

Lot 1 CSM 1774 5th Drive
Oxford, WI 53952

2 Property Marquette County Real Estate

Online Only Auction May 29th 6:00PM



126 W Montello Street
Montello, WI 53949



HAMELE
AUCTION
SERVICES



United
Country
Real Estate

Midwest Lifestyle
Properties



hameleauctions.com

608.697.3349



Property offered: online only auction bidding with a soft close High Bid Subject to Seller confirmation per auction lot within 48 hrs of auction ending. \$5,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before June 30th 2025.

Auction Preview Dates 12 acres 5th Dr May 10th 11-1& May 17th 11-1 and 126 W Montello St May 10 1:30-3:30pm May 17th 1:30-3:30pm or by Appointment

Don't miss your chance to bid on this desirable property! Online bidding ends May 29, 2025 6pm central time.



**HAMELE
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**Midwest Lifestyle
Properties**



**Midwest Lifestyle
Auctions**

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Midwest Lifestyle
Properties



Midwest Lifestyle
Auctions



ONLINE ONLY AUCTION

AUCTION PREVIEW DATES:

MAY 10TH 1:30PM - 3:30PM

MAY 17TH 1:30PM - 3:30PM

OR BY APPOINTMENT

TYPE

MANUFACTURED

ACRES .35

COUNTY MARQUETTE



KITCHEN



GARAGE



2 Bedroom



1 Bathroom



572 Sq Ft

126 W Montello St, Montello, WI 53949

2 bedroom manufactured home with 1 car garage. Corner lot with Buffalo Lake Views.



LAKE VIEW



MAP

> 608-697-3349

> TRAVIS@HAMELEAUCTIONS.COM



Real Estate Auction ending May 29th 6pm. List price is the starting bid. Property offered: online only auction bidding with a soft close High Bid Subject to Seller confirmation per auction lot within 48 hrs of auction ending. \$5,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before June 30th 2025. 2 Bedroom 2 Bath, Single Wide Trailer Home that has been added on. Has an attached garage and is across the street to Buffalo Lake. Lake View All furniture included. Property Preview Dates are May 10 1:30-3:30pm May 17th 1:30-3:30pm or by Appointment

Midwest Lifestyle
Properties

ONLINE ONLY AUCTION

AUCTION PREVIEW DATES:

MAY 10TH 11:00AM - 1:00PM

MAY 17TH 11:00AM - 1:00PM

OR BY APPOINTMENT

TYPE

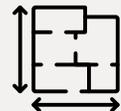
LAND

ACRES 12.25

COUNTY MARQUETTE

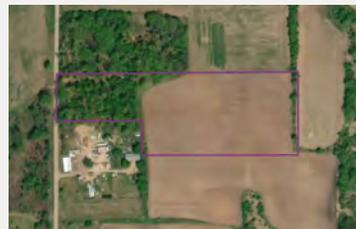


Zoned AO



12.25 Acres

Lot 1 CSM 1774 5th Drive, Oxford, WI 53952



MAP

Property Consists of approx. 8 acres tillable and 4 acres woods. Zoned AO and can be built on.

> 608-697-3349

> TRAVIS@HAMELEAUCTIONS.COM



Real Estate Auction ending May 29th 6pm. List price is the starting bid. Property offered: online only auction bidding with a soft close High Bid Subject to Seller confirmation per auction lot within 48 hrs of auction ending. \$5,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before June 30th 2025. 12.25 Acres of Land in Marquette County Town of Oxford. Zoned AO so building is allowed. 8+/- acres of tillable and 4 acres of woods makes this a great little rec property or a great build site close to I39. Property Preview Dates are May 10 11-1pm May 17th 11-1pm or by Appointment

**UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES
HAMELE AUCTION SERVICE LLC
P.O. Box 257, Portage, WI 53901
608-742-5000**

**REAL ESTATE AUCTION TERMS AND CONDITIONS
Without Buyer's Premium**

THE UNDERSIGNED (herein "Bidder" or "Buyer", interchangeably, whether successful in purchasing the property or not) agrees to abide by all Terms and Conditions stated herein for the real estate auction whether conducted live, on-line, by conference call or in any other manner.

All Buyers are required to have a Bidder's number to bid. In order to obtain a number, bidders must give verifiable full name, address and phone number. Evidence of correct form and amount of deposit must be made in order to register for the auction.

