

# Public Land Auction

Eastern UP

*August 23rd, 2018*

Chippewa and Luce Counties



***Location:***

Kewadin Casino  
2186 Shunk Rd., Sault Ste. Marie, MI  
49783

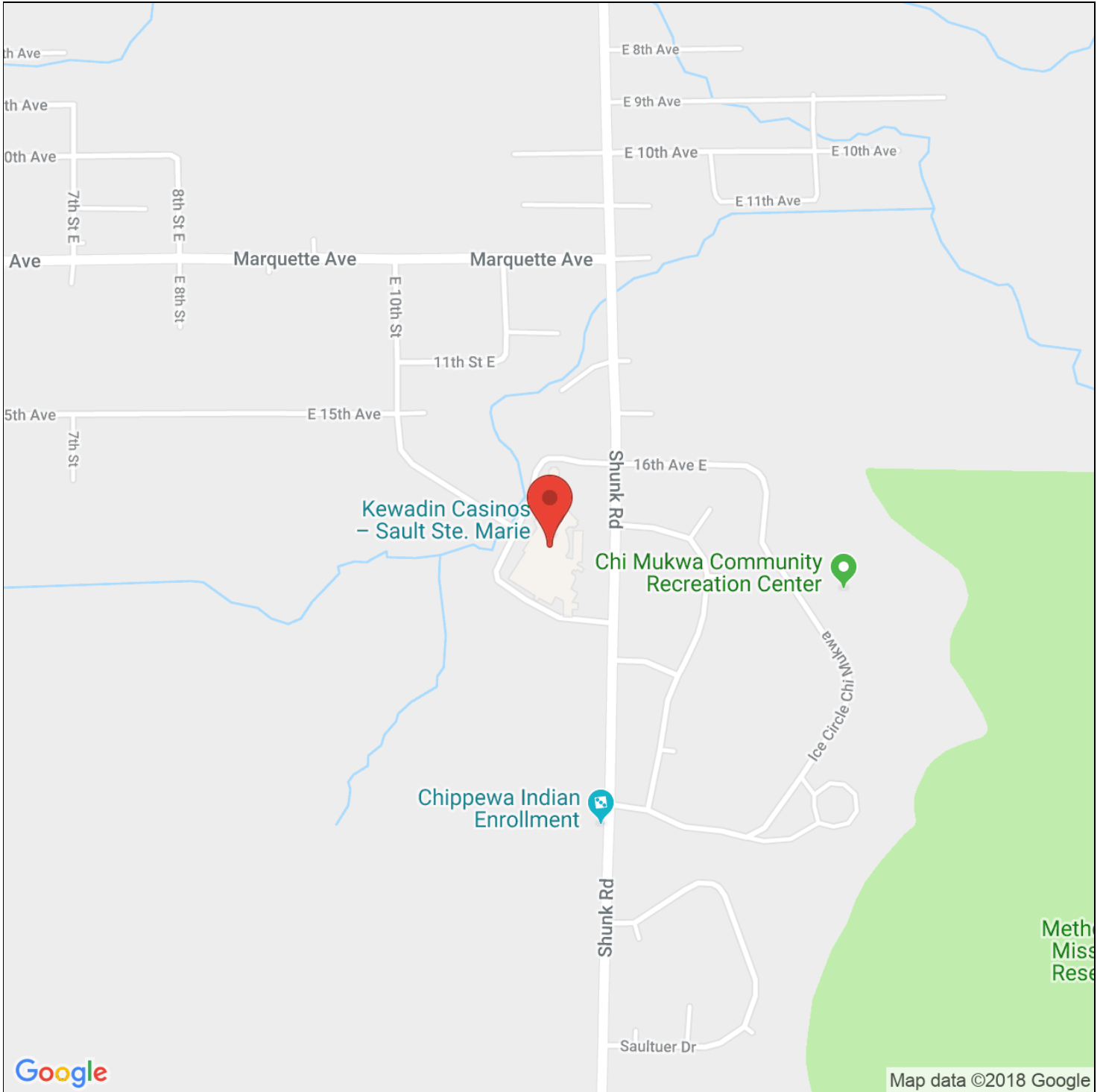
***Time:***

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

Kewadin Casino: 2186 Shunk Rd., Sault Ste. Marie, MI 49783





[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

<b>Ionia/Montcalm</b> 7/31/2018 Sheridan, MI	<b>Northern Bay Area</b> 8/1/2018 East Tawas, MI	<b>Mecosta/Osceola</b> 8/2/2018 Big Rapids, MI
<b>Lake</b> 8/3/2018 Baldwin, MI	<b>Clare/Gladwin</b> 8/4/2018 Clare, MI	<b>Bay/Tuscola</b> 8/8/2018 Bay City, MI
<b>Central L.P.</b> 8/9/2018 Owosso, MI	<b>Monroe</b> 8/10/2018 Monroe, MI	<b>Saint Clair</b> 8/11/2018 Port Huron, MI
<b>North Central L.P.</b> 8/13/2018 Gaylord, MI	<b>Northeastern L.P.</b> 8/14/2018 Alpena, MI	<b>Northwestern L.P.</b> 8/16/2018 Boyne Falls, MI
<b>West Central Lakeshore</b> 8/17/2018 Manistee, MI	<b>Allegan/Ottawa</b> 8/18/2018 West Olive, MI	<b>Wexford/Missaukee/Kalkaska</b> 8/21/2018 Cadillac, MI
<b>Muskegon</b> 8/22/2018 Muskegon, MI	<b>Eastern U.P.</b> 8/23/2018 Sault Ste. Marie, MI	<b>Central U.P.</b> 8/24/2018 Gladstone, MI
<b>Western U.P.</b> 8/25/2018 Watersmeet, MI	<b>Saint Joseph/Branch</b> 8/28/2018 Sturgis, MI	<b>Calhoun</b> 8/29/2018 Battle Creek, MI
<b>Jackson</b> 8/30/2018 Jackson, MI	<b>Genesee</b> 9/4/2018 Flint, MI	<b>Lapeer</b> 9/5/2018 Lapeer, MI
<b>Saginaw</b> 9/6/2018 Frankenmuth, MI	<b>Van Buren/Cass</b> 9/7/2018 Decatur, MI	<b>Kent</b> 9/10/2018 Grand Rapids, MI
	<b>Kalamazoo/Barry</b> 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](http://www.tax-sale.info). Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

#### F. Online Bidding

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

#### G. Bids are Binding

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

#### H. Limitations on Bidding

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

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

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



## 4. Terms of Sale

### A. Payment

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

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. **Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.**

