

Public Land Auction

Central UP

August 24th, 2018

Alger, Delta, Dickinson, Marquette, and Schoolcraft Counties



Location:

Terrace Bay Hotel
7146 P Rd., Gladstone, MI 49837

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

Terrace Bay Hotel: 7146 P Rd., Gladstone, MI 49837





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

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

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

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

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

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

SAVE TIME AT THE AUCTION

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

PAYING FOR YOUR AUCTION PURCHASES

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

Online bidding

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

Absentee bidding

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

On-site bidding

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

2018 AUCTION SCHEDULE - ROUND 1

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

Rules and Regulations

1. Registration

Registration will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

2. Properties Offered

A. Overview

"Foreclosing Governmental Unit" ("FGU") is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU".

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to DO HIS OR HER OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU makes no warranty, guaranty or representation concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

C. Reservations

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

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

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

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

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

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

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

3. Bidding

A. Overview

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale. **Parcels that do not have online bids and that have not been designated as parcels of interest prior to the start of the sale and in the manner prescribed by the auctioneer are not guaranteed to be offered.** The auctioneer, in their sole discretion, may offer a second request round of unsold parcels after the first round of bidding has been completed at the minimum bid sale only. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

The starting bid prices are shown on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU or auctioneer.

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property **must pay at least minimum bid** for such property even if purchased at a no-minimum auction.

C. Bid Increments

Bids will **only** be accepted in the following increments:

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

Floor bidders MUST bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- The person does not directly or indirectly hold more than a *de minimus* legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale.

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

E. Absentee Bidding

Absentee bids will be accepted in increments up to the amount that you pre-approve. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info.

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

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

D. Eligible Buyers

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

It is 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

B. Occupied Property

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

9. Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Alger

Lot #	Lot Information	Address	Min. Bid	Sold For
200	<p>Parcel ID: 001-008-001-97; Legal Description: SEC 8 T44N R19W 20 A M/L W 1/2 OF SE 1/4 OF NE 1/4 Comments: Parcel is about a mile from the nearest established, mapped trail of any kind. USGS topographical maps indicate this is entirely marshland. 660' (east-west) x 1320' (north-south). An excellent present for an ex. Swamp Lot; No Power In Area; No Road Access; Summer Tax Due: \$40.89</p>	No road access. At all.;	\$650	
201	<p>Parcel ID: 001-019-004-00; Legal Description: SEC 19 T44N R19W 10 A NE 1/4 OF NW 1/4 OF NW 1/4 Comments: A square 10 acre parcel (660' x 660'). It's about 1/2 mile to a primitive 2 track and 3/4 of a mile to CR 199/Forest Service Road 2184. USGS mapos indicate that this parcel is pretty much all swamplands. A great gift for your other ex. Swamp Lot; No Road Access; No Power In Area; Summer Tax Due: \$151.67</p>	(Off) County Road 199 / FS 2184;	\$1,500	
202	<p>Parcel ID: 002-452-050-00; Legal Description: PLAT OF AGATE POINT #2 LOT 5 0 Comments: If you've ever dreamed of owning a waterfront parcel on Lake Superior, HERE IT IS. Only one problem. Most of it has already slid off the bluff ... or its already underwater ! The road shown on the map (Lake Superior Trail) is long gone. Somewhere out to sea and not coming back. Every year a few more feet slide away. We don't know exactly how much of this lot is still even left, but it would be a losing proposition to build here. It may not even be enough to set up a tent on. But you're welcome to survey it and find out. The last owner noted "Abandoning - not much left" when they decided not to pay the taxes. Also (just a FYI) the road to this parcel from the rear (Sandy Lane) was not built this far west. Its covered with trees ... so it's walk-in traffic only. In theory this lot has 153' feet along the water facing boundary and runs a couple hundred feet deep, We don't think there is much left. Unimproved Roads; Terrain Challenged; Summer Tax Due: \$196.58</p>	NORWAY TRL GRAND MARAIS MI 49839;	\$1,400	
205	<p>Parcel ID: 005-036-017-20; Legal Description: SEC 36 T44N R20W L166 P638-639 PRT NE 1/4 OF SW 1/4 BEG AT SE COR; TH S89DEG37'15"W 560.74';TH N00DEGW 250.16' TO THE CL OF A 66' WIDE PRIVATE RD KNOWN AS N ROUND LK RD;TH N89DEGE 346.50' TO THE BEG OF A 665' RADIUS CURVE TO THE RIGHT;TH SELY ALG SAID CURVE A CHORD BEARING OF S82DEGE A CHORD DISTANCE OF 177.50';TH S74DEGE ALL BEING ALG CL 39.83' TO THE E LN;TH S00DEGE ALG E LN 212.65' TO POB Comments: Parcel is located off N Round Lake Road (a/k/a 42.95 Lane), which is a private shared road. Parcel is nicely wooded and in an area of nice seasonal homes. Just a skip away from Round Lake The parcel is irregular in shape, but is roughly 250' north-to-south and 560' east-to-west, with about 200' feet along the road. There is modern construction on parcels all around this, so we presume its buildable. You may wish to have a perc test done if there is doubt in your mind. Nice property in a beautiful resort area ! Summer Tax Due: \$148.15</p>	42.95 Lane / N Round Lake Rd (PVT);	\$2,500	
206	<p>Parcel ID: 005-119-061-10; Legal Description: SEC 19 T44N R21W .29 A SW 1/4 OF SE 1/4 COM AT SW COR TH N0DEG 14'33"W 33' & 100' E TO POB TH N0DEG10'W 125'; TH E 125'; TH S0DEG10'E 125'; TH W 125' TO POB Comments: Parcel is 125' x 125' and fronts on a shared private road off US-41 near Trenary. The plumbing here isn't operable (frozen and disrepair) and the place is pretty unsanitary. Last occupant lived here in the winter with no skirting/insulation under the trailer. However there is a newer submersible well that should be very serviceable and power service as well. Septic ? We're not sure. Last owner was reclusive and not much is known about the property other than what we can see. Several junk cars and trucks. This is level, dry open land and would support new construction. Summer Tax Due: \$17.79</p>	(Next to) N895 US 41;	\$600	

