

BIDDER CERTIFICATION FORM

(To be completed on Day of Auction in person at the Live Onsite Auction or via email if you are the successful Online Bidder)

PROPERTY ADDRESS: 125 Helfer Ln., Minoa, NY 13116

Seller: Estate of Julian S. Szuba, Jr. (Mark Szuba, Exe.)

Online & Live Onsite Auction: Saturday, November 4, 2023 – 10AM

By signing this form, I hereby certify the following:

1. I have read and understand the Terms of Sale and the Purchase contract and agree to be bound by them.
2. I understand that the Terms of Sale will be strictly enforced and that there will be no exceptions.
3. I acknowledge that I have read the auction rules contained in the Bid Packet completely and understand them. A copy of the Bid Packet is available at www.brzostek.com.
4. I certify that I currently have sufficient funds to meet the requirements as called for by the Terms of Sale for Online Bidding and Live Onsite Bidding.
5. I understand that certified funds means: *cash, certified check or money order*.
6. I understand that if I am the successful Bidder, I will sign the Purchase Contract and that only the registered successful bidder may sign the contract.
7. I understand that a 10% Buyer's Premium will be added to my final bid.
8. I certify that I agree to accept the property in AS IS condition. If there is anything concerning the condition of the property that I do not understand or need further explanation on, I will ask prior to bidding.
9. Issuance of a bad check is a Class B misdemeanor under the Penal Law. Any stopped payment checks will be treated as a Breach of Contract.
10. In consideration for approval by as a bidder by Brzostek's Real Estate Auction Co., Inc I hereby waive any action, civil or otherwise, against Brzostek's Real Estate Auction Co., Inc, it's officers, agents and / or employees, for any errors or omissions that there may have been or might be, whether given verbally, announced at auction or included in any auction literature or advertisements, whether provided by Brzostek's Real Estate Auction Co., Inc., its officers, agents and/or employees or the Seller or Sellers' agents, employees or representatives regarding the property to be sold, including all property specification information including without limitation: property tax map information including tax parcel numbers; assessment and/or zoning information; property location, acreage and/or lot dimensions; existence, nature and dimensions of road, river, lake and/or other frontage; existence and location, dimensions and/or nature of improvements and/or encroachments; any information regarding property access; any information regarding the sufficiency or nature of title to the premises.

SIGNATURE: _____ DATE _____

PRINT NAME: _____

(Purchaser Name-If an LLC or Corporation, please provide EIN confirmation or Article of incorporation.)

ADDRESS: _____ CITY: _____ STATE _____ ZIP _____

PHONE NUMBER: (CELL) _____ (HOME) _____

(WORK) _____ E-MAIL ADDRESS: _____

Paddle/Bidder # _____

(given by Proxibid (online) or Auctioneer (onsite))

TERMS OF SALE

PROPERTY ADDRESS: 125 Helfer Ln., Minoa, NY 13116

Seller: Estate of Julian S. Szuba, Jr. (Mark Szuba, Exe.)

Online & Live Onsite Auction: Saturday, November 4, 2023 – 10AM

Bidding online via Proxibid: A \$1.00 reversible authorization fee is required in order to obtain a bid number.

1. A 10% Buyer's Premium (Aka Internet Premium) will be added to the final bid to obtain the Total Purchase price.
2. Upon being announced "sold" by the Auctioneer on Saturday, November 4, 2023, 10% of the Total Purchase price (Bid plus the 10% Buyer's Premium) is due from the Purchaser and up to \$10,000.00 of this will be immediately charged to a valid credit card (Visa, MasterCard, Discover or AMEX). The balance of said 1st payment is to be received in **three** Business days of Auction date with Cash, Check or Certified Funds at the address below.
3. An Additional 10% of the Total Purchase price is to be received at the address below, no later than **five** business days of Auction date, with Cash, Check or Certified Funds.
4. Brzostek's Real Estate Auction Co., Inc. will send the Purchase Contract, Bidder's Certification and all required Addendums and Disclosures via Docusign for the Purchasers electronic signature and should be executed upon receipt. Upon completion, a copy will automatically be returned to the sender. Brzostek's will forward copies to the Seller and Buyer Attorney. Balance is due upon Closing in or about 30-60 days. Transfer of Title by Executor's Deed.
5. I acknowledge that I have read and agree to the items listed on the Bidder Certification Form which I will sign and will be returned with the Purchase Contract, Disclosures and Addendums which will be sent via Docusign.

