

REAL ESTATE TERMS OF AUCTION

- HOUSE AND LOT, KNOWN AS 28 LAWRENCE AVE, NEWARK VALLY, NY, WILL BE SOLD TO THE HIGHEST AND BEST BIDDER. **PROPERTY SELLS SUBJECT TO OWNER/SELLER, CONFIRMATION.**
- A MINIMUM NON-REFUNDABLE DOWN PAYMENT OF 10% (TEN PERCENT) OF THE ACCEPTABLE BID/ PRICE IS DUE AND PAYABLE IMMEDIATELY AT THE CONCLUSION OF BIDDING AT THE REAL ESTATE AUCTION. (WE RECOMMEND CERTIFIED CHECKS MADE OUT TO THE INDIVIDUAL, WHICH THEY CAN ENDORSE, IF THEY ARE THE SUCCESSFUL HIGH BIDDER.)
- CLOSING COSTS ARE ASSIGNED PER THE PURCHASE CONTRACT. ANY OTHER COSTS SHALL BE PAID AS DETERMINED BY ADAM SCHUMACHER, ATTORNEY FOR THE SELLER, THE YINGLING LIVING TRUST, DAVID YINGLING, TRUSTEE.
- ALL ANNOUNCEMENTS FROM THE AUCTION BLOCK, TAKE PRECEDENCE OVER ANY PRIOR SPOKEN OR WRITTEN INFORMATION. THIS INFORMATION ALTHOUGH BELIEVED ACCURATE IS **NOT** GUARANTEED.
- BUILDINGS AND LAND SELL, **“AS-IS, WHERE-IS.”**
- THIS BUILDING WAS BUILT PRIOR TO 1978 AND HAS SURFACES PAINTED WITH LEAD-BASED PAINT.
- ++POTENTIAL BUYERS ARE HERE REMINDED THAT THE PURCHASE CONTRACT IS IN NO WAY CONTINGENT ON FINANCING, NOR, ON ANY TESTING WHATEVER. PROPERTY SELLS “AS-IS, WHERE-IS.”**
- TO BID ON THE REAL ESTATE YOU MUST REGISTER FOR A BUYER NUMBER AND SIGN A CERTIFICATION THAT YOU HAVE SUFFICIENT FUNDS TO PURCHASE THE PROPERTY AND THAT IF YOU ARE THE SUCCESSFUL HIGH BIDDER YOU WILL SIGN A PURCHASE CONTRACT AT AUCTIONEER'S PRONOUNCEMENT OF “SOLD.” YOU WILL ALSO SIGN A DISCLOSURE ACKNOWLEDGING THE AUCTIONEER/REAL ESTATE BROKER IS AN AGENT OF THE SELLER.
- PROPERTY SELLS WITH A TRUSTEE'S DEED.
- TAX MAP NUMBER; 64.15-2-1, LOT 125' X 74', FULL MKT VALUE \$109,774, ASSESSMENT \$73,000. BUILT 1975, TAXES; VILLAGE \$630.73, TOWN & COUNTY \$1,231.21, SCHOOL \$978.16, STAR SAVINGS \$1,106. TOTAL TAXES PAID 2012-2013: \$2,840.10
- MUNICIPAL WATER, PRIVATE SEWAGE SYSTEM.

CHARLIE MANASSE, AUCTIONEER
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