARS. PLEASE RESEARCH UNPAID WATER BILLS AS THEY ARE THE PURCHASERS RESPONSIBILITY.**

\*CAREFULLY INSPECT EACH PROPERTY YOU ARE INTERESTED IN BIDDING ON WITHOUT TRESSPASSING. THIS DOES NOT MEAN, HOWEVER, TO TRESPASS OR DISTURB THE CURRENT OWNERS IN POSSESSION. YOU MAY DRIVE BY AND VIEW FROM THE ROAD OR SIDEWALK.

\*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 (EXAMPLE: IRS) WILL REMAIN INTACT. PROSPECTIVE BIDDERS SHOULD DO THEIR OWN DUE DILIGENCE, AS NO WARRANTIES ARE GIVEN.

\*BY AGREEING TO THE TERMS OF SALE, BIDDERS ARE AGREEING TO HOLD THE COUNTY OF JEFFERSON, 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 PROPERTY HAS CLOSED AND THEIR DEED HAS BEEN RECORDED.**

\*SINCE PARCELS CAN BE WITHDRAWN FROM OUR WEBSITE DAILY UP UNTIL JUNE 16, 2022, IT IS RECOMMENDED THAT REFER TO THE BRZOSTEK'S WEB SITE FREQUENTLY BEFORE THE AUCTION TO ENSURE THAT THE PARCEL(S) YOU ARE INTERESTED IN ARE STILL AVAILABLE. LOG ONTO [WWW.BRZOSTEK.COM](http://WWW.BRZOSTEK.COM) OR [WWW.ASKBERNIE.COM](http://WWW.ASKBERNIE.COM) FOR THE LATEST LISTING OF AVAILABLE PARCELS AND MOST CURRENT INFORMATION.