Bidding at the Live Onsite Auction:

1. A 10% Buyer's Premium will be added to the final bid to obtain the Total Purchase price.
2. Upon being announced "sold" by the Auctioneer on Saturday, November 4, 2023, 10% of the Total Purchase price (Bid plus the 10% Buyer's Premium) is due from the Purchaser by Cash, Check or Certified funds.
3. An Additional 10% of the Total Purchase price is due in three business days with Cash, Check or Certified funds. These payments shall be mailed or delivered to the Address listed below.
4. The Purchase Contract will be executed immediately following the Auction along with required Addendums and Disclosures. Brzostek's will forward copies to the Seller and Buyer Attorney. Balance is due upon Closing in or about 30-60 days. Transfer of Title by Executor's Deed.
5. I acknowledge that I have read and agree to the items listed on the Bidder Certification Form which I will sign onsite at the live Auction.
6. 25% of Brzostek's Commission to be paid to the NYS Lic. Real Estate Broker whose prospect successfully closes on the property. To qualify for a commission, the Real Estate Salesperson or Broker must register with Brzostek's 48 hrs. prior to the Auction and attend the live onsite auction with their client. Brokers and Salespersons acting as principals are excluded from broker participation.

***Remit contract and payment to: Brzostek's Real Estate Auction Co., Inc.**

80 Smokey Hollow Rd.

Baldwinsville, NY 13027

****All the information contained on our literature and website was obtained from sources believed to be correct but is not guaranteed. All announcements from the Auction block take precedence over any printed or advertised material. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurements, & other figures described in this flyer are approximate and, therefore, not necessarily to scale.**

****Issuance of a bad check is a Class B misdemeanor under the Penal Law.**

****Any stopped payment checks will be treated as a Breach of Contract and will be forwarded to our Attorney for Collection!**



New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
www.dos.state.ny.us

New York State Disclosure Form for Buyer and Seller

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of buyers or sellers of property to advise the potential buyers or sellers with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate.

If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Seller's Agent

A seller's agent is an agent who is engaged by a seller to represent the seller's interests. The seller's agent does this by securing a buyer for the seller's home at a price and on terms acceptable to the seller. A seller's agent has, without limitation, the following fiduciary duties to the seller: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A seller's agent does not represent the interests of the buyer. The obligations of a seller's agent are also subject to any specific provisions set forth in an agreement between the agent and the seller. In dealings with the buyer, a seller's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Buyer's Agent

A buyer's agent is an agent who is engaged by a buyer to represent the buyer's interests. The buyer's agent does this by negotiating the purchase of a home at a price and

on terms acceptable to the buyer. A buyer's agent has, without limitation, the following fiduciary duties to the buyer: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A buyer's agent does not represent the interest of the seller. The obligations of a buyer's agent are also subject to any specific provisions set forth in an agreement between the agent and the buyer. In dealings with the seller, a buyer's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the buyer's ability and/or willingness to perform a contract to acquire seller's property that are not inconsistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a buyer's agent (but does not work for the same firm as the listing agent or buyer's agent) to assist the listing agent or buyer's agent in locating a property to sell or buy, respectively, for the listing agent's seller or the buyer agent's buyer. The broker's agent does not have a direct relationship with the buyer or seller and the buyer or seller can not provide instructions or direction directly to the broker's agent. The buyer and the seller therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or buyer's agent do provide direction and instruction to the broker's agent and therefore the listing agent or buyer's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the buyer and seller if both the buyer and seller give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the buyer and seller. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the buyer and seller. An agent acting as a dual agent must explain carefully to

both the buyer and seller that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the buyer and seller are giving up their right to undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency by indicating the same on this form.

of the real estate broker. With the informed consent of the buyer and the seller in writing, the designated sales agent for the buyer will function as the buyer's agent representing the interests of and advocating on behalf of the buyer and the designated sales agent for the seller will function as the seller's agent representing the interests of and advocating on behalf of the seller in the negotiations between the buyer and seller. A designated sales agent cannot provide the full range of fiduciary duties to the buyer or seller. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A buyer or seller should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A seller or buyer may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

Dual Agent with Designated Sales Agents

If the buyer and seller provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the buyer and another sales agent to represent the seller to negotiate the purchase and sale of real estate. A sales agent works under the supervision

This form was provided to me by Bernard J. Brzostek (print name of licensee) of Brzostek's Real Estate Auction Co., Inc. (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

- Seller as a (check relationship below)
- Buyer as a (check relationship below)
- Seller's agent
- Buyer's agent
- Broker's agent
- Broker's agent
- Dual agent
- Dual agent with designated sales agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

- Advance informed consent dual agency
- Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the buyer; and _____ is appointed to represent the seller in this transaction.

(I) (We) _____ acknowledge receipt of a copy of this disclosure

form: signature of { } Buyer(s) and/or {X} Seller(s):

Bernard J. Brzostek
(Seller) _____

(Buyer)

(Seller) _____

(Buyer)

Date: 8/18/23

Date: _____



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by "steering" which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by "blockbusting" which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division's offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State's website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department's office in person, or contact one of the Department's offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Bernard J. Brzostek (print name of Real Estate Salesperson/
Broker) of Brzostek's Real Estate Auction Co. Inc. (print name of Real Estate company, firm or brokerage)

(I)(We) The Estate of Julian J. Szuba Jr.