209	<p>Parcel ID: 005-401-023-00; Legal Description: SUPERVISORS ADD TO TOWN OF TRENARY LOT 23, BLK 1 Comments: Modern, vinyl sided rancher in Trenary. Has a newer roof and fresh siding. Well finished, efficient little house that would be an excellent starter or retirement pad. Two bedroom with solid bones (no weak floors anywhere). Carpeted living and dining area and laminate kitchen floors. The walls are in decent shape and the roof does not appear to have any leaks. The bathroom does have some mold or water discoloration (see photos), however. Windows are relatively new and in great condition. There is one window in the 2nd bedroom that appears to be damaged from an attempted break-in. Full basement has a couple enclosed rooms. No apparent water damage but did smell musty. The foundation appears to be in good condition aside form one area where there are cracks and moisture seepage. No deflection or bowing of foundation walls. The basement windows do not have an outdoor window well so melting snow and heavy rains probably allows some water to come in. Basement has wood burning stove that may have been used to heat the home instead of the natural gas furnace. One car attached garage does not have an entrance directly to the home, so you still need to enter/exit outdoors. Small deck on the back that might need some work or replacement. At this time there is a LOT of garbage/personal belongings inside this home and will need multiple dumpsters to clean everything out. If we are able to clear some of the garbage prior to the auction, this listing will be updated. Personal Property;</p> <p>Summer Tax Due: \$197.40</p>	N-1073 FIRST AVE TRENARY;	\$3,500	
210	<p>Parcel ID: 006-174-006-00; Legal Description: SEC 24 T46N R18W 5 A S 1/2 OF S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 Comments: Parcel fronts 165' along the West side of Percy Road and runs 1320' (1/4 mile) deep. NW of Shingleton, north of M-28 a couple miles. There is a newer singlewide here on a somewhat tenuous block and cribbing set up that needs some review. There was a basement/porch/storage room (?) attached to the south side that has collapsed. It would appear that the water supply fed into and through this area, so that will to be looked at as well. The five acres is younger growth and has been cutover in the last 10 years or so. We drove back in a few hundred feet and did not see a lot of debris other than what was near the house and a boat trailer back in the weeds. The housing unit is in overall decent repair and we saw no evidence or roof leaks or critters. There is still personal property from the last occupants here. It appears it has been vacant since about 2013. Personal Property;</p> <p>Summer Tax Due: \$21.70</p>	N6029 PERCY RD SHINGLETON MI 49884;	\$450	
211	<p>Parcel ID: 006-630-037-00; Legal Description: PLAT OF SHADY ACRES LOT 37 Comments: At the SW corner of the intersection of Park and Beech in Shingleton. Paved streets on two sides. Quiet neighborhood in a small northern town. Level, dry and open.</p> <p>Summer Tax Due: \$35.36</p>	Park @ Beech Street - Shingleton;	\$600	