### B. Refund Checks

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

### C. Dishonored Payment

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

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

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

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

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

### D. Eligible Buyers

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

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

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

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

#### **E. Sale to Entities**

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

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

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

#### **F. Cancellation Policy**

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

#### **G. Property Transfer Affidavit**

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

### **5. Purchase Receipts**

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

### **6. Title Being Conveyed**

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

### **7. Special Assessments**

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

### **8. Possession of Property**

#### **A. Possession Pending Deed Delivery**

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

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

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

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

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

## B. Occupied Property

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

## 9. Conditions

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

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

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

## 10. Deeds

### A. Deed Execution and Delivery

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

### B. Restrictive Covenants

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

## 11. Property Taxes & Other Fees

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

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

## 12. Other

### A. Personal Property

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

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

### B. Mineral Rights

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

### C. Applicability of These Rules and Regulations

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

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

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

# Chippewa

Lot #	Lot Information	Address	Min. Bid	Sold For
1702	<p><b>Parcel ID:</b> 002-013-001-50; <b>Legal Description:</b> SEC 13 T45N R1E NE 1/4 OF SE 1/4. 40 A M/L. <b>Comments:</b> Square wooded 40. 1320' x 1320' and 1320' north of E 15 Mile (Corktown) Road. Neighbor has lived there since 1972 and says he's never seen anyone on or around it, nor has it been logged in that time to his memory. There is an overgrown trail (impassable by vehicle) that reaches the SE corner and runs along the east boundary of the land from 15 Mile, however we did not find any easements on record or through equalization, so do your research on this one. There are some survey markers in the area around the SE corner as well. USGS topos indicate that the lands are gently rolling and wooded. Easement Or Access Across; No Road Access;  <b>Summer Tax Due:</b> \$269.97</p>		\$6,400	
1703	<p><b>Parcel ID:</b> 002-300-001-50; <b>Legal Description:</b> SEC 18 T45N R2E CHANNEL VIEW SUB W 70 FT OF LOT 1 &amp; S 100 FT OF OUTLOT "A" &amp; THAT PART OF VACATED ELM PLACE LY BET N &amp; S LINES OF LOT 1 <b>Comments:</b> Steel sided frame building, roughly 2000 square feet. Located at the main 4 in Barbeau (Alder), just north of where the Neebish Island Ferry crosses. It's in various stages of rehab. 200A electrical service. Great place for a starving artist workshop or other seasonal business .... or convert to a cottage. Has some basic plumbing, but no fixtures installed. Incomplete Construction;  <b>Summer Tax Due:</b> \$186.52</p>	14999 SCENIC DR BARBEAU;	\$2,800	
1704	<p><b>Parcel ID:</b> 003-222-021-00; <b>Legal Description:</b> SEC 22 T46N R6W PART OF SW 1/4 OF NE 1/4 BEG AT A PT 640 FT W &amp; 122 FT N OF SE COR TH W 50 FT S 50 FT E 50 FT &amp; N 50 FT TO BEG. .06 A. <b>Comments:</b> Vacant 50' x 50' parcel off M-123 in Eckerman. Please check this lot in person before bidding. It has no improved road to get to it ... you'll have to walk ! No Road Access;  <b>Summer Tax Due:</b> \$4.13</p>	(Off) M123 ECKERMAN MI 49728;	\$450	
1705	<p><b>Parcel ID:</b> 003-222-039-00; <b>Legal Description:</b> SEC 22 T46N R6W THAT PART LYING NELY OF HWY 123 OF N150 FT OF S 430 FT OF E 140 FT OF W 840 FT OF NE 1/4 OF SE 1/4. <b>Comments:</b> Triangular parcel lying NE of M-123 south of Eckerman. Probably about 1/3 of an acre, but after you back the highway r/o/w out of that, it's even less. The south line of this parcel is in a straight line extended from Sheldon Road to the west. Wetlands indicators here.  <b>Summer Tax Due:</b> \$1.22</p>	9755 M123 ECKERMAN MI 49728;	\$450	
1706	<p><b>Parcel ID:</b> 004-127-016-00; <b>Legal Description:</b> SEC 27 T46N R1W N 97 FT OF SW 1/4 OF NE 1/4 AND S 300 FT OF NW 1/4 OF NE 1/4 ALL LYING W OF MACKINAC TRAIL (US-2). <b>Comments:</b> Roughly 400 feet along the west side of Mackinac Trail near 10 Mile Road ... runs roughly 600 feet deep, but is irregular in shape = 5 acres or so. There is an older roofover mobile home with addition, and a 3-4 car size steel building here in addition to the detached 2 car garage and a couple other smaller outbuildings. The overall property is merchantable, but needs some general maintenance. The mobile has been heated with wood and has that scent. It's really not in horrid shape, and a resurfacing would do wonders. The addition to the trailer needs roof work. We're guessing there is some freeze damage to plumbing here based on a few separated pipes we saw. You'll easily fill a 30 yard dumpster once or twice with the remnants left behind that include furniture, building materials, carpet, manstuff, old diapers (used in case you were wondering) and a camper without an axle. The garage needs a new door. This property has some potential, so hold your nose and clean up !  <b>Summer Tax Due:</b> \$376.73</p>	10244 MACKINAC TR DAFTER;	\$3,400	

1707	<p><b>Parcel ID:</b> 004-133-004-00; <b>Legal Description:</b> SEC 33 T46N R1W E 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4. 10 A. <b>Comments:</b> Parcel fronts 330 feet along the south side of 11 Mile Road near Dafter, and runs 1/4 mile (1320') deep. This property was still OCCUPIED (with multiple dogs on patrol) at the time of our visit in late June, so we could not view it in detail. There is a vinyl sided, frame built home here that appears to be in generally merchantable condition, however the yard is loaded with debris that you'll need to deal with. Old furniture, building materials, car parts and other "manstuff" are littered all over the place. There is a two car garage (loaded) that is in needs of a new door or door repair, and also a red steel outbuilding that is roughly 30x30 and appears merchantable from the road. The portion of the property near the road is fairly open, and it becomes more wooded as you move to the rear. USGS topographical maps indicate this is not marshland, tho there may well be pockets of it on the parcel. Could be a decent little place with some cleanup. <b>BONUS:</b> The Dafter landfill is only about a mile away .... Occupied; Dnvi;</p> <p><b>Summer Tax Due:</b> \$403.29</p>	3617 11 MILE RD DAFTER;	\$3,700	
1709	<p><b>Parcel ID:</b> 006-211-004-00; <b>Legal Description:</b> SEC 11 T41N R6E PART OF NE 1/4 OF NE 1/4 BEG AT A PT S 89 DEG 26' 37" E 383.57 FT FR E 1/8 COR ON N LI SD SEC TH S 00 DEG 07' E 300 FT TH S 89 DEG 26' 37" E 143.57 FT TH N 00 DEG 07' W 300 FT TO A PT N 89 DEG 26' 37" W 798.12 FT FR NE COR SD SEC TH N 89 DEG 26' 37"W 143.57 FT TO BEG. 1 A M/L. <b>Comments:</b> Parcel fronts 143 feet on Ruhamaki Road, and runs 300 feet deep. That's one acre of Drummond Island to call your very own ! Island access is by ferry and there are shopping and entertainment resources on the islands in the south center area as well as scattered seasonal businesses elsewhere.</p> <p><b>Summer Tax Due:</b> \$34.36</p>	Ruhamaki Road - Drummond Island;	\$800	
1710	<p><b>Parcel ID:</b> 008-076-014-00; <b>Legal Description:</b> SEC 26 T45N R2W PART OF NE 1/4 OF NW 1/4 COM AT N 1/4 COR OF SD SEC TH S 1 DEG 52'35" W ALG N-S 1/4 LI OF SD SEC 142.5 FT TO POB TH CONT S 1 DEG 52'35" W 98.08 FT TO NW R/W OF H-63 TH S 59 DEG 59'05"W ALG SD R/W 200 FT TH N 1 DEG 52'35"E 98.08 FT TH N 59 DEG 59'05" E 200 FT TO POB. <b>Comments:</b> The Jack Pine Bar stood at this location until January of 2015. Then it kinda sorta burned down. Not much has happened here since. There is a well and septic here ... and some paving that could be repurposed ... but the Jack Pine ... she's toast. Burnt toast. Parcel fronts 200' feet along Mackinac Trail, and runs 98' feet deep to the NW. The County will be paying for the demo/clean up here .... you're buying a vacant lot.</p> <p><b>Summer Tax Due:</b> \$176.07</p>	16050 MACKINAC TR KINROSS MI 49752;	\$4,900	
1711	<p><b>Parcel ID:</b> 008-260-314-00; <b>Legal Description:</b> CEDAR GROVE ESTATES #2 LOT 314 &amp; 315. <b>Comments:</b> Large, solid duplex building in Kincheloe that has been converted into a single, humongous 6+ bedroom home. It's still got two kitchens ... but one could easily be made into a wet bar or other entertainment center. There are also several more rooms in the basement level that have not been finished and can be used for many different purposes. Someone has done a LOT of work on this one, and the main floor has a fresh coat of primer. Some floor coverings and fixtures for the kitchen and baths, and you're good to go ! You can buy this one and move your parents AND your in-laws in !</p> <p><b>Summer Tax Due:</b> \$481.08</p>	8 KINCHELOE DR KINCHELOE;	\$8,600	
1712	<p><b>Parcel ID:</b> 008-270-854-00; <b>Legal Description:</b> CEDAR GROVES ESTATES NO 3 LOT 854. <b>Comments:</b> Kincheloe is a former US Air Force base that was decommissioned decades ago and converted to civilian housing and a neighborhood prison. This parcel is a vacant housing lot, and we believe that a structure was likely removed here in the past. Because the government built this development to begin with the infrastructure is substantial and adequate for repurposing. This parcel contains a driveway and small utility shed that is probably full of gold (we didn't take any ...) . Natural gas and all other utility services are available at the road.</p> <p><b>Summer Tax Due:</b> \$26.09</p>	PARTRIDGE DR KINCHELOE MI 49788;	\$850	