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature [Signature] executor Date: 8/18/23

Buyer/Tenant/Seller/Landlord Signature _____ Date: _____

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

PROPERTY INFORMATION

Name of Seller or Sellers: The Estate of Julian J. Szoba, Jr.

Property Address: 125 Helfen Lane, Minerva, NY - 13116-1121

NEW YORK STATE AGRICULTURAL AND MARKET LAW Section 310: Disclosure Prior to the Sale of Real Property. "It is the policy of this state and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This disclosure notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors. Prospective residents are also informed that the location of property within an agricultural district may impact the ability to access water and/or sewer services for such property under certain circumstances. Prospective purchasers are urged to contact the New York State Department of Agriculture and Markets to obtain additional information or clarification regarding their rights and obligations under article 25-AA of the Agriculture and Markets Law." Premises are are not located partially or wholly within an agricultural district.

NEW YORK STATE REAL PROPERTY LAW Section 242: Disclosure Prior to the Sale of Real Property. The above property does does not have utility electric service available to it. This property is is not subject to an electrical and/or gas utility surcharge. This type of surcharge is: _____. The purpose of the surcharge is _____. The amount of the surcharge is \$ _____. The surcharge is payable: Monthly, Annually, other basis _____. The above property does does not have uncapped natural gas wells.

The Following Information Is Provided to the Best of the Seller's Knowledge:

Is the property or structure on a local, state or national historical register or listed on an eligibility list: Yes No

Property Tax Exemption: Yes No Basic STAR Veterans Other

HOA/Condo Fee: Yes No - Amount \$ _____ Due: Monthly Qtrly Semi-Annual Yearly Other

Special Assessments or Other Fees: Yes No Amount \$ _____ Due: Monthly Quarterly Semi-Annual Yearly Other - Explain: _____

Age of Water Heater: unk Capacity of Gallons: 40
Age of Furnace or Boiler: unk Age of Air Conditioning Unit: unk

Annual Bill for Fuel/Oil or Propane: \$ _____
Average Monthly Utilities: Gas \$ _____ Electric \$ _____ Total: \$ 250 ±

Major Improvements known to Seller (up to fifteen (15) years):

I agree to furnish a copy of:

- | | |
|--|---|
| 1. My deed and existing survey, if available, upon acceptance of contract for the buyer's use. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Restrictive covenants or deed restrictions of record, <i>if applicable</i> . | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Condominium Bylaws, Rules, etc., <i>if applicable</i> . | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 4. Homeowner's Association Bylaws, Rules, etc., <i>if applicable</i> . | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 5. Utility bills upon request. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

We make no representations or warranties either expressed or implied as to the condition of the property. Potential buyers are urged to carefully inspect the property and/or order a home inspection and/or other desired tests at buyer's expense which may address conditions or circumstances of local and national concern.

Seller *[Signature]* Date 8-18-23
Seller _____ Date _____

I have read this Property Information Form and have received a copy of it. I acknowledge that this statement is not a representation or warranty of any kind by Seller or any agent of the Seller and is not a substitute for a home inspection or other tests that are available to me to assess the condition of the property.

Buyer _____ Date _____
Buyer _____ Date _____

Revised 12.02.21

U. S. Internal Revenue Stamps Affixed

FORM 584 1/2 N. Y. DEED—WARRANTY with Lien Covenant (From a Corporation) (Laws of 1917, Chap. 681, Chs. 477, Laws of 1920)

TUTBLANK REGISTERED U.S. PAT. OFFICE Title Law Print Publishers, Rutland, Vt.

BOOK 2209 PAGE 250

20.90

This Indenture,

Made the 30th day of

July, Nineteen Hundred and Sixty-four.

Between
OOT BROS., INC., a domestic

a corporation organized under the laws of the State of New York, with its principal place of business at North Burdick Street, East Syracuse, New York;

parties of the first part, and
JULIAN SZUBA, JR. and JACQUELYN SZUBA, his wife,
both of 220 De Silva Street, E. Syracuse, New York,

parties of the second part,
Witnesseth that the party of the first part, in consideration of
ONE and 00/100-----Dollar (\$ 1.00)
lawful money of the United States, and other good and valuable consideration
paid by the parties of the second part, does hereby grant and release unto the
parties of the second part, their heirs and assigns forever, all

ALL THAT TRACT OR PARCEL OF LAND, situate
in the Village of Minoa, Town of Manlius, County
of Onondaga and State of New York, being part of
Farm Lot 34 of said Town and being known as Lot
No. 11 of Helfer Estates, Section A, according
to a map of said tract made by Jack W. Cottrell,
L. S., and filed in the Onondaga County Clerk's
Office on September 18, 1963, as Map No. 4573.

