

TIPS TO BIDDERS

***BY SIGNING INTO PROXIBID AND PARTICIPATING IN THIS AUCTION, YOU ARE AGREEING TO THE TERMS OF SALE AND 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 ENVIRONMENTAL HAZARDS THAT MAY BE PRESENT ON THE PROPERTY. THEREFORE, BUYERS SHOULD DO THEIR OWN DUE DILIGENCE WITH RESPECT TO ENVIRONMENTAL CONCERNS.**

*CAREFULLY INSPECT EACH PROPERTY YOU ARE INTERESTED IN BIDDING ON **WITHOUT TRESSPASSING**. YOU MAY NOT TRESPASS OR DISTURB THE CURRENT OWNERS IN POSSESSION OR OCCUPANTS. YOU MAY DRIVE BY AND VIEW FROM THE ROAD OR SIDEWALK ONLY.

*CONTACT THE TOWN OR VILLAGE CODES/PLANNING/ZONING DEPT. 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(S).

*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.

*BUYERS ARE NOT TO ACT AS OWNERS OF ANY PROPERTY PURCHASED **UNTIL THE PROPERTY HAS CLOSED AND THE DEED HAS BEEN RECORDED.** YOU ARE CONSIDERED TO BE TRESPASSING UNTIL THE DEED HAS BEEN RECORDED.

*SINCE PARCELS ARE WITHDRAWN DAILY, IT IS RECOMMENDED THAT YOU REFER TO BRZOSTEK'S WEB SITE FREQUENTLY AND PRIOR TO THE AUCTION TO ENSURE THAT THE PARCEL(S) YOU ARE INTERESTED IN ARE STILL AVAILABLE. LOG ONTO WWW.ASKBERNIE.COM OR WWW.BRZOSTEK.COM FOR THE MOST CURRENT LISTING OF AVAILABLE PARCELS.