

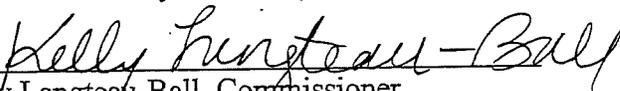
tract of land. In addition, no warranties of title will be made and any interested purchaser desiring to ascertain marketability of title should perform or cause to be performed an independent title examination.

This sale will be made subject to confirmation of the Court and will further be subject to the filing of upset bids as by law provided. The highest bidder at the sale will be required to deposit five (5%) of the amount bid or \$750.00, whichever is greater, with the Commissioner in cash or certified funds immediately upon the conclusion of the sale except no deposit shall be required of a taxing unit that has made the highest bid.

Purchaser shall be required to pay all delinquent real property taxes, costs and fees prior to recordation of the Commissioner's Deed.

If the Commissioner is unable to convey title to this property for any reason, the sole remedy of the purchaser is the return of the bid deposit. Reasons of such inability to convey include, but are not limited to, the filing of a bankruptcy petition prior to the confirmation of the sale and reinstatement of the loan without the knowledge of the Commissioner, or redemption of all taxes on the real property due to the taxing unit plus penalties, interests and costs, prior to the confirmation of the foreclosure sale. If the validity of the sale is challenged by any party, the Commissioner, in their sole discretion, if they believe the challenge to have merit, may request the court to declare the sale to be void and return the deposit. The purchaser will have no further remedy.

THIS the 20th day of January, 2021.



Kelly Langteau-Ball, Commissioner
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