

Public Land Auction

Clare/Gladwin

August 4th, 2018

Clare and Gladwin Counties



Location:

Doherty Hotel
604 N McEwan St, Clare, MI 48617

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

Doherty Hotel: 604 N McEwan St, Clare, MI 48617





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

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

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

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

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

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

SAVE TIME AT THE AUCTION

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

PAYING FOR YOUR AUCTION PURCHASES

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

Online bidding

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

Absentee bidding

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

On-site bidding

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

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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Clare

Lot #	Lot Information	Address	Min. Bid	Sold For
1800	Parcel ID: 002-020-200-10; Legal Description: T20N R5W SEC 20 . W 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4. Comments: 2.5 acres with a mobile home currently on the land. Has tarp over roof so I'm sure its has some issues. Wooded parcel so it may be a prime hunting location. Occupied; Roof Issues; Mobile Home; Summer Tax Due: \$64.88	4175 W HASKELL LAKE RD HARRISON;	\$1,700	
1801	Parcel ID: 002-034-400-15; Legal Description: T20N R5W SEC 34 2478 W ARNOLD LAKE RD THE SW 1/4 OF THE SE 1/4 EXC BEG S89 DEG 57'07"E ALG S SEC L 400 FT FROM THE S 1/4 POST TH CONT S89 DEG 57'07"E 588.86 FT TH N00 DEG 12'33"E 369.87 FT TH N89 DEG 57'07"W 588.86 FT TH S00 DEG 12'33"W 369.87 FT BACK TO POB. AND EXC THE E 1/2 OF THE E 1/2 OF THE SW 1/4 OF THE SE 1/4. Comments: Approximately 25 acre parcel. There is a home, pole barn and an old barn on the property. Some debris as well. Occupied; Summer Tax Due: \$502.41	2478 W ARNOLD LAKE RD HARRISON;	\$4,700	
1802	Parcel ID: 002-700-081-00; Legal Description: T20N R5W SEC 11 10260 SUZANNE DR LOT 81 SUMMERFIELD PARK NO 3. Comments: With some work the house could be pretty nice. Detached garage could use some work. Debris through out back yard and around garage. Summer Tax Due: \$294.78	10260 SUZANNE DR HARRISON;	\$3,300	
1803	Parcel ID: 004-013-200-19; Legal Description: T20N R3W SEC 13 10117 N M-18 BEG S0 DEG 36'55"W 915.94 FT FROM NE SEC COR TH CONT S0 DEG 36'55"W 50 FT TH N88 DEG 50'46"W 250 FT TH N0 DEG 36'55"E 50 FT TH S88 DEG 50'46"E 250 FT BK TO POB. 0.3A Comments: Smaller parcel with a mobile home and 3 shed, home has bad roof and a shared drive way with the neighbors to the south. Roof Issues; Mobile Home; Summer Tax Due: \$70.28	10117 N M-18 GLADWIN;	\$2,400	
1804	Parcel ID: 004-350-001-00; Legal Description: T20N R3W SEC 13 S 20 FT OF LOT 1 HUNTERS PARADISE SUPERVISORS PLAT OF. Comments: Nice wooded parcel that would make good hunting property. Ground was somewhat wet and squishy. Summer Tax Due: \$3.30	North M18/ North Clarwin rd;	\$650	
1805	Parcel ID: 005-025-200-06; Legal Description: T19N R6W SEC 25 1755 N HEMLOCK AVE THE S 10.01 ACRES OF NE 1/4 OF NE 1/4. PARCEL 9. Comments: Wooded 10 acre parcel in Clare county.....good for hunting Summer Tax Due: \$195.51	1755 N HEMLOCK AVE HARRISON;	\$3,500	
1806	Parcel ID: 005-228-010-00; Legal Description: T19N R6W SEC 16 158 N SECOND ST N 1/2 OF LOT 10 & LOT 11 BLK 28 PLAT OF THE DEWEY STAVE COMPANY'S ADDITION TO THE VILLAGE OF TEMPLE. Comments: Small cottage that needs some work. Just outside the city of Temple. Summer Tax Due: \$65.78	158 N SECOND ST HARRISON;	\$1,700	
1807	Parcel ID: 007-110-175-00; Legal Description: T19N R4W SEC 5 204 W HARLEY BEAGLE RD LOT 175 AIRPORT FOREST SUB #2 SUPERVISOR'S PLAT OF. Comments: Nice sized parcel that has a home/cottage and open storage barn. Previous owners started to redo the place and quit. Summer Tax Due: \$211.65	204 W HARLEY BEAGLE RD HARRISON;	\$2,800	

1808	Parcel ID: 007-130-026-00; Legal Description: T19N R4W SEC 6 . LOT 26 AMY-THE-PINES NO 2. Comments: Wooded parcel that butts up to 1809 Summer Tax Due: \$20.09	HARRISON AVE HARRISON;	\$950	
1809	Parcel ID: 007-130-027-00; Legal Description: T19N R4W SEC 6 . LOT 27 AMY-THE PINES NO 2. Comments: Wooded parcel that butts up to 1809 Summer Tax Due: \$20.09	HARRISON AVE HARRISON;	\$950	
1810	Parcel ID: 007-135-038-00; Legal Description: T19N R4W SEC 8 1844 MINA RD LOT 38 AMY'S PINE DE-ROSA SUB. Comments: Mobile home that needs to go. Holes in floor in poor condition. Garage is full of junk and roof is bad. Has cement drive. It is likely that this property needs to be demolished, but the county does not have plans to do so currently. The buyer will be responsible for any demolition that may be required by local code enforcement. Summer Tax Due: \$127.11	1844 MINA RD HARRISON;	\$2,900	
1811	Parcel ID: 007-183-331-00; Legal Description: T19N R4W SEC 24 . UNIT 331 CEDAR SHORES CAMPGROUND CONDOMINIUM. Comments: Small vacant parcel in Cedar Shores Campground. may have fees. Condominium; Summer Tax Due: \$34.60	5916 CEDAR SHORES DR 331 HARRISON;	\$1,200	
1812	Parcel ID: 007-215-304-00; Legal Description: T19N R4W SEC 1 . LOT 304 CRANBERRY LAKE SUB NO TWO. Comments: Wooded parcel where grade is lower than road. Summer Tax Due: \$15.51	HAMILTON AVE HARRISON;	\$950	
1813	Parcel ID: 007-215-305-00; Legal Description: T19N R4W SEC 1 . LOT 305 CRANBERRY LAKE SUB NO TWO. Comments: Wooded parcel that grade is lower than road . Summer Tax Due: \$15.51	HAMILTON AVE HARRISON;	\$950	
1814	Parcel ID: 007-215-306-00; Legal Description: T19N R4W SEC 1 . LOT 306 CRANBERRY LAKE SUB NO TWO. Comments: Wooded parcel that grade is lower than road . Summer Tax Due: \$3.22	HAMILTON AVE HARRISON;	\$850	
1815	Parcel ID: 007-223-021-00; Legal Description: T19N R4W SEC 23 . LOT 21 DEER LAKE ESTATES. Comments: Parcel is wood with mature trees and uneven terrain. Summer Tax Due: \$25.66	FAWN CIRCLE HARRISON;	\$1,000	
1816	Parcel ID: 007-246-019-00; Legal Description: T19N R4W SEC 4 . LOT 19 FOREST EDGE SUB NO 2. Comments: Vacant Parcel that is on a hill, west side is lower grade and continues to rise to the east. has some mature trees . Summer Tax Due: \$20.09	PEWTON PKWY HARRISON;	\$950	
1817	Parcel ID: 007-352-106-00; Legal Description: T19N R4W SEC 8 . LOT 106 MOBILE HOME VILLAGE NO 2. Comments: vacant small parcel....mobile home area. Summer Tax Due: \$20.09		\$950	
1818	Parcel ID: 007-360-083-00; Legal Description: T19N R4W SEC 7 4162 VALLEY VIEW DR LOT 83 FIRST ADD NORTHLAND ACRES SUB. Comments: Mobile home needs to go, according to a neighbor another mobile home is not allowed back in area. It is likely that this property needs to be demolished, but the county does not have plans to do so currently. The buyer will be responsible for any demolition that may be required by local code enforcement. Summer Tax Due: \$86.25	4162 VALLEY VIEW DR HARRISON;	\$2,300	

1819	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 007-380-077-00; Legal Description: T19N R4W SEC 9 4419 OAK FLATS RD LOT 77 OAK FLATS SUB NO 1. Comments: has potential to be livable again.</p> <p>(2 of 2) Parcel ID: 007-380-078-00; Legal Description: T19N R4W SEC 9 . LOT 78 OAK FLATS SUB NO 1. Comments: Vacant parcel that is located next to 1819 Summer Tax Due: \$133.66</p>	4419 OAK FLATS RD HARRISON; OAK FLATS RD HARRISON;	\$2,900	
1821	<p>Parcel ID: 007-385-125-00; Legal Description: T19N R4W SEC 9 4482 E OAKMAN RD LOT 125 OAK FLATS SUB NO 2. Comments: Small cabin just north of Harrison with a Pole barn on parcel as well. Could use a new roof. Summer Tax Due: \$149.84</p>	4482 E OAKMAN RD HARRISON;	\$2,200	
1822	<p>Parcel ID: 007-400-005-01; Legal Description: T19N R4W SEC 9 2099 BILKARE LOT 5 AND LOT 6 EXC THE EAST 44 FT OF LOT 6 ALL OF OAK PARK SUB. FROM 005-00 & 006-00 Comments: Home could use some minor work on the inside and outside. Has larger yard. There are three big dead trees in back yard which would need to be cut down Summer Tax Due: \$248.58</p>	2099 BILKARE ST HARRISON;	\$4,900	
1823	<p>Parcel ID: 007-419-075-00; Legal Description: T19N R4W SEC 3 . UNIT 75 OAK RIDGE RESORT CONDOMINIUM. Comments: RV site in Oak Ridge Resort. Has an old 5th wheel here, haul it away and put yours in its place. Condo Subdivision "site Condo"; Summer Tax Due: \$15.13</p>	3200 E ARNOLD LAKE RD 75 HARRISON;	\$850	
1824	<p>Parcel ID: 007-420-150-00; Legal Description: T19N R4W SEC 12 4180 N EBERHART AVE LOT 150 OAK SHORES SUB. Comments: Smaller cottage that could use some minor work. would need a new roof and wiring could be updated. Roof Issues; Summer Tax Due: \$121.44</p>	4180 N EBERHART AVE HARRISON;	\$2,300	
1825	<p>Parcel ID: 007-430-006-01; Legal Description: T19N R4W SEC 10 . LOT 6 OPEN RANGE RESORT 1ST ADD. Comments: Vacant parcel that grade is lower than road. Summer Tax Due: \$7.79</p>		\$750	
1826	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 007-475-279-00; Legal Description: T19N R4W SEC 24 . LOT 279 TOWNLINE WILDS #2. Comments: PARCEL GRADE IS LOWER THAN ROAD. Please know what you are bidding on and do your research! No online bidding - must be present at auction to bid. Wetland Indicators;</p> <p>(2 of 2) Parcel ID: 007-475-280-00; Legal Description: T19N R4W SEC 24 . LOT 280 TOWNLINE WILDS #2. Comments: PARCEL GRADE IS LOWER THAN ROAD. Wetland Indicators; Summer Tax Due: \$13.32</p>		\$1,500	
1828	<p>Parcel ID: 008-080-120-00; Legal Description: T19N R3W SEC 19 6848 SAWMILL RD LOT 120 DODGE CITY A SUB. Comments: One room cottage with Haven Lake across the street. Roof Issues; Mold; Demo Target; Summer Tax Due: \$76.04</p>	6848 SAWMILL RD HARRISON;	\$2,500	
1829	<p>Parcel ID: 008-210-088-00; Legal Description: T19N R3W SEC 19 6836 SWALLOW DR LOT 88 TOWNLINE WILDS #1. Comments: Little cottage that is an open concept, needs some work. there is no bathroom in the main building, its in the back corner of parcel in a shed. Some debris is back yard and in shed. Summer Tax Due: \$144.15</p>	6836 SWALLOW DR HARRISON;	\$3,000	

1830	Parcel ID: 009-002-300-05; Legal Description: T18N R6W SEC 2 BEG N ALG N-S 1/4 L 160 FT FROM SE COR OF SW 1/4 TH N 198 FT TH W 220 FT TH S 198 FT TH E 220 FT TO POB. Comments: Lots of debris on this one acre parcel. Used to have mobile home but is no longer there due to a fire all that is left is debris. Only thing worth saving is the two car garage that needs cleaned out and siding. Sanitation Issues And Garbage; Mobile Home; Fire Damage; Summer Tax Due: \$72.34	940 GRASS LAKE AVE LAKE;	\$2,500	
1831	Parcel ID: 009-002-300-06; Legal Description: T18N R6W SEC 2 . BEG N ALG N-S 1/4 L 358 FT FROM SE COR OF SW 1/4 TH N 198 FT TH W 220 FT TH S 198 FT TH E 220 FT TO POB. Comments: One Acre wooded parcel that land grade is slightly lower than road. Summer Tax Due: \$13.58		\$750	
1832	Parcel ID: 009-002-300-09; Legal Description: T18N R6W SEC 2 7620 W MONROE RD S 1/2 OF SE 1/4 OF SW 1/4 EXC BEG AT SW COR OF SE 1/4 OF SW 1/4 TH N 297 FT TH E 594 FT TH S 297 FT TH W 594 FT TO POB & EXC BEG AT SE COR OF SW 1/4 TH N 556 FT ALG N-S 1/4 L TH W 220 FT TH S 556 FT TH E 220 FT TO POB. Comments: Larger parcel, that is almost 14 acres with a home that needs demolished. quite a bit of debris as well. Structural Issues; Demo Target; Summer Tax Due: \$108.96	7620 W MONROE RD LAKE;	\$2,800	
1833	Parcel ID: 009-060-337-00; Legal Description: T18N R6W SEC 24 . LOT 337 BIRCHWOOD HEIGHTS. Comments: Wooded parcel that the grade starts out even with road and slopes to a much lower grade. Summer Tax Due: \$14.72	BIRCHWOOD DR CLARE;	\$850	
1834	Parcel ID: 009-300-089-00; Legal Description: T18N R6W SEC 13 . LOT 89 LAKE OF PINES VILLA. Comments: wooded parcel just outside of Lake George. Summer Tax Due: \$10.18	LINDHAVEN DR CLARE;	\$800	
1835	Parcel ID: 009-600-019-00; Legal Description: T18N R6W SEC 14 . UNIT 19 SANDY SHORES RESORT CONDOMINIUM. Comments: Parcel in Sandy Shores Resort, has an old fifth wheel on lot, remove it and its ready to park your camper for the summer. May have association fees. Association Fees; Condominium; Summer Tax Due: \$31.70		\$1,100	
1836	Parcel ID: 009-780-109-00; Legal Description: T18N R6W SEC 24 . LOT 109 WOODLAND HEIGHTS. Comments: Wooded parcel just outside of Lake George that could sustain a home. Summer Tax Due: \$16.05	woodland dr;	\$900	
1837	Parcel ID: 009-780-134-00; Legal Description: T18N R6W SEC 24 . LOT 134 WOODLAND HEIGHTS. Comments: Wooded parcel just outside of Lake George. Summer Tax Due: \$10.27	woodland dr;	\$800	
1838	Parcel ID: 010-160-042-00; Legal Description: T18N R5W SEC 22 1161 POCAHONTAS RD LOT 42 CANOE SUB. Comments: One room building that would be better off demoed. Grade of parcel is below road, with continual slope. It is likely that this property needs to be demolished, but the county does not have plans to do so currently. The buyer will be responsible for any demolition that may be required by local code enforcement. Demo Target; Summer Tax Due: \$9.91	1161 POCAHONTAS RD HARRISON;	\$1,600	
1839	Parcel ID: 010-180-015-00; Legal Description: T18N R5W SEC 7 557 DAVIS ST LOT 15 DAVIS SUB PLAT OF.DAV Demo Target; Summer Tax Due: \$167.61	557 DAVIS ST LAKE;	\$2,100	

1840	Parcel ID: 010-200-042-00; Legal Description: T18N R5W SEC 7 1335 HILLCREST ST LOTS 42 & 43 EAST OLD GRADE SUPERVISOR'S PLAT OF. Comments: Vacant Parcel just outside of Lake George. Old mobile home site. Mobile Home Pad; Summer Tax Due: \$15.44	1335 HILLCREST ST LAKE;	\$800	
1841	Parcel ID: 010-680-333-01; Legal Description: T18N R5W SEC 26-33 . LOT 333 WHITE BIRCH LKS OF CLARE #2. Comments: Vacant parcel in White Birch Lakes. semi wooded with a drive in place. Association Fees; Summer Tax Due: \$20.09		\$900	
1842	Parcel ID: 010-720-736-00; Legal Description: T18N R5W SEC 26-35 . LOT 736 WHITE BIRCH LAKES OF CLARE #4. Comments: Wooded parcel that grade sits higher than road, located in White Birch Lakes, will have association fees. Association Fees; Summer Tax Due: \$17.84		\$850	
1843	Parcel ID: 010-740-804-00; Legal Description: T18N R5W SEC 27-34-35 . LOT 804 WHITE BIRCH LAKES OF CLARE #5. Comments: Semi wooded parcel that the grade is lower than the road and some what uneven terrain. Located in White Birch Lakes so there will be association fees. Association Fees; Summer Tax Due: \$17.84		\$850	
1844	Parcel ID: 010-746-223-00; Legal Description: T18N R5W SEC 27 . LOT 1223 WHITE BIRCH LAKES OF CLARE #6. Comments: Vacant wooded parcel with possible already in place. Located in White Birch Lakes so there will be association fees. Association Fees; Summer Tax Due: \$13.37		\$700	
1845	Parcel ID: 010-746-226-00; Legal Description: T18N R5W SEC 27 . LOT 1226 WHITE BIRCH LAKES OF CLARE #6. Comments: Vacant wooded parcel with slightly uneven terrain. Located in White Birch Lakes, so there will be association fees. Association Fees; Summer Tax Due: \$16.72		\$750	
1846	Parcel ID: 010-746-329-00; Legal Description: T18N R5W SEC 27 . LOT 1329 WHITE BIRCH LAKES OF CLARE #6. Comments: Wooded parcel on dead end street. Next to 1847, located in White Birch Lakes so there will be association fees. Association Fees; Summer Tax Due: \$17.84		\$850	
1847	Parcel ID: 010-746-330-00; Legal Description: T18N R5W SEC 27 . LOT 1330 WHITE BIRCH LAKES OF CLARE #6. Comments: Wooded parcel on a dead end street located in White Birch Lakes, so there will be association fees. Located next to 1846. Association Fees; Summer Tax Due: \$14.49		\$800	
1848	Parcel ID: 010-780-032-00; Legal Description: T18N R5W SEC 16 . LOT 32 WOODLAND ESTATES OF LAKE GEORGE. Comments: Parcel is located on one of the main roads coming in to Lake George. Grade of parcel is much lower than road with some mature trees. Gas pipe line access maybe on parcel. Summer Tax Due: \$9.72	CEDAR AVE LAKE GEORGE;	\$750	
1849	Parcel ID: 011-003-400-23; Legal Description: T18N R4W SEC 3 . BEG N00 DEG 05'W ALG E SEC L 1690 FT & S89 DEG 25'W 510 FT FROM SE SEC COR TH S89 DEG 25'W 100 FT TH S00 DEG 05'E 200 FT TH N89 DEG 25'E 100 FT TH N00 DEG 05'W 200 FT TO POB. Comments: Wooded, uneven terrain parcel on a two track. 100 ft by 200 ft Summer Tax Due: \$7.71		\$650	

1850	Parcel ID: 011-003-400-24; Legal Description: T18N R4W SEC 3 . BEG N00 DEG 05'W ALG E SEC L 1690 FT & S89 DEG 25'W 610 FT FROM SE SEC COR TH S89 DEG 25'W 100 FT TH S00 DEG 05'E 200 FT TH N89 DEG 25'E 100 FT TH N00 DEG 05'W 200 FT TO POB. Comments: Wooded, uneven terrain parcel on a two track. 100 ft by 200 ft Summer Tax Due: \$7.71		\$650	
1851	Parcel ID: 013-070-071-00; Legal Description: T17N R6W SEC 22 LOTS 71 & 82 BIRCHWOOD SUB. Comments: Wooded uneven terrain. Parcel contains Lot number 71 and 82. Summer Tax Due: \$29.18		\$1,100	
1852	Parcel ID: 013-210-242-00; Legal Description: T17N R6W SEC 27 . LOT 242 GRAY LAKE SUB NO 4. Comments: Water front parcel on Gray Lake. Terrain is uneven and slopes towards lake. There is some old scrap lumber on parcel. Summer Tax Due: \$47.53		\$950	
1853	Parcel ID: 013-270-007-02; Legal Description: T17N R6W SEC 23 . LOT 7 LAKE RESORTS A REPLAT OF LOT 9 OF VILLAGE OF CROOKED LAKE EXC BEG AT NW COR OF SAID LOT 7 TH S0 DEG 47'30"W ALG W L OF SAID LOT 7 224 FT TH S44 DEG 12' 30"E 15 FT TO A SHORE L TRAVERSE OF PERCH LAKE TH N47 DEG 18'27"E ALG A SHORE L TRAVERSE OF PERCH LAKE 81.03 FT TO E L OF SAID LOT 7 TH N12 DEG 7'14"W ALG SAID E L 181 FT TO NE COR OF SAID LOT 7 TH N84 DEG 22'30"W ALG N L OF SAID LOT 7 29.07 FT TO POB. PARCEL EXTENDS S'LY TO WATER'S EDGE. Comments: Small lake front parcel on Perch Lake, approximately 22ft by 109ft. Look for the pink tape on the telephone pole and the pine tree and it will give you roughly the property dimension. Summer Tax Due: \$4.66		\$600	
1854	Parcel ID: 013-310-039-00; Legal Description: T17N R6W SEC 15 . LOT 39 LITTLE VENICE SUB. Comments: Wooded parcel just outside of Lake. Multiple lakes near buy Summer Tax Due: \$25.94		\$900	
1855	Parcel ID: 014-300-006-00; Legal Description: T17N R5W SEC 6 6101 PARKER DR LOT 6 HILL HAVEN NO 1. Comments: Mobile home with bad floors in multiple areas. It is likely that this property needs to be demolished, but the county does not have plans to do so currently. The buyer will be responsible for any demolition that may be required by local code enforcement. Mobile Home; Summer Tax Due: \$81.71	6101 PARKER DR LAKE;	\$2,200	
1856	Parcel ID: 014-300-033-00; Legal Description: T17N R5W SEC 6 6160 HICKS DR LOT 33 HILL HAVEN NO 1. Comments: Small cottage that had prime at one time but now needs to go. It is likely that this property needs to be demolished, but the county does not have plans to do so currently. The buyer will be responsible for any demolition that may be required by local code enforcement. Mold; Demo Target; Summer Tax Due: \$117.89	6160 HICKS DR LAKE;	\$2,700	
1857	Parcel ID: 014-400-275-00; Legal Description: T17N R5W SEC 6 5520 TWO LAKES DR LOT 275 HILL HAVEN NO 6. Comments: Small vacant parcel. Summer Tax Due: \$40.61	5520 TWO LAKES DR LAKE;	\$1,600	
1861	Parcel ID: 070-780-348-00; Legal Description: T19N R4W SEC 21 226 MARY JO LOT 348 WEATHERHEAD HUGHES SUB NO 2 CITY OF HARRISON. Comments: Nice cottage close to Wilson State Park. A lot of work has been put into the inside, just needs finished and the outside needs siding. Summer Tax Due: \$339.13	226 MARY JO RD HARRISON;	\$3,200	

Gladwin

Lot #	Lot Information	Address	Min. Bid	Sold For
6800	<p>Parcel ID: 010-001-302-001-10; Legal Description: SEC 1 17 2W PART OF E 1/2 OF SW 1/4 BEG S 89DEG 28 MIN 26SEC W ALONG E-W 1/4 LINE 1316.89FT & S 0DEG 5MIN 30SEC E ALONG W 1/8 LINE 417.67FT FROM INT 1/4 COR OF SD SEC TH CONT S ALONG SD 1/8 LINE TO NLY NOW LINE OF HWY M-18 TH NWLY ALONG SD ROW TO A PT THAT LIES S 51DEG 46MIN 56SEC W 297.26FT FROM POB TH N 51DEG 46MIN 56SEC E 297.26FT TO POB Comments: Old Quiltshop in Beaverton that has since been turned into living quarter. Has lots of debris on the inside, would need a total gut job. Also a mobile home was on the parcel as well, the home is gone. Building has some exterior damage but could easily be fixed and just used for storage. Vandalism; Sanitation Issues And Garbage; Mobile Home Pad;</p> <p>Summer Tax Due: \$847.99</p>	3215 S M18 BEAVERTON;	\$3,800	
6802	<p>Parcel ID: 010-019-104-010-00; Legal Description: SEC 19 17 2W THAT PART OF NW 1/4 OF SE 1/4 OF NE 1/4 LYG WESTERLY OF STH BRANCH OF TOBACCO RVR. Comments: Access issues... possibly landlocked vacant parcel.</p> <p>Summer Tax Due: \$85.68</p>	BEAVERTON;	\$1,100	
6806	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 030-034-200-004-00; Legal Description: SEC34 17 1E COM 966FT E OF SW COR OF SEC 27 TH E 100FT TH S 200FT TH W 100FT TH N 200FT TO POB-PART OF NW 1/4 OF NW 1/4 Comments: Large parcel that is 100' by 200' there is currently a home on the site that will be torn down. Open area around the house and the rest is wooded. Parcel sits next to 6807, there is a cement slab where a garage or pole barn used to be and an old camper, either on this parcel or 6807. Demo Target;</p> <p><i>(2 of 2)</i> Parcel ID: 030-034-200-005-00; Legal Description: SEC34 17 1E COM 966FT E OF SW COR OF SEC 27 TH S 200FT TH W 100FT TH N 200FT TH E 100FT TO POB-PART OF NW 1/4 OF NW 1/4 Comments: Parcel is next to 6806, there is a cement slab where a garage or pole barn used to be either on this parcel or 6806, some debris, including and old camper.</p> <p>Summer Tax Due: \$408.77</p>	600 E BRUSHABER RD BEAVERTON; 590 E BRUSHABER RD BEAVERTON;	\$4,100	
6808	<p>Parcel ID: 030-040-000-018-00; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOTS 18-19 Comments: Wooded, slightly uneven ground on a dead end road. Power pole is in place just needs a new meter and there is a sewer line at road, currently capped.</p> <p>Summer Tax Due: \$107.11</p>	3865 WARD RD BEAVERTON;	\$3,700	
6809	<p>Parcel ID: 030-040-000-043-00; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 43 Comments: Parcel is cleared enough to have a camper and the rest is mostly wooded with a gradual slope towards a small gully, Probably very wet in the spring.</p> <p>Summer Tax Due: \$38.67</p>	1446 DENTON CREEK BEAVERTON;	\$1,200	
6811	<p>Parcel ID: 030-115-007-004-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 7 LOTS 4-5-6 Comments: Nice little cottage and detached two car garage that could be saved and brought back to life with some work. The roof on the garage is shot as there are open holes and the roof on the cottage would need to be fixed as well. the ceiling in the cottage has been torn down and laying on the floor. In walking distance to the Tittabawassee River. Roof Issues;</p> <p>Summer Tax Due: \$382.95</p>	1216 ASHTON ST BEAVERTON;	\$5,200	

6812	Parcel ID: 030-115-008-015-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 8 LOTS 15, 50 & 51 Comments: Newer construction that never got finished due to a fire. The Bones of the the main structure looked ok but the trusses on half of the building are burnt and would need replace. Could attempt to salvage it or tear it down and start over. In walking distance to the Tittabawassee River Fire Damage; Roof Issues; Summer Tax Due: \$278.82	1167 ASHTON BEAVERTON;	\$4,700	
6813	Parcel ID: 030-115-009-046-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 9 LOTS 46-47-48-49- 50 Comments: Vacant Lot without road access. Summer Tax Due: \$30.50	1129 E MAPLE ST BEAVERTON;	\$1,100	
6815	Parcel ID: 030-115-014-022-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 14 LOTS 22 TO 26 INC Comments: Wooded parcel in Billings Township, grade is lower than that of the road Summer Tax Due: \$45.83	1060 FRANK ST BEAVERTON;	\$900	
6816	Parcel ID: 030-115-014-030-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 14 LOTS 30-31-32-33- 34 Comments: Wooded lot in Billings Township Summer Tax Due: \$168.36	1090 FRANK ST BEAVERTON;	\$1,300	
6817	This lot is a "bundle" comprised of 3 parcels <i>(1 of 3)</i> Parcel ID: 030-115-019-001-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 19 LOTS 1-2-3-4-5 Comments: No road access to get to this parcel. Wooded with some low lying spots. No Road Access; <i>(2 of 3)</i> Parcel ID: 030-115-019-020-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 19 LOTS 20-21-22-23- 24-25 Comments: No road access to get to this parcel. Wooded with some low lying spots. No Road Access; <i>(3 of 3)</i> Parcel ID: 030-115-019-026-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 19 LOTS 26-27-28-29- 30 Comments: No road access to get to this parcel. Wooded with some low lying spots. No Road Access; Summer Tax Due: \$73.06	1050 ASHTON ST BEAVERTON; 1031 BEECH ST BEAVERTON; 1041 BEECH ST BEAVERTON;	\$2,600	
6822	Parcel ID: 030-145-000-008-13; Legal Description: 17 1E LAUREL SUB LOTS 8-9 EXC N 25 FT OF LOT 8 Comments: Wooded parcel with Mature Oak, Pines, Maple and Poplar. Summer Tax Due: \$113.23	WIEMAN RD BEAVERTON;	\$2,400	
6823	Parcel ID: 030-145-000-028-00; Legal Description: 17 1E LAUREL SUB LOT 28, 29 & 30 Comments: Larger parcel that just meant more room to fill with junk. Mobile home needs to be torn down. Floors are soggy and the roof isn't much better! Demo Target; Summer Tax Due: \$423.16	1047 AVERY CREEK RD BEAVERTON;	\$5,600	
6824	Parcel ID: 030-155-000-036-10; Legal Description: 17 1E LEONEL SUB LOT 35 & W 1/2 OF LOT 36 Comments: Wooded parcel on on quiet two track where you could easily remove some trees and put a small pole barn up or a camper. Summer Tax Due: \$104.06	CHARLEBOIS DR BEAVERTON;	\$3,600	
6827	Parcel ID: 050-004-102-002-01; Legal Description: SEC 4 18 1W PART OF NW 1/4 OF NE 1/4 BEG S 88DEG 8MIN 3SEC E ALONG N SEC LINE 675.17FT FROM N 1/4 COR TH S 0DEG 55MIN 48SEC 474.35FT TH S 88DEG 13 MIN 48SEC E 104.74FT TH N 0DEG 55MIN 48SEC E 474.17FT TO N SEC LINE TH W 104.74FT TO POB Mobile Home; Demo Target; Summer Tax Due: \$196.11	1747 WEBER RD GLADWIN;	\$2,200	

6830	Parcel ID: 060-055-000-058-00; Legal Description: 20 1W BERKSHIRE REALM SUB LOT 58 Comments: Completely wooded lot, trees are pretty thick. Standing water in small spot near front corner. In Sugar Springs so there will be association fees. Wetland Indicators; Summer Tax Due: \$75.23	BERKSHIRE DR GLADWIN;	\$1,200	
6831	Parcel ID: 060-055-000-059-00; Legal Description: 20 1W BERKSHIRE REALM SUB LOT 59 Comments: Wooded lot, trees are pretty thick. Has a smaller open area near front of lot. In Sugar Springs so there will be association fees. Summer Tax Due: \$76.30	BERKSHIRE DR GLADWIN;	\$1,100	
6832	Parcel ID: 060-080-000-072-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 72 Comments: Parcel is away from the main road, on a quiet street, flat and open. Buts up to a farm field. In the distance there is an RV storage. Located in Sugar Springs so there will be association fees. Summer Tax Due: \$41.06	FAIRFIELD WAY GLADWIN;	\$1,000	
6834	Parcel ID: 060-080-000-194-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 194 Comments: Parcel sits at a higher grade than the road. Wide open and grassy. Has roads on three sides, two that are paved and one dirt. In the South East Corner there is some utility access point that is private. Walking distance to the Lake Lancer. In Sugar Spring so there will be association fees. Summer Tax Due: \$22.31	PRESTON DRIVE GLADWIN;	\$950	
6835	Parcel ID: 060-091-000-272-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 272 Comments: Parcel needs some work, there are multiple fallen trees and some dead trees that would need to be cut down before they fall. Has grass access from road that may have been gravel at one time. In Sugar Spring so there will be association fees. Summer Tax Due: \$41.06	BYE WAY GLADWIN;	\$1,000	
6836	Parcel ID: 060-091-000-335-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 335 Comments: Parcel sets higher than road, once on parcel it is mostly level with a slight slope. In Sugar Springs so there will be association fees. Summer Tax Due: \$41.06	BRUNTSFIELD LANE GLADWIN;	\$1,000	
6837	Parcel ID: 060-091-000-390-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 390 Comments: Nice flat, for the most part, clear parcel that borders the Sugar Springs Air Strip. Would need to have a culvert and drive installed in order to be able to get on lot. In Sugar Springs so there will be association fees. Summer Tax Due: \$41.06	BYE WAY GLADWIN;	\$950	
6838	Parcel ID: 060-093-000-550-00; Legal Description: 20 1W HIGHLANDER REALM NO 4 LOT 550 Comments: Parcel grade is lower than road. Wet. Located in Sugar Springs so there will be association fees. Wetland Indicators; Summer Tax Due: \$41.06	HOCKADAY RD & DORMIE DR GLADWIN;	\$900	
6839	Parcel ID: 060-093-000-551-00; Legal Description: 20 1W HIGHLANDER REALM NO 4 LOT 551 Comments: Parcel grade is lower than road. Wet. Located in Sugar Springs so there will be association fees Wetland Indicators; Summer Tax Due: \$41.06	HOCKADAY RD & DORMIE DR GLADWIN;	\$900	
6840	Parcel ID: 060-110-000-146-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 146 Comments: Lot is clear for the most part, just some small wild shrubs that could be easily removed. Lot is gently sloping and then there is a drop off towards back. Still suitable to park the camper on for a weekend get away. There is a culvert and grass drive to access lot. In Sugar Springs so there will be association fees. Summer Tax Due: \$41.06	WELLINGTON RD GLADWIN;	\$1,000	

6841	Parcel ID: 060-110-000-181-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 181 Comments: Parcel grade is lower than road, Some smaller trees/brush almost completely cover lot. In Sugar Springs so there will be association fees. Summer Tax Due: \$41.06	LEXINGTON AVE GLADWIN;	\$900	
6842	Parcel ID: 060-110-000-182-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 182 Comments: Parcel grade is lower than road, Some smaller trees/brush almost completely cover lot. In Sugar Springs so there will be association fees. Summer Tax Due: \$41.06	LEXINGTON AVE GLADWIN;	\$850	
6843	Parcel ID: 060-110-000-197-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 197 Comments: Pine wooded lot, some trees would have to be removed if you plan on parking on a camper on this lot, also a culvert and drive are also needed. In Sugar Spring so there are association fees. Summer Tax Due: \$41.06	HUNTINGTON CIRCLE GLADWIN;	\$900	
6844	Parcel ID: 060-110-000-213-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 213 Comments: Corner lot across from Sugar Spring Club House. There will be association fee. Parcel has some wet/swamp are on roadside. Parcel has open space in the center surrounded by some mature Pines. Wetland Indicators; Summer Tax Due: \$41.06	SUGAR RIVER RD GLADWIN;	\$1,000	
6845	Parcel ID: 060-130-000-246-00; Legal Description: 20 1W KINGS REALM SUB LOT 246 Comments: Corner wooded lot on one of the main roads in Sugar Spring. Gently sloping, small swamp area on back property line or on property. In Sugar Springs so there are association fees. Wetland Indicators; Summer Tax Due: \$84.61	KINGS WAY & SUG RIV RD GLADWIN;	\$1,300	
6846	Parcel ID: 060-165-000-155-00; Legal Description: 20 1W SALISBURY REALM LOT 155 Comments: Parcel sits on a quiet part of Sugar Springs, has some small trees to add some privacy and somewhat open in the center of the lot Summer Tax Due: \$106.57	Heather WAY GLADWIN;	\$1,700	
6848	Parcel ID: 060-180-000-006-00; Legal Description: 20 1W SIR RICHARDS REALM SUB LOT 6 Comments: Pretty flat lot, pretty open, some brush growing towards back of lot, standing water in ditch, would need to put a culvert and drive in to be able to park on lot. Located in Sugar Springs so there will be association fee. Association Fees; Summer Tax Due: \$72.69	KNIGHTS WAY GLADWIN;	\$1,100	
6849	Parcel ID: 060-200-000-186-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 186 Comments: Parcel sits in between two occupied homes. Could be suitable for a smaller home. Has a gradual slope that could easily be fixed. Also has some younger Pines. In Sugar Springs so there will be association fees. Summer Tax Due: \$72.69	DORCHESTER WAY GLADWIN;	\$1,200	
6850	Parcel ID: 070-160-000-040-01; Legal Description: 20 1E SUPVS PLAT OF LOEBRICH'S SUB S 233FT OF LOT 40 Comments: UPDATE: Since the time of inspection, the DEQ has removed the pumps/underground tanks on this property. Pictures still show the pumps, but they have been removed at this point. Old Gas station/party store that hasn't been open in a while. Has an old shed on parcel as well that was used for storage, would need to be torn down. Vandalism; Sanitation Issues And Garbage; Summer Tax Due: \$174.46	4010 THREE RIVERS RD GLADWIN;	\$6,600	

6853	Parcel ID: 100-004-100-004-10; Legal Description: SEC 4 T18N R2W COM ON N LN OF NE FRL 1/4 4.68 CHAINS W OF NE COR TH S 54DEG 30'W 7.24 CHAINS TH S 86DEG W 9.56 CHAINS TO W LINE OF NE 1/4 OF NE 1/4 TH N 4.87 CHAINS TH E 15.37 CHAINS POB EXC THE E 3.03 CHAINS AS RECORDED L477 P138. Comments: Non buildable wetland, in a cove of Wiggins Lake. Parcel is on a corner and runs along Willford Rd and Mix Rd. Irregular shaped. Wetland Indicators; Summer Tax Due: \$124.16	WILLFORD RD GLADWIN;	\$1,300	
6854	Parcel ID: 100-033-300-002-00; Legal Description: SEC 33 T18N R2W PART OF SW 1/2 OF SW 1/4 COM 331 FT S OF NW COR TH E 330FT TH S 197FT TH W 330FT TH N 197FT TO POB Comments: Nice county setting on a quiet gravel road. Looks as if there used to be a home here, probably a mobile. Summer Tax Due: \$102.17	MCNAMARA RD BEAVERTON;	\$1,200	
6860	Parcel ID: 110-430-018-005-00; Legal Description: 18 1E WOODLAND TERRACE ANNEX BLK 18 PART OF LOT 5 WHICH LIES NLY OF A LINE 33FT NLY OF (MEASURED AT RT ANGLES)AND PARALLEL TO A LINE DESC AS: BEG AT A PT ON E-W 1/4 LINE OF SEC 9 WHICH IS N 89DEG 21MIN W 254.25FT FROM CENTER OF SD SEC 9 TH S 42DEG 5MIN E 317.22FT TH S 89DEG 21MIN E 1203.48FT TO PT OF CURVATURE OF A 1146.28FT RADIUS CURVE TO LFT (CHD BEARING N 81DEG 35MIN E) TH ELY ALONG ARC OF SD CURVE 362.67FT TO PT OF TANGENCY OF SD CURVE & POB Comments: Small corner parcel in White Star. The parcel is irregular in shape. Has a raised cement platform towards center. Summer Tax Due: \$6.13	ELM ST GLADWIN;	\$700	
6861	Parcel ID: 120-006-200-003-00; Legal Description: SEC6 19 2W COM NW COR OF NW 1/4 OF NE 1/4 OF NW 1/4 TH E 150 FT TH S 150 FT TH W 150 FT TH N 150 FT TO POB Comments: Parcel has a pole barn and a mobile home. Mobile Home; Personal Property; Summer Tax Due: \$298.93	5869 ARNOLD LK RD GLADWIN;	\$2,800	
6862	Parcel ID: 120-026-302-001-05; Legal Description: SEC 26 19 2W PART OF NW 1/4 OF SW 1/4 BEG S 88DEG 2MIN E ALONG E-W 1/4 LINE 652.55FT FROM W 1/4 COR TH CONT S 88DEG 2MIN E 260.42FT TH S 4DEG 12MIN 12 SEC E 452.55FT TH S 87DEG 12MIN 28SEC W 203.78FT TH N 15DEG 05MIN 09SEC W 326.10FT TH N 01DEG 51MIN 04SEC W 155.441FT TO POB AKA PARCEL B. SPLIT ON 01/27/2014 FROM 120-026-302-001-10; Comments: Home on this parcel used to be located in the city of Gladwin, was moved to current location a few years back. Could easily be fixed up. Parcel has a pond and two nice storage buildings. Roof Issues; Summer Tax Due: \$928.86	3921 PRATT LAKE RD GLADWIN;	\$3,700	
6864	Parcel ID: 130-170-009-020-00; Legal Description: 19 1E SMALLWOOD SHORES SUB BLK 9 W 1/2 OF LOTS 20-21-22-23-24 Comments: Small wooded corner parcel. There are two drains that come into ditch, has some standing water Summer Tax Due: \$81.14	302 ASH ST GLADWIN;	\$1,600	
6866	Parcel ID: 140-077-000-219-00; Legal Description: 20 2W GRASS LAKE SUB NO THREE LOT 219 Comments: Lots of issues here, would be best to do a complete doze. Foundation problems, cement floor is basement is all cracked, can see light through some walls, and although someone started or tried to fixed it up they gave up. Parcel is flat until you get to the back of the house then a quick drop off. Extra mobile home that also needs to go. Structural Issues; Dangerous Building; Mobile Home; Demo Target; Summer Tax Due: \$92.26	5241 ROSE ST GLADWIN;	\$2,400	

6867	Parcel ID: 140-090-000-427-10; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOTS 427, 428 & 429. Comments: Smaller home that could be flipped into a nice summer cottage. Summer Tax Due: \$167.37	5370 HILLCREST ST GLADWIN;	\$2,900	
6868	Parcel ID: 140-090-000-486-01; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS E 1/2 OF LOT 486 AS RECORDED Comments: Building is unsafe and need to be torn down Roof Issues; Demo Target; Dangerous Building; Summer Tax Due: \$62.21	5369 PINE ST GLADWIN;	\$2,300	
6869	Parcel ID: 150-006-300-002-00; Legal Description: SEC 6 17 1W PART OF N 1/2 OF SW 1/4 COM AT S 1/4 COR OF SEC TH N 89DEG 31MIN W ALONG S SEC LINE 1324.85FT TH N 0DEG 33MIN W ALONG W 1/8 LINE 1978.76FT TO T POB TH CONT N 0DEG 33MIN W ALONG SD 1/8 LINE 494.58FT TH N 89DEG 12MIN W 165FT TH N 0DEG 33MIN W 115FT TH N 89DEG 12MIN W 284.68FT TH S 58DEG 27MIN W 861.66FT TO W SEC LINE TH S 0DEG 16MIN 10SEC E 149.75FT TH S 89DEG 16MIN 45SEC E 1179.01FT TO POB AKA Comments: Nice larger parcel just outside the city of Beaverton. The house would be best torn down and starting fresh, roof issues and floor issues just to name a few things. One room the floor is completely gone and it a dirt hole. Has a couple small out building as well that would need to go. Parcel is partially wood. There is also an old carpet and storage facility located on the parcel as well. The business build looks to be in good condition for the most part. Half of the building has a hand full of storage units. Has gravel parking Roof Issues; Demo Target; Summer Tax Due: \$1,315.14	3200 CROLL RD BEAVERTON;	\$7,900	
6871	Parcel ID: 150-035-301-002-02; Legal Description: SEC 35 17 1W E 290.5FT OF W 581FT OF S 150FT OF N 329.05FT OF W 1721FT OF N 1/2 OF SW 1/4 TOGETHER WITH & SUBJ TO DRIVEWAY EASEMENT AS REC IN L475- P627 Comments: 290.5' by 150' Parcel. Mobile home sits on site and is occupied!! Occupied; Mobile Home; Summer Tax Due: \$127.03	5769 BRYAN RD BEAVERTON;	\$2,100	
6872	Parcel ID: 160-050-006-001-00; Legal Description: BEAVERTON CITY BLISS, BROWN & RYAN BLK 6 PART OF LOT 1 & PMRR ROW BEG AT NE COR OF SD LOT 1 TH N 89 DEG 36MIN W ALONG S LINE OF SAGINAW ST 161FT TH S 0DEG 21MIN 24SEC W 136FT TH S 89DEG 36MIN E 161FT TO SE COR OF SD LOT 1-BLK 6 TH N 0DEG 21MIN 24SEC E ALONG E LINE SD LOT 136 FT TO POB Occupied; Summer Tax Due: \$336.51	141 SAGINAW ST BEAVERTON;	\$8,200	

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 <i>if applicable</i>)			
<input type="checkbox"/> A Single Person	<input type="checkbox"/> A Married Man	<input type="checkbox"/> A Married Woman Taking Title in Her Name Only	
<input type="checkbox"/> Married Persons			
Entity Type: (check box <i>if applicable</i> and complete Schedule of Entity Ownership below)			
<input type="checkbox"/> A Corporation	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> A Trust	
<input type="checkbox"/> A Partnership			

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

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

EXEMPTIONS

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

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

CERTIFICATION

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

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

Instructions:

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

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

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

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

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

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

Penalties:

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

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