

Public Land Auction

Mecosta/Osceola

August 2nd, 2018

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

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://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.*

2018 AUCTION SCHEDULE - ROUND 1

Ionia/Montcalm 7/31/2018 Sheridan, MI	Northern Bay Area 8/1/2018 East Tawas, MI	Mecosta/Osceola 8/2/2018 Big Rapids, MI
Lake 8/3/2018 Baldwin, MI	Clare/Gladwin 8/4/2018 Clare, MI	Bay/Tuscola 8/8/2018 Bay City, MI
Central L.P. 8/9/2018 Owosso, MI	Monroe 8/10/2018 Monroe, MI	Saint Clair 8/11/2018 Port Huron, MI
North Central L.P. 8/13/2018 Gaylord, MI	Northeastern L.P. 8/14/2018 Alpena, MI	Northwestern L.P. 8/16/2018 Boyne Falls, MI
West Central Lakeshore 8/17/2018 Manistee, MI	Allegan/Ottawa 8/18/2018 West Olive, MI	Wexford/Missaukee/Kalkaska 8/21/2018 Cadillac, MI
Muskegon 8/22/2018 Muskegon, MI	Eastern U.P. 8/23/2018 Sault Ste. Marie, MI	Central U.P. 8/24/2018 Gladstone, MI
Western U.P. 8/25/2018 Watersmeet, MI	Saint Joseph/Branch 8/28/2018 Sturgis, MI	Calhoun 8/29/2018 Battle Creek, MI
Jackson 8/30/2018 Jackson, MI	Genesee 9/4/2018 Flint, MI	Lapeer 9/5/2018 Lapeer, MI
Saginaw 9/6/2018 Frankenmuth, MI	Van Buren/Cass 9/7/2018 Decatur, MI	Kent 9/10/2018 Grand Rapids, MI
	Kalamazoo/Barry 9/11/2018 Kalamazoo, 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. Reservations

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.

Pursuant to state statutes, where the State of Michigan Department of Treasury is acting as FGU, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the State may, in its discretion, reserve the mineral rights to offered property as follows:

- *"Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the State does not reserve mineral rights as described above, the State may nonetheless restrict the severance of mineral rights from offered property as follows:

- *"This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan."*

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 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, 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

Lot #	Lot Information	Address	Min. Bid	Sold For
4501	Parcel ID: 01 052 114 000; Legal Description: SEC 10&11 T16N R10W LOT 114 PINE POINTE Comments: Seasonal road for this heavily wooded lot Summer Tax Due: \$155.89	INDIAN DR PARIS;	\$1,200	
4502	Parcel ID: 02 031 003 500; Legal Description: SEC 31 T16N R09W COM AT SW COR SW 1/4 NE 1/4 TH E 422.3 FT TO POB. TH E 120 FT TH N 260 FT TH E 200 FT TH N 350 FT TH W 330 FT TH S 660 FT TO POB. NC Comments: Could be a great bargain . Roof Issues; Occupied; Summer Tax Due: \$836.98	17390 ALMA LAKE RD BIG RAPIDS;	\$4,400	
4503	Parcel ID: 02 042 054 000; Legal Description: SEC 31 T16N R09W YOUNGS LAKE RESORT #2 LOT 54 Comments: Occupied Lake Home, Big Rapids Occupied; Summer Tax Due: \$575.02	17130 YOUNG'S LAKE RD BIG RAPIDS;	\$2,100	
4505	Parcel ID: 04 031 010 000; Legal Description: SEC 31 T16N R07W PART OF W 1/2 W 1/2 E 1/2 SW 1/4 BEG AT INT OF N & S LINE IN W 1/2 SD SEC & S SEC LINE, TH N 273 FT TH E 135 FT TH S 273 FT TH W 135 FT TO POB Comments: Nice slope to property, partially cleared Summer Tax Due: \$79.04	18 MILE RD BARRYTON;	\$650	
4507	Parcel ID: 07 034 005 400; Legal Description: SEC 34 T15N R08W PART OF S 1/2 S 1/2 NE 1/4 BEG 511 FT W OF NE COR THEREOF TH W 266 FT TH S 268 FT TH E 266 FT TH N TO POB. No Road Access; Summer Tax Due: \$91.46		\$1,100	
4508	Parcel ID: 07 042 030 000; Legal Description: SEC 14 T15N R08W LOT 30 FLOWERS HTS Occupied; Summer Tax Due: \$1,102.29	15860 PRETTY LAKE DR MECOSTA;	\$5,500	
4509	Parcel ID: 07 058 048 000; Legal Description: SEC 01 T15N R08W LOT 48 LOST LAKE #2 Comments: Newer well, travel trailer is personal property Personal Property; Summer Tax Due: \$157.84	17792 LOST LAKE RD BARRYTON;	\$1,100	
4510	Parcel ID: 07 058 051 000; Legal Description: SEC 01 T15N R08W LOT 51 LOST LAKE #2 Comments: Sits on hill overlooking Lost Lake Personal Property; Mobile Home; Summer Tax Due: \$124.25	17782 LOST LAKE RD BARRYTON;	\$900	
4511	Parcel ID: 08 006 025 000; Legal Description: SEC 06 T15N R07W A PAR OF LAND LYING IN THE E 1/2 OF NW 1/4 BEG AT THE SE COR OF LOT 172 OF THE PLAT OF SPRING HILL ANNEX TH S 07D 30 S W 100 FT TH S 88 D W 100 FT TH N 7 D 30S E TO SE SIDE OF LOOKOUT ST TH N 71D 30S E TO SW COR LOT 172 TH N 88D E 75 FT ON S LINE OF LOT 172 TO POB Comments: Could be useful Occupied; Summer Tax Due: \$88.92	17905 55TH AVE BARRYTON;	\$1,100	
4512	Parcel ID: 08 024 010 600; Legal Description: SEC 24 T15N R07W BEG AT SW COR SE 1/4 SW 1/4 TH E 300 FT TH N 300 FT TH W 300 FT TH S TO POB. Comments: 1.5 Acres Summer Tax Due: \$106.37	REMUS;	\$1,200	