All announcements made by the Auctioneer immediately prior to and during the auction will take precedence over all previously printed material and any prior oral statements relating to the auction of the property. The property which is the subject of the auction is located at

- **Auction Lot 1:** 12.25 Acres Town of Oxford Marquette County #020-00629-0000
- **Auction Lot 2:** 126 W Montello St Montello WI Marquette County #251-00825-0000

These Terms and Conditions will be attached to and become a part of the Offer to Purchase Real Estate, which will represent the final contracted terms of the sale. All registered Bidders agree by bidding at this action to abide by the terms and conditions set forth herein:

UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC ("Auctioneer") has been appointed by Robert V Zehren Trust ("Seller"), through a separate written Agreement to offer the Property at auction.

The Seller reserves the right to deny any person admittance to or expel anyone from the property or the auction for interference, nuisance, canvassing or solicitation.

The Seller reserves the right to add additional property or withdraw any portion or all the property being offered at the auction.

CONTRACTS:

The successful Bidder must sign all documents and contracts, including without limitation a contingency free Offer to Purchase, as presented by Auctioneer immediately upon conclusion of the auction. Bidder acknowledges that all documents and contracts may be subject to Court or Seller approval or ratification to become binding upon the Seller. They are, however, binding upon Bidder immediately.

DEPOSITS:

Immediately upon conclusion of bidding resulting in a successful sale, the high bidder shall pay to the Auctioneer a deposit of \$ 5,000 per auction lot . This deposit will be required in the form of a

cashier's check or certified check. A personal or company check will only be accepted if approved by auction company.

REAL ESTATE CLOSING:

Buyers must close all sale of real property on or before June 30th 2025 unless a different date is set forth by Auctioneer in the Offer to Purchase, in which case the terms of the Offer shall control. **Time is of the essence.** The entire purchase price must be paid by cashier's check or certified check, attorney's escrow check or wired funds at closing. Other terms and conditions of the closing of this sale of real property shall be controlled by the terms of the Offer to Purchase to be executed by the high bidder.

CONDITION OF SALE:

This property is sold in gross in all cases. If a subsequent survey shows a greater or lesser number of acres or square footage, this will not affect the purchase or purchase price.

AGENCY AND CONDUCT OF AUCTION:

The Auctioneer is acting as agent on behalf of the Seller only. Auctioneer may enter bids on behalf of internet or absentee buyers. The Auctioneer is not responsible for the acts of his/her agents or principals. During the bidding, the Auctioneer has the right to reject any raise that, in his opinion, is not commensurate with the value of the offering. In the event of any dispute between Bidders, the Auctioneer may determine the successful Bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, Auctioneer's determination of final sale shall be conclusive.

RIGHTS:

All announcements made the day of sale take precedence over any prior written or verbal terms of sale. Buyers will acquire properties subject to the rights of all parties in possession. If any conditions contained herein are not complied with by the Buyer, UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC may, in addition to asserting all remedies available by law, including the right to hold defaulting Buyer liable for the purchase price, either (a) cancel the sale, retaining as liquidated damages any payment made by such Buyer, (b) resell the property at public auction; or (c) take such other action as it deems necessary or appropriate. The retention of the Bidder's deposit shall not limit any rights or remedies of UNITED COUNTRY MIDWEST LIFESTYLE PROPERTIES & HAMELE AUCTION SERVICE LLC or the Sellers with respect to the Buyer's default. If the property is resold, the original defaulting Buyer shall be liable for payment of any deficiency in the subsequent purchase price and all costs and expenses, the expenses of both sales, reasonable attorney fees, commissions, incidental damages and all other charges due hereunder.

JURISDICTION:

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the State of Wisconsin. By bidding at an auction, whether present in person or by agent, by written bid, or other means, the Buyer shall be deemed to have consented to the exclusive jurisdiction of the state and federal courts sitting in the State of Wisconsin. Buyer agrees that (irrespective of the location of the auction, the property or the place

of execution of this document) venue for any state court litigation interpreting or enforcing this document or any matter relative to this auction shall be in Columbia County, Wisconsin.

ADDITION TO OR WITHDRAWAL FROM SALE:

The Seller reserves the right to withdraw from sale the property listed and also reserves the right to group one or more properties into one or more selling lots or to subdivide into two or more selling lots. The Seller additionally reserves the right to cancel the auction sale at any time.

INSPECTIONS:

Bidders acknowledge by their participation in the auction that they have had sufficient opportunity to make independent inspection(s) of the property prior to bidding and executing the Offer to Purchase Real Estate. Bidders acknowledge that they have, prior to the commencement of bidding, had the opportunity to perform inspections and testing on the property at their own expense. Bidders must rely solely upon Bidder's own investigation of the property and not any information provided by the Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives. Failure of a Bidder to be fully informed on the condition of the property will not constitute grounds for any adjustments to purchase price, right to cancel sale or other cause of action. Buyer agrees hereby to waive the opportunity to conduct future testing or additional inspections of the property and acknowledges that testing or inspection will not be allowed as a contingency under the Offer to Purchase.

REPRESENTATIONS:

All information provided to Buyers was obtained from sources believed to be reliable and is believed to be correct. However, the Auctioneer, Broker and Seller do not make any representations or warranties as to accuracy or completeness of any information provided. Bidder hereby represents, warrants and agrees that Bidder has not relied upon any information regarding the Property (including, without limitation, advertising materials, warranties, statements or announcements) provided by Seller, Broker or Auctioneer, or their respective agents, employees, officers or representatives.

REAL ESTATE BUYER'S AGENTS:

Real estate agents who register as buyer's agents will qualify for a 1 % commission, calculated on the successful Bidder's high bid. The agent's properly registered Buyer must be the successful Bidder at the auction, and the Buyer must pay for and settle on the property. No agent shall be entitled to any commission on account of any sale to that agent; rather, agent, if purchasing the property as an investment for agent will receive an incentive fee of 0 % of the successful Bidder's high bid. Agent must register his or her prospective Buyer on a form provided by Auctioneer with the signature of the agent and the prospective Buyer, the agent's real estate license number, identification of the property, and Agency Disclosure Statement. Buyer Broker Registration Form must be submitted to Auctioneer 24 hours **prior** to bidding. Agents must accompany their Buyer to the auction.

TITLE INSURANCE:

The property shall be sold with a Title Insurance Policy issued at Seller's cost.

FINANCING:

The property is not being offered subject to financing. The Offer to Purchase executed by the high bidder shall not contain a financing contingency.

ENVIRONMENTAL DISCLAIMER:

The Auctioneer, Broker and/or Seller make no warranties with respect to the existence or nonexistence of any pollutants, contaminates or hazardous waste prohibited by federal, state or local law. Buyer hereby represents that it has made its own environmental audit or examination of the premises and accepts the property in its current condition, as is.

ADDENDA:

The following addenda are attached, hereto and incorporated by reference as if fully set forth herein: _____

AUCTIONEER IS NOT RESPONSIBLE FOR ANY MISTAKES MADE IN AUCTION

ADVERTISEMENTS

**DAY OF SALE ANNOUNCEMENTS TAKE PRECEDENCE OVER ALL OTHER ADVERTISING
PROPERTY SOLD "AS IS WHERE IS" WITH ALL FAULTS & NO WARRANTEE OTHER THAN CLEAR
TITLE DEED**

ACCEPTANCE OF TERMS AND CONDITIONS:

The undersigned Bidder affirms he has read, understands and accepts the terms of the auction; and that if there are any risks, he accepts them wholly as his own and holds the Seller, Broker and Auctioneer harmless and without blame.

Name:

Email:

Address:

Phone Number(s):

Buyers Signature

Buyers Signature

Bidder Number:

Addenda to Terms & Conditions Relating to Online Only
Auction Lot 1 CSM 1774 5th Dr Town of Oxford and 126 W
Montello St WI

May 29th 2025 6pm central.

To Register: Bidders will register, and purchase property(s) as follows:

Bidders: Bidder will be required to sign This Addenda to Terms & Conditions, Auction Terms and Conditions once bidder has registered on the online auction. Once the Addenda to Terms & Conditions and Terms and Conditions are signed by the bidder the bidder will be approved to bid on auction. These requirements must be met to be approved to bid on subject property.

Terms of Purchase: High Bids per lot are subject so sellers' confirmation within 48hrs of auction ending. Property is being offered and/or sold in AS-IS condition, free and clear of all liens or judgments. Seller only warrants insured title & Warranty Deed. Seller will allow buyer to purchase GAP insurance endorsement at Buyer's Expense. No Buyers fee. Buyer will be required to pay a \$5,000 nonrefundable down payment along per auction lot with a signed non-contingent Offer to Purchase and this document and the Terms and Conditions of Auction will be made part of the Offer to Purchase Closing to take place on or before June 30th 2025. Seller will allow buyer(s) to purchase the property with 1031 Exchange funds at no cost to seller. \$5,000 nonrefundable down payment per auction lot will be credit on the closing statement to be signed by buyer(s) and seller(s). Closings to take place at Title Company of Sellers choice.

Inspections/Condition: Bidders acknowledge by their participation in the auction that they have had the opportunity to make all independent inspections of the properties prior to bidding and executing an Offer to Purchase Contract. All property sold will be sold "AS-IS WHERE IS"-WITH ALL FAULTS with no contingencies. Bidder is responsible for verifying all measurements, taxes, special assessments, property condition, environmental issues, and all other facts or statements regarding real property. Bidder has the opportunity for inspections bidder sees fit prior to auction at own bidder's time and expense, the results and/or reports of the inspection are for the bidder's information only and shall not be shared with any other parties. Buyer Waives Right to receive a Real Estate Condition Report and/or Vacant Land Disclosure. THE PROPERTY, INCLUDING IT'S SOILS AND GROUND WATERS AND ALL IT'S BUILDINGS AND OTHER IMPROVEMENTS, IS SOLD IN IT'S PRESENT CONDITION AS-IS, WITHOUT ANY REPRESENTATION OR WARRANTIES OF ANY KIND EITHER EXPRESSED OR IMPLIED. BUYER HEREBY FOREVER AND IRREVOCABLY RELEASES ANY AND ALL CLAIMS AGAINST SELLER, AUCTIONEER(S), BROKER(S) RELATED TO THE PROPERTY, INCLUDING WITHOUT LIMITATION ANY CLAIMS BASED ON ANY ENVIROMENTAL LAW.

Property will be offered as follows: Property will be offered in the following in an online only auction bidding process with a soft close with 2 minutes added to all bids coming in after the soft closing starts, all lots are linked to stay open for bidding as long as at least one lot is being bid on in the extended bidding time. No Buyers Fee. Price will be per Auction Lot not per acre. High Bid Subject to Seller confirmation per auction lot within 48 hrs of midnight the day of the auction. \$5,000 nonrefundable down payment per auction lot. Property is sold as is with no warranties. Closing to be on or before July 30th 2025.

- **Auction Lot 1:** 12.25 Acres Town of Oxford Marquette County #020-00629-0000
- **Auction Lot 2:** 126 W Montello St Montello WI Marquette County #251-00825-0000

Proration of Taxes: Based off of the 2024 tax bill

Broker Participation: Auction Company to pay 1% of high bid price to a broker who procures a buyer to a successful closing. Broker must sign and return Broker Participation Form to Auction Company no later than May 28th 2025 12:00pm. Fax 608-742-5004 or email travis@hameleauctions.com Brokers purchasing for themselves or entity in which they are an owner/member will not receive the Broker Participation Fee. No Exceptions. One registered buyer per agent.

All announcements: made by the Auctioneer(s) before or during the Auction will take precedence over all previously printed materials, electronic materials and any oral statements relating to the auction dated May 29th 2025.

This addenda is dated: _____

Bidders Signature(s)

_____ Name Printed _____

_____ Name Printed _____

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024**
TOWN OF OXFORD
MARQUETTE COUNTY

ZEHREN TRUST, ROBERT V

BILL NUMBER: 637

IMPORTANT: · Correspondence should refer to parcel number.
· See reverse side for important information.
· Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

307855 253002 201039 ACRES: 12.250
SEC 14, T 15 N, R 08 E, SW¼ of NE¼
PLAT: 1774-1774 CSM
BLOCK/CONDO: LOT 1
LOT 1 CSM 1774 12.25A

ROBERT V ZEHREN TRUST
W6152 FAWN CT
MONTELLO WI 53949

Property Address:

Parcel #: 020-00629-0000
Alt. Parcel #: 2014150813020

Assessed Value Land 6,800	Ass'd. Value Improvements	Total Assessed Value 6,800	Ave. Assmt. Ratio 0.5596	Net Assessed Value Rate (Does NOT reflect credits) 0.022300918	
Est. Fair Mkt. Land 20,700	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 20,700	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$12.38	
Taxing Jurisdiction	2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change
MARQUETTE COUNTY	75,209	75,109	65.65	64.71	-1.4%
TOWN OF OXFORD	147,715	149,005	16.96	16.81	-0.9%
WESTFIELD SCH DIST	640,267	655,732	46.41	62.41	34.5%
MADISON AREA MATC	108,025	107,291	7.19	7.70	7.1%
Total	971,216	987,137	136.21	151.63	11.3%
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		136.21	151.63	11.3%

Make Check Payable to: TREASURER TOWN OF OXFORD W7592 FREEDOM RD OXFORD WI 53952 (608) 586-5482	Full Payment Due On or Before January 31, 2025 \$151.63	Net Property Tax 151.63
	Or First Installment Due On or Before January 31, 2025 \$75.82	
And Second Installment Payment Payable To COUNTY TREASURER JODY MYERS 77 WEST PARK ST, ROOM 102 MONTELLO WI 53949-9366	And Second Installment Due On or Before July 31, 2025 \$75.81	
	FOR TREASURERS USE ONLY	

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases
Taxing Jurisdiction
WESTFIELD SCH DIST

Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
243,010.77	16.37	2045

TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2025 ▶ \$ 151.63
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

▼ **PLEASE RETURN LOWER PORTION WITH REMITTANCE** ▼

REAL ESTATE PROPERTY TAX BILL FOR 2024

Bill #: 637
Parcel #: 020-00629-0000
Alt. Parcel #: 2014150813020

Total Due For Full Payment \$151.63
Pay to Local Treasurer By Jan 31, 2025

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$75.82 BY January 31, 2025	2ND INSTALLMENT Pay to County Treasurer \$75.81 BY July 31, 2025
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Check For Billing Address Change.

ROBERT V ZEHREN TRUST
W6152 FAWN CT
MONTELLO WI 53949

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

PA-666/Z (R. 8-15)

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024**
CITY OF MONTELLO
MARQUETTE COUNTY

ZEHREN TRUST, ROBERT V

BILL NUMBER: 787

IMPORTANT: - Correspondence should refer to parcel number.
- See reverse side for important information.
- Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

310218 253001 246833 ACRES: 0.350
SEC 08, T 15 N, R 10 E, SE¼ of SE¼ GL1
PLAT: 0001-GOVT LOT 1
PRT OF SE-SE BEING PRT OF GOVT LOT 97FT X
155FT ON MONTELLO ST 00.35A

ROBERT V ZEHREN TRUST
W6152 FAWN CT
MONTELLO WI 53949

Property Address: 126 W MONTELLO ST

Parcel #: 251-00825-0000
Alt. Parcel #: 5100151007900

Assessed Value Land 16,400	Ass'd. Value Improvements 14,900	Total Assessed Value 31,300	Ave. Assmt. Ratio 0.6247	Net Assessed Value Rate (Does NOT reflect credits) 0.025178423		
Est. Fair Mkt. Land 26,300	Est. Fair Mkt. Improvements 23,900	Total Est. Fair Mkt. 50,200	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$52.18		
Taxing Jurisdiction		2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax	% Tax Change
MARQUETTE COUNTY		56,645	58,588	268.69	258.80	-3.7%
CITY OF MONTELLO		306,952	314,169	289.76	287.45	-0.8%
MONTELLO SCH DIST		539,759	520,975	192.87	209.99	8.9%
MADISON AREA MATC		81,360	83,691	30.31	31.84	5.0%
Total		984,716	977,423	781.63	788.08	0.8%
		First Dollar Credit Lottery & Gaming Credit Net Property Tax		47.63	47.50	-0.3%
				734.00	740.58	0.9%

Make Check Payable to:

TREASURER
CITY OF MONTELLO
PO BOX 39
MONTELLO WI 53949
(608) 297-2727

Full Payment Due On or Before January 31, 2025
\$790.58

Or First Installment Due On or Before January 31, 2025
\$420.29

Net Property Tax

LAWN MOWING 50.00

And Second Installment Payment Payable To

COUNTY TREASURER
JODY MYERS
77 WEST PARK ST, ROOM 102
MONTELLO WI 53949-9366

And Second Installment Due On or Before July 31, 2025
\$370.29

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

TOTAL DUE FOR FULL PAYMENT

Pay By January 31, 2025

▶ \$ 790.58

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. **Failure to pay on time. See reverse.**

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MONTELLO SCH DIST	64,635.55	23.08	2029

▼ **PLEASE RETURN LOWER PORTION WITH REMITTANCE** ▼

REAL ESTATE PROPERTY TAX BILL FOR 2024

Bill #: 787
Parcel #: 251-00825-0000
Alt. Parcel #: 5100151007900

Total Due For Full Payment \$790.58
Pay to Local Treasurer By Jan 31, 2025

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to Local Treasurer \$420.29 BY January 31, 2025	2ND INSTALLMENT Pay to County Treasurer \$370.29 BY July 31, 2025
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Check For Billing Address Change.

ROBERT V ZEHREN TRUST
W6152 FAWN CT
MONTELLO WI 53949

FOR TREASURERS USE ONLY

PAYMENT _____
BALANCE _____
DATE _____

PA-8862 (R. 8-15)



Travis Hamele
608.697.3349




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Properties



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