SUBJECT to a twelve foot sewer easement
across the rear portion of the aforesaid lot.

SUBJECT to any other easements and re-
strictions of record.



Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the parties of the second part, their heirs and assigns forever.

And the party of the first part covenants as follows:

First, That the parties of the second part shall quietly enjoy the said premises; Second, That the party of the first part will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

Stamps added \$20.90

In Presence of

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 30th day of July, Nineteen Hundred and Sixty-four.

OOT BROS., INC.

By Earl L. Oot Its President

State of New York County of Onondaga City of Syracuse before me personally came

On this 30th day of July, Nineteen Hundred and Sixty-four. EARL L. OOT,

to me personally known, who, being by me duly sworn, did depose and say that he resides in Hoag Lane, Fayetteville, New York, that he is the President of OOT BROS., INC. the corporation described in, and which executed, the within Instrument; that he knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

Comm. of Deeds, Syracuse, New York Comm. exp. 12/31/64

Latell Hepler Potatoes
See A. Minolucci



CORPORATION WARRANTY WITH LIEN COVENANT

OOT BROS., INC.

TO

JULIAN SZUBA, JR. and JACQUELYN SZUBA, his wife.

ad. July 30th 1964

DEED 2209 PAGE 251

ONONDAGA COUNTY CLERKS OFFICE Deed, Recorded on the day of 196 at M in Book, Page and examined. Walter E. Lansing, Clerk

RECORDED

AUG 3 2 22 PM '64

CLERK'S OFFICE

OOT, GREENE, SETRIGHT & MOORE Syracuse, New York

Town of Manlius
Village of Minoa

MINOA ELEMENTARY SCHOOL

01

9.72a(C)

1362.90(cl)

1

LANE

41	42	43	02	03	04	05	06	07	08	09	10	11	12	13.2	13.1
125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125
15	13	12	11	10	9	8	7	6	5	4	3	2	1		
SEC. B 14									HELPER ESTATES			SEC. A	#4573		
57	25	24	23	22	21	20	19	18	17	16	15	14			
100	100	100	100	100	100	100	100	100	100	100	100	100			
98	98	105	80	80	80	80	80	80	80	80	80	80	80	81	
125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	



Property Description Report For: 125 Helfer Ln, Municipality of Village of Minoa (Town of Manlius)

No Photo Available

	Status:	Active
	Roll Section:	Taxable
	Swis:	313805
	Tax Map ID #:	006.-01-03.0
	Property #:	
	Property Class:	210 - 1 Family Res
	Site:	RES 1
	In Ag. District:	No
	Site Property Class:	210 - 1 Family Res
	Zoning Code:	A
	Neighborhood Code:	00051
	School District:	E. Syracuse-Minoa
	Total Assessment:	2023 - \$174,400
Total Acreage/Size:	0.23	
Land Assessment:	2023 - \$31,000	
Full Market Value:	2023 - \$174,400	
Equalization Rate:	----	
Deed Book:	2209	Property Desc: Helfer Est Lt 11
Grid East:	654539	Deed Page: 250
		Grid North: 1122700

Area

Living Area:	1,404 sq. ft.	First Story Area:	676 sq. ft.
Second Story Area:	728 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	2
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Colonial	Bathrooms (Full - Half):	1 - 1
Bedrooms:	4	Kitchens:	1
Fireplaces:	0	Basement Type:	Full
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	336.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1964	Eff Year Built:	

Owners

Julian J Szuba, Jr 125 Helfer Ln Minoa NY 13116-1121	Jacquelyn C Szuba 125 Helfer Ln Minoa NY 13116-1121
--	---

Sales

No Sales Information Available

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
Shed-machine	100.00 sq ft	Average	Good	1999
Gar-1.0 att	336.00 sq ft	Average	Normal	1964

Land Types

Type	Size
Primary	0.23 acres

Special Districts for 2023

Description	Units	Percent	Type	Value
CWR40-County water	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
------	-------------	--------

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

In Person Payment	LAURA PESCHEL, RECEIVER OF TAXES 301 BROOKLEA DRIVE MON-FRI. 8:30 A.M. - 4:30 P.M. TELEPHONE: 315-637-6481 www.townofmanlius.org
Checks Payable to	LAURA PESCHEL RECEIVER OF TAXES 301 BROOKLEA DRIVE FAYETTEVILLE, N.Y. 13066 Online: www.taxlookup.net

