

# Public Land Auction

Wexford/Missaukee

*August 10th, 2017*

Missaukee and Wexford Counties



***Location:***

Cherry Grove Event Center  
5676 East M 55, Cadillac, MI 49601

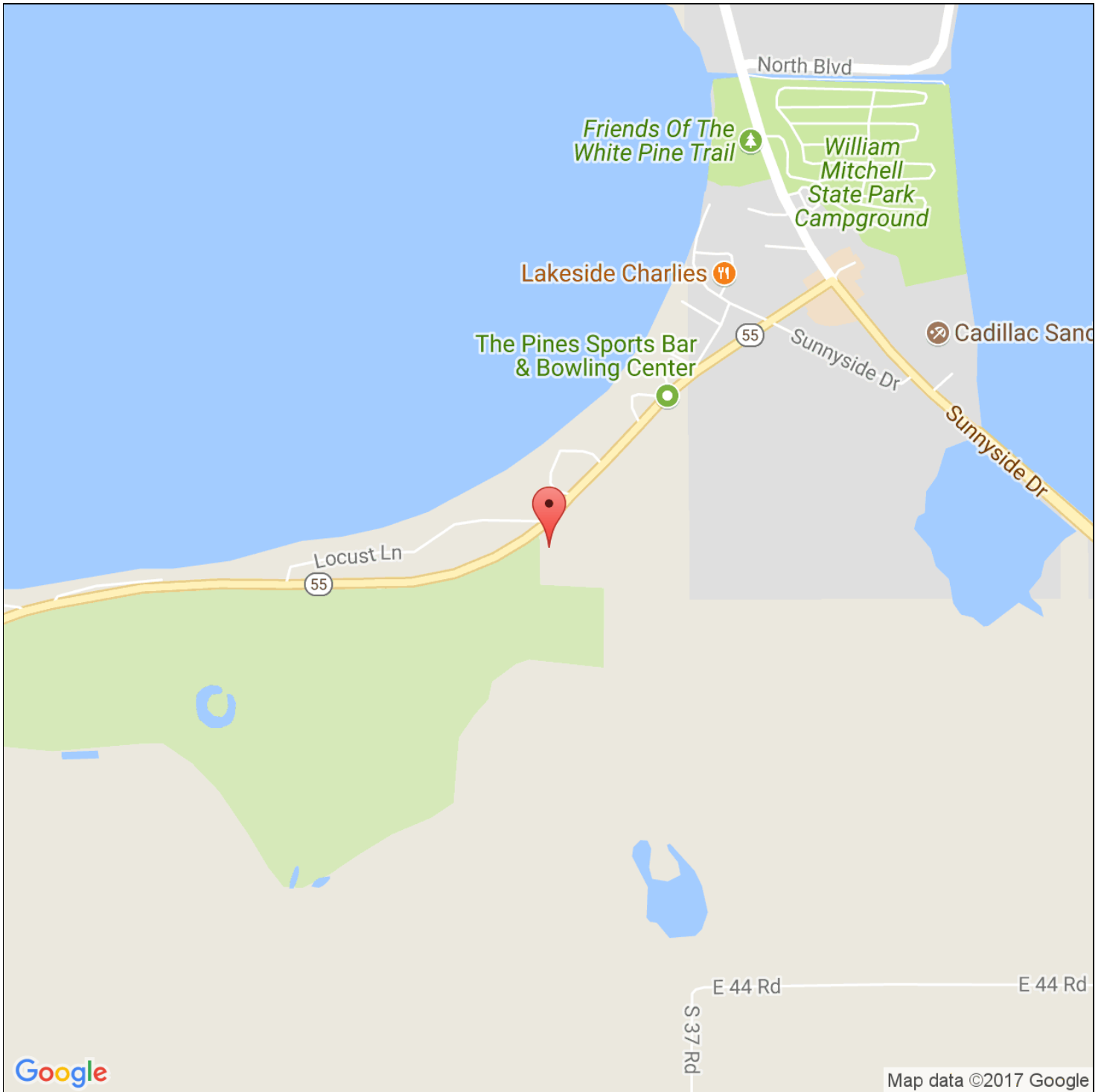
***Time:***

Registration: 11:30am  
Auction: 12:00pm

*Printed information is subject to change up to the auction start time. Please listen to the auctioneer closely for updates.*

# Auction Location

Cherry Grove Event Center: 5676 East M 55, Cadillac, MI 49601





[Facebook.com/TaxSaleInfo](https://www.facebook.com/TaxSaleInfo)

There are three ways to bid at our auctions:

**IN-PERSON AT THE AUCTION**

**ONLINE VIA OUR WEBSITE**

**PROXY/ABSENTEE BID**

(Absentee bids are for those who cannot attend in-person or bid online)

For **registered users**, our website features:

- **Photos** and detailed descriptions of properties (where available)
- **Faster check-in/out** with pre-registration online
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Earth links** to satellite images of the area, and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list

We only have about 90 days to review several thousand parcels. We begin about May 1, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

**SAVE TIME AT THE AUCTION**

**PRE-REGISTER TODAY AT [TAX-SALE.INFO](https://www.tax-sale.info)**

## Visiting and viewing property BEFORE auction:

The auction list being furnished is of property that **MAY** be offered. *Many parcels on early lists do not actually proceed to the auction for a variety of reasons.* PLEASE FOLLOW PROPERTIES YOU ARE INTERESTED IN ON THE WEBSITE. They may be removed from the list, which is updated *daily* on the website if the status is changed. If you do not use the internet, please verify current status with the Treasurer's office regularly.

**You are NOT AUTHORIZED to enter any buildings**, even if they are unlocked or open to access. Entering into a tax auction property to "see it" is **breaking and entering. It is a criminal offense.** Please limit your review to looking through the windows and other external inspection. We will post exterior and interior photos, and provide other commentary as available.

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto these lands.

Properties may be **OCCUPIED** or "being watched" by former owners or neighbors sympathetic with former owners. Occupants are often UNKNOWN and could potentially be volatile, unstable or "anti- government" persons. Even vacant land presents potential for conflict.

Some properties still contain the **personal property** of former owners (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- **You are NOT AUTHORIZED to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is THEFT AND WILL BE PROSECUTED.** We often ask neighbors to watch property for theft and vandalism and report this to local police. ***You have been warned...***
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED.** We suggest reviewing the records of the local ASSESSORS office to be sure that what we are selling is what you think it is. ***We sell by the LEGAL DESCRIPTION ONLY.***
- **YOU SHOULD CONSIDER OBTAINING PROFESSIONAL ASSISTANCE** from land surveyors, property inspection companies or others if you have questions about property attributes.

**PLEASE REMEMBER that property lists can change up to the day-of-auction.**

## **PAYING FOR YOUR AUCTION PURCHASES**

- **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
- **NO CASH** will be accepted.
- If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal/business check, money order, Visa, MasterCard, or Discover.
- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
- If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1000.00 must be paid in certified funds.**
- If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal/business check, money order, Visa, MasterCard, or Discover.