1713	<b>Parcel ID:</b> 008-400-024-00; <b>Legal Description:</b> SEC 25 T45N R2W KALLIO SUBD LOTS 24. <b>Comments:</b> Sugar Maple Drive exists on maps ... but it was never physically built. There area here is dense and brushy. You can drive into this area over the footprint of the platted street, but don't take a nice car :) . There is power to this general area, but not extended to this parcel. Investigate this one thoroughly before bidding please .... Unimproved Roads; <b>Summer Tax Due:</b> \$23.31	SUGAR MAPLE DR KINROSS MI 49752;	\$700	
1714	<b>Parcel ID:</b> 009-015-001-25; <b>Legal Description:</b> SEC 15 T43N R1E W 300 FT OF E 630 FT OF N 630 FT OF NE 1/4 OF NE 1/4. 4.33 A M/L <b>Comments:</b> Parcel fronts 300' along the south side of M-48, and runs 630' deep to the south. There are a couple of cruddy, stanky old mobile homes here to haul off, unless you've got the desire to clean them out and try to repurpose them. The trailer to the left has soggy waterlogged floors in the center section ... but the ceiling and roof looks okay .... which = frozen plumbing that ran for a while unattended. It's pretty beat up in general. The trailer to the right appears to have been used mostly for storage and/or getting rid of the garbage and is really torn apart and likely beyond reasonable economic logic to repair. The value here is in the land, septic and power service. There is also some general debris (two hot tubs !!!) and a number of autois and RVs here (we do not have title to anything not attached to the property and cannot convey these things to you. Lands here are low, but the entire area is that-a-way .... Freeze Damage; <b>Summer Tax Due:</b> \$33.80	3912 M48 PICKFORD;	\$700	
1715	<b>Parcel ID:</b> 011-240-020-70; <b>Legal Description:</b> EASTERN ADD VILLAGE OF RUDYARD N 150 FT OF S 300 FT OF W 150 FT OF LOT 20. <b>Comments:</b> This was a cute little place in its day. With some effort it could be that again. 3 bedrooms and one bath, all on the upper level. Maple floors worthy of refinishing, and coved ceilings on the main floor. The last folks here were apparently working on patching the plaster. There is some evidence of settling in the foundation in the SE corner, and the west wall along the road. There are cracks here that have allowed moisture in, and an effort has been made to seal with with foam insulation. There is also some heaving in the floor at the north wall. None of the walls show signs of bowing or deflection ... just the cracks. We suspect the soils here are moist, and freezing may have lead to the crack and seepage. This may not be a big problem as is, or it could worsen. It does not appear that any foundation issues have transmitted themselves upward in the form of crooked floors. City water here. The carport to the south side is an add-on and to some degree detracts from the character of the house, but does serve useful function. The roof does not appear to be old, and there are no visible signs of leakage, but it looks a little shady. The furnace *would* be forced air ... but they took it with 'em when they left, so you'll need a new one. Harvesting; Foundation Issues; <b>Summer Tax Due:</b> \$331.33	18941 WILLIAM ST RUDYARD;	\$5,100	
1716	<b>Parcel ID:</b> 012-026-005-25; <b>Legal Description:</b> SEC 26 T47N R1E PART OF GOVT LOT 1 COM AT NW COR SD SEC TH S 03 DEG 32'36" W ALG W LINE SD SEC 26 803 FT TO POB TH S 86 DEG 38' 42" E 761.89 FT TO PT ON WLY ROW LINE OF NICOLET RD; TH S 20 DEG 29' 37" E ALG SD WLY ROW LINE 17.30 FT TO PT ON N LINE OF S 481 FT SD GOVT LOT 1; TH N 87 DEG 50' 26" W ALG SD N LINE 769.16 FT TO PT ON W LINE SD SEC; TH N 03 DEG 32' 36" E ALG SD W LINE 31.88FT TO POB EXC SO MUCH THEREOF AS IS CONTAINED IN FOLLOWING DESC: THE E 215 FT OF N 25 FT OF S 506 FT OF GOVT LOT 1 LYING W OF NICOLET RD. .30 A M/L. <b>Comments:</b> Is really not of much use to anyone other than a neighbor. 17 feet wide at Nicolet Road and 761 feet deep. Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> \$23.08	SAULT STE MARIE MI 49783;	\$700	