SZUBA JULIAN J JR
SZUBA JACQUELYN C
125 HELFER LN
MINOA, NY 13116-1121

2023 REAL PROPERTY TAX ONONDAGA COUNTY - TOWN OF MANLIUS				
Page No.	Roll Sect.	School Tax Code	Bill No.	Account No.
1 of 1	1	167	4143	090920
Fiscal Year		SWIS Code	Tax Map Number	
01/01/2023 - 12/31/2023		313805	006.-01-03.0	
Warrant Date	Bank Code	Estimated State Aid		
12/27/2022		CNTY 186,128,775 TOWN 1,040,580		
PROPERTY IDENTIFICATION				Full Market Value
Tax Map No.	006.-01-03.0			152,600
Location	125 Helfer Ln			Total Assessed Value
Dimensions	.23 ACRES			152,600
School	312601 East Syracuse-Minoa			Uniform Percentage
Prop. Class	210 1 Family Res			100.00
Exemption	Value	Tax Purpose	Full Value Estimate	

See reverse for information about making partial payments

PROPERTY TAXES					
Taxing Purpose	Total Levy	% Change in Levy from Prior Year	Taxable Assessed Value or Units	Tax Rate	Tax Amount
County Tax (100% applied to NYS Mandated Costs)	155,254,668	-0.6	152,600.00	4.376000	667.78
TOWN TAX	10,927,214	1.4	152,600.00	3.380500	515.86
County water	1,696,205	0.0	152,600.00	.048500	7.40

PENALTY SCHEDULE			
Pay Between	Original	Penalty/Interest	Total Due
01/01-01/31	1,191.04	0.00%	1,191.04
02/01-02/28	1,191.04	1.00%	1,202.95
03/01-03/15	1,191.04	1.50%	1,208.91
*03/16-03/31	1,191.04	1.50% + \$1	1,209.91
Pay To County:			
04/01-04/30	1,192.04	6.00%	1,263.56

Total Tax Due: \$1,191.04
Due By: 01/31/2023
After this date see penalty schedule

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT.
IF YOU WISH TO RECEIVE A RECEIPT FOR PAYMENT OF THIS TAX BILL, PLACE AN 'X' IN THIS BOX AND RETURN THE ENTIRE BILL

2023 REAL PROPERTY TAX
ONONDAGA COUNTY - TOWN OF MANLIUS

Property Address 125 Helfer Ln
Town 313805 Manlius
School 312601 East Syracuse-Minoa

SZUBA JULIAN J JR
SZUBA JACQUELYN C
125 HELFER LN
MINOA, NY 13116-1121



SWIS Code	Tax Map Number	Bill No.	Bank Code
313805	006.-01-03.0	4143	
PENALTY SCHEDULE		TOTAL TAXES DUE	
Pay Between	Total Due	1,191.04	
01/01-01/31	1,191.04	01/31/2023	
02/01-02/28	1,202.95		
03/01-03/15	1,208.91		
*03/16-03/31	1,209.91		
Pay To County:			
04/01-04/30	1,263.56		

Account No.	090920
-------------	--------

*After 3/31 mail payment to Onondaga County - see reverse.

In Person Payment	RECEIVER OF TAXES 301 BROOKLEA DRIVE, FAYETTEVILLE MON-FRI 8:30AM - 4:30PM TEL: 315-637-6481 www.townofmanlius.org	2023-2024 EAST SYRACUSE-MINOA SCHOOL TAX ONONDAGA COUNTY - TOWN OF MANLIUS				
		Page No.	Roll Sect.	School Tax Code	Bill No.	Account No.
		1 of 1	1	167	6066	090920
Checks Payable to	LAURA PESCHEL RECEIVER OF TAXES 301 BROOKLEA DR. FAYETTEVILLE, NEW YORK 13066 online:www.taxlookup.net	Fiscal Year		SWIS Code	Tax Map No.	
		07/01/2023 - 06/30/2024		313805	006.-01-03.0	
		Warrant Date	Bank Code	Estimated State Aid		
		08/21/2023		SCHL 36,201,632		

SZUBA JULIAN J JR
SZUBA JACQUELYN C
125 HELFER LN
MINOA, NY 13116-1121

PROPERTY IDENTIFICATION				Full Market Value
Tax Map No.	006.-01-03.0			174,400
Location	125 Helfer Ln			Total Assessed Value
Dimensions	.23 ACRES			174,400
School	312601 East Syracuse-Minoa			Uniform Percentage
Prop. Class	210 1 Family Res			100.00
Exemption	Value	Tax Purpose	Full Value Estimate	

PROPERTY TAXES					
Taxing Purpose	Total Levy	% Change in Levy from Prior Year	Taxable Assessed Value or Units	Tax Rate	Tax Amount
SCHOOL TAX	53,045,809	2.9	174,400.00	20.912963	3,647.22
LIBRARY TAX	603,857	6.1	174,400.00	.238177	41.54

PARTIAL PAYMENTS ARE ALLOWED BY THIS SCHOOL DISTRICT.

