

Public Land Auction

Mecosta/Osceola

August 12th, 2017

Mecosta and Osceola Counties



Location:

Holiday Inn Big Rapids
1005 Perry Ave., Big Rapids, MI 49307

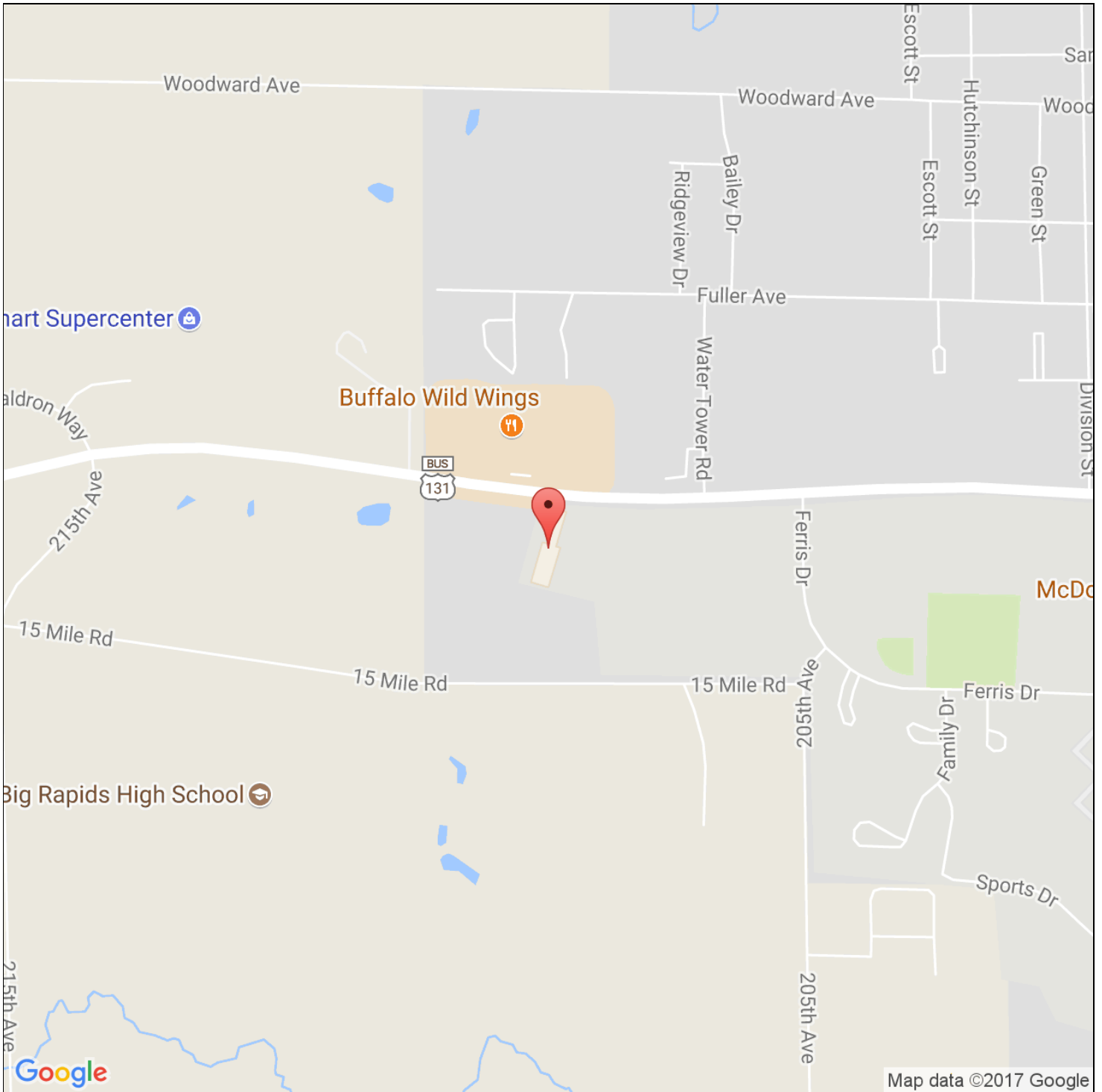
Time:

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

Holiday Inn Big Rapids: 1005 Perry Ave., Big Rapids, MI 49307





[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

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

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

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 ("**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.

Mecosta County

Lot #	Lot Information	Address	Min. Bid	Sold For
4201	Parcel ID: 04 893 015 000; Legal Description: SEC 28 T16N R07W VILLAGE OF BARRYTON DIXONS ADD BLK 1 W 1/2 W 1/2 OF LOT 13 Comments: Two story home with older roof and windows. Located across the street from the old elementary school. Large yard. Summer Tax Due: \$341.46	36 ARTHUR ST BARRYTON;	\$6,000	
4202	Parcel ID: 05 010 010 300; Legal Description: SEC 10 T15N R10W COM AT NW COR SE 1/4 TH E 216.5 FT TO POB. TH SLY TO N LINE CEMETERY TH ELY TO W LINE HILLCREST HOMES SUB. TH NLY ALG W LINE OF SUB TO E-W 1/4 LINE TH W 60 FT TO POB. Comments: Charming home in Big Rapids. Home looks to be older and upgraded with newer roof and aluminum siding. This house sits on a block foundation with windows. Home has a block chimney and dirt driveway. Personal Property; Summer Tax Due: \$432.79	625 W BRIDGE ST BIG RAPIDS;	\$5,100	
4203	Parcel ID: 05 017 003 501; Legal Description: SEC 17 T15N R10W COM AT NW COR S 1/2 NE 1/4 TH E 198 FT TO POB TH N 52.8 FT TH S 87 DEG E 436 FT TH S 369.8 FT TO CTRLINE WOODWARD AVE TH W 436 FT TH N 317 FT TO POB. EXC W 200 FT THEREOF ALSO EXC E 136 FT THEREOF. SPLIT 4-12-10 FROM 05 017 003 500 Comments: This property is currently being used by the neighboring property owner. Property is approximately 100 feet by 369.8 feet. There is no buildings on this property. Encroachments; Summer Tax Due: \$72.33	Woodward Ave;	\$1,100	
4205	Parcel ID: 08 043 007 000; Legal Description: SEC 06 T15N R07W KDK HILLS SUB LOT 7 SPLIT ON 07/20/2004 FROM 08 043 006 000; Comments: This wooded property sits on top of a hill and offers partial views of Tubs Lake. The neighboring properties look to be of the mobile fashion. The canal is looking a little mucky and may need cleaned up before getting put to good use. This is a great building location for home with a walk out basement. Take 18 Mile to 55th Ave to Harding to Summit St. Summer Tax Due: \$315.67	Summit St. Barryton, MI 49305;	\$1,900	
4206	Parcel ID: 08 055 052 000; Legal Description: SEC 06 T15N R07W LOT 52 SPRING HILL ANNEX EXC A 16 FT STRIP RUNNING ON SLY SIDE USED FOR ROAD PURPOSES Comments: This property is only 16 feet wide and is deemed UN-buildable. Take 18 Mile to Lake Drive. Summer Tax Due: \$9.92	Lake Dr. BARRYTON, MI 49305;	\$400	
4207	Parcel ID: 09 042 008 000; Legal Description: SEC 11 T14N R10W RIVERVIEW PARK LOT 8,9,45,46 Comments: This property sits on both sides of the street. The older garage is on the west side and on the waterfront side or east side, sits the home. The home is pretty much a blank slate. it has been left open to the elements with missing widows, so lots of water damage, animal damage and vandalism has occurred. The house has what looks to be an attached garage. Home is sitting on the wider section of the Muskegon River and has river views. Summer Tax Due: \$567.02	10900 RIVERVIEW DR BIG RAPIDS;	\$12,000	

4208	Parcel ID: 09 043 002 000; Legal Description: A PARCEL OF LAND MECOSTA TOWNSHIP MECOSTA COUNTY MICHIGAND DESC AS SEC 11 T14N R10W SUPERVISORS MITCHELLS PLAT OF DETLORS PINE GROVE LOT 2 & E 20 FT LOT 1 Comments: Home is an older mid century bungalow, complete with aluminum siding that looks to be in good condition. The neighboring homes look to be well kept. The large back yard affords plenty of room for kids to play and dogs to run. Paved driveway, flat lot and fenced back yard are also more features of this property. Execution piping may hint at a high efficient furnace. The windows look to be original to the home. The roof looks to be newer. Summer Tax Due: \$327.77	19937 PARK DR BIG RAPIDS;	\$4,900	
4209	Parcel ID: 09 893 009 000; Legal Description: SEC 25 T15N R10W VILLAGE OF STANWOOD BENJAMINS ADD BLK 3 LOTS 1, 2, 3, 4, 5, 14 15, 16 AND BEG AT SW COR LOT 1 TH S 27 DEG 17 M E 39 FT TH N 65 DEG 3 M E 319.49 FT TH N 27 DEG 17 M W 51.67 FT TH S 62 DEG 47 M W 319.22 FT TO POB. Comments: This home is set onto a hill side covered with hardwood trees. Located in a urban area this large lot slopes down to the neighboring property. The home looks to be constructed in the early 20th century. The home is larger and features wood siding as well as loads of charm. The barn, garage is charming as well and currently the doors have been left open, so most likely there will be some furry roommates staying in there.(Coons). This home is going to need lots of work but this labor of love should be worth it. Friendly neighbors. Summer Tax Due: \$620.96	134 1ST ST STANWOOD;	\$7,900	
4210	Parcel ID: 10 037 017 000; Legal Description: SEC 01 T14N R09W RANCHVIEW ACRES LOT 17 Comments: This property is the former location of a garage. The garage looks to have burned leaving the concrete behind and located in a neighborhood of mobile homes. Lot features hardwoods. Summer Tax Due: \$65.21	12050 TIMBER TR RODNEY;	\$950	
4211	Parcel ID: 10 037 023 000; Legal Description: SEC 01 T14N R09W RANCHVIEW ACRES LOT 23 Comments: This Property is 1/2 swamp and 1/2 being used by neighboring property owners. Property is partially mowed grass and a wooded thicket with standing water. Summer Tax Due: \$39.12	12110 TIMBER TR RODNEY;	\$550	
4212	Parcel ID: 10 038 250 000; Legal Description: SEC 13&24 T14N R9W LOT 250 LAKE OF THE CLOUDS #2 Summer Tax Due: \$4.77	12060 CAPE BRETON DR STANWOOD;	\$400	
4213	Parcel ID: 10 038 364 000; Legal Description: SEC 13&24 T14N R09W LOT 364 LAKE OF THE CLOUDS #2 Summer Tax Due: \$13.04	12150 BELLE ISLE DR STANWOOD;	\$400	
4214	Parcel ID: 10 038 370 000; Legal Description: SEC 13&24 T14N R09W LOT 370 LAKE OF THE CLOUDS # 2 Summer Tax Due: \$13.04	12090 BELLE ISLE DR STANWOOD;	\$450	
4215	Parcel ID: 10 038 419 000; Legal Description: SEC 13&24 T14N R09W LOT 419 LAKE OF THE CLOUDS #2 Summer Tax Due: \$13.04	12085 HALIFAX DR STANWOOD;	\$450	
4216	Parcel ID: 10 038 531 000; Legal Description: SEC 13&24 T14N R09W LOT 531 LAKE OF THE CLOUDS #2 Summer Tax Due: \$13.04	12115 FRONTENAC DR STANWOOD;	\$450	

4217	Parcel ID: 10 039 016 000; Legal Description: SEC 13 T14N R09W LOT 16 GOLF PORT ESTATES #1 Summer Tax Due: \$16.30	9640 PERE MARQUETTE DR STANWOOD;	\$400	
4218	Parcel ID: 10 039 277 000; Legal Description: SEC 13 T14N R09W LOT 277 GOLF PORT ESTATES #1 Summer Tax Due: \$13.04	9555 PERE MARQUETTE DR STANWOOD;	\$450	
4219	Parcel ID: 10 040 002 000; Legal Description: SEC 24 T14N R09W LOT 2 HIGHLAND WOODS #1 Summer Tax Due: \$4.77	8418 HIGHLAND TRL STANWOOD;	\$450	
4220	Parcel ID: 10 040 145 000; Legal Description: SEC 24 T14N R09W LOT 145 HIGHLAND WOODS #1 Summer Tax Due: \$4.77	PINE TREE TRL STANWOOD;	\$300	
4221	Parcel ID: 10 040 153 000; Legal Description: SEC 24 T14N R09W LOT 153 HIGHLAND WOODS # 1 Summer Tax Due: \$4.77	8370 PINE TREE TRL STANWOOD;	\$450	
4222	Parcel ID: 10 042 064 000; Legal Description: SEC 12&13 T14N R09W LOT 64 LOST CANYON Summer Tax Due: \$13.04	12389 PINE MESA DR STANWOOD;	\$400	
4223	Parcel ID: 10 042 105 000; Legal Description: SEC 12&13 T14N R09W LOT 105 LOST CANYON Summer Tax Due: \$13.04	9929 RISING STAR LN STANWOOD;	\$450	
4224	Parcel ID: 10 042 191 000; Legal Description: SEC 12&13 T14N R09W LOT 191 LOST CANYON Summer Tax Due: \$13.04	12241 TRAIL CREEK DR STANWOOD;	\$400	
4225	Parcel ID: 10 042 195 000; Legal Description: SEC 12&13 T14N R09W LOT 195 LOST CANYON Summer Tax Due: \$13.04	12161 TRAIL CREEK DR STANWOOD;	\$450	
4226	Parcel ID: 10 042 420 000; Legal Description: SEC 12&13 T14N R09W LOT 420 LOST CANYON Summer Tax Due: \$13.04	10263 MEDICINE BOW TRL STANWOOD;	\$450	
4227	Parcel ID: 10 050 030 000; Legal Description: SEC 24 T14N R09W SUMMERHILL SITE CONDOMINIUM UNIT 30 Summer Tax Due: \$10.73	12120 LILA CT STANWOOD;	\$450	
4228	Parcel ID: 11 140 226 000; Legal Description: SEC 19 & 30 T14N R08W LOT 226 CANADIAN LAKES #3 Association Fees; Summer Tax Due: \$13.56	11631 TWELFTH ST STANWOOD;	\$350	

4229	Parcel ID: 11 140 320 000; Legal Description: SEC 30 T14N R8W LOT 320 CANADIAN LAKES #3 Association Fees; Summer Tax Due: \$13.56	11370 OLD PIERCE RD STANWOOD;	\$450	
4230	Parcel ID: 11 141 430 000; Legal Description: SEC 19 T14N R08W LOT 430 CANADIAN LAKES #4 Association Fees; Summer Tax Due: \$13.56	8445 MONTREAL ST STANWOOD;	\$450	
4231	Parcel ID: 11 141 431 000; Legal Description: SEC 19 T14N R8W LOT 431 CANADIAN LAKES #4 Summer Tax Due: \$13.56	8457 MONTREAL ST STANWOOD;	\$450	
4232	Parcel ID: 11 141 432 000; Legal Description: SEC 19 T14N R08W LOT 432 CANADIAN LAKES #4 Summer Tax Due: \$23.72	8473 MONTREAL ST STANWOOD;	\$500	
4233	Parcel ID: 11 141 448 000; Legal Description: S19 T14N R8W LOT 448 CANADIAN LAKES #4 Summer Tax Due: \$13.56	8448 ALBERTA ST STANWOOD;	\$450	
4234	Parcel ID: 11 147 794 000; Legal Description: SEC 30 T14N R08W CANADIAN LAKES #10 LOT 794 Summer Tax Due: \$13.56	11576 OAK RIDGE DR STANWOOD;	\$450	
4235	Parcel ID: 11 147 876 000; Legal Description: SEC 30 T14N R8W CANADIAN LAKES #10 LOT 876 Summer Tax Due: \$13.56	11507 S LOOKOUT RIDGE STANWOOD;	\$450	
4236	Parcel ID: 11 156 086 000; Legal Description: SEC 18 T14N R08W LOT 86 GOLF PORT ESTATES #1 Summer Tax Due: \$54.84	9535 GOLF PORT DR STANWOOD;	\$650	
4237	Parcel ID: 11 156 222 000; Legal Description: SEC 18 T14N R08W LOT 222 GOLF PORT ESTATES #1 Summer Tax Due: \$16.94	9748 GOLF PORT DR STANWOOD;	\$450	
4238	Parcel ID: 11 158 177 000; Legal Description: SEC 19 T14N R08W LOT 177 HIGHLAND WOODS #1 Summer Tax Due: \$13.56	8203 PINE TREE TRL STANWOOD;	\$450	
4239	Parcel ID: 11 162 089 000; Legal Description: SEC 19 T14N R08W LOT 89 LAKE OF THE CLOUDS #2 Summer Tax Due: \$18.05	11895 WALES DR STANWOOD;	\$450	
4240	Parcel ID: 11 162 301 000; Legal Description: SEC 18 & 19 T14N R08W LOT 301 LAKE OF THE CLOUDS #2 Summer Tax Due: \$18.05	11953 SIOUX CT STANWOOD;	\$450	

4241	Parcel ID: 11 162 340 000; Legal Description: SEC 18 T14N R08W LOT 340 LAKE OF THE CLOUDS #2 Summer Tax Due: \$18.05	11982 ST JOHNS DR STANWOOD;	\$400	
4242	Parcel ID: 11 162 345 000; Legal Description: SEC 18 T14N R8W LAKE OF THE CLOUDS #2 LOT 345 Summer Tax Due: \$18.05	11990 BELLE ISLE DR STANWOOD;	\$450	
4243	Parcel ID: 11 164 029 000; Legal Description: SEC 31 T14N R08W UNIT 29 OF KILKENNY SITE CONDOMINIUM (RECORDED IN LIBER 668, PAGES 2368 THRU 2404 OF MECOSTA COUNTY RECORDS) Summer Tax Due: \$206.86	6277 KILKENNY DR STANWOOD;	\$1,700	
4244	Parcel ID: 11 179 080 000; Legal Description: SEC 18 T14N R8W LOT 80 FAWN RIDGE ESTATES #1 Summer Tax Due: \$13.56	9357 E CIRCLE DR STANWOOD;	\$450	
4245	Parcel ID: 11 179 115 000; Legal Description: SEC 18 T14N R08W LOT 115 OF FAWN RIDGE ESTATES #2 Summer Tax Due: \$146.37	9368 E CIRCLE DR STANWOOD;	\$1,100	
4246	Parcel ID: 11 180 171 000; Legal Description: SEC 20 T14N R8W LOT 171 HIDDEN VALLEY ESTS #1 Summer Tax Due: \$20.33	8780 JENNY LN STANWOOD;	\$500	
4247	Parcel ID: 11 181 240 000; Legal Description: SEC 07 T14N R08W LOT 240 LOST CANYON Summer Tax Due: \$13.56	11970 BROKEN ARROW LN STANWOOD;	\$450	
4248	Parcel ID: 11 182 723 000; Legal Description: SEC 18 T14N R08W LOT 723 LOST CANYON # 2 Summer Tax Due: \$13.56	11796 BIRDIE CT;	\$450	
4249	Parcel ID: 11 183 020 000; Legal Description: SEC 33 T14N R08W MAYFAIR #1 LOTS 20 Summer Tax Due: \$525.07	6895 MAYFAIR DR STANWOOD;	\$2,800	
4250	Parcel ID: 11 186 050 000; Legal Description: SEC 29 T14N R08W LOT 50 CANADIAN LAKES PINES #1 Summer Tax Due: \$13.56	10180 SHERWOOD CIR STANWOOD;	\$450	
4251	Parcel ID: 11 186 087 000; Legal Description: SEC 29 T14N R08W LOT 87 CANADIAN LAKES PINES #1 Summer Tax Due: \$13.56	10089 HAWTHORN LN STANWOOD;	\$450	
4252	Parcel ID: 11 186 109 000; Legal Description: SEC 29 T14N R08W LOT 109 CANADIAN LAKES PINES #1 Summer Tax Due: \$13.56	10155 EVERGREEN LN;	\$450	

4253	Parcel ID: 11 186 114 000; Legal Description: SEC 29 T14N R08W LOT 114 CANADIAN LAKES PINES #1 Summer Tax Due: \$13.56	10124 EVERGREEN LN STANWOOD;	\$450	
4254	Parcel ID: 11 189 149 000; Legal Description: SEC 28 T14N R08W LOT 149 ROYAL CANADIAN SUB #1 Summer Tax Due: \$16.94	7419 REGENCY LN;	\$450	
4255	Parcel ID: 11 190 010 000; Legal Description: SEC 33 T14N R08W LOT 10 ROYAL CANADIAN SO.#1 Summer Tax Due: \$20.33	9084 WHITE PINE DR;	\$500	
4256	Parcel ID: 11 190 015 000; Legal Description: SEC 33 T14N R08W LOT 15 ROYAL CANADIAN SO.#1 Summer Tax Due: \$30.50	6882 WHITE PINE DR STANWOOD;	\$550	
4257	Parcel ID: 11 190 233 000; Legal Description: SEC 33 T14N R08W ROYAL CANADIAN SO. # 1 LOT 233 Summer Tax Due: \$20.33	6740 LITTLE HEMLOCK ST STANWOOD;	\$500	
4258	Parcel ID: 11 192 282 000; Legal Description: SEC 33 T14N R08W ROYAL CANADIAN SOUTH #2 LOT 282 Summer Tax Due: \$104.57	9493 SUNSET DR STANWOOD;	\$700	
4259	Parcel ID: 11 193 412 000; Legal Description: SEC 33 T14N R08W ROYAL CANADIAN SO. # 3 LOT 412 Summer Tax Due: \$20.33	6340 CEDAREGE DR STANWOOD;	\$450	
4260	Parcel ID: 11 193 448 000; Legal Description: SEC 33 T14N R08W ROYAL CANADIAN SO.#3 LOT 448 Summer Tax Due: \$23.72	6260 CLUBHOUSE DR E STANWOOD;	\$500	
4261	Parcel ID: 11 194 613 000; Legal Description: SEC 32 T14N R08W PLAT ROYAL CANADIAN SOUTH NO. 4 LOT #613 Summer Tax Due: \$40.68	6119 FAWN LAKE DR STANWOOD;	\$550	
4262	Parcel ID: 11 194 738 000; Legal Description: SEC 33 T14N R08W PLAT ROYAL CANADIAN SOUTH NO. 4 LOT #738 Summer Tax Due: \$37.29	9192 DEERFIELD CT STANWOOD;	\$600	
4263	Parcel ID: 11 194 739 000; Legal Description: SEC 33 T14N R08W LOT 739 ROYAL CANADIAN SOUTH #4 Summer Tax Due: \$23.72	9172 DEERFIELD CT STANWOOD;	\$450	
4264	Parcel ID: 11 198 093 000; Legal Description: SEC 32 T14N R08W UNIT 93 OF WATERFORD SITE CONDOMINIUM Summer Tax Due: \$217.04	6695 DUNHILL DR;	\$1,600	

4265	Parcel ID: 11 198 097 000; Legal Description: SEC 32 T14N R08W UNITS 97 AND 98 OF WATERFORD SITE CONDOMINIUM Summer Tax Due: \$74.59	6863 ABBEY LN STANWOOD;	\$850	
4267	Parcel ID: 11 892 072 000; Legal Description: SEC 11 T14N R08W VILLAGE OF MECOSTA THE S PART OF LOT 4 BLK 28 LYING E OF LITTLE MUSKEGON RIVER AND ALSO THE COM AT THE JUNCTION OF TH SLY LINE OF LOT 4 BLK 28 AND THE W SIDE OF THE E BRANCH OF THE LITTLE MUSKEGON RIVER TH NWLY 215 FT M/L; TH NELY 65 FT M/L; TH NWLY 87 FT M/L; TH N 200 FT M/L TO A POINT ON TH W SIDE OF THE E BRANCH OF THE LITTLE MUSKEGON RIVER; TH SELY ALONG THE W SIDE OF THE SD RIVER TO POB. Comments: Great fishing spot! Property is landlocked but a nice piece of river because of how it sits on the bend it allows for longer frontage. Summer Tax Due: \$44.30		\$600	
4270	Parcel ID: 13 035 013 600; Legal Description: SEC 35 T13N R10W COM AT NE COR NE 1/4 SW 1/4 TH S 208 FT TO POB. TH W 208 FT TH S 208 FT TH E 208 FT TH N 208 FT TO POB. ALG WITH EASEMENT Comments: Roof over mobile in poor condition on a larger lot in Morley. Mobile is in rough shape and will probably need to be removed. Good opportunity to build something new! Summer Tax Due: \$494.01	19479 WASHINGTON RD MORLEY;	\$2,200	
4271	Parcel ID: 13 040 016 000; Legal Description: SEC 21 T13N R10W LOT 16 ROOT SUNNYSIDE PARK Comments: Cottage in good condition with approx 45 foot of waterfront right on Brady Lake. Beautiful views and well kept neighboring homes. Seated at the bottom of a hillside. Wonderful sun room in the back that looks over the lake. Built to take advantage of the views. Charming cottage with excellent potential! We were not able to inspect the interior of this structure. Take 215th ave to Brady Lake Blvd. Summer Tax Due: \$390.77	21660 BRADY LAKE BLVD MORLEY;	\$5,800	
4272	Parcel ID: 13 891 054 000; Legal Description: SEC 25 T13N R10W VILLAGE OF MORLEY O P BLK 13 LOT 8 AND S 10 FT LOT 5 Comments: Home in rough shape with major roof damage and debris in the yard. This will need extensive renovations or possibly demolition. Neighboring homes are in good condition, this could be a great rebuild location. Summer Tax Due: \$460.07	163 N SCOTT ST MORLEY;	\$4,000	
4274	Parcel ID: 17-11-379-009; Legal Description: 215 N THIRD AVENUE: GRAND RAPIDS AND INDIANA RAILROAD COMPANY AND CONTINENTAL IMPROVEMENT COMPANY'S SUB-DIVISION -- BLK 16, LOT 4. Comments: A cleared vacant lot in a nice residential area. Includes an older garage in the back of the lot. This is ready to build on, and would make a great location for a student rental! Summer Tax Due: \$265.72	215 N 3RD AVE BIG RAPIDS;	\$6,200	

Osceola County

Lot #	Lot Information	Address	Min. Bid	Sold For
5200	<p>Parcel ID: 01 502 055 00; Legal Description: LOT 35 STAG'S HEAD SUBD & LOT 55 STAG'S HEAD SUBD #2 Comments: Planning on buying and renovating a home in a town located along the 131 corridor? This may be the property for you. Most of the prep work of removing drywall, insulation and Floor Coverings has been performed on this Stick built home, This will help save on dumpster space. What we are left with seems to be a reasonably sturdy stick build home sitting on what appears to be a solid foundation. Use the existing floor plan or take advantage of the blank slate, the choice is yours. Some of the negatives can be listed as; broken windows, vandalized plumbing in the kitchen and bath, vandalized furnace, missing cabinets and walls. Home looks to currently be set as a 3 bedroom 1 bath, with separate kitchen, dining, and living spaces. Some of the windows and doors have been upgraded. Home will require much work. In the back of the home sits a larger metal sided garage complete with cement floor. Occupied; Mobile Home; Incomplete Construction; Vandalism; Summer Tax Due: \$260.39</p>	21305 HEWITT RD TUSTIN;	\$4,400	
5201	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 02 551 179 00; Legal Description: LOT 179 SWISS ALPINE Comments: Sloping hardwood lot has beautiful seasonal peek-a-boo views of Round Lake across the street. Sandy soil, association fees. Great building lot for a walk out basement. Bundled with adjacent parcel. Take North 11 to 170th Ave to 10 Mile to Swiss to Alpine. Association Fees;</p> <p><i>(2 of 2)</i> Parcel ID: 02 551 180 00; Legal Description: LOT 180 SWISS ALPINE Comments: Sloping hardwood lot is approximately 80 ft by 258 ft and has beautiful seasonal peek-a-boo views of Round Lake across the street. Sandy soil, association fees. Great building lot for a walk out basement. Bundled with adjacent parcel. Take North 11 to 170th Ave to 10 Mile to Swiss to Alpine. Association Fees; Summer Tax Due: \$27.54</p>	ALPINE DR REED CITY; ALPINE DR REED CITY;	\$1,700	
5203	<p>Parcel ID: 02 553 298 00; Legal Description: LOT 298 SWISS ALPINE #3 Comments: Water front with approximately 75 ft of frontage on Horseshoe Lake. Lot is filled with Maple, Elm, Poplar, and White Birch trees! Very secluded wooded lot, with a cute little cabin with a green metal roof as a neighbor across the street. A little sliver of the lot touches the road, making driveway installation tricky, and association dues. But very beautiful views! Take 10 to Swiss To Alpine. Association Fees; Summer Tax Due: \$51.31</p>	ALPINE DR, REED CITY;	\$600	
5204	<p>Parcel ID: 03 007 001 00; Legal Description: SEC 7 T17N R8W S 8 RDS OF E 20 RDS OF NE 1/4 OF NE 1/4 1A M/L Comments: This lot sits in the beautiful county side setting. The partially collapsed house has major roof leaks, a floor that could give way into the partially flooded basement at any time. Take 5 Mile to 110th Ave. Personal Property; Roof Issues; Structural Issues; Sanitation Issues And Garbage; Summer Tax Due: \$73.14</p>	4759 110TH AVE;	\$1,500	

5205	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 03 381 056 00; Legal Description: LOT 56 LAKE MIRAMICHI SUBD Comments: Hardwood lot with a well kept neighboring parcel and a gentle slope in the beautiful Lake Miramichi community. Parcel boasts a peaceful secluded spot perfect for a getaway! Bundled with adjacent parcel. On Pontatic. Association Fees;</p> <p><i>(2 of 2)</i> Parcel ID: 03 381 057 00; Legal Description: LOT 57 LAKE MIRAMICHI SUBD Comments: Hardwood lot with a well kept neighboring parcel and a gentle slope in the beautiful Lake Miramichi community. Parcel boasts a peaceful secluded spot perfect for a getaway! Bundled with adjacent parcel. On Pontatic. Association Fees;</p> <p>Summer Tax Due: \$23.20</p>	PONTAIC DR, EVART; PONTAIC DR, EVART;	\$1,600	
5207	<p>Parcel ID: 03 381 087 00; Legal Description: LOT 87 LAKE MIRAMICHI SUBD Comments: Beautiful sloping lot with approximately 60 ft of waterfront on Lake Miramichi. power at road, standing water, and possibly sunset views of the island! This lot is located in the private and secluded setting of the beautiful all sports lake of Lake Miramichi. The perfect up north summertime vacation retreat! Wetland Indicators; Association Fees;</p> <p>Summer Tax Due: \$66.49</p>	PONTAIC DR, EVART;	\$1,500	
5208	<p>Parcel ID: 03 381 224 00; Legal Description: LOT 224 LAKE MIRAMICHI SUBD Comments: Beautiful wooded corner lot with power at road, standing water, and seemingly a good spot to spy a bear, this lot is located in the private and secluded setting of the beautiful all sports lake of Lake Mircmichi. The perfect up north summertime vacation retreat! On Mohican Trl. Association Fees;</p> <p>Summer Tax Due: \$16.97</p>	MOHICAN TRL, EVART;	\$800	
5209	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 03 381 228 00; Legal Description: LOT 228 LAKE MIRAMICHI SUBD Comments: This lot with a swampy thicket is located in the beautiful Lake Miramichi community. Parcel boasts a peaceful secluded spot perfect for a getaway! Bundled with adjacent parcel. On Mohican Trl. Association Fees;</p> <p><i>(2 of 2)</i> Parcel ID: 03 381 229 00; Legal Description: LOT 229 LAKE MIRAMICHI SUBD Comments: This lot with a swampy thicket is located in the beautiful Lake Miramichi community. Parcel boasts a peaceful secluded spot perfect for a getaway! Bundled with adjacent parcel. On Mohican Trl. Association Fees;</p> <p>Summer Tax Due: \$21.17</p>	MOHICAN TRL, EVART; MOHICAN TRL, EVART;	\$1,800	
5211	<p>Parcel ID: 03 381 271 00; Legal Description: LOT 271 LAKE MIRAMICHI SUBD Comments: Cleared, sandy soil lot boasts jack pine and a higher and dryer slope that could be perfect for a walkout basement. Located in the all sports, beautiful, Lake Miramichi community. On Allegheny Trl. Association Fees;</p> <p>Summer Tax Due: \$9.96</p>	EVART;	\$800	
5212	<p>Parcel ID: 03 382 400 00; Legal Description: LOT 400 LAKE MIRAMICHI SUBD #2 Comments: Sloping hardwood with thick brush, some wetlands, and a dirt bike trail, all in the beautiful Lake Miramichi community. Parcel boasts a wonderfully peaceful secluded spot perfect for a getaway! On Pawnee Cove. Association Fees;</p> <p>Summer Tax Due: \$6.23</p>	PAWNEE COVE, EVART;	\$750	
5213	<p>Parcel ID: 03 382 413 00; Legal Description: LOT 413 LAKE MIRAMICHI SUBD #2 Comments: Sloping lot with stunning peak-a-boo views of the lake, and wetland indicators, all in the beautiful Lake Miramichi community. Parcel boasts a peaceful secluded spot perfect for a getaway! On Miramichi Dr. Association Fees;</p> <p>Summer Tax Due: \$6.23</p>	MIRAMICHI DR, EVART;	\$750	

5214	Parcel ID: 03 382 441 00; Legal Description: LOT 441 LAKE MIRAMICHI SUBD #2 Comments: This lot on a rolling hill with thick brush, and wild blueberries, all in the beautiful Lake Miramichi community. Parcel boasts a peaceful secluded spot perfect for a getaway! On Miramichi Dr. Association Fees; Summer Tax Due: \$8.72	MIRAMICHI DR, EVART;	\$750	
5215	Parcel ID: 03 382 475 00; Legal Description: LOT 475 LAKE MIRAMICHI SUBD #2 Comments: This lot is on a silver of wetland in the beautiful Lake Miramichi community. Parcel boasts a peaceful secluded spot perfect for a getaway! On Wasco Cove. Association Fees; Summer Tax Due: \$4.98	WASCO COVE, EVART;	\$750	
5216	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 03 382 481 00; Legal Description: LOT 481 LAKE MIRAMICHI SUBD #2 Comments: This lot is on a rolling hillside with thick brush all in the beautiful Lake Miramichi community. Parcel boasts a peaceful secluded spot perfect for a getaway! Bundled with adjacent parcel. On Wasco Cove. Association Fees; (2 of 2) Parcel ID: 03 382 482 00; Legal Description: LOT 482 LAKE MIRAMICHI SUBD #2 Comments: This lot on a rolling hillside with thick brush all in the beautiful Lake Miramichi community. Parcel boasts a peaceful secluded spot perfect for a getaway! Bundled with adjacent parcel. On Wasco Cove. Association Fees; Summer Tax Due: \$16.19	WASCO COVE, EVART; WASCO COVE, EVART;	\$1,500	
5218	Parcel ID: 03 384 534 00; Legal Description: LOT 534 LAKE MIRAMICHI SUBD #4 Comments: This lot with wild berries is located in the beautiful Lake Miramichi community. Parcel boasts a peaceful secluded spot perfect for a getaway! Lot across the road is possibly farmland. On Mohican Trl. Association Fees; Summer Tax Due: \$9.96	MOHICAN TRL, EVART;	\$800	
5219	Parcel ID: 03 384 732 00; Legal Description: LOT 732 & USE OF PARK P FOR LOTS 726-728, 732-734, & 742-745 ONLY-SEE PLAT LAKE MIRAMICHI SUBD #4 Comments: This lot with wild berries, well kept neighbors near by, and wetland indicators is located in the beautiful Lake Miramichi community. Parcel boasts a peaceful secluded spot perfect for a getaway! On Choclaw Trl. Association Fees; Summer Tax Due: \$8.72	CHOCLAW TRL, EVART;	\$750	
5220	Parcel ID: 03 385 804 00; Legal Description: LOT 804 LAKE MIRAMICHI SUBD #5 Comments: Hilltop lot with peak-a-boo views of Lake Miramichi. Sloping lot boasts hardwoods, views of neighboring swamp, and wetland indicators. Take 90th to Balsam Rd to Miramichi Dr to S. Miramichi Dr. Terrain Challenged; Association Fees; Summer Tax Due: \$11.21	S. MIRAMICHI DR, EVART;	\$750	
5221	Parcel ID: 03 385 922 00; Legal Description: LOT 922 LAKE MIRAMICHI SUBD #5 Comments: This lot has thick brush, and birch trees. Neighboring well kept home has propane. Take S. Miramichi Dr to Pontaic Dr. Association Fees; Summer Tax Due: \$9.96	PONTAIC DR, EVART;	\$800	
5222	Parcel ID: 03 520 007 00; Legal Description: LOT 7 RIVERSIDE ACRES Comments: This tiny house with two mobile home additions that funnel water into the home through the roof is open to the elements and sits on a approximately 157 ft by 335 ft lot with beautiful country views! Neighbors have majestic running horses in the field, and a small apple tree and large lilacs on property fill the air with a light Michigan summer sent. Take Highway 10 to 110 Ave to 5 Mile rd. Terrain Challenged; Vandalism; Sanitation Issues And Garbage; Roof Issues; Personal Property; Mobile Home; Animal Damaged; Summer Tax Due: \$56.29	11081 5 MILE RD EVART;	\$1,200	

5223	<p>Parcel ID: 05 006 407 05; Legal Description: SEC 6 T17N R9W N 1/2 OF S 1/2 OF SE 1/4 OF SW 1/4, EXC W 1/2 THEREOF 5A M/L Comments: Occupied home sits on approximately 5 Acres and is near Hersey. Home has neutral colored vinyl siding and stylish white corners. Home also has flower boxes near side windows, vinyl windows that look to be replacement or newer construction, and looks to be sitting on a block foundation. Parcel has a two-track driveway. Red shed. Take US 10 to 175th Ave. Parcel location is right before Eagle Village. Home is occupied, please do not disturb. Occupied;</p> <p>Summer Tax Due: \$345.23</p>	5107 175TH AVE HERSEY;	\$4,000	
5224	<p>Parcel ID: 07 004 004 15; Legal Description: SEC 4 T19N R10W PT OF W 1/2 OF NW FRL 1/4 COM 993 FT S OF NW COR, TH S 331 FT, TH E 1320 FT, TH N 331 FT, TH W 1320 FT TO POB 10.03A M/L Comments: Approximately 10 acres of this secluded, very private, wooded lot could be perfect for hunting! Parcel boasts lots of jack pine, and rolling sand hills! Parcel looks to have been forested awhile ago. Perfect spot for lots of wild life! Take 20 Mile to 200th to 18 Mile to Le Roy rd to 220th Ave to 2 Track going down the south side. Keep right at a large rock, then go up a sand hill, then down a big slope at the intersection.</p> <p>Summer Tax Due: \$87.68</p>	LEROY;	\$1,900	
5225	<p>Parcel ID: 08 003 018 00; Legal Description: SEC 3 T18N R10W PT OF SE 1/4 OF SW 1/4 BEG AT PT 495 FT E OF SW COR THEREOF, TH E 330 FT, TH N 1320 FT, TH W 330 FT, TH S 1320 FT TO POB 10A M/L Comments: Home with lots of storage in the form of multiple out buildings, sits on approximately 10 acres with approximately 330 ft of frontage on busy 11 Mile Rd. The 3 bedroom/2 bathroom manufactured home has grey vinyl siding, a glass sliding Anderson door allowing for lots of natural light, vaulted ceilings, open kitchen and dining, and brick style skirting. The floors in the dining room are humped in a very specific location. There are also soft floors in the master bedroom. The lot across is wooded and one to the side is a well kept home. Mature trees surround. The lot has wet black soil and a basketball hoop! Take 210 to 11. Personal Property; Mobile Home Pad; Mobile Home;</p> <p>Summer Tax Due: \$397.89</p>	20656 11 MILE RD LEROY;	\$6,200	
5226	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 09 021 010 00; Legal Description: SEC 21 T20N R7W PT OF NE 1/4 BEG 150 FT N OF SE COR THEREOF, TH W 185 FT, TH N 50 FT, TH W TO AARR ROW, TH NWLY ALG ROW TO PT DUE W OF PT 150 FT N OF POB, TH E TO E SEC LN, TH S 150 FT TO POB, EXC N 50 FT THEREOF Comments: This parcel of grassy, higher ground, vacant land is approximately 1/2 acre and sits on the very busy North Mill St near Marion. Power at road and close to Marion Village limits sign. Bundled with adjacent lot. Take M 115 to 20 Mile to Mill St.</p> <p><i>(2 of 2)</i> Parcel ID: 09 021 011 00; Legal Description: SEC 21 T20N R7W PT OF NE 1/4 BEG 250 FT N OF E 1/4 COR, TH N 50 FT, TH W TO AARR ROW, TH SWLY ALG ROW TO PT DUE W OF POB, TH E TO POB Comments: This parcel of thicket, trees and possible wet lands, is a vacant land parcel that sits on the very busy North Mill St near Marion. Power at road and close to Marion Village limits sign. Bundled with adjacent lot. Take M 115 to 20 Mile to Mill St.</p> <p>Summer Tax Due: \$50.52</p>	N MILL ST MARION; MARION;	\$2,300	
5228	<p>Parcel ID: 14 200 053 00; Legal Description: LOT 53 EAST ROSE LAKE FOREST Comments: Beautifully secluded wooded lot boasts Pine, Maple, and Poplar trees. This sloping lot is located in Rose Lake Forest near Le Roy. Approximate lot is nestled among neighboring mobile homes and black berry bushes. On Forest Trl. Association Fees;</p> <p>Summer Tax Due: \$22.51</p>	FOREST TRL, LEROY;	\$950	

5229	Parcel ID: 14 430 026 00; Legal Description: LOT 26 NORTH ROSE LAKE FOREST Comments: Located in a wooded neighborhood near Le Roy is a mobile home decked out in 70's decor. Home is a 2 bedroom/1 bath home with a raised dining room, non-open concept kitchen, front porch, and a semi vaulted ceiling with lighted beams. The mobile home has improperly installed windows, possible mold, lots of personal property, and needs a new front door but sits on a peaceful wooded lot in the Rose Lake Forest community. If you are interested in this parcel, you may also be interested in Auction Lot #5230 as well. On Forest Trl. Mobile Home; Personal Property; Mold; Association Fees; Summer Tax Due: \$100.41	152 FOREST TRL LEROY;	\$2,100	
5230	Parcel ID: 14 430 027 00; Legal Description: LOT 27 NORTH ROSE LAKE FOREST Comments: Located in a wooded neighborhood near Le Roy is a vacant lot that is sitting on a peaceful wooded lot in the Rose Lake Forest community. This sloping pine and hardwood lot boasts a mobile home concrete slab with tie downs, metal shed, and is nestled among neighboring mobile homes. If you are interested in this parcel, you may also be interested in Auction Lot #5229 as well. On Forest Trl. Mobile Home Pad; Association Fees; Summer Tax Due: \$91.35	154 FOREST TRL LEROY;	\$1,900	
5231	Parcel ID: 14 541 006 00; Legal Description: LOT 6 ROSE LAKE FOREST KNOLL #1 Comments: Beautifully secluded lot boasts a short drive to Cadillac Winery, and mature hardwoods on a cul-de-sac. This lot is located in Rose Lake Forest near Le Roy. Lot is nestled among neighboring homes utilizing propane. Dead restrictions enforced. Take Mackinaw Trl to 18 Mile to Forest Trl to Hills Crl continue to Middle Trl to Knoll 1 Association Fees; Summer Tax Due: \$16.25	KNOLL 1, LEROY;	\$850	
5232	Parcel ID: 14 610 015 00; Legal Description: LOT 15 SOUTH ROSE LAKE FOREST Comments: Beautifully secluded lot boasts a short walk to Rose Lake off a cul-de-sac. This sandy lot is located in Rose Lake Forest near Le Roy. Lot is nestled among neighboring homes. Take Forest Trl to Section Line rd to Look Out Association Fees; Summer Tax Due: \$28.77	LOOK OUT, LEROY;	\$1,100	
5233	Parcel ID: 15 012 019 00; Legal Description: SEC 12 T20N R9W SW 1/4 OF SE 1/4 40A M/L Comments: On approximately 40 acres of previously forested acreage near Tustin sits this peaceful parcel of secluded hardwood forest that boasts rolling hills, wild trilliums, glacial boulders, a ravine, and a metal gate leading to a small clearing. Possible creek. This parcel in bear country could be a hunter's paradise! Take 130th Ave to 22 Mile rd Summer Tax Due: \$239.63		\$4,100	
5234	Parcel ID: 15 100 023 00; Legal Description: LOT 23 VILLAGE OF DIGHTON Comments: Trendy tiny house living! Cute, yellow 1 bed/1 bath older home with updated vinyl siding, 3 tab roof, aluminum soffit, vinyl windows, improperly installed hardwood floors, half vaulted ceilings, and mini kitchen features mini stove. Also included mini fireplace and and mini furnace. Some animal damage present and water damage and wood rot by doors. Tiny home sits on a lot with lilacs and a mature maple tree and slopes in the back. Shed may be encroaching. On 130th Ave Animal Damaged; Summer Tax Due: \$40.53	19432 130TH AVE;	\$1,200	
5236	Parcel ID: 16 026 004 55; Legal Description: SEC 26 T18N R8W PT OF NW 1/4 OF SW 1/4 COM S0DEG16'47"E 196.29 FT FR W 1/4 COR, TH N89DEG46'56"E 417.45 FT, TH S0DEG16'47"E 208.71 FT, TH S89DEG46'56"W 417.45 FT TO W SEC LN, TH N0DEG16'47"W 208.71 FT TO POB PARCEL A-3 2A M/L Comments: Approximately 2 acres of vacant land, this squared off lot is nestled among rolling farm land close to Sears. Beautiful country views and singing birds engulf this parcel. Prop may be in field. Power at road. On 20th Ave Summer Tax Due: \$23.72	20th AVE, SEARS;	\$950	

5237	Parcel ID: 16 300 041 00; Legal Description: LOT 41 SUPERVISOR'S PLAT OF JEFFERY SUBD Comments: This long narrow lot is nestled in a bayou like setting on Muskegon Trl near Evart. Parcel boasts a heavy thicket, hardwoods, and it butts up to a standing water swamp. Mobile home on property is inaccessible through dense thicket. Walking distance to Crawford Park on the Muskegon River. Take M 66 to Muskegon Trl Mobile Home; Wetland Indicators; Summer Tax Due: \$34.06	3110 MUSKEGON TRL EVART;	\$1,000	
5238	Parcel ID: 41 220 044 00; Legal Description: PT OF LOTS 3 & 4 BLK 7 COM AT SE COR TH W 100 FT, TH N 37 FT, TH NELY 35.5 FT, TH E 77.5 FT, TH S 64 FT TO POB VILLAGE OF MARION ORIG PLAT Comments: Cute little white house in a well kept neighborhood with tree lined street. House is open to elements, with a hole in the roof, and fire damage. Mature tree in front yard. Take Mill St to Chadwick to 4th St to Pickard St Structural Issues; Roof Issues; Fire Damage; Summer Tax Due: \$41.38	213 N PICKARD ST MARION;	\$950	
5239	Parcel ID: 41 220 081 00; Legal Description: PT OF LOT 10 BLK 13 BEG 93 FT E & 50 FT S OF NW COR OF SEC 27 T20N R7W (60 FT E OF NW LOT COR), TH E 22 FT, TH S 100 FT, TH W 22 FT, TH N 100 FT TO POB VILLAGE OF MARION ORIG PLAT Comments: Commercial business on cinder block next to popular diner and near the community loved fishing hole of the Middle Branch River. Property has flooded basement, mildew smell, and furniture rusted to floors. Take North Mill St to West Main St Summer Tax Due: \$670.33	106 E MAIN ST MARION;	\$5,900	
5240	Parcel ID: 43 107 010 01; Legal Description: W 5 FT OF E 10 FT OF LOT 10 BLK G VILLAGE OF LEROY ORIG PLAT Summer Tax Due: \$3.70	LEROY;	\$650	
5241	Parcel ID: 51 359 012 00; Legal Description: LOT 12 BLK 9, & W 1/2 OF VAC N-S ALLEY ADJ E SIDE SD LOT RUST'S ADD Comments: This older occupied mobile home is located in a transitioning family friendly neighborhood with mature trees and is walking distance to Evart Elementary School. Mobile home is occupied, please do not disturb. Take 180th Ave to US 10 to West 7th St to North Cherry To North Cedar St Occupied; Mobile Home; Summer Tax Due: \$438.98	828 N CEDAR ST EVART;	\$2,400	
5242	Parcel ID: 52 009 007 02; Legal Description: SEC 9 T17N R10W PT OF SW 1/4 COM 1027 FT E OF INT OF S ROW OF W UPTON AVE & W SEC LN (40' S OF C/L), TH E 10 FT, TH S 100 FT, TH W 10 FT, TH N 100 FT TO POB .02A M/L Summer Tax Due: \$5.51	REED CITY;	\$400	
5243	Parcel ID: 52 016 058 15; Legal Description: SEC 16 T17N R10W PT OF SE 1/4 COM N87DEG44'43"W 920.94 FT & N20DEG36'W 575.91 FT FR SE COR, TH N87DEG44'43"W 335 FT, TH N20DEG36'W 175 FT, TH S87DEG44'43"E 335 FT TO W ROW OF CHESTNUT ST, TH S20DEG36'E 175 FT TO POB 1.24A M/L Comments: Commercial property on with great frontage on busy Chestnut St next to Reed City Tire Center. Lot is populated with shrubs and trees. Huge lot is approximately 1.25 acres! Close to US 131 on Chestnut St. Summer Tax Due: \$422.69	REED CITY;	\$3,500	
5244	Parcel ID: 52 104 010 00; Legal Description: LOT 10 BLK 4, EXC N 40 FT REED CITY ORIG PLAT Comments: In a lilac lined neighborhood this 2 bedroom/1 bathroom home sits on an with a view of a neighboring lot of propane pigs. This home has improperly installed sloping hardwood floors with could possibly be causing structural issues. There are also plumbing leaks and animal damage to the property in the from of a raccoon who seems to have taken residence. This home also boasts a woodstove. Take Chestnut to Todd. Roof Issues; Animal Damaged; Structural Issues; Summer Tax Due: \$221.67	424 E TODD AVE REED CITY;	\$2,800	

5245	Parcel ID: 52 600 023 00; Legal Description: LOTS 21 & 23 SUNNY MEADOWS Comments: This sloped, wooded thicket double lot in neighborhood, has cement debris, erosion, and looks as though neighbors are filling are filling in slope with sticks and grass. This possibly could be filled in and built on! Take Church to Savage to Dunham to Ann St. Terrain Challenged; Summer Tax Due: \$69.66	ANN ST REED CITY;	\$1,200	
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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 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 **married couple**): _____

Address: _____

street

city

state

zip

Marital Status: (check box *if applicable*)

A Single Person

A Married Man

A Married Woman Taking
Title in Her Name Only

Married Persons

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

A Corporation

Limited Liability
Company

A Trust

A Partnership

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

Additional Party 1 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- A Corporation Limited Liability Company A Trust
 A Partnership

Additional Party 2 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Status: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- A Corporation Limited Liability Company A Trust
 A Partnership

Additional Party 3 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- A Corporation Limited Liability Company A Trust
 A Partnership

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. PIN. 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. Transfers 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.