1717	<p><b>Parcel ID:</b> 012-103-011-00; <b>Legal Description:</b> SEC 3 T44N R2E SE 1/4 OF NE 1.4. 40 A. <b>Comments:</b> A great recreational parcel or second home location on the southern end of Neebish Island ! It's a square 40 with 1320' along the west side of Brander Road. You can either access the parcel from that boundary, or drive into the center of it from South Perry Drive (not marked with a road sign), which runs off Brander about 1/4 mile north of the parcel. When coming in from Perry Road, the property line is marked with one of our auction signs on a tree that also has a hunk of survey tape around it. There is also a small deer blind near this boundary, on the parcel to the north (see photos). There are several old campers and some other general debris at a campspot here. We do not have title to the trailers and are not including them in the sale. A lot of what is left around here looks like it would burn, but you'll have some left over to haul away. The land here is generally wooded and level. Some spots are a little damp, but we did not see any substantial marshlands on it, and the USGS topographical maps confirm that suggestion. Maps indicate a road also comes in from the south, but it appears to cross the property of another landowner that has posted his parcel. When we tried driving further south on Perry Drive from the campspot area, there were trees down across the road, so we didn't investigate further. This is a nice recreational parcel on an island serviced by ferry. Neebish is less developed than Sugar or Drummond Island. There IS power in this area, but not in the center of the parcel. You'll want to study the distance and/or talk to the utility provider about power to the portion of the land that you would want to build on. No Power In Area; <b>Summer Tax Due:</b> \$156.75</p>	18360 PERRY DR BARBEAU;	\$2,200	
1718	<p><b>Parcel ID:</b> 012-175-016-10; <b>Legal Description:</b> SEC 25 T45N R2E PT OF GOVT LOT 3 COMM AT A PT 600FT E OF SW COR SD GOV LOT 3 TH N 0 DEG 34'54" W 200.11 FT TH S 88 DEG 37'24"E 300 FT M/L TO SHORE OF ST MARTS RIVER TH SLY ALG SD SHORE 200 FT M/L TO S LINE OF SD GOVT LOT 3 TH N 88 DEG 37'24"W 300 FT M/L ALG S LI SD GOVT LOT 3 TO POB. 200 FT SHORELINE <b>Comments:</b> As far as we can determine, there is no physical road access to this 1 1/2 acre waterfront parcel on Neebish Island. You'll want to investigate whether there is legal access at all. According to a neighbor, the road in from the north across Neebish Island Resort is a private drive and there is no easement to properties further south from it. There is a muddy trail shown on maps, but it's difficult to see that it looks like it's ever been anything more than just rustic access. There are no other structures back in this area. The Franklin Landing strip is to the west of this parcel ... and it is also privately owned. We are told that water access here would be difficult except by kayak and airboat, as the waterfrontage is cattails (not very motorable) and is known locally as the "Black Hole". Several tax sale buyers that ventured into this area were abducted by Sasquatch and are now his forever Euchre partners. No Power In Area; No Road Access; Sev Not Accurate; <b>Summer Tax Due:</b> \$157.47</p>	11386 16 1/2 MILE RD BARBEAU MI 49710;	\$2,300	



1719	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 012-520-001-00; <b>Legal Description:</b> SOO INDUSTRIAL ADD LOT 1. BLOCK 20. 471/251+ <b>Comments:</b> We routinely foreclose on vacant lots in areas where the roads were platted, but never built. Many of these lots are too small to support construction, and others are in areas of marshland and ravines. Please check this lot in person before bidding. It has no improved road to get to it ... you'll have to walk ! This parcel is 63x122 feet in size and is in the Soo Industrial plat. Sale 1720 is adjacent. The roads here have never been improved.No Road Access;</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 012-520-002-00; <b>Legal Description:</b> SOO INDUSTRIAL ADDITION LOT 2 BLOCK 20. <b>Comments:</b> We routinely foreclose on vacant lots in areas where the roads were platted, but never built. Many of these lots are too small to support construction, and others are in areas of marshland and ravines. Please check this lot in person before bidding. It has no improved road to get to it ... you'll have to walk ! This parcel is 40x122 feet in size, and is adjacent to sale 1719. It is in the Soo Industrial plat, and the roads here were never improved. Antiquated Plat; No Road Access; <b>Summer Tax Due:</b> \$9.71</p>	<p>(Unimproved) Jefferson AvenueSAULT STE MARIE MI 49783;</p> <p>(Unimproved) Jefferson Avenue SAULT STE MARIE MI 49783;</p>	\$850	
1721	<p><b>Parcel ID:</b> 013-011-011-00; <b>Legal Description:</b> SEC 11 T47N R1E W 363 FT OF N 600 FT OF NW 1/4 OF SW 1/4. 5 A M/L. <b>Comments:</b> This is the former "Islander House Cafe" property. The building really isn't outfitted to be much more than a sandwich shop (ie: No commercial vent hood or fire suppression system), but offers great potential for a commercial location. It's one of the first parcels you pass after you leave the Sugar Island Ferry ... so all island traffic goes right by here before splitting up in several directions at Brassier Road. This could also be easily converted back into a home, which is likely what it was in a past incarnation. 150A electrical service. Parcel fronts 363 feet along the south side of 1 1/2 Mile Road and runs 600 feet deep. USGS topographical maps indicate that the rear portion of this parcel is marshlands. The building has a steel roof in the front and shingled in the rear, with localized leaks on the glassed-in side dining area. Saw a couple of broken windows as well. Detached 2 car garage. Some personal property around here, but pretty much all rummage sale grade throwaways. <b>Summer Tax Due:</b> \$147.25</p>	4044 1 1/2 MILE RD SAULT STE MARIE;	\$3,500	
1722	<p><b>Parcel ID:</b> 013-014-016-00; <b>Legal Description:</b> SEC 14 T47N R1E PART OF GOV'T LOT 6 (SHAWANO POINT) BEG AT A PT 459 FT W &amp; 336 FT NWLY ALONG RD FROM THE SE COR OF SD GOV'T LOT 6 TH NWLY ALONG RD 121 FT TH SWLY 460 FT TO RIVER WH PT IS 270 FT NWLY FROM THE SW COR OF SD GOV'T LOT 6 TH SELY 95 FT TH NELY 460 FT TO RD &amp; PT OF BEG (LOT 2 OF SHAWANO POINT UNREC PLAT). 1 A. <b>Comments:</b> Parcel has waterfrontage on an inlet off the St Marys River across from Frechette Point. USGS topographical maps indicate that this parcel is marshlands. It does not appear that you can access this parcel by improved road ... it's off a private road that stops short of this location. Swamp Lot; No Road Access; <b>Summer Tax Due:</b> \$14.72</p>	No road frontage - Swampplot - SAULT STE MARIE MI 49783;	\$1,600	