*If you choose to make partial payments, the first MUST be made by 10/04/2023.
*Each partial payment may be any amount and must include current penalties.

*Up to 3 partial payments may be made.
*No delinquent taxes may be due on this property.
*After 10/31/2023, the entire balance is due to the County Finance Department.

PENALTY SCHEDULE				
Pay Between	Original	Rate/Penalty	Total Due	
09/05-10/04	3,688.76	0.00%	0.00	3,688.76
10/05-10/31	3,688.76	2.00%	73.77	3,762.53
Pay To County:				
11/01-11/15	3,688.76	5.00%	184.44	3,873.20
No payments will be accepted after 11/15.				

Total Tax Due:	\$3,688.76
Due By:	10/04/2023

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT.

IF YOU WISH TO RECEIVE A RECEIPT FOR PAYMENT OF THIS TAX BILL, PLACE AN 'X' IN THIS BOX AND RETURN THE ENTIRE BILL

**2023-2024 EAST SYRACUSE-MINOA SCHOOL TAX
ONONDAGA COUNTY - TOWN OF MANLIUS**

Property Address	
125 Helfer Ln	
Town	313805 Manlius
School	312601 East Syracuse-Minoa

SZUBA JULIAN J JR
SZUBA JACQUELYN C
125 HELFER LN
MINOA, NY 13116-1121

PENALTY SCHEDULE				
Pay Between	Original	Rate/Penalty	Total Due	
09/05-10/04	3,688.76	0.00%	0.00	3,688.76
10/05-10/31	3,688.76	2.00%	73.77	3,762.53
Pay To County:				
11/01-11/15	3,688.76	5.00%	184.44	3,873.20
Tax Map No.		TOTAL TAXES DUE		
313805 006.-01-03.0		\$3,688.76		
Bank Code	Bill No.	Account No.		
6066	6066	090920	10/04/2023	



* From 11/01 to 11/15 payment must be made to the Onondaga County Finance Department - See reverse for information -

In Person Payment	MAIL PAYMENTS TO: Village of Minoa Treasurer 240 N. MAIN STREET MINOA, NY 13116	2023-2024 MINOA VILLAGE TAX ONONDAGA COUNTY - TOWN OF MANLIUS				
		Page No.	Roll Sect.	School Tax Code	Bill No.	Account No.
Checks Payable to	VILLAGE OF MINOA TREASURER Online payments: www.villageofminoa.com	1 of 1	1	167	708	090920
		Fiscal Year		SWIS Code	Tax Map Number	
		06/01/2023 - 05/31/2024		313805	006.-01-03.0	
		Warrant Date	Bank Code	Estimated State Aid		
	06/01/2023		VILL 101,396			

SZUBA JULIAN J JR
SZUBA JACQUELYN C
125 HELFER LN
MINOA, NY 13116-1121

PROPERTY IDENTIFICATION				Full Market Value
Tax Map No.	006.-01-03.0			152,600
Location	125 Helfer Ln			Total Assessed Value
Dimensions	.23 ACRES			152,600
School	312601 East Syracuse-Minoa			Uniform Percentage
Prop. Class	210 1 Family Res			100.00
Exemption	Value	Tax Purpose	Full Value Estimate	

See reverse for information about making partial payments

PROPERTY TAXES					
Taxing Purpose	Total Levy	% Change in Levy from Prior Year	Taxable Assessed Value or Units	Tax Rate	Tax Amount
VILLAGE TAX	1,985,720	12.2	152,600.00	9.230000	1,408.50

PENALTY SCHEDULE				
Pay By	Original	Penalty/Interest	Total Due	
06/01-07/03	1,408.50	0.00%	0.00	1,408.50
07/04-07/31	1,408.50	5.00%	70.43	1,478.93
08/01-08/15	1,408.50	6.00%	84.51	1,493.01
08/16-08/31	1,408.50	6.00% + \$1	85.51	1,494.01
09/01-10/02	1,408.50	7.00% + \$1	99.60	1,508.10
10/03-10/31	1,408.50	8.00% + \$1	113.68	1,522.18
Pay to County				
*11/01-11/15	1,409.50	14.45%	203.67	1,613.17

Total Tax Due:	\$1,408.50
Due By:	07/03/2023
No payments will be accepted after 11/15	

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT.
IF YOU WISH TO RECEIVE A RECEIPT FOR PAYMENT OF THIS TAX BILL, PLACE AN 'X' IN THIS BOX AND RETURN THE ENTIRE BILL

**2023-2024 MINOA VILLAGE TAX
ONONDAGA COUNTY - TOWN OF MANLIUS**

Town: 313805 Manlius
School: 312601 East Syracuse-Minoa
Property Address:
125 Helfer Ln

