

Public Land Auction

Wexford/Missaukee/Kalkaska

August 21st, 2018

Kalkaska, Missaukee, and Wexford Counties



Location:

Cherry Grove Event Center
5676 E M-55, Cadillac, MI 49601

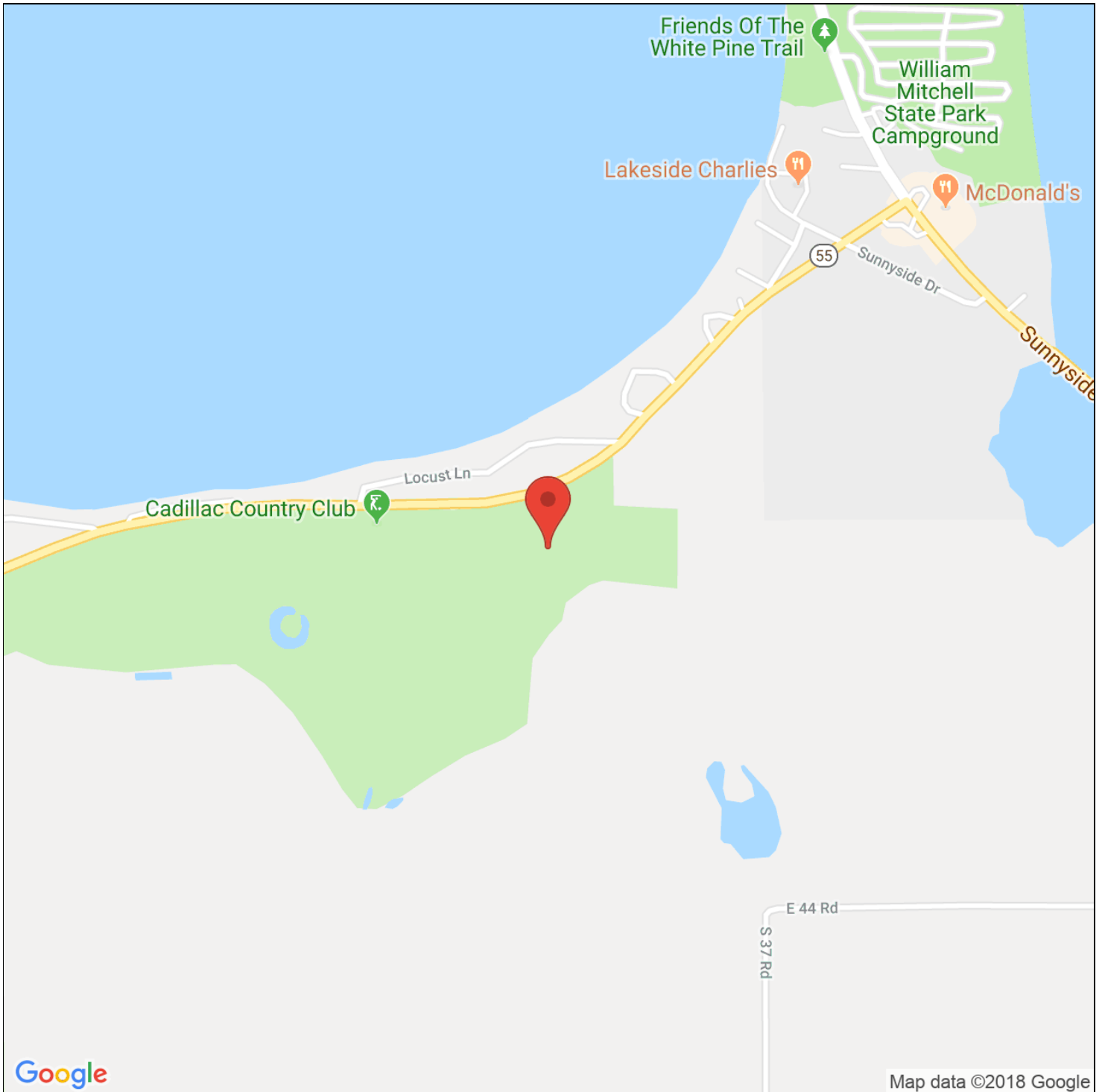
Time:

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

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

Auction Location

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





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.