### **Online bidding**

- **The full purchase price must be paid in full WITHIN 5 DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
- Online and absentee bidding require a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.
  - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

### **Absentee bidding**

If you do not have internet access, **you can submit an absentee bid by Email or Fax.** You will also need to pre-authorize a \$1000 deposit on a major credit card. Contact the auction manager at 800-259-7470 for more information. *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

### **On-site bidding**

The doors open **ONE HOUR** before the stated auction time at all of our locations. *Please do not arrive earlier than this, as it delays our setup of the sale.*

## 2017 AUCTION SCHEDULE - ROUND 1

<b>St Joseph/Branch</b> 7/31/2017 Sturgis, MI	<b>Kalamazoo/Barry</b> 8/1/2017 Kalamazoo, MI	<b>Jackson</b> 8/2/2017 Jackson, MI
<b>Calhoun</b> 8/3/2017 Battle Creek, MI	<b>Van Buren/Cass</b> 8/4/2017 Decatur, MI	<b>Allegan/Ottawa</b> 8/5/2017 West Olive, MI
<b>Wexford/Missaukee</b> 8/10/2017 Cadillac, MI	<b>Montcalm/Ionia</b> 8/11/2017 Sheridan, MI	<b>Mecosta/Osceola</b> 8/12/2017 Big Rapids, MI
<b>Muskegon</b> 8/14/2017 Muskegon, MI	<b>West Central Lakeshore</b> 8/15/2017 Manistee, MI	<b>Grand Traverse/Leelanau</b> 8/16/2017 Traverse City, MI
<b>Northwestern LP</b> 8/17/2017 Boyne Falls, MI	<b>Northeastern LP</b> 8/18/2017 Alpena, MI	<b>Northcentral LP</b> 8/19/2017 Gaylord, MI
<b>Clare/Gladwin</b> 8/21/2017 Clare, MI	<b>Lapeer</b> 8/22/2017 Lapeer, MI	<b>Northern Bay Area</b> 8/23/2017 East Tawas, MI
<b>Eastern UP</b> 8/24/2017 Sault Ste. Marie, MI	<b>Central UP</b> 8/25/2017 Marquette, MI	<b>Western UP</b> 8/26/2017 Watersmeet, MI
<b>Central LP</b> 8/28/2017 Owosso, MI	<b>Bay/Tuscola</b> 8/29/2017 Bay City, MI	<b>St. Clair</b> 8/30/2017 Port Huron, MI
<b>Monroe</b> 8/31/2017 Monroe, MI	<b>Genesee</b> 9/5/2017 Flint, MI	<b>Saginaw</b> 09/6/2017 Saginaw
<b>Kent</b> 9/7/2017 Grand Rapids, MI	<b>Lake</b> 9/8/2017 Baldwin, MI	

# Rules and Regulations

## 1. Registration

Registration will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

## 2. Properties Offered

### A. Overview

"**Foreclosing Governmental Unit**" ("FGU") is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU".

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

### B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to DO HIS OR HER OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU makes no warranty, guaranty or representation concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

### C. Reservation of Reverter

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

## 3. Bidding

### A. Overview

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale. **Parcels that do not have online bids and that have not been designated as parcels of interest prior to the start of the sale and in the manner prescribed by the auctioneer are not guaranteed to be offered.** The auctioneer, in their sole discretion, may offer a second request round of unsold parcels after the first round of bidding has been completed at the minimum bid sale only. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

### B. Starting Bid Price

The starting bid prices are shown on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU or auctioneer.

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property **must pay at least minimum bid** for such property even if purchased at a no-minimum auction.

### C. Bid Increments

Bids will **only** be accepted in the following increments:

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

Floor bidders MUST bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

#### D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- The person does not directly or indirectly hold more than a *de minimus* legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale.

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

#### E. Absentee Bidding

Absentee bids will be accepted in increments up to the amount that you pre-approve. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470. An absentee bid form is also available on [www.tax-sale.info](http://www.tax-sale.info). Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

#### F. Online Bidding

On-line bidding will be available on the day of the auction at [www.tax-sale.info](http://www.tax-sale.info).

#### G. Bids are Binding

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and the FGU reserves the right to reject any or all bids.

#### H. Limitations on Bidding

The FGU and auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group or bidders for any reason.

#### I. Attempts to Bypass These Rules and Regulations

The FGU and auctioneer reserve the right to reject the bids of any bidder who appears to be acting on behalf of another person who is ineligible to bid on their own.

### 4. Terms of Sale

#### A. Payment

- **Live On-Site Bidders**
  - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
  - **NO CASH** will be accepted.
  - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
  - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
    - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
    - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
  - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
  - **The full purchase price must be paid in full WITHIN 5 DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
  - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property



including associated fees and penalties, and a \$30.00 deed recording fee. **Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.**

## B. Refund Checks

In some instances it may be necessary to refund to a buyer some or all of the payment tendered by such buyer. This can occur, for example, when a buyer tenders certified funds in an amount greater than their total obligation or if the sale is cancelled under any provision of these Rules and Regulations. Refund checks will be processed and mailed to buyer within approximately ten days of the time such refund becomes due to buyer. Buyer shall cash such refund check within 90 days of the date listed on such refund check. If buyer fails to cash such refund check within 90 days, such refund check shall become void and buyer shall forfeit any refunded amount.

## C. Dishonored Payment

A buyer whose payment is dishonored for any reason will forfeit any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A above.

**Furthermore, the FGU may seek to prosecute any buyer whose payment is dishonored or who fails to consummate a purchase.**

Any buyer who fails to consummate a purchase will be banned from bidding at all future land auctions. The venue for litigation or arbitration resulting from any disputes or matters involving or arising out of bidding or purchases, whether online or on-site, shall be fixed as Kalamazoo County in the State of Michigan.

The buyer's premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

## D. Eligible Buyers

In order to take title to purchased property, each party that will be listed on the deed must meet **ALL of the following requirements at the time their winning bid is accepted:**

- i. The party does not directly or indirectly hold more than a *de minimus* legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

At the time payment is tendered after the auction, the buyer will be required to execute an affidavit affirming, **under penalty of perjury**, that each party that the buyer desires to have listed on the deed to purchased property meets the above requirements.

The FGU **will not issue a deed** and the sale will be canceled if the buyer did not meet the above requirements at the time their bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

## E. Sale to Entities

In order to ensure that individuals do not utilize legal entities to circumvent the sale and ownership restrictions contained in MCL 211.78m(2), the FGU will only sell property to legal entities under certain circumstances. Any buyer desiring to deed a purchased property to a legal entity must disclose the name and address of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of that entity. However, such disclosure will not be required if one or more of the following exceptions are applicable:

- The Entity held a prior recorded interest in each purchased property.
- The Entity is a division, agency, or instrumentality of federal, state, or local government.
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over each purchased property.
- The Entity is a publicly traded company listed on a national securities exchange.
- The Entity is a nonprofit corporation and is qualified as tax exempt under IRC §501.

At the time payment is tendered after the auction, any buyer desiring to deed a purchased property to a legal entity will be required to execute an affidavit affirming, **under penalty of perjury**, that the entity is exempt from disclosure under one of the five exceptions listed above, or in the event that no exception is applicable, the names and addresses of all parties owning any portion of that legal entity.

## F. Cancellation Policy

The FGU reserves the right **TO CANCEL ANY SALE, AT ANY TIME, FOR ANY REASON** prior to the issuance of the deed.

## G. Property Transfer Affidavit

It is the responsibility of the buyer to file a **Property Transfer Affidavit** with the *assessor for the city or township* where the property is located **within 45 days of the transfer**. If it is not timely filed, a **penalty of \$5/day (maximum \$200) applies**. The information on this Property Transfer Affidavit is NOT CONFIDENTIAL.

## 5. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases upon payment. This receipt does not convey an interest in title to the purchased property unless and until a deed has been issued and recorded. Buyers will be entitled to deeds for the property descriptions identified by the sale unit numbers noted on the receipt unless the sale is cancelled under these Rules and Regulations or other statutory authority.

## 6. Title Being Conveyed

Quit-claim deeds will be issued conveying **only such title as received by the FGU through tax foreclosure**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The FGU makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the FGU**. The purchaser may incur legal costs for Quiet Title Action to satisfy the requirements of title insurance companies in order to obtain title insurance.

## 7. Special Assessments

Special assessment installments through the most recent tax year are included in the starting bids. Seller has attempted to identify those parcels subject to special assessments with a note on the parcel detail page. Parcels sold are subject to property taxes for the entire current tax year, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

## 8. Possession of Property

### A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer receives a deed, no activities should be conducted on the site other than:

#### ***I. Securing the Property***

Buyer should take steps to protect their equity in purchased property **by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property**. Buyer is responsible for contacting local units of government **to prevent possible demolition of structures situated on purchased property**.

#### ***II. Assessing Potential Contamination***

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at [http://www.michigan.gov/deq/0,4561,7-135-3311\\_4109\\_4212---,00.html](http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html)

### B. Occupied Property

**Buyers will be responsible for all procedures and legal requirements for conducting evictions.** Occupants of purchased property should be treated as tenants holding over under an expired lease. This means that legal eviction and/or possession proceedings will be necessary to effectuate control over such property if occupants will not otherwise leave voluntarily. You may wish to consult a licensed attorney for additional guidance.

## 9. Conditions

The purchaser accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.

A person who acquires property that is contaminated (a "facility" pursuant to Section 20201(1)(1) of Natural Resources and Environmental Act (NREPA), 1994 P.A. 451, as amended) as a result of release(s) of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other properties impacted by the release(s). Liability may be imposed upon the person acquiring the property even in the absence of any personal responsibility for, or knowledge of, the release. Protection from such liability may be obtained by conducting a Baseline Environmental Assessment (BEA) as provided for under Section 20126(1) (c) of NREPA. However, the BEA must be conducted prior to or within 45 days of the earliest date of purchase or occupancy of the property. Persons who acquire contaminated property may have "due care" obligations under Section 20107a of NREPA even if they conduct a BEA and are not liable for the contamination.

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the Foreclosing Governmental Unit recommends that a person who is interested in acquiring property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

## 10. Deeds

### A. Deed Execution and Delivery

All monies collected will initially be deposited in escrow. Once payment is cleared and verified, funds will be disbursed to the FGU and deeds will be executed and recorded as required by law. The FGU will deliver the deeds to the Register of Deeds for recording and remit them to the buyer after recording is complete. IT CAN TAKE 6 TO 8 WEEKS FOR DEEDS TO ARRIVE. PLEASE BE PATIENT.

### B. Restrictive Covenants

Some counties sell properties with deed covenants that will attach to the property. These parcels will be noted online, along with the terms being required. **Please carefully review the information for each specific parcel to make sure you understand the terms of sale.**

## 11. Property Taxes & Other Fees

All property taxes and associated fees that have accrued on or after April 1 in the year that a property is auctioned must be paid **at the time of checkout** after the auction along with the final bid price, buyer's premium, and deed recording fee.

Furthermore, please understand that the **buyer is responsible for all other fees and liens that accrue against a property on or after April 1 in the year that a property is auctioned.** These items are not prorated. They include, but are not limited to municipal utility or ordinance fees, and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses **are not collected at the auction** and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

## 12. Other

### A. Personal Property

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the FGU, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. Seller makes no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

**Mobile Homes may be titled separately and considered personal property.** It is the buyer's responsibility to determine the legal status of any mobile home located on purchased property. A useful first step could include determining whether an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i.

### B. Mineral Rights

You will receive any and all title that the FGU obtains via their tax foreclosure through a quit-claim deed. If the owner of the surface rights to the property also owned the mineral rights, those will become part of your title interest. However this will be subject to the rights of any outstanding leaseholders of oil, gas, mineral or storage rights. You would be obligated to honor the balance of any remaining lease (with automatic renewals if so written). However if the mineral rights have been severed (split from the surface rights) and are owned by a third party, they have not been foreclosed by the FGU and are not included in the mineral rights conveyed to you. In either instance, the leaseholder still has the right to explore for and/or extract minerals under the terms of any outstanding agreement.

### C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](http://www.tax-sale.info) ("**Additional Terms**"). If such Additional Terms apply, they will be listed under the heading "Additional Terms and Conditions" on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. In some cases, the auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, Oral Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

These Rules and Regulations are subject to change at any time and should be reviewed frequently.

**NOTE: Please review the terms at the top of each online catalog and the addendum pages in the printable sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in a cancellation of the sale and the retention of part or all of the purchase proceeds by the FGU.**

# Missaukee County

Lot #	Lot Information	Address	Min. Bid	Sold For
4300	<p><b>Parcel ID:</b> 003-150-039-00; <b>Legal Description:</b> . SEC 5 T22N R5W LOTS 39 &amp; 40 BERT MERRITT'S FIRST ADD. <b>Comments:</b> Nestled among pine trees, on a neighborhood street in Merritt, this home features 3 bedrooms, 1 bath, and half bath off the master. The galley kitchen includes a stainless steel dishwasher, and single pane windows overlooking the property backing up to standing water swamp, although beautiful, makes the ground soil soft. Hill in backyard may indicate a raised septic system, although may not function. Garage converted to living space boasts a sliding glass door that opens up to a fire pit in the back yard! Flooded crawl space with standing water, looks to be causing issues with foundation and wall structures. Modular home or ranch with floors sinking in from kitchen to living room. Home looks to to have older 3 tab, improperly laid, shingles with major leaks and aluminum siding. Mold; Harvesting; Foundation Issues; Dangerous Building; Animal Damaged; Roof Issues;</p> <p><b>Summer Tax Due:</b> \$286.24</p>	301 S MERRITT RD MERRITT;	\$3,900	
4301	<p><b>Parcel ID:</b> 004-008-018-00; <b>Legal Description:</b> . SEC 8 T23N R8W BEG 670 FT N OF SE COR OF SE 1/4 TH N 185 FT, W 135 FT, S 185 FT, E 135 FT TO POB. .5733A. <b>Comments:</b> Surrounded by farmland, this hill side lot boasts the most beautiful country views on all sides! Imagine sitting on the front porch with a coffee cup/wine glass in hand enjoying the view after a long day! Start with a blank slate by removing previous structures. Previous structures consists of a burned out metal sided garage, and a collapsed cottage. Also featuring a clothes line! This parcel, slightly over a half acre, is just a short jaunt down N LaChonce off of M-42. Personal Property;</p> <p><b>Summer Tax Due:</b> \$104.66</p>	4133 N LACHONCE RD MANTON;	\$1,600	
4302	<p><b>Parcel ID:</b> 006-011-009-00; <b>Legal Description:</b> . SEC 11 T23N R5W BEG 40 RDS S OF CEN POST SEC 11 S 5 RDS W 16 RDS N 5 RDS E 16 RDS TO BEG. .50 A. <b>Comments:</b> Double bisected from power line and two-track, this lot features birch and hard woods. Just north of M-55 near Merritt. Easement Or Access Across;</p> <p><b>Summer Tax Due:</b> \$24.88</p>	N DORR RD MERRITT;	\$1,000	
4303	<p><b>Parcel ID:</b> 007-025-030-00; <b>Legal Description:</b> . SEC 25 T23N R7W COMM 10 RODS W OF SE COR OF SE 1/4 OF SE 1/4; N 12 RODS; W 10 RODS; S 12 RODS, E 10 RDS TO BEG. .75 A. <b>Comments:</b> Make this your up north escape! Beautiful country side views of farmland, flower fields, century old hardwoods, and well kept homes in the area. This cottage sits off the main paved road of W Sanborn rd and driveway is accessed from unnamed dirt side road. Pulling onto property, you are greeted by house with fenced in dog run, storage building, and party sized stone fire pit! Storage building features multiple lockers with work bench. Perfect for storing ATVs, or a small jet ski (if angled properly). Cottage features 2 legal bedrooms, and a third illegal bedroom off the large laundry/mud room. laundry/mud room is on a slab foundation while rest is on a crawlspace. All rooms lead to the kitchen, truly the heart of the home. 1 bath, with old/out date fixtures. Kitchen and bath has water damage, possibly caused by broken pipe, leading the floor to give way. Updated with double pane replacement vinyl windows, allowing a flood of natural light. Unique granite tile floor in one bedroom. Living room addition is fairly large for a cabin of this size. Newer shingles but poorly laid over uneven roof decking of multiple additions. Wood siding seems to be requiring paint and some pieces. Includes wall furnace. No sign of natural gas supply, or propane hook up. Home could possibly be savable with lots of love in the form of many updates and restorations, returning it to an adorable up north escape. Mold; Roof Issues; Personal Property; Structural Issues; Incomplete Construction;</p> <p><b>Summer Tax Due:</b> \$183.68</p>	44 W SANBORN RD LAKE CITY;	\$2,800	

4304	<b>Parcel ID:</b> 007-028-001-84; <b>Legal Description:</b> SEC 28 T23N R7W PCL 3 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-3 PP 280-283. 4.34A. <b>Comments:</b> Down a windy sand hill trail, dotted with cabins, leads to a true hunter's paradise! 4 Acre property features lots of white birch, pine, and hardwoods! Seasonal dirt/two track road. Take M-55 to McGee, to West Sanborn, then Gaukel. Keep following past the skelton, then left at stump fence. 4 wheel drive ready! <b>Summer Tax Due:</b> \$15.46	W GAUKLE RD LAKE CITY;	\$900	
4305	<b>Parcel ID:</b> 008-002-011-00; <b>Legal Description:</b> . SEC 2 T21N R5W BEG 400 FT E OF NW COR TH SE'LY PAR TO DORR RD 100 FT W 100 FT SE'LY 27 FT E 100 FT SE'LY 200 FT E 50 FT SE'LY 200 FT E TO E LINE OF NW 1/4 OF NW 1/4 N TO N SEC LINE W TO POB EXC S 1 1/2 A THEREOF. APP 5.475 A. <b>Comments:</b> Approximately 5 acres of standing water swamp, featuring birch trees, and thick brush. Perfect location for duck hunting, and/or mosquito farming. With out road access, near Falmouth. Property is visible from bend at Cadillac and Dorr rd but neighbor's land must be crossed to access. Swamp Lot; No Road Access; <b>Summer Tax Due:</b> \$32.80	S DORR RD FALMOUTH;	\$1,100	
4306	<b>Parcel ID:</b> 009-395-002-00; <b>Legal Description:</b> . LOT 2 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS. <b>Comments:</b> Hillside vacant lot near Crooked Lake, with whimsy neighbors, and a garden patch. Neighbor is currently using lot for personal storage. Personal Property; <b>Summer Tax Due:</b> \$5.45	LAKE CITY;	\$800	
4307	<b>Parcel ID:</b> 012-010-017-00; <b>Legal Description:</b> SEC 10 T22N R7W (1*1997) S 514 FT OF W/2 OF SE 1/4 OF SE 1/4 EXC W 208.71 FT THOF. 5.3252A. 2006 Parcel 012-010-017-00 Split on 05/17/2006 2006 Parcel 012-010-017-00 Split on 07/20/2006 <b>Comments:</b> Older mobile home with addition on secluded wooded land, approximately 5 acres of black berry and winter green filled hardwoods! Circle drive, sandy soil, perfect for fire pit near woodshed and near by wild life. Property boasts multiple out buildings, and flower beds! Mobile home has 2 bedrooms, two bathrooms, metal siding, screened in front porch, and a large back addition. Wood beams accent the vaulted ceilings. Fake stone fireplace, pink master bedroom, wall furnace, glass cabinets, lace curtains, and a doggy door are perfect for this open concept floor plan! This home looks to be well cared for but still may need some work. Also, this home had a close call with fallen trees! The lucky horse shoes may have played a part. Mobile Home; Personal Property; Animal Damaged; <b>Summer Tax Due:</b> \$209.74	2188 W JENNINGS RD LAKE CITY;	\$3,400	
4308	<b>Parcel ID:</b> 051-218-002-95; <b>Legal Description:</b> . S 3 FT OF LOT 4 BLOCK 8 D REEDER'S SECOND ADD. <b>Comments:</b> Neighboring friendly neighbors, this property is the South 3' of the neighbor to the North. Neighbor is currently using the land for gardening. Vul - Vacant Urban Lot; Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> \$1.10	S GLADWIN ST LAKE CITY;	\$400	

# Wexford County

Lot #	Lot Information	Address	Min. Bid	Sold For
6300	<p><b>Parcel ID:</b> 10-041-00-004-00; <b>Legal Description:</b> N 60 FT OF S 120 FT OF LOT 1, BLK 127 ASSESSMENT PLAT NO 1 CITY OF CADILLAC <b>Comments:</b> Vacant partially wooded lot, the property looks to be currently occupied by neighboring property owner's personal property. Lot features large, mature maple tree and thick brush. Personal Property;  <b>Summer Tax Due:</b> \$164.79</p>	924 FARRAR ST CADILLAC;	\$2,100	
6301	<p><b>Parcel ID:</b> 10-052-00-091-00; <b>Legal Description:</b> S 105 FT OF LOT 41 COBBS &amp; MITCHELLS 3RD ADDN STATE OF MICHIGAN SPECIAL ASSESSMENT DEFERMENT GRANTED 11/13/95 FILE #2696, CITY OF CADILLAC <b>Comments:</b> For what this flea bitten, dog on the block lacks in condition, it more than makes up for with an excellent location amongst neighborhood homes with manicured lawns. Lots of character, walking distance to Cadillac School's athletic field, easily accessible walking trails along Lake Mitchell, and all with a view of Lake Mitchell from property! Flea bites include: out dated electric, retro shag carpet covering uneven/shifting floors, sagging ceilings, awkward layout, some water damage to plaster ceilings, some broken vinyl windows, and deteriorating older 3 tab shingles. Sagging floors in bathroom along with many, if not all the floors throughout the house. Frozen and broken pipes. The lilac foliage on the lot is beautiful, however, over grown. This charming, yet quirky, home offers: updated vinyl two pane replacement widows, vinyl siding, semi eat-in yellow mid century kitchen, complete with unique door pulls adorning shaker style cabinet doors. The unique features continue into the bathroom with a mid century brilliant blue tub complete with chrome tub filler and an incomplete over head shower. When entering the home from the porch/turn sunroom, to the left you are greeted by what looks to be the master bedroom. To the right, is the main living area. Past that, through the archway is the dining room, which leads out to a sloped ceiling with a potential fourth bedroom. To the opposite side resides a separate sun porch. Stairs to second story lead from main living room, hidden behind a door, to an additional bedroom and then a larger foyer area that was converted to an illegal bedroom. Larger lot is approximately 132 ft along Chestnut by 165 ft on Boon, located on a tree lined street, within a family friendly neighborhood. This property needs a lot of love but overall could have the potential to be a great investment. Great exposure for renting out! Personal Property; Structural Issues; Roof Issues; Freeze Damage;  <b>Summer Tax Due:</b> \$730.81</p>	301 BOON ST CADILLAC;	\$9,500	
6302	<p><b>Parcel ID:</b> 10-055-00-014-00; <b>Legal Description:</b> LOT 1, BLOCK 102, CUMMER AND GERRISH ADDITION CITY OF CADILLAC <b>Comments:</b> Sitting on the corner of N Lake and W Bremer this cinder block building appears to have been built in sections over the years. Older section looks to be deteriorating with the cinder blocks shifting, with stair stepping cracks in block. Newer section looks to be reasonably solid with a cement roof, and newer windows on ground floor, and large hinged garage door. Accessed by solid steel door with frame, much like a vault door. Windows in the upper part of the building could be a sign of a second story or just looking down on open space. These appear to be aluminum clad two pane insulated, and some are broken. Deteriorating older section features newer/updated two pane glass windows on first floor with metal cages. Both older and newer section has overhead garage doors. Newer commercial grade electric service, termination vents on back side of building may indicate (newer and older) heat sources. Alley behind building. This property sits among neighborhood homes. Property is occupied. Please do not disturb. All equipment on property is personal and not part of auction. Personal Property; Occupied; Structural Issues;  <b>Summer Tax Due:</b> \$795.44</p>	502 N LAKE ST CADILLAC;	\$5,800	

6304	<p><b>Parcel ID:</b> 10-086-00-348-00; <b>Legal Description:</b> LOT 10, BLK 16 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC</p> <p><b>Comments:</b> This older turn of the century, wood sided home features multiple gables and dormers, a glass sun porch, a detached 2 car garage with a 1 hinge door and a roll up door. A neighborhood of green lawns and a older shingle roof, original wood windows, wide trim, sitting on a older block foundation. Architecture, lots of architecture! Home is occupied, please do not disturb. Occupied;</p> <p><b>Summer Tax Due:</b> \$834.46</p>	123 E BREMER ST CADILLAC;	\$7,000	
6305	<p><b>Parcel ID:</b> 10-086-00-394-00; <b>Legal Description:</b> LOT 6, BLK 19 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC</p> <p><b>Comments:</b> This potentially Sears and Roebuck home sits a few blocks from downtown Cadillac, surrounded by a mix of home qualities. Home looks to have had some updates performed, including incomplete and improperly installed vinyl siding. Newer full glass, construction grade, front door. Inexpensive vinyl replacement windows, and some original windows with storms. Older shingle roof with deteriorating shingles on front half, and large back single story addition with a metal roof. Back covered porch with mixture of roof types. Original corbels adorning large wood soffits. Newer large front concrete porch could benefit from large columns and arbor. Foundation looks to have originally block, maybe stucco over top to hid imprecations. Multiple power meters to rear of building indicating that home could have been/still is multi unit housing. Foliage adorning property. If you are interested in this one, you may also want to view auction lot #6306 and #6307 Home is occupied, please do not disturb. Occupied;</p> <p><b>Summer Tax Due:</b> \$1,007.19</p>	221 E PINE ST CADILLAC;	\$6,300	
6306	<p><b>Parcel ID:</b> 10-086-00-401-00; <b>Legal Description:</b> S 55 FT OF LOT 12, BLK 19 &amp; THE S 55 OF THE E 16 OF LOT 11, BLK 19. MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC</p> <p><b>Comments:</b> This turn of the century colonial styled large brick home boast multiple chimneys, wood burning fire place, original hardwood floors, and pocket doors. Older mid century kitchen in back. Unfinished block basement with higher ceiling, outdated furnace, asbestos covered pipes. Small wall mount gas heater in downstairs unit and basement. Home looks to have had multiple balconies to the rear, original wood windows (some with storms) which allow for lots of natural light! 3 older removed electric meters help illustrate that the home is divided into two units between 4 bedrooms and 2 bathrooms. Floors upstairs seem to be sagging slightly from lack of support. Rear servant's entrance's roof shows major decay and leaking water inside the building has grown mushrooms in the carpet in front sun porch. Home features an additional sun porch, multiple gables, accent windows, concrete window headers and sills. This home was built to last. If you are interested in this one, you may also want to view auction lot #6305 and #6306. Brick Home on North Simons St in Cadillac. Personal Property; Mold; Animal Damaged; Asbestos;</p> <p><b>Summer Tax Due:</b> \$1,057.52</p>	311 N SIMONS ST CADILLAC;	\$6,500	

6307	<p><b>Parcel ID:</b> 10-086-00-402-00; <b>Legal Description:</b> W 34 FT OF S 55 FT OF LOT 11, BLK 19 MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC <b>Comments:</b> This blue vinyl sided home is accessed only from an alley off of North Simons st. The home sits on a sloping hillside and much of it's block/potentially crawl foundation is exposed. Home is 2 bedrooms and two porch additions off the side that look to have been converted to extra rooms. Home has no bathrooms as they are in disarray. Most of the home is in disarray, but it has some very neat aspects that could be worked with like original doors, high baseboards, and vaulted ceilings. Home looks to have had a rear sun porch addition built with hinged shed doors, allowing for storage underneath walk out area. Staircase is not up to code, lots of plaster damage, peeling lead based paint, sagging floors, and door off of kitchen opens to a cliff, just a drop. Home needs to be completely remolded. Home is barely visible and only accessible from the alley through the thick brush. To access the front door, you have to trusspass through neighboring lot. Neighboring home to the back of property looks to be well kept. This home is located a short walking distance from downtown Cadillac. Home was also updated with aluminum trim and older 2 tab shingles. Older electric supply looks to have had it's meter removed. windows look to be single pane wood. Foliage starting to over grow home. If you are interested in this one, you may also want to view auction lot #6305 and #6307 Roof Issues; Personal Property; <b>Summer Tax Due:</b> \$601.66</p>	313 N SIMONS ST CADILLAC;	\$3,500	
6308	<p><b>Parcel ID:</b> 10-086-00-512-00; <b>Legal Description:</b> PART OF OUT LOT 7 - COM ON W LINE OF MITCHELL ST AT INT OF S LINE OF STIMSON ST EXTENDED: N PAR TO MITCHELL ST 50 FT WLY AT RIGHT ANGLE TO MITCHELL ST 150 FT SELY PAR MITCHELL ST, 151.3 FT ELY TO MITCHELL ST 150 FT; NWLY 100.10 FT TO POB MITCHELLS REVISED PLAT OF THE VILLAGE OF CLAM LAKE CITY OF CADILLAC <b>Comments:</b> **NOTE: Within 10 days of the sale, and prior to the deed delivery, the purchaser will be required to furnish a personal guarantee and cash performance bond in the amount of \$20,000 to assure ability to perform any required clean up or repairs that may be necessary after purchase. The FGU (seller) reserves the right to modify, assign or waive the bond or its conditions, terms or requirements as it finds to be in the public interest. Furthermore, this property is subject to a voluntary demolition order. Structures must be rehabilitated, or demolished/cleared to the approval of the local code enforcement official by December 31, 2018, or title will revert to the FGU without a refund. Please be advised.** The site of a former gym location, this building may be slighted to be torn down by Wexford county. Original part of building looks to have been built around the start of the 20th century, then later an added back addition updated in the 70's Manzar style metal roof, and T111 siding. Later the large windows, still with original headers, were downsized with brick. These may still have the potential to be reopened to original size. Some sections of cinder block building have stair step cracks and shifting walls. Building looks to have been on fire at one point. However, it was renovated afterwards. Water leaks in the flat room are causing decay in the interior and flooding in the basement located under the older section of the building. The newer addition looks to have been built on a slab foundation. Building was last fitted as a gym with private tanning rooms, his and her locker rooms with showers, and concession stand. Large parking lot with crumbling asphalt. Back of building does not take advantage of Lake Mitchell views. Lot is approximately 150 ft by 150 ft. Structural Issues; Roof Issues; Foundation Issues; Fire Damage; <b>Summer Tax Due:</b> \$2,604.80</p>	412 S MITCHELL ST CADILLAC;	\$33,500	



6309	<p><b>Parcel ID:</b> 10-106-00-016-03; <b>Legal Description:</b> PT OF NE 1/4 OF NW 1/4 SEC 9, T21N, R9W, DESC AS COM AT N 1/4 COR OF SD SEC; W 857.51 FT; S 33 FT TO POB; S 283.98 FT; W 168.15 FT; N37D35M28S E 238 FT; N 95.58 FT; E 20 FT TO POB. --.45 A M/L CITY OF CADILLAC SPLIT ON 05/21/2010 FROM 10-106-00-016-00; <b>Comments:</b> Located right off the popular Sunnyside Dr, this lot of approximately .45 of an acre is located in a bustling neighborhood near Cadillac. Lot is accessible on narrow strip off of Pearl St. Lots of brush and Maple trees. Close to duplex apartments on Mark Lane.</p> <p><b>Summer Tax Due:</b> \$219.48</p>	CADILLAC;	\$1,800	
6310	<p><b>Parcel ID:</b> 2109-16-3402; <b>Legal Description:</b> THAT PART OF S 1/2 OF SW 1/4 LYING SE'LY OF US-131 RELOCATED -LIMITED ACCESS- L325, PG774- COM AT A PT ON S LINE OF SEC 78.40 FT W OF S 1/4 COR, SAID PT BEING 75 FT W OF C/L OLD US 131; N 33 FT TO PT OF ENDING OF A FREE ACCESS R/W LINE &amp; POB OF A LIMITED ACCESS R/W LINE, RESTRICTING ALL RIGHTS OF INGRESS &amp; EGRESS; N 342.82 FT TO A PT 150 FT SE'LY OF C/L OF RELOCATED US-131; S 42D26M25S W ALONG A LINE 150 FT, SE'LY OF C/L US-131 &amp; ALONG LIMITED ACCESS R/W LINE 111.77 FT TO A PT OF ENDING; TH SW'LY 303 FT TO S-LINE OF SEC WHICH IS 150 FT W OF POB; E 150 FT TO POB. --1.48 A M/L-- CL. SEC. 16 T21N R9W -CAPS- <b>Comments:</b> This approximately 1.48 boasts approximately 303 ft of US 131 frontage. This triangular shaped parcel is grated access from Madison Ave to Mackinaw Trail. Located adjacent to the Mackinaw Trail overpass the other two boundary lines are approximately 150 ft each. Check local zoning ordinances.</p> <p><b>Summer Tax Due:</b> \$972.13</p>		\$7,500	
6311	<p><b>Parcel ID:</b> 2109-21-2106; <b>Legal Description:</b> COM AT N 1/4 COR OF SEC; S 983.97 FT TO POB; S 135 FT; W 853.82 FT TO E'LY R/W US 131 ON RAMP; N 13D58M30S E 119.75 FT; N06D21M45S E 19.41 FT; E 820.15 FT TO POB. --2.69 A M/L- CL SEC 21 T21N R9W -CAPS- [[ASSESSED W/ 21-2101 '00 <b>Comments:</b> Long narrow stretch of land between on ramp to US 131 and Mackinaw Trail. Approximately 136 ft of frontage on Mackinaw trail. Terrain Challenged; Wetland Indicators;</p> <p><b>Summer Tax Due:</b> \$265.11</p>		\$3,100	
6312	<p><b>Parcel ID:</b> 2110-11-4118; <b>Legal Description:</b> COM ON S BDRY OF DONNELLY ST 1089 FT W OF 1/4-POST: S 200 FT; N 83D12' W 110. 69 FT; W 135.22 FT TO 1/8-LINE; N TO DONNELLY ST; E'LY ALONG DONNELLY ST. TO POB. --1.07 A M/L-- CG. SEC. 11 T21N R10W -CAPS- <b>Comments:</b> On South Lake Mitchell Drive, approximately 1.07 acres of swamp across from the beautiful Lake Mitchell. In adorable neighborhood with well kept homes. Swamp Lot; Wetland Indicators;</p> <p><b>Summer Tax Due:</b> \$218.19</p>	S Lake Mitchell Dr;	\$2,400	

6313	<p><b>Parcel ID:</b> 2112-CA-42; <b>Legal Description:</b> LOT 42 CABERFAE ACRES SB. SEC. 2 T21N R12W -CAPS- <b>Comments:</b> This newer construction chalet home boasts 3 bedrooms/2 bathrooms, open kitchen/living/dining, woodstove, oak trim, large windows, and large sliding glass door opening up to covered front porch with electric ceiling fans. Perfect for enjoying a cup of coffee/glass of wine! Home is of modern design with crÃƒfÃƒme vinyl siding, white trim, black shutters, and newer black shingle roof. Hardwood floors on main level, and commercial carpet upstairs. Massive upstairs bedrooms, each fitting two beds. Main level bedroom fits one bed. Home sits on an unfinished insulated basement with operational sub pump. Carrier forced air furnace, which looks to be high efficiency. Oak cabinets, tile counter tops, and recessed lighting! Home has a raised septic system doubling as backyard with retaining wall. Garage is a drive through featuring roll up doors, and an unfinished upstairs loft. Loft is accessed by a separate stairway outside entrance off the back. Also newer construction! Garage is un-insulated. Shed on property is not affixed, therefore it is considered personal property. Friendly neighbors. This home looks to have been very well cared for and used as a second home. Chalet dotted, recreational neighborhood close to skiing and golf! Personal Property;</p> <p><b>Summer Tax Due:</b> \$1,249.97</p>	324 HENDERSON CT CADILLAC;	\$9,700	
6314	<p><b>Parcel ID:</b> 2209-36-4104; <b>Legal Description:</b> W 42 1/2 RDS OF E 1/2 OF SE 1/4 EXC E 350 FT THEREOF &amp; EXC M-55 R/W --20.43 A M/L-- HAR. SEC. 36 T22N R9W -CAPS- <b>Comments:</b> This brick mid century two story home boasts attached garage and a large covered front porch entrance. Settled down along a dirt driveway, this parcel is approximately 350 ft by approximately 1/2 mile deep with approximately 350 ft of frontage on M-55. The house is visible from road, however it is mostly sheltered by hardwood and pine trees. Looks to be an additional garage/storage barn on property. Home is occupied, please do not disturb. Occupied;</p> <p><b>Summer Tax Due:</b> \$1,119.99</p>	11781 E M-55 HWY CADILLAC;	\$8,300	
6315	<p><b>Parcel ID:</b> 2209-FGA-05; <b>Legal Description:</b> LOT 5 FRANKE'S GREEN ACRES HAR. SEC. 24 T22N R9W -CAPS- <b>Comments:</b> This mobile home is set amongst neighboring mobile homes and suffers from severe sanitary issues. Neighbor claims former owner use to have multiple cats and had hording issues. Unstable porch with tree growing through and vestibule to front, and unstable vestibule to rear. Looks to be older and of aluminum construction. The parcel it sits on is larger with trees to the back. Previous owner looks to have been cooking with (much) butane although natural gas is available in area. Mobile Home; Sanitation Issues And Garbage; Roof Issues; Personal Property; Animal Damaged;</p> <p><b>Summer Tax Due:</b> \$121.78</p>	3804 SARAH ST CADILLAC;	\$1,300	
6317	<p><b>Parcel ID:</b> 2212-10-3302; <b>Legal Description:</b> N 300 FT OF S 550 FT OF W 270 FT OF SW 1/4 OF SW 1/4 --1.85 A. M/L-- SL. SEC. 10 T22N R12W -MESICK- <b>Comments:</b> Approximately 1.85 acres with approximately 300 ft on busy road, great spot for a new business! Next to Crossroads Grill. Power line runs through lot. M-115 to Grandview.</p> <p><b>Summer Tax Due:</b> \$39.17</p>		\$850	
6318	<p><b>Parcel ID:</b> 2212-15-3306; <b>Legal Description:</b> E 100 FT OF S 435 FT OF SW 1/4 OF SW 1/4 --1 A. M/L-- SL. SEC. 15 T22N R12W -MESICK- <b>Comments:</b> Located on approximately 1 acre with wild trilliums and hardwood forest! Cute little red home with a green metal roof features 2 bedrooms, 2 bathrooms, with an open concept, low ceilings, and newer windows (although poorly installed). Possible water damage has caused a gentle sloping of the floor in the bath and laundry room. Partial crawl and partial slab on grade. Multiple out buildings! One, a garage with a metal roof! Grandview to South 7 to 32.</p> <p><b>Summer Tax Due:</b> \$144.59</p>	8760 W 32 RD HARRIETTA;	\$1,500	

6320	<b>Parcel ID:</b> 2310-29-2103; <b>Legal Description:</b> PAR B; COM AT NW COR OF SEC; S 329.15 FT TO POB: E 441.15 FT S 329.11 FT; W 439.81 FT; N 329.15 FT TO POB. --3.33 A M/L- COL SEC 29 T23N R10W -MESICK- [[ASSESSSED W/ 29-2101 '00 <b>Comments:</b> Approximately 3.33 acres of secluded mature and young maple forest lot in bear country. Previously timbered, full of lily of the valley and black berries! Very peaceful setting with singing song birds! Terrain challenged. North 27 to East 22. Terrain Challenged; <b>Summer Tax Due:</b> \$63.89		\$1,100	
6321	<b>Parcel ID:</b> 2311-07-1109; <b>Legal Description:</b> COM 16 RDS W OF NE COR OF NE 1/4; W 4 RDS; S 20 RDS; E 4 RDS; N 20 RDS TO BEG .5 A. ANT. SEC. 7 T23N R11W -MESICK- <b>Comments:</b> White birch and pine surround the property with a little babbling creek to the rear. Approximately 66 ft by 330 ft lot. Possible flood plain. House is lacking, boasting a caved in roof, leaving it open to the elements. On West 16 rd. Roof Issues; Dangerous Building; Wetland Indicators; Flood Plain; <b>Summer Tax Due:</b> \$28.63	5061 W 16 RD MESICK;	\$4,700	
6322	<b>Parcel ID:</b> 2312-08-2105-01; <b>Legal Description:</b> PAR A; COM AT N 1/4 COR OF SEC; S 985.23 FT TO POB: S 328.17 FT; W 1300.26 FT; N 329.03 FT; E 1296.26 FT TO POB.-9.79 A M/L- SP. SEC. 8 T23N R12W -MESICK- SPLIT ON 10/12/2007 FROM 2312-08-2105; <b>Comments:</b> Pine forest hides built up sand clearing, and what looks like foundations to former green house. Complete with what looks to be PVC drain tile. Back of property opens up to rolling valley, and grants access to neighboring thick pine forest lot, which is also being offered in this auction. See auction 6323 and also 6324. Located on a quiet country road over looking rolling grass fields is a practically cleared lot with mature pine tree buffer from road. West M-115 to West 16 to North 3 1/2. <b>Summer Tax Due:</b> \$92.45		\$1,600	
6323	<b>Parcel ID:</b> 2312-08-2105-03; <b>Legal Description:</b> PAR B; COM AT N 1/4 COR OF SEC; S 1313.4 FT TO POB: S 330 FT; W 1304.19 FT; N 330.03 FT; E 1300.26 FT TO POB. --9.87 A M/L- SP. SEC. 8 T23N R12W -MESICK- SPLIT ON 10/12/2007 FROM 2312-08-2105; <b>Comments:</b> Approximately 10 acres hiding a commune of sheds carved out this thick mature pine forest. Commune is best access by auction lot 6324, also an approximately 10 acre parcel. Another clearing in this middle approximately 10 acres tract of land is accessed by in-mature pine lot 6322. Sheds are not affixed, therefore making them personal property. Want access? You should buy neighboring property! Personal Property; <b>Summer Tax Due:</b> \$93.02		\$1,600	
6324	<b>Parcel ID:</b> 2312-08-2105-04; <b>Legal Description:</b> PAR C; COM AT N 1/4 COR OF SEC; S 1643.4 FT TO POB: S 330 FT; W 1308.12 FT; N 330.03 FT; E 1304.19 FT TO POB. -9.9 A M/L- SP. SEC. 8 T23N R12W -MESICK- SPLIT ON 10/12/2007 FROM 2312-08-2105; <b>Comments:</b> Same as 6323 Personal Property; <b>Summer Tax Due:</b> \$93.02		\$1,600	
6325	<b>Parcel ID:</b> 2312-08-4308; <b>Legal Description:</b> PAR COM S 1/4 COR OF SEC; N 200 FT TO POB: E 218 FT; N 200 FT; W 218 FT; S 200 FT TO POB. --1 A M/L-- SP. SEC. 8 T23N R12W -MESICK- [[ASSESSSED W/ 08-4305 '04 <b>Comments:</b> Short walk to Nick's Party Store, this 3 bed, 2 bath, with master ensuite and soaking tub! This semi remolded home sits on a large lot of land with country views. Sliding glass door, large windows, tongue and groove pine, newer stained cabinets, small furnace, water damaged vinyl floors, natural bright color pallet, oak cabinets, and vaulted ceilings. Home needs work, missing skirting, insulation, and vinyl panes but could be made into a nice spot to rest your head. Personal Property; Mobile Home; <b>Summer Tax Due:</b> \$230.50	4048 N 3 1/2 RD MESICK;	\$2,600	
6326	<b>Parcel ID:</b> 2312-MA2-103; <b>Legal Description:</b> LOT 103 MCLEOD'S ACRES #2 SP. SEC. 17 T23N R12W -MESICK- <b>Comments:</b> Possible encroachments by neighboring home (grey trailer). Personal Property; Occupied; Mobile Home; <b>Summer Tax Due:</b> \$101.75	3200 MARION RD MESICK;	\$1,400	

6328	<b>Parcel ID:</b> 2312M-V0404A; <b>Legal Description:</b> E 49 FT OF LOT 4 & W 34 FT OF LOT 5, BLK. 4 VILLAGE OF MESICK SP. SEC. 12 T23N R12W -MESICK- <b>Comments:</b> Home looks to be a mid century ranch, with painted aluminum siding. Converted breezeway with sidling glass door. Small front deck, and attached garage. Home, although in an area with natural gas, seems to be heating with wood heat. Single car garage. Paved driveway. Older inefficient windows, partial fenced in back yard. Sloping neighboring lot may be running off rain water into garage. M15 to North Clark to Adelbert St. Occupied, please do not disturb. Occupied; <b>Summer Tax Due:</b> \$1,338.02	214 E ADELBERT ST MESICK;	\$9,500	
6330	<b>Parcel ID:</b> 2412-15-1402-02; <b>Legal Description:</b> PAR A; BEG AT E 1/4 COR OF SEC: W 333.15 FT; N 261.47 FT; E 333.28 FT; S 261.47 FT TO POB. 2 A M/L-WEX. SEC. 15 T24N R12W -MESICK- SPLIT ON 08/14/2007 FROM 2412-15-1402; <b>Comments:</b> Sloping lot on the corner of North 9 and 6 1/2 roads, features approximately 261 ft frontage along North 9 rd, and approximately 333 ft on 6 1/2 rd. A mix of pine and hardwood forest the lot. Sandy soil. Property backs up to neighboring farm. <b>Summer Tax Due:</b> \$39.79		\$850	
6332	<b>Parcel ID:</b> 2412-WP-14; <b>Legal Description:</b> LOT 14 WALKER'S PLAT WEX. SEC. 25 T24N R12W -MESICK- <b>Comments:</b> Approximately 143 ft (on West 10 1/2) x 153 ft this lot features sandy soil, low brush, young hardwood and pine trees with a neighboring home to one side. <b>Summer Tax Due:</b> \$14.19	West 10 1/2;	\$550	
6333	<b>Parcel ID:</b> MN-RODNB-33; <b>Legal Description:</b> LOT 33 RODENBAUGH'S ADDITION CITY OF MANTON HARDSHIP 2004 TV 12,818 HARDSHIP 2005 TV 12,500 <b>Comments:</b> Single wide mobile home with pitched shingle roof and vinyl siding in a neighborhood setting of fellow mobile homes and green lawns and birch trees. overgrown shrubs. Front door walks out to temporary steps and cement patio. Shed with rolling barn door to rear of property. Property backs up to mature hardwoods. Property is occupied. Please do not disturb. Lot is approximately 60 ft x 150 ft. US 131 to Roberts Occupied; Personal Property; Mobile Home; <b>Summer Tax Due:</b> \$314.95	410 ROBERTS ST MANTON;	\$3,100	
6334	<b>Parcel ID:</b> MN-S-MQ-I03A; <b>Legal Description:</b> PAR B; PART OF LOTS 2 & 3 DESC AS COM AT W 1/4 COR OF SEC; S 672.2 FT; E 34.83 FT TO POB: E 299.96 FT; S 100.33 FT; W 299.93 FT; N 100.07 FT TO POB. SUB TO & TOG W/ EASMT .69 A M/L SEAMAN & MCQUESTION CITY OF MANTON <b>Comments:</b> Setting south of Family Dollar and North of Manton's welcome sign, this approximately 100 ft strip of South Michigan Ave boast approximately 299.93 ft depth rolling hillside, pine trees, and great visibility! This land is subject to an easement for the city of Manton. Refer to city of Manton for commercial zoning. Easement Or Access Across; <b>Summer Tax Due:</b> \$248.58	South Michigan Ave, Manton;	\$3,300	



# DEED INFORMATION

Please fill out this form to tell us how you would like the deed to your property prepared. This information is retained only until deeds are created and verified and is never shared or sold to third parties.

**Note:** You can *cut your checkout time in half* and avoid data entry errors by registering on our website at [www.tax-sale.info](http://www.tax-sale.info) and filling out your deed information before the auction!

## ***Bidder Information***

Name: _____ Bidder #: _____
Email Address: _____ Phone: _____

## ***Deed Information***

Please tell us who to list on the deed. Use **full legal names and middle initials**. No nicknames.

Name (or names if <b>married couple</b> ): _____
Address: _____
street city state zip
Marital Status: (check box <i>if applicable</i> )
<input type="checkbox"/> A Single Person <input type="checkbox"/> A Married Man <input type="checkbox"/> A Married Woman Taking Title in Her Name Only
<input type="checkbox"/> Married Persons
Entity Type: (check box <i>if applicable</i> and complete <b>Schedule of Entity Ownership</b> below)
<input type="checkbox"/> A Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> A Trust
<input type="checkbox"/> A Partnership

Please use the following 3 boxes **only** if you would like to list additional parties on the deed.



## Tenancy

If you listed **more than 1 party above** to be placed on the deed, you must tell us the type of tenancy you would like to create. The tenancy you choose has legal implications that you should consider carefully. We **cannot and will not provide legal advice** to help you make this choice. You must seek outside help if you need additional guidance.

Check One Box Below:

**TENANTS IN COMMON**

If a co-tenant dies, their share of the property passes to their heirs by law.

**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

If one of the co-tenants dies, their share of the property passes to the surviving co-tenant(s) automatically.

**TENANTS BY THE ENTIRETIES** (A married couple)

This tenancy is available only to married persons taking title together with no other parties.

**Reminder:** If you listed a legal entity as one of the deed parties above you **must** complete the Schedule of Entity Ownership below **unless the entity is exempt** from this disclosure because:

- The Entity held a prior recorded interest in the deeded property;  
*or*
- The Entity is a division, agency, or instrumentality of federal, state, or local government;  
*or*
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over the deeded property;  
*or*
- The Entity is a publicly traded company listed on a national securities exchange.



## SCHEDULE OF ENTITY OWNERSHIP

Entity Name	Entity Type	State
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The following is a complete list of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of the entity listed above:

1.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
2.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
3.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
4.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
5.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
6.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
7.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
8.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
9.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip

If more space is required, select one of the following options:

- Disclosure is continued on the back of this sheet; OR
- An additional SCHEDULE OF ENTITY OWNERSHIP is attached

# Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. **It must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		6. Seller's (Transferor) Name
		8. Buyer's (Transferee) Name and Mailing Address
		9. Buyer's (Transferee) Telephone Number

**Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.**

10. Type of Transfer. <b>Transfers</b> include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

## EXEMPTIONS

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the taxable value must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (**State Equalized Value**). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- transfer from one spouse to the other spouse
- change in ownership solely to exclude or include a spouse
- transfer is by blood or affinity to the first degree
- transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- transfer to effect the foreclosure or forfeiture of real property
- transfer by redemption from a tax sale
- transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- transfer resulting from a court order unless the order specifies a monetary payment
- transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- transfer to establish or release a security interest (collateral)
- transfer of real estate through normal public trading of stocks
- transfer between entities under common control or among members of an affiliated group
- transfer resulting from transactions that qualify as a tax-free reorganization
- transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- transfer of land with qualified conservation easement (land only - not improvements)
- other, specify: \_\_\_\_\_

## CERTIFICATION

*I certify that the information above is true and complete to the best of my knowledge.*

Signature	Date
Name and title, if signer is other than the owner	Daytime Phone Number
	E-mail Address

## **Instructions:**

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. It includes, but is not limited to, the following conveyances:

- Deed.
- Land contract.
- Transfer into a trust, unless the sole beneficiary is the settlor (creator of the trust), the settlor's spouse, or both.
- Transfer from a trust, unless the distributee is the sole present beneficiary, the spouse of the sole present beneficiary, or both.
- Changes in the sole present beneficiary of a trust, unless the change only adds or substitutes the spouse of the sole present beneficiary.
- Distributions by a will or intestate succession, unless to the decedent's spouse.
- Leases, if the total duration of the lease is more than 35 years, including the initial term and all options for renewal, or if the lease grants the lessee the right to purchase the property at the end of the lease for not more than 80 percent of the property's projected true cash value at the end of the lease. This only applies to the portion of the property subject to the lease described above.
- Transfers of more than a 50 percent interest in the ownership of a business, unless the ownership is gained through the normal public trading of shares of stock.
- Transfers of property held as a tenancy in common, except the portion of the property not subject to the ownership interest conveyed.
- A conveyance of an ownership interest in a cooperative housing corporation, except the portion of the property not subject to the ownership interest conveyed.

For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

## **Excerpts from Michigan Compiled Laws (MCL), Chapter 211**

**Section 211.27a(10):** "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

**Section 211.27(5):** "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

## **Penalties:**

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
  - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
  - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.