1723	<p><b>Parcel ID:</b> 013-221-039-00; <b>Legal Description:</b> SEC 21 T47N R2E PT OF GOVT LOT 3 COM AT NW COR OF SD SEC TH S 01 DEG 05' 36" W ALG W LI OF SD SEC 2615.40 FT TO W 1/4 CORN OF SD SEC TH N 89 DEG 38' 34" E ALG E/W 1/4 LI OF SD SEC 2653.57 FTO TO CTR 1/4 CORN OF SEC AND NW COR OF GOVT LOT 3 TH N 89 DEG 37' 58" E ALG N LI OF GOVT LOT 3 1207.36 FT TO A PT ON C LI OF EXISTING PRIVATE RD AND POB TH CONT N 89 DEG 37' 58" E ALG N LI OF SD GOVT LOT 450 FT TO A PT REF TO AS PT A-1 TH CONT N 89 DEG 37' 58" E ALG SD N LI TO WATERS EDGE OF ST MARY'S RIVER TH SWLY ALG SD WATERS EDGE 170 FT M/L TH N 72 DEG 21' 38"W TO A PT THAT BEARS S 28 DEG 50' 46" W 169.73 FT FR PT A-1 TH CONT N 72 DEG 21' 38" W 403.37 FT TO PT ON C LI OF SD PRIVATE RD TH N 34 DEG 41' 39" E ALG SD C LI 28.65 FT TO POB. .89 A M/L (PARCEL A-1) &amp; COM AT NW COR OF SD SEC TH S 01 DEG 05' 36" W ALG W LI 2615.40 FT TO W 1/4 COR OF SEC 21 TH N 89 DEG 38' 34" E ALG E-W 1/4 LI 2653.57 FT TO CENTER 1/4 CORN AND NW COR OF GOVT LOT 3 TH N 89 DEG 37' 58" E ALG N LI OF GOVT LOT 1207.36FT TO PT ON C LI OF PRIV RD TH S 34 DEG 41' 37" W ALG C LI 28.65 FT TO POB TH S 72 DEG 21' 38" E 403.37 FT TO A PT REF TO AS A-2 TH CONT S 72 DEG 21' 38" E TO WATERS EDGE OF ST MARYS RIVER TH SWLY ALG SD WATERS EDGE 105 FT M/L TH N 72 DEG 21' 38" W TO A PT THAT BEARS S 28 DEG 50' 46" W 105 FT FR PT A-2 TH CONT N 72 DEG 21' 38" W 415.83 FT TO PT ON C LI OF SD PRIV RD TH N 39 DEG 37' 22" E ALG SDC LI 14.11 FT TH N 34 DEG 41' 37" E ALG SD C LI 94.05 FT TO POB. .97 A M/L (PARCEL A-2) &amp; COM AT NW COR OF SD SEC TH S 01 DEG 05' 36" W ALG W LI 2615.40 FTTO W 1/4 COR OF SEC 21 TH N 89 DEG 38' 34" E ALG E-W 1/4 LI 2653.57 FT TO CENTER 1/4 CORN AND NW COR OF GOVT LOT 3 TH N 89 DEG 37' 58" E ALG N LI OF GOVT LOT 1207.36 FT TO PT ON C LI OF PRIV RD TH S 34 DEG 41' 37" W ALG C LI 122.70 FTTH S 39 DEG 37' 22" W ALG SD C LI 14.11 FT TO POB TH S 72 DEG 21' 38" E 415.83 FT TO A PT REF TO AS PT A-3 TH CONT S 72 DEG 21' 38" E TO WATERS EDGE OF ST MARYS RIVER TH SWLY ALG SD WATERS EDGE 105 FT M/L TH N 72 DEG 21' 38" W TO A PT THAT BEARS S 28 DEG 50' 46" W 19.93 FT AND S 27 DEG 32' 16" W 85.07 FT FR PT A-3TH CONT N 72 DEG 21' 38" W 439.06 FT TO A PT ON C LI OF PRIV RD TH N 39 DEG 37' 22" E ALG SD C LI 111.46 FT TO POB. 1.01 A M/L SHOREFRONTAGE 380 FT M/L <b>Comments:</b> Three adjacent parcels on the St Marys River on Sugar Island. Access is by ferry boat. Combined the lots are about 2.87 acres, and have 380' of waterfrontage. That's an estate sized parcel... or resell as three individual building sites ! Right on the river with a clear view of Canada across the way. Great place to keep your boat in case you need to escape in a hurry. Or dig a tunnel ! Level, open lands here. We would assume this to be buildable based on the number of other homes here on similar parcels, but you may wish to have a perc test done before bidding !</p> <p><b>Summer Tax Due:</b> \$168.18</p>	3543 LAKE GEORGE RD SAULT STE MARIE MI 49783;	\$2,600	
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1724	<p><b>Parcel ID:</b> 014-120-010-00; <b>Legal Description:</b> SEC 20 T46N R3W PT OF NW 1/4 OF NW1/4 COM AT INTER E LI OF SD NW 1/4 OF NW 1/4 &amp; S ROW M-28 BEING 533 FT S OF NE COR OF NW 1/4 OF NW 1/4 TH S TO SE COR THEREOF TH W ALG S LI 492 FT TO E ROW LI USFS TR #3130 TH NWLY ALG TR #3130 428.74 FT M/L TH N 89DEG 39'02"E 219.56 FT THN 27DEG 10'27"W 357.24FT TO SLY ROW M-28 TH N 74DEG 20'E ALG ROW TO POB EXC S 300 FT THEREOF.</p> <p><b>Comments:</b> Parcel fronts on both M-28 and USFS Trail 3130 to the west. There is roughly 350 feet of frontage on M-28, and the parcel runs 492 feet deep along the east line, but is irregular in shape. We'd estimate this to be somewhere between 3 and 5 acres without putting a pen to it. The roofover includes a garage and small workshop as well as an open front porch. The mobile has a full basement that is finished as a bedroom (not legal ... no egress window) and closet/storage area. There is 200A electrical service here that powers the electric baseboard heat. The gas forced air furnace location has been converted to a storage closet. Soils are level and sandy, and the parcel is wooded in smaller mixed varieties. There is a large steel barn to the rear which is NOT a part of this parcel. We noticed a large excavation to the rear of the building ... but aren't sure what it was intended to be. There is also evidence of earlier buildings here ... old foundations and burn piles ....</p> <p><b>Summer Tax Due:</b> \$202.96</p>	16839 M28 BRIMLEY;	\$1,800	
1725	<p><b>Parcel ID:</b> 014-260-013-00; <b>Legal Description:</b> KINSELLA'S SUBD LOT 13.</p> <p><b>Comments:</b> Please see the linked plat map of this subdivision for dimensions of the lot. Located on the north side on M-28 at Raco. A driveway and culvert are already cut into this single lot. Nicely wooded. A solitary snowblower occupies the center of the parcel which is located between two neighboring homes. Level, wooded buildable lands on a well travelled state highway. Power is onsite, but there is no meter/service.</p> <p><b>Summer Tax Due:</b> \$36.81</p>	M28 BRIMLEY MI 49715;	\$800	
1726	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 016-284-019-99; <b>Legal Description:</b> SEC 34 T50N R6W ALL THAT PT OF SW 1/4 OF NE 1/4 LYING E OF WHITEFISH PT RD. .33 A M/L.</p> <p><b>Comments:</b> Just a hop skip and jump from Tahquamenon Falls, Whitefish Point and Paradise. The two parcels lie east of Whitefish Point Road, and are 4.27 acres in total size. The parcel is irregular in shape, with level wooded lands that are about 4 feet below road grade but do not appear to be wet at all. Nicely wooded with some mature pines and a mix of other varieties. About 4 miles north of Paradise in an area of mostly second homes. Walking distance to miles of quiet Lake Superior beaches and several nearby parks and natural areas.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 016-660-022-50; <b>Legal Description:</b> MUNSELL'S PLAT OF WHITEFISH BAY W 420 FT OF LOT 22 &amp; W 420 FT OF S 1/2 LOT 23. 3.94 A M/L</p> <p><b>Summer Tax Due:</b> \$79.05</p>	WHITEFISH POINT RD PARADISE MI 49768;  SUPERIOR DR PARADISE MI 49768;	\$1,800	
1728	<p><b>Parcel ID:</b> 041-680-040-00; <b>Legal Description:</b> ASSESSOR'S PLAT NO 1 OF DETOUR VILLAGE LOT 40. <b>Comments:</b> Small, densely wooded (brushy) parcel in Detour Village. Other lots nearby here are developed, so we assume it's probably doable. Paved road. Walk to the water !</p> <p><b>Summer Tax Due:</b> \$19.15</p>	S Erie Street - Detour;	\$550	

1729	<p><b>Parcel ID:</b> 051-048-056-00; <b>Legal Description:</b> SEC 18 T47N R1E S 1/2 OF SW 1/4 OF SE 1/4 AND S 1/2 OF SE 1/4 OF SW 1/4 LYING E OF HWY M-129 EXCEPTING THEREFROM BEG AT A POINT 125 FT S OF NW COR OF N 1/2 OF S1/2 OF SW 1/4 OF SE 1/4 &amp; N 1/2 OF S 1/2 OF SE 1/4 OF SW 1/4 LYING E OF HWY M-129, ALSO CALLED PICKFORD RD, FR WHERE THIS DESC BEG TO MEAS; TH SLY PAR TO E &amp; W LINES OF SD SEC &amp; ALG SD RD 120 FT; TH ELY PAR TO N &amp; S LINES OF SD SEC 200 FT; TH NLY PAR TO E &amp; W LINES SD SEC 120 FT; TH WLY PAR TO S BOUNDARY 200 FT TO POB; ALSO EXCEPT PART OF N 1/2 OF S 1/2 OF SW 1/4 OF SE 1/4 &amp; PART OF N 1/2 OF S1/2 OF SE 1/4 OF SW 1/4 DESC AS BEG AT A POINT IN E LI HWY M-129, WHICH IS 80 FTS OF N LI THEREOF; TH S IN E LI SD HWY 45 FT; TH E 183 FT; TH NLY PAR WITH SD HWY 45 FT; TH WLY IN A STRAIGHT LI 183 FT M/L TO POB; EX N 400 FT OF E 300 FT OF SAID DESC. 12.762 AC +/- <b>Comments:</b> Large development parcel at the Soo city limits where 3 Mile Road meets Ashmun Street (M-129). This is open, level lands in an area served by municipal utility and natural gas. This is an area populated by auto dealerships and other retail, and has steady, high traffic counts, and is on the corridor between I-75 and the casino to the east. Check with the zoning folks to assure your intended use is permissible. There are a few wetlands indicators right at the west edge of the parcel, but this is not uncommon for a parcel this size in this region.</p> <p><b>Summer Tax Due:</b> \$954.89</p>	ASHMUN ST SAULT SAINTE MARIE MI 49783;	\$22,500	
1730	<p><b>Parcel ID:</b> 051-122-004-00; <b>Legal Description:</b> ROBT NEWTON ADAMS ADD NO 3 LOT 4 BLK 2. 0.095 AC +/- <b>Comments:</b> The home here burned, and is being removed at the expense of the county. Being sold as a vacant lot. 40' along the east side of Young Street and 120 feet deep. Demo Target; Sev Not Accurate;</p> <p><b>Summer Tax Due:</b> \$101.64</p>	1011 YOUNG ST SAULT SAINTE MARIE MI 49783;	\$6,300	
1731	<p><b>Parcel ID:</b> 051-343-029-00; <b>Legal Description:</b> EVERETT AND EVELANDS SUBD LOT 29 BLK A. <b>Comments:</b> We routinely foreclose on vacant lots in areas where the roads were platted, but never built. Many of these lots are too small to support construction, and others are in areas of marshland and ravines. Please check this lot in person before bidding. It has no improved road to get to it ... you'll have to walk ! Parcel is 40x 124 feet in size, and the road is a two track in this area, and may not be where platted. Antiquated Plat; No Road Access;</p> <p><b>Summer Tax Due:</b> \$4.76</p>	(Unimproved) 9TH AVE SAULT SAINTE MARIE MI 49783;	\$450	
1732	<p><b>Parcel ID:</b> 051-425-010-00; <b>Legal Description:</b> JONES AND LENNONS ADD LOT 10 BLK 5 ALSO S 1/2 ADJ VAC ALLEY <b>Comments:</b> We routinely foreclose on vacant lots in areas where the roads were platted, but never built. Many of these lots are too small to support construction, and others are in areas of marshland and ravines. Please check this lot in person before bidding. It has no improved road to get to it ... you'll have to walk ! Antiquated Plat; No Road Access;</p> <p><b>Summer Tax Due:</b> \$19.57</p>	(Unimproved) 11TH AVE SAULT SAINTE MARIE MI 49783;	\$500	
1733	<p><b>Parcel ID:</b> 051-537-002-00; <b>Legal Description:</b> MARTYN AND STUARTS ADD LOT 2 BLK 7. ALSO N 1/2 VAC E/W ALLEY. <b>Comments:</b> We routinely foreclose on vacant lots in areas where the roads were platted, but never built. Many of these lots are too small to support construction, and others are in areas of marshland and ravines. Please check this lot in person before bidding. It has no improved road to get to it ... you'll have to walk ! This parcel is a RAVINE and is landlocked on the far side of a creek. .... the lot is 25' wide x 116' deep. Antiquated Plat; No Road Access;</p> <p><b>Summer Tax Due:</b> \$6.48</p>	(Unimproved) 10TH AVE SAULT SAINTE MARIE MI 49783;	\$450	

1734	<b>Parcel ID:</b> 051-551-017-00; <b>Legal Description:</b> MC GREGORS ADD LOT 17 BLK 1. <b>Comments:</b> We routinely foreclose on vacant lots in areas where the roads were platted, but never built. Many of these lots are too small to support construction, and others are in areas of marshland and ravines. Please check this lot in person before bidding. It has no improved road to get to it ... you'll have to walk ! 40' x 124' in size. Antiquated Plat; No Road Access; <b>Summer Tax Due:</b> \$4.76	(Unimproved) 13TH AVE SAULT SAINTE MARIE MI 49783;	\$450	
1735	<b>Parcel ID:</b> 051-563-005-00; <b>Legal Description:</b> JOHN MC NAUGHTONS ADD LOT 5 BLK 3. <b>Comments:</b> We routinely foreclose on vacant lots in areas where the roads were platted, but never built. Many of these lots are too small to support construction, and others are in areas of marshland and ravines. Please check this lot in person before bidding. It has no improved road to get to it ... you'll have to walk ! 50' x 150' parcel. Antiquated Plat; No Road Access; <b>Summer Tax Due:</b> \$4.76	(Unimproved) 17TH AVE SAULT SAINTE MARIE MI 49783;	\$450	
1736	<b>Parcel ID:</b> 051-866-009-00; <b>Legal Description:</b> EMELINE WOODS ADDITION E 1/2 LOT 9 BLK 6. 0.063 AC +/- <b>Comments:</b> 25' wide lot on W Spruce Street, immediately east of the recycling company building, in the shadow of the International Bridge. 25x100 in size. Antiquated Plat; <b>Summer Tax Due:</b> \$29.46	W SPRUCE ST SAULT SAINTE MARIE MI 49783;	\$550	

# Luce

Lot #	Lot Information	Address	Min. Bid	Sold For
4100	<p><b>Parcel ID:</b> 002-001-004-0560; <b>Legal Description:</b> SEC 4 T45N R11W BEG @ THE NE CORNER OF N 1/2 OF S 1/2 OF NW 1/4 LYG W'LY OF CORD 415; TH S 150 FT ALONG THE W LINE OF COUNTY RD 415; TH W 291 FT; TH N 150FT; TH E TO POB. 1A M/L <b>Comments:</b> Parcel sits to the north of the circle drive for 6659 S CR 415. It fronts 150 feet along the west side of the road and runs 291 feet deep. Nicely wooded, with a start of a cleared building site near the road. The circle drive *may* encroach on this parcel a wee bit. May require a survey to be sure.</p> <p><b>Summer Tax Due:</b> \$130.83</p>	(North of) 6659 S CO RD 415 MC MILLAN;	\$1,300	
4101	<p><b>Parcel ID:</b> 002-001-008-2010; <b>Legal Description:</b> SEC 8 T45N R11W PART OF THE SE 1/4 OF NW 1/4 DESCRIBED AS ONE SQUARE ACRE INTHE SW CORNER OF THE E 1/2 OF W 1/2. 1 A M/L. <b>Comments:</b> Frame construction, probably not more than about 30 years old. Steel roof and thermalpane casement windows. Block crawlspace or basement with exterior entrance. Because Luce County is state managed, we were not permitted to enter to take interior photos ... but we did peek thru the windows ... and this one looks pretty nice. We can see the cabinets and flooring in the kitchen, and its not the "cheap stuff" but a better grade that you'd use in a place you planned to keep. We assume the rest of the place is the same. Paved driveway (rare in this kind of a setting). Steel roof looks to be in great shape, and low maintenance siding. There is some garbage outside the home, and some scattered around the yard, but one 30 yard dumpster should clean the whole thing up. There is a Hummer in the yard (a vehicle, not a person making an annoying attempt at music) that we do not have title to, so that is NOT INCLUDED and you'll need to process it as abandon. This could be a really sharp little place with some cleaning !!! From outward appearance, this will not need much work. It sits on a square acre (208' x 208') of mixed variety ... mostly of a younger age. All on a paved county road just outside of McMillan and not far from Curtis and Manistique Lakes as well. Personal Property;</p> <p><b>Summer Tax Due:</b> \$386.99</p>	23662 CO RD 438 (Old Kiln Road) MC MILLAN;	\$3,000	
4102	<p><b>Parcel ID:</b> 002-001-017-1400; <b>Legal Description:</b> SEC 17 T45N R11WN 100' OF S 155' OF N 1/2 OF N 1/2 OFNE 1/4 OF NW 1/4. 3 A. <b>Comments:</b> This is an older frame home that has been added on to, and vinyl sided. It is in pretty serious need of a roof based on exterior-only observation. We peeked thru the windows where we could and we did not see ANY leaks or damage/stains inside, but that is far from a comprehensive exam. All we can tell you is that if this roof doesn't leak ... it's gonna ! We're guessing this to be a 3-ish bedroom home. I t appears to have at leasta partial basement and the inside appears to be clean and in decent repair ... not fill of garbage, tho there is some personal property there that is NOT included in the sale. The parcel is 100' feet wide and 1320' feet (1/4 mile) deep = 3 acres. We did not see a well in the yard and assume either it's in the basement or the weeds. Can't be sure how long since it was last occupied, but we're not thinking long ... maybe 2-3 years. There is a noticeable deflection in the back wall (it bows in) that you'll want to take a gander at. Also some woodpecker damage at the rear (must not be too bright ... they're eating vinyl and foam). There is also a barn styled outbuilding to the rear that appears to be in merchantable condition. Some debris and personal property around the yard to manage. Overall, not bad. Sale 4013 is adjacent to the south in case you need a place for the in-laws. Drnvi; Personal Property;</p> <p><b>Summer Tax Due:</b> \$354.26</p>	4935 CO RD 135 (Manistique Lakes Road) MC MILLAN;	\$2,800	

4103	<b>Parcel ID:</b> 002-001-017-1500; <b>Legal Description:</b> SEC 17 T45N R11WS 55' OF N 1/2 OF N 1/2 OF NE 1/4 OF NW1/4. 1.67 A. <b>Comments:</b> If you're looking at 4102, you may want this one too ! Parcel is 55' x 1320 = 1.67 acres and is immediately adjacent to and south of 4012. Would be a cute guest cottage if fixed up. We found an old well in the yard, but whether it is still any good or hooked up we can't tell. There is also a two-holer here, so it's probably pretty rustic inside. There is a lot of decay in spots, and she'll need a roof when you put one on next door. Doesn't appear to be any heating fuel source other than solid fuels. Power service is not active. <b>Summer Tax Due:</b> \$187.15	4923 CR 135 (Manistique Lakes Rd) , McMillan;	\$1,600	
4104	<b>Parcel ID:</b> 003-003-013-1000; <b>Legal Description:</b> SEC 13 T46N R10WN 1/2 OF S 1/2 OF S 1/2 OF SW 1/4 OF NW1/4. 5 A. <b>Comments:</b> Roofover mobile couldn't hold Mother Natures winter gift. It's pretty well roached and beyond salvage. The value here is in the nice 5 acre parcel that's located just a couple miles north of Newberry on M-123. The parcel is a long five, 165' wide on M-123 x 1/4 mile (1320') deep to the east. USGS topographical maps indicate that this is not marshland, tho there certainly may be pockets here and there. It is dense brush and vegetation past the trailer location, but maps infer that it is cleared (or less brushy) toward the rear. There is power and phone back here. We looked for, but did not see, a well. Could be your new hunt spot or getaway near the Tahquamenon Falls recreational area ! Structural Issues; Dangerous Building; <b>Summer Tax Due:</b> \$88.94	10554 M-123 NEWBERRY;	\$1,200	
4105	<b>Parcel ID:</b> 003-003-023-4000; <b>Legal Description:</b> SEC 23 T46N R10WBEG 368' N & 193' W OF SE COR OF SE 1/4 OF SE 1/4, TH N 167', TH W 140', TH S 167', TH E 140' TO POB. .54 A. <b>Comments:</b> Just north of Newberry on Ediths Road (CR 395) just off CR 462. This area has a high water table, but others have built here. The neighborhood was pretty trashy a few years ago but is slowly and gradually improving. 167' on the road x 140' deep to the east. It doesn't appear that anything has even been on this parcel. Its covered in low brush. <b>Summer Tax Due:</b> \$32.64	Ediths Road (CR 395) Newberry.;	\$750	
4106	<b>Parcel ID:</b> 003-006-035-2300; <b>Legal Description:</b> SEC 35 T47N R10WS 100' OF N 320' OF NE 1/4 OF SE 1/4 OF SE 1/4. 1.52 A. <b>Comments:</b> Two older trailers on this parcel. First is an older roofover mobile in restorable ... but rough ... condition. There is a good amount of debris to deal with, as well as a disabled older mini-van that has become a home for wayward critters. Also on the property is a roofover trailer that probably dates prior to 1960. It's in *really* rough condition and is more a garbage bunker than anything else. Both are really loaded with garage sale grade clutter and some food garbage. This locale appears to have been abandoned for a while now. The value here is in the 1.5 acre parcel, which fronts 100' along M-123, and runs 660' deep to the west. WE did not see ... but presume there is a well and septic here as well. <b>Summer Tax Due:</b> \$52.28	13129 M-123 NEWBERRY;	\$950	
4107	<b>Parcel ID:</b> 003-006-036-1150; <b>Legal Description:</b> SEC 36 T47N R10W BEG 930' N 0 DEG 23' E FROM SW COR OF SW1/4 OF SW 1/4, TH S 89 DEG 37' E 260', TH N 0 DEG 23' E 130', TH N 89 DEG 37' W 260', TH S 0 DEG 23' W 130' TO POB. .78A. <b>Comments:</b> Has been vacant for years. Full of rummage sale grade stuff. Bad roof. The siding is literally falling off the back side. Parcel fronts 130' along M-123 and runs 260' deep. The value here is in the land and improvements (well, septic) <b>Summer Tax Due:</b> \$72.45	13118 M-123 NEWBERRY;	\$1,200	

4108	<b>Parcel ID:</b> 004-002-020-3600; <b>Legal Description:</b> SEC 20 T45N R9WS 208' OF N 416' OF W 238' OF SW 1/4 OFSE 1/4. 1.10 A. <b>Comments:</b> This is a creative addition to a mobile. It appears that an older mobile was paired up with an old frame house, and then they added a couple more lean-to additions onto that, including a rustic vertical log front porch ... now collapsed. The workmanship here is primitive and its probably not worth restoring. So the value is in the 1.1 acre parcel, which is nice, dry, level open land. This is just a couple miles south of M-28 and not all too far from Newberry shopping and services. 208' on Airport Road (CR 399) and 238' deep to the east. There is a vacant camp setup to the north, and one with an older camper to the south. As far as we can cipher, neither of them are part of our parcel. Did not see a well, but there could be one buried here somewhere. Hard to say when it was last occupied, but its got SatTV !!! Dangerous Building; Dnvi; <b>Summer Tax Due:</b> \$127.42	3190 CO RD 399 NEWBERRY;	\$1,400	
4109	<b>Parcel ID:</b> 041-100-040-0200; <b>Legal Description:</b> LOT 1 & THE E 10' OF LOT 2 BLK 4 ORIGINAL PLAT OF VILLAGE OF NEWBERRY <b>Comments:</b> Vacant 50' x 130' lot at the SW corner of the intersection of Helen and Phelps in Newberry. Walking distance to all downtown shopping and services ! Municipal water and natural gas available here ! Level, dry, open lot. <b>Summer Tax Due:</b> \$60.02	201 W HELEN ST NEWBERRY;	\$1,100	
4110	<b>Parcel ID:</b> 041-148-480-0400; <b>Legal Description:</b> LOTS 4-5 & 6 BLK 48 SECOND ADD TO VILLAGE OF NEWBERRY. <b>Comments:</b> Three 40' wide lots in Newberry on Railroad Street = 120' x 100' deep. Sale 4111 to the west is an additional 40' lot. It appears structures have been removed from these properties. There are a couple large tree trunks still here to clean up, but otherwise it's clear, level open land. May be some foundations still in the soil ... you'll want to walk it when contemplating your intended use. <b>Summer Tax Due:</b> \$100.02	317 W RAILROAD ST NEWBERRY;	\$1,400	
4111	<b>Parcel ID:</b> 041-148-480-0700; <b>Legal Description:</b> LOT 7 BLK 48 SECOND ADD TO VILLAGE OF NEWBERRY. <b>Comments:</b> 40' wide lot in Newberry on Railroad Street x 100' deep. Sale 4110 is adjacent to the east. It appears structures have been removed from these properties. There are a couple large tree trunks still here to clean up, but otherwise it's clear, level open land. May be some foundations still in the soil ... you'll want to walk it when contemplating your intended use. <b>Summer Tax Due:</b> \$20.33	317 W RAILROAD ST NEWBERRY;	\$800	



4112	<b>This lot is a "bundle" comprised of 2 parcels</b>	3445 LAUREL LAKE TR NEWBERRY;	\$14,000	
<p>(1 of 2) <b>Parcel ID:</b> 003-001-003-0300; <b>Legal Description:</b> SEC 3 T46N R8W ~NW 1/4 &amp; NW 1/4 OF NE 1/4. 208.91 A. <b>Comments:</b> We don't often get LARGE ACREAGE like this ... but here is 248.91 acres of estate grade primitive wilderness ! This includes two tax parcels, with 2640' feet of frontage on Laurel Lake Trail. The parcel is roughly rectangular, 2640' north to south, and 3960' east to west. Aerial maps suggest that there is a trail along the entire south boundary from Laurel Lake Trail that winds around the eastern boundary as well, and also runs along the quarter section line north-to-south as well as a few other spurs. The eastern third of this parcel has some marshland veins creeping in from the nearby Tahquamenon River. The wildlife habitat here is exceptional. If you're looking for a remote, primitive estate or private hunting camps location, THIS IS IT. There is no power here, and isn't likely to be any in our lifetime outside of local generator source. We spent several hours looking for the "way in" to this property ... and we got to within a few hundred feet of the road, only to be stopped by gated roads coming in from the SW. There is likely a way in from the north on a seldom-used trail, but it was underwater because of recent rains, and we're not sure if our AAA card does any good way out here. Access from the east is stopped by the Tahquamenon River, and from the south by marshlands and the Gimlet Creek that are between it and Gimlet Lake Trail. The most promising entry appears to be Skyline Trail &gt; north on Charcoal Grade Road &gt; east on Laurel Lake Trail (1st major right hand road after Gimlet Lake Trail) . Most of the probable routes we can see on aerial maps are quite overgrown and/or swampy on the ground. Summer weather may mitigate this issue, or there may be a right to use the gated road in from the SW. You may want to have some easement research done prior to bidding. Fair warning: The roads here have many areas that will be pretty rough on anything less than a 4WD vehicle. There is a good amount of rutted roads and some washout right now. No Power In Area;</p>				
<p>(2 of 2) <b>Parcel ID:</b> 003-001-003-0200; <b>Legal Description:</b> SEC 3 T46N R8W ~SW 1/4 OF NE 1/4. 40 A. <b>Summer Tax Due:</b> \$2,626.31</p>				
4113	<p><b>Parcel ID:</b> 003-008-034-2330; <b>Legal Description:</b> SEC 34 T48N R9W N 1/2 OF E 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4. <b>Comments:</b> Nice, densely wooded five acre parcel on Elmwood Road, off Fordney Tower Road. You can find this parcel north east of the property at 8326 Fordney Tower Road, and it runs 330' east-to-west and 660' north-to-south. USGS topographical maps indicate that this is all uplands and not marshlands. The parcel appears to reach to the vicinity of Elmwood Road to the north. The location of the exact path of Elmwood Road cannot be guaranteed. This is the NORTH HALF of the parcel shows in the aerial diagram. No Power In Area; <b>Summer Tax Due:</b> \$123.23</p>	Elmwood Road, (Off) Fordney Tower Road;	\$1,500	
4114	<p><b>Parcel ID:</b> 003-006-036-0850; <b>Legal Description:</b> SEC 36 T47N R10WN 264' OF S 825' OF W 244' OF SW 1/4 OF NW 1/4. 1.48 A. <b>Comments:</b> Vinyl sided home with two detached garages (a one door and a two door) on a 1.48 acre parcel just north of Newberry. The home appears to be OCCUPIED at the time of our visit in late June, and there was a good amount of clutter and personal property here to be removed if it is left after being vacated. It is difficult to tell without an opportunity to see the inside whether this is a remodel or late century construction, but it appears to be decent workmanship and has been maintained pretty well until recently. Parcel has 264' feet along the east side of M-123m, and runs 244 feet deep. Personal Property; Occupied; Dnvi; <b>Summer Tax Due:</b> \$492.54</p>	13402 M-123 NEWERRY;	\$4,100	



# DEED INFORMATION

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

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

## ***Bidder Information***

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

## ***Deed Information***

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

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

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

**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. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	

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

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

## EXEMPTIONS

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

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

## CERTIFICATION

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

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

## **Instructions:**

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

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

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

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

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

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

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

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

## **Penalties:**

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

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