

FREQUENTLY ASKED QUESTIONS

Q: Where can I get a list of the properties that will be auctioned?

A: You can view the list on the Brzostek website, www.brzostek.com or www.askbernie.com. A Bid Packet will be available in pdf. format to download and print. Check back frequently for an updated property list.

Q: How does the Tax Auction work?

A: On the Brzostek website, go to the “About Tax Foreclosure Auctions” hyperlink.

Q: When can I register to bid?

A: There will be a link to bid online on our website a week prior to the Tax Auction. **Do not wait until Auction Day to register! Register Early!!!**

Q: Do I have to pay the back taxes on the property?

A: No. You will not be responsible for back taxes. Please refer to the Terms of Sale as to the taxes you will be responsible for.

Q: Can the interior of the properties be viewed before the auction?

A: No. Only the exterior of the properties can be viewed from the roadside or sidewalk only. **Do NOT trespass onto the property or disturb any occupants that may be living at the residence.**

Q: What type of deed is being transferred?

A: All properties will be transferred by Quitclaim deed.

Q: In what order are the properties auctioned?

A: Alphabetically by Town and then by Tax Map number within each Town. Some parcels may be forced to sell together as one Lot on Proxibid. This will be noted in the Remarks section under that property on the Brzostek website and will show up as separate parcels.

Q: Do I need an attorney to purchase property at auction?

A: No. The administration fee covers the fees required for the County to process the sale and record the deed.

Q: What type of payment is accepted auction day?

A: You will need a valid Credit card with means to cover your down payment requirements on the day of the auction. This could amount up to \$10,000. Your credit card will be charged the full amount of the deposit if the total purchase price (including fees) do not exceed \$10,000. Read the Terms of Sale and review the Purchase Contract copy on the Brzostek website. Be sure to call your Financial Institution prior to the Auction and make sure they will allow the charge the day of the auction.

Q: How can I find out what the yearly taxes will be on a property?

A: Please contact the Real Property Tax Office. You will need to provide them with the address and/or tax map number.

Q: What happens when the Auctioneer says sold?

A: On the Brzostek website, go to the “About Tax Foreclosure Auctions” hyperlink.