

## **WHAT TO KNOW BEFORE YOU GO**

- 1. Sullivan & Sullivan Auctioneers is pleased to offer 1 residential lot for Public Auction on May 2, 2024 at 1 P.M. at the property, 29 Aspen Street, Ware.**
2. It is essential to thoroughly understand the Terms of the Auctions.
3. The lot was acquired by Seller through a tax lien foreclosure action. It is the responsibility of each bidder to research each the property and form his/her own opinions about the property. Property will be conveyed by Release Deed. Seller will make no representations as to building code/zoning compliance, buildability of lots, easements, encroachments, restrictions, covenants, public assessments/betterments, utilities, title, etc. Buyer will be responsible for any and all outstanding taxes/municipal liens/amounts owed to the municipality on the property. Property will be sold subject to any tenancies or rights of parties in possession now or at the time of said Auction, to rights or claims in personal property of former owners, tenants or former tenants located on the Property, and to laws and ordinances including, but not limited to, all environmental, building and zoning laws and ordinances.
4. This is a live auction. You must attend in person or have a Power of Attorney attend & participate for you.
5. Auction registration will be at auction site before the start of the Auction.
6. If any other properties are being sold the same date, please note that the properties are being sold separately; the person attending the auction will need a separate \$5,000.00 bank or certified check for each property you wish and hope to purchase. The bank/certified check should be made payable to the person attending the auction.
7. The Property will be sold subject to confirmation. Confirmation will be immediate.
8. If you are declared the winning bidder, the following will take place: You will be instructed to endorse the check immediately to the Escrow Agent. You will sign two (2) copies of the Memorandum of Sale (Purchase & Sale Agreement). One copy will be retained by the winning bidder. Payment in full shall be made by bank/certified check or wire within 30 days of Auction. Purchaser shall be responsible for payment of all recording fees and deed stamps.
9. There will be a 5% buyers premium added to the high bid for the Property.
10. In the event that the successful bidder at the Auction shall default in purchasing the Property according to the terms of the Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the Auction, seller reserves the right to sell the Property to the second highest bidder, provided that the required deposit is deposited with the Escrow Agent within ten (10) business days after written notice of default of the previous highest bidder and title shall be conveyed to said second highest bidder within forty-five (45) days of said written notice.
11. Seller reserves the right to bid at the Auction, to reject any and all bids, to continue the Auction and to amend the terms of the sale by written or oral announcement made before or during the Auction.

12. If seller is unable to convey title for any reason, the winning bidder shall be entitled only to a return of the deposit paid. The winning bidder shall have no further recourse against the seller, its attorneys or agents, or auctioneers.
13. Other terms to be announced at the sale.

Most of your questions can be answered by reading the Memorandum of Sale and the “What to know before you go”. Both can be found under the documents tab. See [Sullivan-auctioneers.com](http://Sullivan-auctioneers.com) for additional information. 617-350-7700.