4513	Parcel ID: 08 037 038 500; Legal Description: SEC 06 T15N R07W PART OF LOT 38 DIAMOND SPRINGS RESERVATION BEG AT INTER OF LOT LINE BETWEEN LOTS 54 & 55 OF SD PLAT WITH E LINE OF LOT 38 TH S 102. 71 FT TO POB. TH S 51.01 FT TH S 86 DEG 10 M W 75. 83 FT TH N 02 DEG 53 M E 45.14 FT TH N 81 DEG 26 M E 74.54 FT TO POB. Comments: Note lot size Summer Tax Due: \$20.30	BARRYTON;	\$750	
4515	Parcel ID: 08 055 105 000; Legal Description: SEC 06 T15N R07W LOT 105 SPRING HILL ANNEX Summer Tax Due: \$20.30	BARRYTON;	\$750	
4516	Parcel ID: 09 014 031 200; Legal Description: SEC 14 T14N R10W COM AT NE COR NW 1/4 SE 1/4 TH W 330 FT TH S 208.71 FT TO POB TH S 33 FT TH W 208.71 FT TH N 33 FT TH E 208.71 FT TO POB Unbuildable Lands / Too Small; 33'/66' Width Parcel; Summer Tax Due: \$11.92		\$800	
4518	Parcel ID: 10 038 362 000; Legal Description: SEC 13&24 T14N R9W LOT 362 LAKE OF THE CLOUDS #2 Summer Tax Due: \$13.04	9070 TIMBERLANE DR STANWOOD;	\$700	
4519	Parcel ID: 10 038 393 000; Legal Description: SEC 13&24 T14N R09W LOT 393 LAKE OF THE CLOUDS #2 Summer Tax Due: \$13.04	12145 CHINOOK DR STANWOOD;	\$400	
4520	Parcel ID: 10 038 535 000; Legal Description: SEC 13&24 T14N R09W LOT 535 LAKE OF THE CLOUDS #2 Summer Tax Due: \$13.04	12155 FRONTENAC DR STANWOOD;	\$700	
4521	Parcel ID: 10 039 279 000; Legal Description: SEC 13 T14N R09W LOT 279 GOLF PORT ESTATES #1 Summer Tax Due: \$13.04	9833 FRONTENAC DR STANWOOD;	\$700	
4522	Parcel ID: 10 040 090 000; Legal Description: SEC 24 T14N R09W LOT 90 HIGHLAND WOODS #1 Summer Tax Due: \$4.77	8370 WEST RIDGE BLVD STANWOOD;	\$700	
4523	Parcel ID: 10 040 096 000; Legal Description: SEC 24 T14N R09W LOT 96 HIGHLAND WOODS # 1 Summer Tax Due: \$4.77	8401 WEST RIDGE BLVD STANWOOD;	\$700	
4524	Parcel ID: 10 040 220 000; Legal Description: SEC 24 T14N R09W LOT 220 HIGHLAND WOODS #1 Summer Tax Due: \$4.77	8271 TANGLEWOOD TRL STANWOOD;	\$700	
4525	Parcel ID: 10 040 223 000; Legal Description: SEC 24 T14N R09W LOT 223 HIGHLAND WOODS # 1 Summer Tax Due: \$4.77	8253 TANGLEWOOD TRL STANWOOD;	\$700	

4526	Parcel ID: 10 040 303 000; Legal Description: SEC 24 T14N R09W LOT 303 HIGHLAND WOODS # 1 Summer Tax Due: \$4.77	8191 HIGHLAND TRL STANWOOD;	\$700	
4527	Parcel ID: 10 040 313 000; Legal Description: SEC 24 T14N R09W LOT 313 HIGHLAND WOODS #1 Summer Tax Due: \$4.77	8206 FOX SQUIRREL LN STANWOOD;	\$700	
4528	Parcel ID: 10 040 345 000; Legal Description: SEC 24 T14N R09W LOT 345 HIGHLAND WOODS #1 Summer Tax Due: \$4.77	8279 HIGHLAND TRL STANWOOD;	\$700	
4529	Parcel ID: 10 040 350 000; Legal Description: SEC 24 T14N R09W LOT 350 HIGHLAND WOODS #1 Summer Tax Due: \$4.77	8299 HIGHLAND TRL STANWOOD;	\$700	
4530	Parcel ID: 10 040 379 000; Legal Description: SEC 24 T14N R09W LOT 379 HIGHLAND WOODS #1 Summer Tax Due: \$4.77	8368 HIGHLAND TRL STANWOOD;	\$700	
4531	Parcel ID: 10 042 028 000; Legal Description: SEC 12&13 T14N R09W LOT 28 LOST CANYON Summer Tax Due: \$13.04	12299 PINE MESA DR STANWOOD;	\$700	
4532	Parcel ID: 10 042 070 000; Legal Description: SEC 12&13 T14N R09W LOT 70 LOST CANYON Summer Tax Due: \$13.04	12449 PINE MESA DR STANWOOD;	\$650	
4533	Parcel ID: 10 042 109 000; Legal Description: SEC 12&13 T14N R09W LOT 109 LOST CANYON Summer Tax Due: \$13.04	10002 RISING STAR LN STANWOOD;	\$700	
4534	Parcel ID: 10 042 183 000; Legal Description: SEC 12&13 T14N R09W LOT 183 LOST CANYON Summer Tax Due: \$13.04	10073 TIMBERLANE DR STANWOOD;	\$700	
4535	Parcel ID: 10 042 330 000; Legal Description: SEC 12&13 T14N R09W LOT 330 LOST CANYON Summer Tax Due: \$13.04	12270 SAN RAFAEL CT STANWOOD;	\$650	
4536	Parcel ID: 10 050 041 000; Legal Description: SEC 24 T14N R09W SUMMERHILL SITE CONDOMINIUM UNIT 41 Summer Tax Due: \$38.17	8506 MULBERRY CT STANWOOD;	\$1,100	

4537	Parcel ID: 11 021 033 000; Legal Description: SEC 21 T14N R08W PART OF SE 1/4 SE 1/4 BEG AT CEN OF CO RD 263 FT N OF SE COR TH N 50 FT TH W 128 FT TH S 50 FT TH E 128 FT TO POB Summer Tax Due: \$6.73		\$400	
4538	Parcel ID: 11 032 007 000; Legal Description: SEC 32 T14N R08W COM AT THE SW COR OF THE SW 1/4 TH E 1320 FT TO POB; TH CONT E ALG THE MORTON/HINTON TWP LINE 775 FT M/L; TH NWLY ALG THE LITTLE MUSKEGON RIVER 275 FT M/L; TH SWLY 400 FT M/L; TH W 231.34 FT; TH S 100 FT M/L TO POB Summer Tax Due: \$50.83		\$900	
4539	Parcel ID: 11 140 304 000; Legal Description: SEC 30 T14N R8W LOT 304 CANADIAN LAKES #3 Summer Tax Due: \$13.40	7552 10TH ST;	\$700	
4541	Parcel ID: 11 141 361 000; Legal Description: SEC 19 T14N R08W CANADIAN LAKES #4 LOT 361 Summer Tax Due: \$13.40	8357 QUEBEC RD STANWOOD;	\$1,500	
4542	Parcel ID: 11 141 456 000; Legal Description: SEC 19 T14N R08W LOT 456 CANADIAN LAKES #4 Summer Tax Due: \$20.12	8439 ALBERTA ST STANWOOD;	\$700	
4543	Parcel ID: 11 147 798 000; Legal Description: SEC 30 T14N R08W LOT 798 CANADIAN LAKES #10 Summer Tax Due: \$13.40	11632 OAK RIDGE DR STANWOOD;	\$750	
4544	Parcel ID: 11 147 801 000; Legal Description: SEC 30 T14N R08W LOTS 801 & 802 CANADIAN LAKES #10; DEED RESTRICTION L 516 P 81 Summer Tax Due: \$26.83	11659 PIERCE RD STANWOOD;	\$1,200	
4545	Parcel ID: 11 147 961 000; Legal Description: SEC 30 T14N R08W CANADIAN LAKES #10 LOT 961 Summer Tax Due: \$13.40	11482 MAPLE RIDGE DR STANWOOD;	\$700	
4546	Parcel ID: 11 147 967 000; Legal Description: SEC 30 T14N R08W LOT 967, CANADIAN LAKES 10 Summer Tax Due: \$13.40	11495 OAK RIDGE DR STANWOOD;	\$700	
4547	Parcel ID: 11 148 009 000; Legal Description: SEC 18 T14N R08W LOT #9 CANYON SPRINGS SUB. Summer Tax Due: \$19.74	9125 N ROYAL RD STANWOOD;	\$1,400	
4548	Parcel ID: 11 148 012 000; Legal Description: SEC 18 T14N R08W CANYON SPRINGS SUB.(L- 8 P-98) LOT #12 Comments: Perfect set up for a walkout basement in Canadian Lakes Association Fees; Summer Tax Due: \$397.58	9100 N ROYAL RD STANWOOD;	\$2,100	
4549	Parcel ID: 11 156 079 000; Legal Description: SEC 18 T14N R08W LOT 79 GOLF PORT ESTATES #1. PLAT REVISION RECORDED L.505 P. 1; 4-29-92 Summer Tax Due: \$54.35	9605 GOLF PORT DR STANWOOD;	\$900	

4550	Parcel ID: 11 156 160 000; Legal Description: SEC 18 T14N R08W LOT 160 GOLF PORT ESTATES #1 Summer Tax Due: \$13.40	9110 BOGGIE DR STANWOOD;	\$700	
4551	Parcel ID: 11 156 187 000; Legal Description: SEC 18 T14N R08W LOT 187 GOLF PORT ESTATES #1 Summer Tax Due: \$20.12	9408 GOLF PORT DR STANWOOD;	\$750	
4552	Parcel ID: 11 158 075 000; Legal Description: SEC 19 T14N R08W LOT 75 HIGHLAND WOODS #1 Summer Tax Due: \$16.78	8321 WHITE TAIL LN STANWOOD;	\$400	
4553	Parcel ID: 11 158 195 000; Legal Description: SEC 19 T14N R8W LOT 195 HIGHLAND WOODS #1 Summer Tax Due: \$13.40	8156 TANGLEWOOD TRL STANWOOD;	\$700	
4554	Parcel ID: 11 161 079 000; Legal Description: SEC 19 T14N R08W LOT 79 LAKE OF THE CLOUDS #1 Summer Tax Due: \$16.46	11395 ALPINE RD STANWOOD;	\$700	
4555	Parcel ID: 11 162 157 000; Legal Description: SEC 19 T14N R8W LOT 157 LAKE OF THE CLOUDS #2 Summer Tax Due: \$16.46	STANWOOD;	\$700	
4556	Parcel ID: 11 162 195 000; Legal Description: SEC 19 T14N R8W LOT 195 LAKE OF THE CLOUDS #2 Summer Tax Due: \$16.46	11975 HUDSON BAY RD STANWOOD;	\$750	
4557	Parcel ID: 11 162 297 000; Legal Description: SEC 19 T14N R08W LOT 297 LAKE OF THE CLOUDS #2 Summer Tax Due: \$16.46	11990 VICTORIA DR STANWOOD;	\$700	
4558	Parcel ID: 11 164 021 000; Legal Description: SEC 31 T14N R08W UNIT 21 OF KILKENNY SITE CONDOMINIUM Summer Tax Due: \$16.46	6123 KILKENNY DR STANWOOD;	\$2,000	
4559	Parcel ID: 11 179 037 000; Legal Description: SEC 18 T14N R08W LOT 37 FAWN RIDGE ESTATES #1 Summer Tax Due: \$50.95	9763 CENTER LN STANWOOD;	\$800	
4560	Parcel ID: 11 180 037 000; Legal Description: SEC 19 T14N R08W LOT 37 HIDDEN VALLEY ESTS Summer Tax Due: \$20.12	11429 HEATHER LN STANWOOD;	\$750	
4561	Parcel ID: 11 180 038 000; Legal Description: SEC 19 T14N R08W LOT #38 HIDDEN VALLEY ESTATES #1 Summer Tax Due: \$23.49	11439 HEATHER LN STANWOOD;	\$750	

4562	Parcel ID: 11 181 263 000; Legal Description: SEC 07 T14N R08W LOT 263 LOST CANYON Summer Tax Due: \$52.68	11873 LOST CANYON CIR STANWOOD;	\$900	
4563	Parcel ID: 11 182 591 000; Legal Description: SEC 18 T14N R08W LOT 591 LOST CANYON #2 Summer Tax Due: \$57.12	9632 CALGARY DR S STANWOOD;	\$950	
4564	Parcel ID: 11 182 656 000; Legal Description: SEC 18 T14N R08W LOT 656 LOST CANYON #2 Summer Tax Due: \$13.40	9763 CALGARY DR N STANWOOD;	\$750	
4565	Parcel ID: 11 182 683 000; Legal Description: SEC 18 T14N R08W LOT 683 LOST CANYON #2 Summer Tax Due: \$26.83	9610 LOST CANYON DR STANWOOD;	\$800	
4566	Parcel ID: 11 182 759 000; Legal Description: SEC 18 T14N R08W LOT 759 LOST CANYON #2 Summer Tax Due: \$13.40	9872 CALGARY CT STANWOOD;	\$700	
4567	Parcel ID: 11 184 040 000; Legal Description: SEC 20 T14N R08W LOT 40 OPEN VALLEY #1 Summer Tax Due: \$13.40	10311 105TH AVE STANWOOD;	\$800	
4568	Parcel ID: 11 184 044 000; Legal Description: SEC 20 T14N R08W LOT 44 OPEN VALLEY #1 Summer Tax Due: \$13.40	10391 105TH AVE STANWOOD;	\$700	
4569	Parcel ID: 11 184 048 000; Legal Description: SEC 20 T14N R08W LOT 48 OPEN VALLEY Summer Tax Due: \$13.40	10477 105TH AVE;	\$750	
4570	Parcel ID: 11 184 049 000; Legal Description: SEC 20 T14N R08W LOT 49 OPEN VALLEY #1 Summer Tax Due: \$13.40	10491 105TH AVE STANWOOD;	\$700	
4571	Parcel ID: 11 186 018 000; Legal Description: SEC 29 T14N R08W LOT 18 CANADIAN LAKES PINES #1 Summer Tax Due: \$13.40	7799 LAKE VIEW DR STANWOOD;	\$750	
4572	Parcel ID: 11 186 062 000; Legal Description: SEC 29 T14N R08W LOT 62 CANADIAN LAKES PINES #1 Summer Tax Due: \$13.40	10176 SUMMERSET DR STANWOOD;	\$750	
4573	Parcel ID: 11 186 068 000; Legal Description: SEC 29 T14N R08W LOT 68 CANADIAN LAKES PINES #1 Summer Tax Due: \$13.40	10066 SUMMERSET DR STANWOOD;	\$650	

4574	Parcel ID: 11 188 003 000; Legal Description: SEC 20 T14N R08W LOT 3 CANADIAN LAKES PENINSULA #1 Summer Tax Due: \$20.12	8391 PENINSULA DR W STANWOOD;	\$750	
4575	Parcel ID: 11 189 016 000; Legal Description: SEC 21 T14N R08W LOT 16 ROYAL CANADIAN SUB #1 Comments: In Mature Area of Canadian Lakes with Neighbors Association Fees; Summer Tax Due: \$92.20	8182 RED FOX RD STANWOOD;	\$1,700	
4576	Parcel ID: 11 189 078 000; Legal Description: SEC 21 T14N R08W LOT 78 ROYAL CANADIAN SUB #1 Summer Tax Due: \$93.27	8011 CARRIAGE LN;	\$1,100	
4577	Parcel ID: 11 190 003 000; Legal Description: SEC 33 T14N R08W LOT 3 ROYAL CANADIAN SO. #1 Summer Tax Due: \$20.12	9210 WHITE PINE DR STANWOOD;	\$750	
4578	Parcel ID: 11 190 004 000; Legal Description: SEC 33 T14N R08W LOT 4 ROYAL CANADIAN SO. #1 Summer Tax Due: \$20.12	9192 WHITE PINE DR STANWOOD;	\$900	
4579	Parcel ID: 11 194 701 000; Legal Description: SEC 33 T14N R08W PLAT ROYAL CANADIAN SOUTH NO. 4 LOT #701 Summer Tax Due: \$26.83	9211 FAWN LAKE DR STANWOOD;	\$750	
4580	Parcel ID: 11 198 006 000; Legal Description: SEC 32 T14N R08W UNIT 6 OF WATERFORD SITE CONDOMINIUM Summer Tax Due: \$16.46	6874 ABBEY LN STANWOOD;	\$800	
4581	Parcel ID: 12 087 018 000; Legal Description: SEC 21 T14N 0R7W VILLAGE OF REMUS SO SIDE ADD BLK 2 W 25 FT OF 7, & ENTIRE 8 Comments: Older Cape with attached 2 car garage. Roof is completely gone on garage , still time to save the house. A lot of deferred maintenance Roof Issues; Structural Issues; Summer Tax Due: \$917.06	279 W WHEATLAND AVE REMUS;	\$8,800	
4582	Parcel ID: 12 088 008 000; Legal Description: SEC 21 T14M R07W VILLAGE OF REMUS SWISHERS ADD BLK 2 LOT 4, 5, 6 AND PART OF ABANDONED SOUTH ST. BEG AT SW COR LOT 4 TH S 40 FT TH E 150 FT TH N 40 FT TH W TO POB. Comments: Right in Remus Summer Tax Due: \$136.81	266 S SOUTH ST REMUS;	\$2,400	
4583	Parcel ID: 13 015 001 000; Legal Description: SEC 15 T13N R10W N 271.75 FT OF NE 1/4 NE 1/4 EXC BEG 50 FT S OF NE COR TH W 241.75 FT TH S 191.75 FT TH E 241.75 FT TH N 191.75 FT TO POB. ALSO EXC PART DESC IN L377 PG1143 CS# 54913 PCL # 29 Obsolete Structure; Mobile Home; Summer Tax Due: \$125.72	3973 200TH AVE MORLEY;	\$1,500	
4584	Parcel ID: 14 019 010 875; Legal Description: SEC19 T13N R09W PART OF NE1/4 SW1/4 COM AT S1/4 COR TH N 00 DEG 19 M W 1814.50 FT TO POB TH S 86 DEG 50 M W 407.19 FT TH N 00 DEG 19 M W 133.16 FT TH N 86 DEG 50 M E 407.23 FT TH S 00 DEG 19 M E 133.16 FT TO POB Comments: Lightly wood 2 acre parcel Summer Tax Due: \$23.40		\$950	

4585	Parcel ID: 14 030 011 000; Legal Description: SEC 30 T13N R09W BEG AT NE COR NE 1/4 NW 1/4 TH W 330 FT TH S 132 FT TH E 330 FT TH N 132 FT TO POB. Comments: Just outside of Morley on paved road . Newer siding and windows . At the time of inspection we were not able to gain access to interior Summer Tax Due: \$144.01	1965 175TH AVE MORLEY;	\$2,400	
4586	Parcel ID: 16 891 032 006; Legal Description: SEC 1 T13N R07W VILLAGE OF MILLBROOK BLK 32 LOTS 6, 7, 8 Unimproved Roads; No Road Access; Summer Tax Due: \$21.47	4TH STREET;	\$1,100	

Osceola

Lot #	Lot Information	Address	Min. Bid	Sold For
5500	Parcel ID: 02 010 012 00; Legal Description: SEC 10 T18N R9W E 1/2 OF SE 1/4 OF SE 1/4 PARCEL 10 18.97A M/L Comments: Parcel runs 660' (east-west) and 1320' (north-south) more or less ... but is fractional acreage so it's actually 18.97 acres +/- and not 20. USGS maps show the easement trails into this area that cross the NW corner of the parcel the trail in from the east (which IS a legal easement to this parcel) is gated several hundred feet away at another parcel boundary (at about where the "34" is written on the map of the area that is attached), and from the west the access shown on the map crosses other folks property (right thru their yard) but it physically does not exist from what we could find. Topo maps indicate this this property is wooded, rolling and pretty much all uplands ... at least that's what the maps say ! This property DOES HAVE AN EASEMENT TO IT that is recorded in the survey at Liber 470 Page 735. We can tell you that it does not front on any improved roads. No Power In Area; No Road Access; Summer Tax Due: \$93.95	(Off) Strawberry Lake Drive (Private);	\$2,000	
5501	Parcel ID: 02 551 084 00; Legal Description: LOT 84 SWISS ALPINE Comments: Nicely wooded, fern-carpeted lot on a quiet cul-de-sac in Swiss Alpine POA. Some stately oaks and maples adorn this gently rolling, dry, well drained parcel. Only a couple other homes on this whole road. Quiet and serene. Subject to membership, fees and restrictions of the Swiss Alpine POA. See the linked website for info !! Summer Tax Due: \$9.89	Zurich Drive;	\$800	
5502	Parcel ID: 02 551 114 00; Legal Description: LOT 114 SWISS ALPINE Comments: Wooded parcel with some nice maples. Across the street from Round Lake. The topography here is rolling, and there is a bit of a low spot in the NE corner of the lot, but it's not a show stopper. Ownership subject to the membership, fee and restrictions of Swiss Alpine POA. Please see the link to their website for more information. Summer Tax Due: \$9.89	Alpine Drive;	\$750	
5503	Parcel ID: 02 553 282 00; Legal Description: LOT 282 SWISS ALPINE #3 Comments: Really nice wooded hillside lot on the SW side of Horseshoe Lake. This is a quality body of water, and the neighborhood is clean and quiet. The lot is sloped steeply (about 40 degrees) toward the lake, and there is a plateau at the road. You'd have a choice between a commanding view from the top with easy access, or you can be right at the water with mucho privacy if you didn't mind a regular cardio workout to get there. Beautifully wooded with nice OAK trees. Dry, well drained buildable soils. Subject to the Swiss Alpine POA membership, fees and restrictions. Please see the attached link for more info ! Summer Tax Due: \$50.22	BERN DR REED CITY;	\$1,400	
5504	Parcel ID: 03 381 025 00; Legal Description: LOT 25 LAKE MIRAMICHI SUBD Comments: Lake Miramichi is an established resort community south of Evart in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Summer Tax Due: \$10.21	Miramichi Drive;	\$850	

5505	<p>Parcel ID: 03 381 218 00; Legal Description: LOTS 218 & 219 LAKE MIRAMICHI SUBD</p> <p>Comments: Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding.</p> <p>Summer Tax Due: \$15.34</p>	Mohican Trail;	\$900	
5506	<p>Parcel ID: 03 381 244 00; Legal Description: LOT 244 LAKE MIRAMICHI SUBD</p> <p>Comments: Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding.</p> <p>Summer Tax Due: \$12.77</p>	Mohican Trail;	\$900	
5507	<p>Parcel ID: 03 381 284 00; Legal Description: LOT 284 LAKE MIRAMICHI SUBD</p> <p>Comments: Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding.</p> <p>Summer Tax Due: \$10.21</p>	Allegheny Trail;	\$800	
5508	<p>Parcel ID: 03 382 394 00; Legal Description: LOT 394 LAKE MIRAMICHI SUBD #2</p> <p>Comments: Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding.</p> <p>Summer Tax Due: \$6.38</p>	Iriquois Trail;	\$800	

5509	<p>Parcel ID: 03 382 506 00; Legal Description: LOT 506 LAKE MIRAMICHI SUBD #2</p> <p>Comments: Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding.</p> <p>Summer Tax Due: \$20.44</p>	Pawnee Trail;	\$1,100	
5510	<p>Parcel ID: 03 384 532 02; Legal Description: LOT 532 LAKE MIRAMICHI SUBD #4</p> <p>Comments: Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding.</p> <p>Summer Tax Due: \$10.21</p>	Mohican Trail;	\$850	
5511	<p>Parcel ID: 03 384 536 00; Legal Description: LOTS 536 & 537 LAKE MIRAMICHI SUBD #4</p> <p>Comments: Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding.</p> <p>Summer Tax Due: \$15.34</p>	Shoshone Trail;	\$900	
5512	<p>Parcel ID: 03 384 545 00; Legal Description: LOT 545 LAKE MIRAMICHI SUBD #4</p> <p>Comments: Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding.</p> <p>Summer Tax Due: \$5.00</p>	Iriquois Trail;	\$750	

5513	<p>Parcel ID: 03 384 597 00; Legal Description: LOT 597 LAKE MIRAMICHI SUBD #4</p> <p>Comments: Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding.</p> <p>Summer Tax Due: \$5.10</p>	Pawnee Trail;	\$800	
5514	<p>Parcel ID: 03 384 598 00; Legal Description: LOT 598 LAKE MIRAMICHI SUBD #4</p> <p>Comments: Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding.</p> <p>Summer Tax Due: \$5.10</p>	Pawnee Trail;	\$800	
5515	<p>Parcel ID: 03 384 649 00; Legal Description: LOT 649 LAKE MIRAMICHI SUBD #4</p> <p>Comments: Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding.</p> <p>Summer Tax Due: \$15.34</p>	Shoshone Trail;	\$950	
5516	<p>Parcel ID: 05 016 032 00; Legal Description: SEC 16 T17N R9W W 150 FT OF GOVT LOT 5, EXC S 33 FT THEREOF .31A M/L</p> <p>Comments: Small 1/3rd acre parcel on the Mighty Muskegon in Hersey Township. You may wish to check with health department folks about its qualifications for septic if you plan to build here. Right on the curve on River Forest Drive.</p> <p>Summer Tax Due: \$10.01</p>	River Forest Drive;	\$800	

5517	<p>Parcel ID: 06 035 012 40; Legal Description: SEC 35 T20N R8W PT OF NW 1/4 OF SW 1/4 BEG 620 FT S & 300 FT E OF NW COR THEREOF, TH E 300 FT, TH S 375 FT, TH W 300 FT, TH N 375 FT TO POB 2.58A M/L Comments: Modular home with expando. Can't be real old, but they did a number on it in record time. Most floor coverings have been removed and tossed, mostly likely because of the animal poo odor (dog, based our experience) that pretty much permeates the entire place. There are 4 bedrooms here, 3 on the back end with a shared bath, and a master with private bath off the kitchen at the front. The biiest issue other than the odor and floor surfacing is the general debris. Inside and out, there is a pretty solid layer that makes it difficult to really get a good grip on the condition of things. Not much here is stanky food garbage ... its more akin to rummage sale excess. Clothing, stuff and more stuff inside, and the exterior is littered with construction materials old furniture, tires and other "man stuff". We wouldn't afraid of this one at all. It seems structurally solid, and mostly just needs cleaning and resurfacing. One tiny roof leak (maybe repaired and just a stain) at the skylight in the kitchen. Otherwise the roof looks good and floors SEEM sound. Just an awful lot of crud to throw away before you can get a good look at it. Oh yeah ... about 2 minutes after we left we started discovering fleas on us so you don't really wanna go inside unless you buy it, and then, bug bomb the heck out of it before you start pulling goodies out to the dumpster. We aren't sure if this road is county maintained or not. It is poorly gradedould be a private road. You may wanna check that out ... Mobile Home;</p> <p>Summer Tax Due: \$451.07</p>	7876 ACKERSON DR MARION;	\$6,200	
5518	<p>Parcel ID: 06 200 017 00; Legal Description: LOT 17 ESCAPE SUBD Comments: Cute little mid century cottage on a waterfront lot of the Middle Branch River near Marion. At some point, a large tree nearby sheared, and a big chunk of its main trunk pierced the roof of the living room, leaving a pretty large hold, about 3 foot in diameter. Aside from that damage (which is very repairable) and a new roof and some resurfacing, this one is not nearly as bad as it would appear. Two bedrooms, one bath. It appears this was probably being rehabbed when the tree fell, and they just walked away. Needs a little work on the front deck as there are a few rotten boards. Neighbor says they don't think it has been occupied in at least 5 years. Maybe much longer. This one has a ton of potential. There is a one car detached garage as well.</p> <p>Summer Tax Due: \$231.50</p>	20392 TALL PINE DR MARION;	\$4,700	
5519	<p>Parcel ID: 08 432 025 00; Legal Description: LOT 25 KNAPP SUBD #2 Comments: Nice hillside wooded lot with a northern exposure. On Beaver Dam Lake which is a tributary/backwater type body of water ... slow moving and a bit green at present. The lot has about a 45 degree slope toward the waterfront and is dry and buildable away from the lake. The roads here are rutted and would be a little tough on your Mini-Cooper. It's almost SUV territory. If they're county maintained, they're not a high priority.</p> <p>Summer Tax Due: \$38.83</p>	Indian Lake Road;	\$1,300	
5520	<p>Parcel ID: 11 018 013 90; Legal Description: SEC 18 T17N R7W THAT PT OF GOVT LOT 4 LYG N OF OUTLET CANAL AS SHOWN ON PLAT OF MADDERN SUBD 10A M/L Comments: This is really, really great waterfront. Unfortunately the land is marshy. If you could concoct a way to build a road into the water frontage, this would be killer boat dockage on the Big Lake channel. The most efficient method to get to the parcel is by extending the end of Sunny Drive, which comes toward the north edge of the parcel. However you'll have to study land records and probably have a survey done to determine the legality of that access. Parcel is irregular in shape and roughly 10 acres. Would be some substantial riparian rights and frontage on Big Lake itself as well. Study this one close before bidding. The lands show on USGS topo maps as marshland, and visual inspection confirms that however you are permitted to build roads through marshland on certain conditions with permits. Please do not trespass on neighbors property. Wetland Indicators;</p> <p>Summer Tax Due: \$18.78</p>	(Off) Sunny Drive (Off) 60th Ave.;	\$1,300	

5521	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 12 034 007 00; Legal Description: SEC 34 T18N R8W PT OF GOVT LOT 8 (SW 1/4 OF SE 1/4) COM 25 RDS W OF SE COR THEREOF, TH E 77 FT, TH N TO C&O RR (PM RR) ROW, TH SWLY ALG ROW TO PT DUE N OF POB, TH S TO POB 1A M/L Comments: Small one bedroom home. Appears to have been vacant since about 2011. Fuel oil heat. There is a good amount of clutter here that makes it difficult to truly determine the condition of the building, but it appears to be generally solid and worthy of rehabbing. Ceilings are a bit low. One car detached garage. Also being sold with the adjacent vacant lot. Parcels back up the a riding and hiking trail to the rear that is a former railroad r/o/w. Also across the street from Riverside Park East public recreation area. We did not see any evidence of roof leakage, but we would expect there to be freeze damage to plumbing here as it would have been pretty difficult to get to all of the fixtures to winterize them. Motorhome in yard we have no title to and cannot include in the sale. There is a lot of personal property here that still belongs to the former owners. Personal Property;</p> <p>(2 of 2) Parcel ID: 12 034 008 00; Legal Description: SEC 34 T18N R8W PT OF GOVT LOT 8 (SW 1/4 OF SE 1/4) COM 25 RDS W OF E 1/8 POST ON S SEC LN, TH N 10 RDS TO PM RR ROW, TH SWLY ALG ROW TO INT WITH C/L OF CO RD, TH SELY & E ALG C/L TO POB Summer Tax Due: \$221.04</p>	8320 6 MILE RD EVART; EVART;	\$4,200	
5523	<p>Parcel ID: 13 400 008 00; Legal Description: LOTS 8 & 9 NO-SHO-MO VALLEY Comments: Nice lot, rolling topography. Mostly open at the front and winds downhill to frontage on Johnson (aka "Hewitt") Creek at the rear. Wildlife active, but very near Reed City and other conveniences. Paved county road. There is a natural gas substation on the east edge of this parcel, (small), but as far as we can tell its benign and not a source of noise or odor in its present use. Parcel has 400' of road frontage. The west section of the parcel has a camper and some other personal property to which we do not have title. They are not included in the sale. Personal Property; Summer Tax Due: \$66.67</p>	21925 APACHE PASS REED CITY;	\$1,400	
5524	<p>Parcel ID: 13 400 023 00; Legal Description: LOT 23 NO-SHO-MO VALLEY Comments: Parcel fronts 270 feet on the road and has frontage on the Hersey River sloughs which is very slow moving and almost more like a pond than a river. The parcel is brushy and runs downhill from the road to the sloughs. Nice, well kept homes in this area. Natural gas available here. Summer Tax Due: \$20.14</p>	APACHE PASS REED CITY;	\$950	

5525	<p>This lot is a "bundle" comprised of 3 parcels</p> <p>(1 of 3) Parcel ID: 14 610 070 00; Legal Description: LOT 70 SOUTH ROSE LAKE FOREST Comments: Rose Lake Forest is a large resort community with amenities near Tustin. We have included a link to the POA (Property Owners Association) website that you will want to review. Rose Lake Forest has private roads, well and septic, propane service and (the last time we checked) zoning and the POA allowed you to CAMP on the lots here. But again ... please research all of these things before bidding. There are association fees, membership and property use restrictions you should check carefully. This lot is 1.09 acre in size, and at the end of a quiet cul-de-sac.</p> <p>(2 of 3) Parcel ID: 14 730 063 00; Legal Description: LOT 63 WEST ROSE LAKE FOREST Comments: Rose Lake Forest is a large resort community with amenities near Tustin. We have included a link to the POA (Property Owners Association) website that you will want to review. Rose Lake Forest has private roads, well and septic, propane service and (the last time we checked) zoning and the POA allowed you to CAMP on the lots here. But again ... please research all of these things before bidding. There are association fees, membership and property use restrictions you should check carefully.</p> <p>(3 of 3) Parcel ID: 14 730 069 00; Legal Description: LOT 69 WEST ROSE LAKE FOREST Comments: Rose Lake Forest is a large resort community with amenities near Tustin. We have included a link to the POA (Property Owners Association) website that you will want to review. Rose Lake Forest has private roads, well and septic, propane service and (the last time we checked) zoning and the POA allowed you to CAMP on the lots here. But again ... please research all of these things before bidding. There are association fees, membership and property use restrictions you should check carefully.</p> <p>Summer Tax Due: \$72.02</p>	<p>Plateau Valley;</p> <p>White Birch Circle;</p> <p>South Forest Trail;</p>	\$3,000	
5528	<p>Parcel ID: 16 009 015 00; Legal Description: SEC 9 T18N R7W S 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4, EXC 1A COM 26 RDS W OF SE COR OF SW 1/4 OF SW 1/4, TH N 13 RDS, TH W 13 RDS, TH S 13 RDS, TH E 13 RDS TO POB 4A M/L Comments: Irregular shaped parcel is 4 acres ... and sits behind a one acre parcel with an old cabin on it (not part of our parcel). There are several old cars, campers, and RVs here none of which are included as we do not have title to them. The rear half or more of this parcel is covered in dense brush. The front portion is open, and there was a trailer located along the east line at some point in the past, evidenced by remnants of utility service. There is a narrow driveway-ish strip that runs north 214 feet to the main portion of the parcel. There is also a newer small storage shed on the parcel, with vinyl siding. Mobile Home Pad;</p> <p>Summer Tax Due: \$88.94</p>	3818 10 MILE RD EVART;	\$1,900	
5529	<p>Parcel ID: 16 720 046 00; Legal Description: LOT 46 WOODS SUBD Comments: Single lot across the street from Woods Lake. There are ample wetlands indicators in this area. Private road. It is unlikely that this parcel would support a septic system. Cattail farm. Wetland Indicators;</p> <p>Summer Tax Due: \$17.53</p>	Birch Drive, Sears;	\$850	
5530	<p>Parcel ID: 41 028 010 00; Legal Description: SEC 28 T20N R7W PT OF NW 1/4 OF NE 1/4 COM 10 RDS N OF SE COR THEREOF, TH W 16 RDS, TH N 10 RDS, TH E 16 RDS, TH S 10 RDS TO POB 1A M/L Comments: We didn't venture too far into this one, as it's pretty well roached from fire damage. And it probably wasn't a worthy rehab candidate without that event, as it appears that the roof (which has many layers of shingle on it) has been bad for a while to begin with. The value here is in the nice large Marion lot. 165 along the road x 264 feet deep = a full acre !! Fire Damage;</p> <p>Summer Tax Due: \$85.49</p>	226 S BLEVINS ST MARION;	\$1,600	

5532	<p>Parcel ID: 51 100 291 00; Legal Description: E 108.5 FT OF LOT 291 EVART CITY</p> <p>Comments: At one time this was likely a splendid, large family home. Then it was lobotomized into four or maybe FIVE "apartments". It's begging for you to restore it to its former glory, as a large well manicured family home. There are separate electric and gas meters. We did not view all of the units because of the number of lock changes involved, but we did see the upper units and the lower ones thru the windows. As you might expect, the floor plans are odd, the surfaces old and in need of a refresh, and the heat almost exclusively wall space heaters. There is some evidence of roof leakage, mostly older and repaired ... but a couple of "fresh" ones. There is municipal water and sewer here. Corner lot, directly across the street from the Evart Middle School. There is a small home to the rear/west of this property that "looks" like it was probably under common ownership and management, but our cipherin' says that its not on this parcel. Multiple Family Use;</p> <p>Summer Tax Due: \$1,759.92</p>	243 N HEMLOCK ST EVART;	\$7,900	
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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	
		6. Seller's (Transferor) Name	
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.		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: <u>Transfers</u> 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.