Kalkaska

Lot #	Lot Information	Address	Min. Bid	Sold For
6900	Parcel ID: 001-467-005-00; Legal Description: LOT 5 BLK 17 GLENWILD SEC 20 T27N-R5W Comments: Old school 2 bedroom cabin near Bear Lake between Grayling and Kalkaska, south of M-72. The building appears to need a new roof, and the inside looks better than the outside would suggest ... leaks localized in the kitchen and in a rear bedroom. Did not see visible signs of a well, septic or electrical service to this property. The center-east portion of the cabin (original structure) is on a slab and the west portion (addition) has a crawlspace. There is a garage to the west of the cabin that is NOT part of this auction property, but belonged to a home next door that burned. You will want to investigate the utility service and septic system aspects prior to bidding. Just off M-72 near Dingmans, a local landmark. Summer Tax Due: \$562.25	11757 GRAYLING ST NE KALKASKA;	\$6,000	
6901	Parcel ID: 003-027-012-10; Legal Description: THAT PART OF THE N 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 SEC 27 T26N-R8W DESC AS COM AT THE W 1/4 COR OF SD SEC 27 TH N 00 DEG 00'00E ALG THE W LI OF SD SEC 328.60 FT TO THE POB TH CONT N 00 DEG 00' 00E ALG SD W LI 184.18 FT TH S 89 DEG 03'41E 305.09 FT TH S 76 DEG 30'16E 370.54 FT TH S 00 DEG 03'26W 103.12 FT TH N 89 DEG 06'10W 665.33 FT TO THE POB SUBJ TO EASEMENT FOR INGRESS AND EGRESS SUBJ TO ROW FOR BUTLER RD Comments: 6423 and 6411 Butler Road. Two side by side units on one parcel. This is 2.26 acres with 184 feet on the road, running 665 feet deep. 6411 Butler Road is a mid-60s mobile that is worn and needs a resurfacing, but it was occupied until about May 2018. 6423 Butler Road is in tough condition. The windows are busted out and the mechanicals are torn up or missing altogether. It's a 10' wide trailer/mobile at its core and was stick built around on 3 sides. There is debris to dispose of ... including tires, garbage, appliances etc. The value here is the land, 4" submersible well and septic. There are two electrical services here as well. Gravel county maintained road not too far from South Boardman. Summer Tax Due: \$334.94	6423 BUTLER RD SW SOUTH BOARDMAN;	\$5,200	
6902	Parcel ID: 004-015-038-10; Legal Description: THE S 50 FT OF SE 1/4 OF SE 1/4 SEC 15 T28N-R8W Comments: This parcel contains a private road. It's 50 feet wide by 1320 feet (1/4 mile) long. It is commonly known as N Schneider Road. This is a private, seasonal road and not county maintained. It serves several properties to the west. It is probable that there are easements over this parcel. 33'/66' Width Parcel; Seasonal Road; Summer Tax Due: \$95.34	N Schneider Road - Rapid City;	\$1,200	
6903	Parcel ID: 005-022-015-00; Legal Description: THE W 1/2 OF E 1/2 OF W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 SEC 22 T28N-R6W CONT 2 1/2 ACRE M/L Comments: 2.5 acres with 82.5 feet of frontage on Covert Road. Densely wooded in brush toward the rear of the property with the front 100 feet or so cleared. Parcel runs 1/4 mile deep ... so its narrow and long. Summer Tax Due: \$94.06	Covert Road;	\$1,200	
6904	Parcel ID: 005-026-002-30; Legal Description: THE NE 1/4 OF THE NW 1/4 SEC 26 T28N R6W EXC: THE E 990 M/L FT AND THAT PART LY N OF TOWER RD Comments: Parcel is just less than 5 acres. Has 330 feet along the north side of Tower Road and runs south to the quarter quarter line. Just about every tree we could see from the road was a maple. Nice woods ! Appears to be level dry buildable land. County maintained gravel road with power at the roadside. Summer Tax Due: \$169.35	Tower Road, NE;	\$1,700	

6905	<p>Parcel ID: 005-680-030-00; Legal Description: THE S 1/2 OF LOT 30 TIMBER CAMP SUBD SEC 14 T28N-R6W Comments: Parcel fronts 165' along the north side of Covert Road near the intersection with Rogers Road. Runs about 1315' north = just less than 5 acres. The driveway is overgrown from disuse. According to a neighbor, the cabin has not been used in maybe 20 years on any kind of a regular basis. There are additions to the cabin (maybe porches ?) that have been removed, leaving foundation that holds some potential for rebuilding. A tree lies across the east side but does not appear to have inflicted serious damage on the building itself. There is a structural rot-spot right at the front door, but the rest of it seemed merchantable. Newer power service (disconnected). Not much inside at all in the way of plumbing and we did not see a well but it could be covered out in the overgrown yard somewhere. Nicely wooded but evidence of logging in the past.</p> <p>Summer Tax Due: \$551.11</p>	8447 COVERT RD NE MANCELONA;	\$4,000	
6906	<p>Parcel ID: 006-004-011-00; Legal Description: A PARCEL OF LAND IN NW COR OF NW 1/4 OF NW 1/4 SEC 4 T27N-R6W EXTENDING 298 FT FROM N TO S FROM CENTER OF HWY 612 & EXT W TO E 139 FT FROM CENTER OF HWY 571 Comments: This is a local landmark. The old schoolhouse at the corner of CR 612 (Manistee Lake Road) and CR 571 (Darragh Road). Parcel is 298 x 139 in size. Structurally this one is solid and merchantable. The original block building has a frame addition to the south. 2 bedrooms (1 up, one down) and one bath off the kitchen. The furnace has been harvested. Roof is mid life and shows no signs of leaks. We did not find a basement or crawlspace access. Newer 100A electrical. Many potential uses ... check zoning to see if yours is permitted. A very visible and well known corner.</p> <p>Summer Tax Due: \$1,054.64</p>	6020 CO RD 612 NE KALKASKA;	\$9,000	
6907	<p>Parcel ID: 006-030-005-00; Legal Description: PARCEL B: PART OF NE 1/4 OF NW 1/4 & PART OF NW 1/4 OF OF NE 1/4 POB BEING AT N 1/4 COR OF SEC 30 T27N-R6W TH E 165 FT TH S 330 FT TH W 1486.33 FT TH N 330 FT TH E 1320.40 FT TO POB CONT 11.26 ACRES M/L Comments: 11.26 ACRES on M-72 east of Kalkaska. 1/4 mile of highway frontage however its pretty much all marshlands. At the far east end there is an acre or two of uplands, and this is where you'll find an older ... but well cared for ... mobile home and nice garage. Missing the tub/shower, but otherwise seems in generally solid condition. Disclosure: The last owner died in this structure.</p> <p>Summer Tax Due: \$278.85</p>	4524 M-72 SE KALKASKA;	\$4,500	
6908	<p>Parcel ID: 009-004-009-00; Legal Description: PART OF SW 1/4 OF SW 1/4 SEC 4 T26N-R6W DESC AS COM AT THE SW COR TH N 100 FT TH E 150 FT TH S 100 FT TH W 150 FT TO BEG Comments: Old timey one roomer near Sigma on a 1/3 acre corner lot. Low ceilings. There are two teeny tiny bedrooms and a main room with kitchenette. Our largest concern with this one is a high water table ... which suggests that there may be septic issues here. There is open standing water about 10 feet from the back wall, within a foot of grade level with the floor inside the house. The floors are springy, but we did not have access to give it a closer inspection via crawlspace.</p> <p>Summer Tax Due: \$266.00</p>	6015 KNISS RD SE KALKASKA;	\$2,500	
6909	<p>Parcel ID: 009-100-019-00; Legal Description: LOTS 19 & 20 VILLAGE OF SIGMA SEC 9 T26N-R6W Comments: 1960s mobile roofover with frame addition on a corner lot in Sigma. There is also a one car steel garage out back. It's worn and needs resurfacing, but not beyond help. One noticeable leak in the kitchen ceiling, but otherwise its not damp or stinky. She is in need of a new roof, as well as some soffit work to prevent further decay. We didn't see a heating source other than wood that looked operable. Keyword here: rustic. Has broken windows ... and the front door is weak and penetrable.</p> <p>Summer Tax Due: \$154.01</p>	3189 WARD ST SE KALKASKA;	\$2,500	

6910	Parcel ID: 010-021-119-04; Legal Description: UNIT #4 BLUE HERON RESORT CONDO PART OF THE SW 1/4 SEC 21 T26N-R7W Comments: Very nice waterfront parcel in the Blue Heron site condo development near Lodi on M-66. 1.87 acres in size, the road side of the parcel is mostly open, level and well drained. Toward the lake the parcel is nicely wooded and gradually tapers to the waterfront. This is vegetated, and not sandy frontage, on a quiet private lake. There will be condo fees for maintenance of the private road as well as deed restriction in the master deed. You'll want to research these carefully before bidding. Condo Subdivision "site Condo"; Summer Tax Due: \$42.73	146 BLUE HERON DR SE KALKASKA;	\$1,500	
6911	Parcel ID: 011-028-001-70; Legal Description: PART OF THE NE 1/4 SEC 28 T28N-R7W DESC AS: COMM AT THE N 1/4 COR OF SD SEC; TH E ALG THE N LINE 810 FT; TH S 315 TO THE POB; TH CONT S 125 FT; TH E 138.01 FT; TH N 125 FT; TH W 138.01 FT TO THE POB Comments: Parcel sits behind the home at 642 Wood Road. It is 138x125 in size. Well drained soils that should support a septic system. It does not front on an improved public road, and you'll want to investigate easement rights prior to bidding. There is a two-trackish path leading back there, but the legality of its use is not obvious. No Road Access; Summer Tax Due: \$22.16	(Behind) 642 Wood Road;	\$900	

Missaukee

Lot #	Lot Information	Address	Min. Bid	Sold For
4600	<p>Parcel ID: 002-021-013-00; Legal Description: . SEC 21 T24N R8W W 1/2 OF NW 1/4 OF NW 1/4. 20A. Comments: Parcel is 660' feet east>west, and 1320' feet north>south. It does not front on any public road. Forestry here is a mixture but there are some nice oak sawlogs on this one mixed in with evergreens. The land rises about 20 foot in elevation from the edges to the center. The north boundary sits a few hundred feet south of the Moorestown Road ... about 2000 feet west of Lucas Road. Nice deer camp, campspot or just general getaway. Summer Tax Due: \$100.78</p>	W Moorestown Road;	\$1,600	
4601	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 003-150-011-00; Legal Description: SEC 5 T22N R5W LOT 11 BERT MERRITT'S FIRST ADD. Comments: Solid, square older 2 story frame construction house in Merritt, has an additional vacant lot where we believe the septic is probably located. 4BR 1.5BA. Has a newer furnace and 100A electric service. Located on a corner lot in a quiet rural town. Original wood siding with plugs indicating that the walls have been insulated. Roof is older and sketchy looking, but does not leak (yet !) With a little work, this could be a pretty solid little family home.</p> <p><i>(2 of 2)</i> Parcel ID: 003-150-012-00; Legal Description: SEC 5 T22N R5W LOT 12 BERT MERRITT'S FIRST ADD. Summer Tax Due: \$221.75</p>	<p>479 S MERRITT RD MERRITT;</p> <p>479 S MERRITT RD MERRITT;</p>	\$3,300	
4604	<p>Parcel ID: 015-028-011-00; Legal Description: SEC 28 T23N R6W A PART OF NW 1/4 OF SW 1/4 SEC 28 T23N R6W, COM 24 RDS E & 4 RDS N OF SW COR; N 100 FT; E 50 FT; S 100 FT; W 50 FT TO BEG. .1148 A. Comments: Parcel fronts 50' along the north side of Newman Road, just east of 8 Mile, and runs 100' deep. There is a long abandoned cabin here with a roof that has large holes in it. No power, water or septic, tho there could be an old well here somewhere. Could it be saved ? Probably. But you'll have some work to do. Roof Issues; Summer Tax Due: \$3.30</p>	E Newman Road;	\$800	

4606	<p>Parcel ID: 010-064-013-00; Legal Description: SEC 14 T24N R6W - BEG N 89 DEG 25'23W 180.98 FROM SE COR OF SE 1/4 TH N 89 DEG 25'23W 297.78 FT N 01 DEG 15'46W 458.52 FT S 87 DEG 46'39E 296.91 FT S 01 DEG 08'58W 449.98 FT TO POB. 3.1A. Comments: Parcel fronts 296 feet along the north side of the Moorestown Road and runs 449 feet deep. There is a large 3 bedroom / 1 bath home here with a barrier free ramp to the front door. It has an addition to the rear which houses an enclosed pool. This is a large, well constructed, solid home that is messy and full of leftovers and garbage, but the basic structure does not need a lot of work inside. The front/home portion has a woodburning fireplace and galley style kitchen, and there is a massive flagstone fireplace in the pool as well, with a third unit also located there which appears to have been designed for indoor BBQ activities. There is a full basement under the front (house) section of the building only, and its heated by bottle gas forced air heat. The pool does not appear to have been used in a few years, and we cannot be certain of its operability or condition, other than noticing that the heater and filter appear to be intact. The pool is quite deep in the center and has a diving board at one end. There is a shower facility at one end of this room, but someone poked a hole thru the concrete block wall, and it appears to have found repurposing as a pet quarters of some kind (?). This addition is served by an air handling unit (AHU) on the roof for management of humidity and air temperature. There is also two car garage here, that requires some attention to the overhead doors, as well as an additional large steel outbuilding that is uninsulated storage. Both outbuildings have concrete floors. Overall the property needs some updating and maintenance. Steel roof on the home is newer, but the shingle roof on the rear (pool) addition looks as though it could use replacement. Overall this is a large, well appointed solid home, that needs to be cleaned out and resurfaced. We'd advised a new roof to the rear.</p> <p>Summer Tax Due: \$757.98</p>	4951 E MOORESTOWN RD LAKE CITY;	\$11,500	
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Wexford

Lot #	Lot Information	Address	Min. Bid	Sold For
6700	Parcel ID: 10-085-00-076-00; Legal Description: S 50 FT OF LOT 5, BLK 50 G A MITCHELLS PLAT OF SE 1/4 SECTION 33-22-9, CITY OF CADILLAC Comments: We've sold this one before. Maybe twice. She's interesting to say the least. We're thinking that most of the materials used in this "remodeling" project are repurposed used items. Vinyl siding (lipstick on a pig). The "design" here is a random assortment of roof lines and strange places for doors and windows. We did not venture inside as it is posted CONDEMNED. However we doubt that the inside has changed much since the last time we were there, which is unfinished and "creative design". You will need to BRING THIS UP TO CURRENT CODE to be to have the condemnation lifted ... so if you have interest in this property for anything other than demolition, please consult with the Cadillac City Building Code Enforcement officer BEFORE YOU BID. Please and thank you. Incomplete Construction; Dnvi; Condemned; Summer Tax Due: \$1,082.03	714 N SIMONS ST CADILLAC;	\$5,400	
6701	Parcel ID: 10-091-00-194-00; Legal Description: LOT 18, BLK 256 SMITH & ERNST ADD. CITY OF CADILLAC Comments: A pretty typical two story frame home in Cadillac. Vinyl siding and a decent looking roof. Because the property is occupied, we didn't get a real upclose look at it. The garage door is whacked and needs repair or replacement. This home appears to be in generally merchantable condition. Occupied; Dnvi; Summer Tax Due: \$645.20	1012 ERNST ST CADILLAC;	\$3,600	
6702	Parcel ID: 2110-01-1101; Legal Description: COM 33 FT S OF NE COR OF NE 1/4 OF NE 1/4: S 300 FT; W 160 FT; N 300 FT; E 160 FT TO BEG. 1 A. M/L CG. SEC. 1 T21N R10W Comments: Parcel fronts 160 feet along the north side of W Division Street ... about 1/4 mile east of its intersection with M-115. It appears the lands to the east of this are state owned and marshy. We suspect a building has been removed from this parcel and it has been filled in the past. If you're considering building here, you'll want to check with the health department as to suitability for online sewage systems if no public sewer passes by here. Nice property, wooded toward the rear and open at the road, but there are certainly wetlands indicators here you'll want to review. Summer Tax Due: \$117.26	5942 W DIVISION ST CADILLAC;	\$1,200	
6703	Parcel ID: 2110-LWGE-16; Legal Description: LOT 16 LAKEWOOD "EAST" ON THE GREEN CG. SEC. 23 T21N R10W Comments: Parcel is mixed in along the links of a popular Cadillac area golf course. You will want to investigate membership and association fees and deed restrictions on building before bidding. Private road. Nice homes. Well manicured neighborhood. Lot is nicely wooded, dry and very buildable. Natural gas at the street. Association Fees; Summer Tax Due: \$299.11	BIRCHWOOD LN.;	\$1,500	

6704	<p>Parcel ID: 2112-17-3108; Legal Description: E 264 FT OF THE FOL DESC: S 1/2 OF NE 1/4 OF SW 1/4 & THE N 1/4 OF SE 1/4 OF SW 1/4 --6 A. SB. SEC. 17 T21N R12W Comments: Parcel is 264' (east-west) x 990' (north-south). It does not front on any improved road, but can be accessed by a shared private road that runs east from 3 1/2 Road, east of the M-55/M-37 intersection. This property is in the Peterson Bridge / Pine River access recreational area, and there are thousands of acres of state and federal lands nearby in the Manistee National Forest. In the area that the private road meets 3 1/2 Road you will find an assortment of camp type setups (no year round homes) and some of these are a bit trashy/unkept. At the end of the private road is a mobile home that is blown out and mostly stripped. It is possible that this unit may even be ON the parcel we are selling ... but we were unable to confirm that at the time we were there. This parcel is some distance from power. You'll want to investigate exactly where the corners are and what you might be "inheriting" in the form of debris before bidding. This is a great recreational area, and the parcel is nicely wooded and very buildable. No Power In Area;</p> <p>Summer Tax Due: \$110.66</p>	S 3 1/2 Road;	\$950	
6705	<p>Parcel ID: 2209-21-2201-04; Legal Description: PARCEL "B". COM AT NW COR OF SEC; E 325.01 FT TO POB; E 884.16 FT TO RR ROW; S 277.14 FT; W 913.63 FT; N 270.88 FT TO POB. ALSO PARCEL B-1; COM AT NW COR OF SEC; E 1315.64 FT TO POB; S 53.32 FT; N 53.6 FT; E 5.96 FT TO POB. TOGETHER W/ & SUBJECT TO EASEMENT - 5.64 A M/L - SEC 21 T22N R9W Comments: This parcel is roughly 270' (north to south) x about 900' east to west. It does not have frontage on S 41 Road, but there is a private road that is shared with 2969 S 41 Road. The access road is along the north edge of our parcel, which begins 325' off the road. Follow the access road in and veer to the right. You will see a stake at the NW corner of the property with pink survey tape on it. There are some things stored on the property (see photos) that we do not have title to and they are not included in the sale. They may belong to the neighbor we're not sure. The parcel is very level, sandy soils and quite buildable. It is lightly wooded and brush covered. See the attached survey. 5.64 acres. Personal Property;</p> <p>Summer Tax Due: \$211.86</p>	S 41 Road;	\$1,800	
6706	<p>Parcel ID: 2309-CH-31; Legal Description: LOT 31 PLAT OF CADILLAC HILLS CC. SEC. 27 T23N R9W Comments: Small home sits atop a hill east of (Old) US 131. This is essentially a block construction basement with one side exposed and built out with windows and doors. Earth sheltered so to speak. There would probably be potential for adding upper stories here depending on the construction engineering here. Hillside lot. Paved drive. Not a large place ... more of a singles or couples size. When we were here in early June it appeared that the property was still occupied, so we really didn't have a chance to get a good look up close. Occupied; Dnvi;</p> <p>Summer Tax Due: \$112.85</p>	1830 N US 131 HWY MANTON;	\$1,400	

6707	<p>Parcel ID: 2312-09-2202; Legal Description: COM AT NW COR OF SEC; E 200 FT TO POB: E 250 FT; S 439.09 FT; W 250 FT; N 439.6 FT TO POB. 2.52 A SP. SEC. 9 T23N R12W Comments: Older 2 bedroom, 2 bath mobile on a 2.5 acre parcel near Mesick. The star attraction here is the TWO storage buildings. One is an oversized steel 2 car garage that's about 18x24. Cement floor and power service. The second building has a ton of potential. Its a 40x40 poured cement structure that's built like a brick smith-house. Unfortunately, we're told he ran into some issues with the code enforcement people when he tried to make part of it into living quarters without proper engineering or permits and they placed a stop work order and shut him down. This structure has a 200A service, and the north 2/3rds are a well built garage . The other one third was apparently becoming kitchen and bathroom space when the work was stopped. There is also upper floor space that was intended as more living area but is not finished. We suggest that you talk with the township code enforcement folks about their analysis of the situation here before bidding. This structure can't be more than 3 or 4 years old. Overall this is a very well built structure with a ton of potential. Just be aware that it is on the radar of third parties. Get your permits and do it the right way There is still some personal property here (boat) that is NOT included in this sale as we do not have the title to it.</p> <p>Summer Tax Due: \$398.73</p>	9925 W 16 RD MESICK;	\$5,500	
6708	<p>Parcel ID: 2312-14-2101; Legal Description: THAT PART OF E 1/2 OF NW 1/4 LYING S'LY OF OLD M-37 EXC N 660 FT & EXC S 46 ACRES THEREOF. 11.92 A M/L SP. SEC. 14 T23N R12W Comments: We are still in the process of obtaining photos on this home. It is OCCUPIED and the person here is not happy about the situation ... so we highly advise due caution in approaching this property. Parcel is 11.92 acres. Home cannot be seen from the road. Occupied; Dnvi;</p> <p>Summer Tax Due: \$666.82</p>	3840 OLD M-37 HWY MESICK;	\$5,700	
6709	<p>Parcel ID: 2312-MA2-104; Legal Description: LOT 104 MCLEOD'S ACRES #2 SP. SEC. 17 T23N R12W Comments: We didn't have the opportunity to get a real good look at this one, as it is currently occupied. At the very end of a poorly graded gravel road. Doesn't appear to be in bad condition. But we couldn't tell much from the curbside. Occupied; Dnvi;</p> <p>Summer Tax Due: \$241.36</p>	3220 MARION RD MESICK;	\$2,400	
6710	<p>Parcel ID: 2312-YU-0603; Legal Description: LOT 3, BLK. 6 VILLAGE OF YUMA SP. SEC. 34 T23N R12W Comments: So you say you've always wanted a place in Yuma ? Well by golly, look no further !! Oh ... Arizona ? Sorry. This is all we've got. Older one story frame structure. She's been partly gutted and modernized on the cheap in the past. TBH, we'd strip it down to studs and start all over. Will need a roof (this one needs to be mowed), mechanicals and we can't be sure of the location or age of the well or septic ... tho we assume there to be such because it has some rough plumbing inside. This would not be a huge job to remodel into your own little up north love shack. Electrical service outside the building appears to be newer and upgraded. For those of you that are not world travelers, Yuma is just off M-37 between Mesick and Harrietta. And if you don't know where those are either, you're just not very cool.</p> <p>Summer Tax Due: \$192.02</p>	112 SECOND ST MESICK;	\$1,900	

6711	<p>Parcel ID: 2411-06-2405; Legal Description: PAR COM AT W 1/4 COR OF SECTION 6; TH E 1233.68 FT TO POB: TH N 675 FT; TH E 350 FT; TH S 675 FT; TH W 350 FT TO POB. --5.42 A. M/L SUB TO & TOG W/ EASMT HNR. SEC. 6 T24N R11W Comments: Parcel is a level, well drained tillable parcel west of Buckley. Has 350 feet of frontage on State Highway M-37, and runs 675 feet deep to the north. Apparently this has been used in the past as a festival/outdoor entertainment space parking areawith the (now closed) "Southside Hideout" Restaurant and Bar which is adjacent to the east. The rear boundary of the parcel we assume is roughly equal with the fenced north boundary of the bar parcel based on rough measurement. Parcel sits about 5 foot below road grade. Dry,level, open lands. Check zoning for your intended use.</p> <p>Summer Tax Due: \$105.02</p>	W WEXFORD AV BUCKLEY;	\$1,200	
6712	<p>Parcel ID: 2411-17-4101; Legal Description: N 313 FT OF E 1/2 OF NE 1/4 OF SE 1/4 EXC W'LY 1 FOOT. 4.72 A M/L HNR. SEC. 17 T24N R11W Comments: Parcel fronts 313 feet along the west side of N 17 Road, about a mile south of Lake Gitchegumee. Then runs 659 feet deep. Lightly wooded in a mixture of woods and brushy cover. Sandy, well drained soils with no marshlands according to USGS topographical maps. We've placed pink survey tape at the VERY approximate north and south corners along N 17 Road. Nice land ! CHECK THIS: There are two homes (or more) that are modern places ... however we did not see any real evidence of power in the area. You'll want to confirm where exactly that is if you're considering building here. No Power In Area;</p> <p>Summer Tax Due: \$42.24</p>	N 17 Rd, Buckley;	\$850	
6713	<p>Parcel ID: 2411-LG1-119; Legal Description: LOT 119 LAKE GITCHEGUMEE HNR. SEC. 8 T24N R11W Comments: Okay. We see lots of strange things in this business, and once in a while it is this. Half of a house. The structure is built across the lot line of a two lot parcel that apparently had two tax bills. The other half is NOT foreclosed and we are not selling it. But this half is. The owners of the remaining portion of the property have stated their intention to come to the sale and buy this back. You can save yourself the call to ask them if they'll sell you the other half ... because they're not interested. PLEASE DO NOT MAKE ANY EFORT TO ENTER THIS PROPERTY. There are neighbors watching, and the po-po will be called. Waterfront on Lake Gitchegumee, about a half mile south of Buckley, and a few cherry pit spits away from Traverse City. Property is in generally good, well maintained condition. Power is still on, Please consider this property OCCUPIED and do not trespass. Maybe you'll only have to pay half of the association fees... Encroachments; Boundary Issues; Occupied; Dnvi;</p> <p>Summer Tax Due: \$886.16</p>	(Half of) 310 PONEMAH TRL BUCKLEY;	\$6,200	
6714	<p>Parcel ID: 2411B-VB-073; Legal Description: LOTS 73 & 74 VILLAGE OF BUCKLEY HNR. SEC. 5 T24N R11W Comments: Vacant double lot. Appears to have been associated with the home to the west in the past, and contains someones garden. Crops NOT included !! Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$170.52</p>	410 E SOUTH ST BUCKLEY;	\$4,400	

6715	<p>Parcel ID: 2412-14-1203; Legal Description: E 1/2 OF A PAR COM 647 FT W OF NE COR OF W 3/8 OF NE 1/4: S 280 FT; W 314 FT; N 280 FT; E TO BEG. 1.25 A. M/L WEX. SEC. 14 T24N R12W Comments: Older frame house SW of Buckley on a quiet country road. Needs a new roof yesterday. Has been leaking for a while, but its fairly localized as far as damage (so far) to an area on the east side about halfway back, where the second floor stairway is. It would probably best best to gut the interior, clean it all up and resurface. There is mold developing especially on the second floor. There are some hardwood floors here if you're of the mindset to straighten them out ... there is a noticeable dip in the kitchen floor. Mechanicals are old and cruddy. Outbuilding/garage isn't pretty but it appears to be straight and strong and worth saving. Comes with a couple junk cars out back. There is a corner marker out back at the SE corner. 157' on 6 Road, and 280 feet deep to the south. Dry, level sandy soils here. We did not see a heating fuel source. Power meter is gone. Has a two-holer for overflow company nights. Mold; Roof Issues;</p> <p>Summer Tax Due: \$135.62</p>	7439 W 6 RD MESICK;	\$2,000	
6716	<p>Parcel ID: 2412-34-1103; Legal Description: PAR COM 986.54 FT S OF NE COR OF SEC: S 200 FT; W 270.08 FT; N 200 FT; E 270.08 FT TO POB. AKA PARCEL "2" 1.24 A. M/L WEX. SEC. 34 T24N R12W Comments: Well used smaller home on 9 Road north of Mesick. We're pretty sure that there is an old mobile at the core of this structure, with a couple of additions and a modified roofline over the whole thing. Detached garage. Will need siding work and probably some windows. It is currently occupied by a renter, so we couldn't get a real good look at it. There is some general debris here to haul away. Overall condition is "fair". 1.24 acre lot with 200 feet on the road and 270+ feet deep. Occupied; Dnvi;</p> <p>Summer Tax Due: \$269.76</p>	6761 N 9 RD MESICK;	\$2,600	
6717	<p>Parcel ID: MN-S-MQ-B14B; Legal Description: N 75 FT OF E 125 FT OF LOT 14, BLK. B SEAMAN & MAQUESTON ADDITION CITY OF MANTON Comments: Efficient mid century tract house in Manton. Roof and interior look good. With a little cleanup, this one can be put back into productive use with little investment or work. The original living room at the front of the home has been chopped up into two teeny tiny bedrooms, with living space moved back to what probably the original kitchen or dining room. Breaker box is in the kitchen cupboard (!?!). There are 3 main floor bedrooms and one bath. The attic has been converted into a kids room/storage area and is served by a pull down ladder/stair. The basement is wet, which is not uncommon where there is a sump pump but no power. One car detached garage. Small storage shed/clubhouse/mini-mancave in the back yard. Nice corner lot in a quiet well kept neighborhood. Natural gas forced air heat with some space heat in a few areas. We noticed a pump/tank in the basement, but Manton has municipal water so we're not sure about the water source here. Basement has exterior entrance from rear.</p> <p>Summer Tax Due: \$653.50</p>	200 S MAPLE ST MANTON;	\$5,700	

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.