SZUBA JULIAN J JR
SZUBA JACQUELYN C
125 HELFER LN
MINOA, NY 13116-1121

PENALTY SCHEDULE	
Pay By	Total Due
06/01-07/03	1,408.50
07/04-07/31	1,478.93
08/01-08/15	1,493.01
08/16-08/31	1,494.01
09/01-10/02	1,508.10
10/03-10/31	1,522.18
Pay to County	
*11/01-11/15	1,613.17

Bank Code	
SWIS Code	Bill No.
313805	708
Tax Map Number	
006.-01-03.0	
TOTAL TAXES DUE	
\$1,408.50	
07/03/2023	

Account No.	090920
-------------	--------



* From 11/01 to 11/15 payment must be made to the Onondaga County Finance Department - See reverse for information -



A Division of the New York Department of State

NYS HOUSING AND ANTI-DISCRIMINATION NOTICE

Federal, State and Local Fair Housing and Anti-discrimination Laws protect individuals from housing discrimination. It is unlawful to discriminate based on certain protected characteristics, which include, but are not limited to: race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status.

THE FOLLOWING ARE SOME EXAMPLES OF POTENTIAL FAIR HOUSING VIOLATIONS:

- Refusing to rent, sell or show a property based on a potential tenant or purchaser's protected characteristic.
- Quoting a higher price to a purchaser or renter because of the potential purchaser or tenant's protected characteristic.
- Refusing to rent to a tenant who has children or increasing a security deposit based on the number of children who will be living in the apartment.
- Steering prospective tenants or purchasers to certain neighborhoods based on any protected characteristics.
- Refusing to rent to a potential tenant because of their source of income, including but not limited to, Section 8 vouchers or other government subsidies.
- Refusing to waive a "no pet" policy for tenants that require a service, assistance or emotional support animal.
- Discriminating at the direction of a seller or landlord or because it is the preference of a seller or landlord.
- Refusing to rent to a renter who is a victim of domestic violence.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

- New York State, Department of State: (518) 474-4429
- New York State, Division of Human Rights: (844) 862-8703

ALBANY OFFICE: One Commerce Plaza, 99 Washington Avenue, P.O. Box 22001, Albany, NY 12201-2001
• Customer Service: (518) 474-4429 • Website: <https://dos.ny.gov> • E-Mail: licensing@dos.ny.gov

REGIONAL OFFICES:

• BINGHAMTON • BUFFALO • HAUPPAUGE • NEW YORK CITY • UTICA

***This sign must be prominently posted in all real estate broker offices
and at all public open houses.***

Minimum Bid Increments

Price Bid Range	Minimum Increment Amount
\$0 - \$500	\$25
\$501 - \$1,000	\$50
\$1,001 - \$5,000	\$100
\$5,001 - \$10,000	\$200
\$10,001 - \$25,000	\$250
\$25,001 - \$50,000	\$500
\$50,001 - \$100,00	\$1,000
\$100,001 & OVER	\$2,000



Brzostek's

REAL ESTATE AUCTION CO., INC.

80 Smokey Hollow Road, Baldwinsville, NY 13027

(315) 678-2000 • 1-800-374-SELL • Fax: (315) 678-2116

www.brzostek.com

Purchase Offer

THIS IS A LEGALLY BINDING CONTRACT, IF YOU HAVE ANY QUESTIONS YOU SHOULD CONTACT AN ATTORNEY BEFORE SIGNING IT

Bernard J. Brzostek, CAI, Licensed Real Estate Broker and Auctioneer

The undersigned as owners, hereby offer the following property located in the _____ of _____, County of _____, State of New York, unreserved public auction held on _____. The property known as _____, tax map no. _____ being a _____ located on a lot of approximately _____. For a more complete description of the property, reference is made to the appropriate deed conveying title to the undersigned. Included with the property shall be all fixtures attached to the subject property, and the purchasers agree to purchase said property together with the following items: (to include any remaining items at time of closing)

The undersigned hereby agrees to auction said property and the purchasers agree to purchase said property subject to the following conditions:

- Price** 1. The purchaser by signing this offer agrees to pay the total purchase price of \$ _____, which includes a
- Buyer's Premium** Buyer's Premium of \$ _____, computed on 10% of his/her last bid of \$ _____.
- 2. The purchaser understands that this Buyer's Premium is due and earned at the time of the auction and execution of this contract and a portion of the deposit money may be used by the broker to pay this premium at the time of execution of this contract.
- 1st Deposit** 3. A down payment of \$ _____ is due at the time of auction and execution of this contract.
- 2nd Deposit** 4. A second payment of \$ _____ is to be received by the broker at 80 Smokey Hollow Road, Baldwinsville, NY 13027, within 72 hours of execution of this contract. Time is of the essence in this contract including receipt of all deposits, broker must receive the second payment within 72 hours of execution of this contract or purchaser will be in breach of the contract.
- Balance** 5. A payment of \$ _____ is due at time of closing which must take place on or about _____.
- Time is of the Essence** 6. It is understood and agreed that time is of the essence in this contract and the subject closing must take place on or before the above-mentioned date or the purchasers will be in breach of the contract. However, it is also understood and agreed that a reasonable extension of time to close may be granted by either party for the purpose of checking title or obtaining other legal documents which are necessary to close. Said "reasonable extension of time" shall be a period of time agreed upon between seller and purchaser. This reasonable extension of time does not include granting the purchaser more time for the purpose of obtaining financing, since this is a non-contingent offer, unless otherwise agreed upon between seller and purchaser.
- Property Sold As Is** 7. The subject property is being sold "as is" with the purchaser or bidder acknowledging that he/she has had due and ample opportunity to inspect the premises and in fact has fully inspected the property before bidding on said property. The seller makes no representations whatsoever as to the condition of the subject property including type of insulation found in any structures. By affixing his/her signature to this contract, the undersigned as seller hereby accepts the price as bid at the above time and place.
- Abstracts, Tax Receipts, Survey** 8. The undersigned seller agrees to deliver to the purchaser at least five days prior to closing a forty-year abstract of title or title insurance, subject to any facts an accurate survey of the premises might disclose, and a ten-year tax search and tax receipts showing the property free and clear of all liens and encumbrances except as herein set forth, and except for building and use restrictions, rights of way (covenant and easements of record), and subject to zoning ordinances and to any taxes for local improvements not now completed.

X _____
Seller(s) Signature Date

X _____
Purchaser(s) Signature Date

X _____
Seller(s) Signature Date

X _____
Purchaser(s) Signature Date

- Place of Closing & Non-Contingent Offer** 9. The transfer is to be completed at the office of the purchaser's financing institution or seller's attorney if there is no independent financing institution on behalf of the purchaser. It is understood, however, that this is a non-contingent contract as there are no contingencies whatsoever in this contract for financing. Upon execution of this agreement, the purchaser is bound to purchase the subject property without contingency for financing or for any other contingency not specifically stated in this agreement.
- Buyer Default** 10. In case of forfeiture by purchaser of any earnest money paid upon the above described property, the balance of said earnest money, if any, shall be paid to the seller after payment therefrom all expenses and the 10% Buyer's Premium. All commission percentages are computed on the accepted sale price of property. If the aforementioned earnest money does not cover the 10% Buyer's Premium, seller shall not be responsible for payment of any portion of said 10 % commission.
- Seller Default** 11. In the event this transaction fails to close through any fault of the seller or seller's agents or attorney, then seller shall be responsible for full payment of the 10% Buyer's Premium and all reasonable attorney's fees necessary to collect same, and the earnest money deposit, if any, shall be returned to the purchaser.
- Deed** 12. The seller agrees to convey by _____, title to the property except as above set forth and subject to the rights of tenants, if any.
- Adjustments** 13. All interest, insurance premiums, rents, and taxes shall be prorated and adjusted as of the date of closing pursuant to local custom.
- Possession** 14. The possession of the premises shall be delivered on closing and passage of deed. Pre-possession is not permitted.
- Mortgage Expense** 15. It is understood and agreed that the purchaser will be responsible for any and all mortgage tax, recording fees and the seller shall be responsible for stamp tax deed.
- Assignment** 16. This offer may not be assigned to an individual or corporation for the purpose of holding title; however, the purchaser shall remain responsible for the faithful performance of the contract.
- Survey** 17. The purchaser at their own expense shall be responsible for supplying a current survey, if needed.
- Risk of Loss** 18. The risk of loss or damage to the property by fire or other causes until delivery of the deed is assumed by the seller. The parties hereto represent that through purchaser is paying the real estate commission or buyer's premium, Brzostek's Real Estate Auction Co., Inc., is the broker acting strictly as the agent for the seller in this transaction and that no other real estate broker or agent has helped to bring about this sale unless noted elsewhere on this contract.
- Binding Contract** 19. It is understood and agreed that once the purchaser signs this contract after auction, it shall be a binding contract without the necessity of any additional countersignature of the seller. This contract shall bind the seller and the buyer and their respective executors, administrators, distributees, successors and assigns.
- Lead Paint** 20. The purchaser acknowledges receipt of all materials regarding lead paint hazards. The purchaser understands that the seller has done no testing regarding lead paint, and purchaser agrees to take the property as is without further testing.

Date: _____

X _____
 Seller(s) Signature

X _____
 Purchaser(s) Signature

 Seller's Address:

 Purchaser's Address:

 Seller's Phone #:

 Purchaser's Phone #:

 Seller's Attorney:

 Purchaser's Attorney:

 Attorney's Address:

 Attorney's Address:

 Attorney's Phone #:

 Attorney's Phone #:

 Witness:

 Witness: