

## ***TIPS TO BIDDERS***

\*DO NOT TRESPASS. DO NOT DISTURB THE OCCUPANT/OWNER.  
YOU MAY DRIVE BY AND LOOK AT THE PROPERTY FROM THE ROAD/STREET.

\*CONTACT THE TOWN OR VILLAGE CODES/ZONING/PLANNING DEPARTMENT 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 (EXAMPLE: IRS) WILL REMAIN INTACT. PROSPECTIVE BIDDERS SHOULD DO THEIR OWN DUE DILIGENCE, AS NO WARRANTIES ARE GIVEN.

\*BY SIGNING THE BIDDERS CERTIFICATION FORM, YOU ARE AGREEING TO HOLD THE COUNTY OF ONONDAGA, BRZOSTEK'S REAL ESTATE AUCTION CO., INC. AND THEIR AGENTS, TO THE EXTENT PERMITTED BY LAW, HARMLESS FROM ANY CLAIM BASED ON ENVIRONMENTAL 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\*SINCE PARCELS ARE BEING WITHDRAWN DAILY, IT IS RECOMMENDED THAT YOU REFER TO BRZOSTEK'S WEB SITE FREQUENTLY PRIOR TO THE AUCTION TO ENSURE THAT THE PARCEL(S) YOU ARE INTERESTED IN ARE STILL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 LATEST LISTING OF AVAILABLE PARCELS.