

TIPS TO BIDDERS

CAREFULLY INSPECT EACH PROPERTY YOU ARE INTERESTED IN BIDDING ON. THIS DOES NOT MEAN, HOWEVER, TO TRESPASS OR DISTURB THE CURRENT OWNERS IN POSSESSION.

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. ONONDAGA COUNTY HAS USED ITS BEST EFFORTS TO REMOVE ANY PROPERTIES WITH PRIOR LIENS FROM THE AUCTION OR NOTIFY YOU THAT SUCH LIENS EXIST. HOWEVER, PROSPECTIVE BIDDERS SHOULD DO THEIR OWN DUE DILIGENCE, AS NO WARRANTIES ARE GIVEN.

BY SIGNING THE CERTIFICATION, BIDDERS 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 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SINCE PARCELS ARE BEING WITHDRAWN DAILY, IT IS RECOMMENDED THAT REFER TO THE BRZOSTEK WEB SITE THE NIGHT BEFORE THE AUCTION TO ENSURE THAT THE PARCEL(S) YOU ARE INTERESTED IN ARE STILL AVAILABLE. LOG ONTO **WWW.BRZOSTEK.COM** or **WWW.ASKBERNIE.COM** FOR THE LATEST LISTING OF AVAILABLE PARCELS.