212	<p>Parcel ID: 007-208-020-00; Legal Description: SEC 8 T47N R22W PT OT SE 1/4 OF NE 1/4 COM 410' N OF SW COR, TH N 624', TH E 208', TH S 624', TH W 208' TO POB & ALSO A PARCEL DESC AS THAT PART OF THE S 416' OF THE SE 1/4 OF THE NE 1/4 LGY N OF DEERTON SAND LAKE RD EXC THE E 338.9'</p> <p>Comments: Just a couple miles off M-28 via Whitefish Road. Parcel is irregular in shape and roughly "L" shaped, with several hundred feet along the Deerton-Sand Lake Road. It is populated in middle aged maples and a few other species. The western part of the property is nice and dry ... there is a marshy area to the east along a creekbed. Nice parcel in a great recreational area !</p> <p>Summer Tax Due: \$47.25</p>	Deerton - Sand Lake Road.;	\$950	
213	<p>Parcel ID: 008-129-020-00; Legal Description: SEC 29 T46N R21W .5 A E 1/2 OF SW 1/4 OF NW 1/4 BEG 104' E OF NW COR TH E 104', S 208', W 104', N 208' TO POB</p> <p>Comments: Neat old (rotten) shack made out of repurposed materials, including widow openings filled with old beer bottles to form a colored glass security window. Someone was very creative here at one time. Unfortunately, it's now in pretty rough shape and has been open to the elements for decades. Parcel fronts 104' on the south side of Torma Road, and runs 208' feet deep = 1/2 acre. Nicely wooded, dry property near a small village. Did not see a well or any sign of utility connection here. Primitive shack.</p> <p>Summer Tax Due: \$31.21</p>	E2961 Torma Road - Eben Junction;	\$850	
214	<p>Parcel ID: 008-130-037-00; Legal Description: SEC 30 T46N R21W .16 A PRT OF NE 1/4 OF SE 1/4 COM AT E 1/4 COR TH W ALG SEC LN 874.05', TH S 33' TO POB TH S 65' TO PT 17.35' FM CL OF LS&I RR MAIN LN, TH S83DEG10'W 100.7', TH N 77', TH E 100' TO POB</p> <p>Comments: Parcel is adjacent to, and west of the high school in Eben Junction on M-94. Level, dry gravelly soils here. Open and ready to use. 100' along the road and roughly 70 feet deep. Located on a well traveled state highway.</p> <p>Summer Tax Due: \$33.48</p>	M-94 - Eben Junction;	\$2,000	
215	<p>Parcel ID: 048-128-003-10; Legal Description: SEC 28 T46N R21W PRT OF SE 1/4 OF NE 1/4 COM AT PT 33' W & 488' N OF SE C, TH N PAR WITH E LN 120', TH W 150', TH S 120', TH E 150' TO POB</p> <p>Comments: Parcel fronts 120' along the west side of Rock River Road and runs 150' feet deep. This is located near the MSU Biological research station, north of Valley Road, just outside Chatham. The lot is bermed at the road and there is an old excavation suggesting that (maybe ?) there was a basement or structure here, or that it was prepared for one that never came to fruition. Beautiful country vistas. Paved county road.</p> <p>Summer Tax Due: \$22.32</p>	Rock River Road;	\$650	

Delta

Lot #	Lot Information	Address	Min. Bid	Sold For
2000	<p>Parcel ID: 004-222-004-00; Legal Description: SEC 9 T40N R22W. LOT 4 BLK 22 GLADSTONE COMPANY'S FURNACE ADDN. Comments: This is a swampplot parcel that has no public road access. There is a private road to this area (not necessarily to the lot as it's mooky) but that road is gated.</p> <p>Summer Tax Due: \$1.19</p>	(Off) Mather Avenue - Gladstone;	\$550	
2001	<p>Parcel ID: 004-226-030-00; Legal Description: SEC 9 T40N R22W. LOT 30 BLK 26 GLADSTONE COMPANY'S FURNACE ADDN. Comments: Parcel is near US 2 off Mather Road. It has no improved road access. Swampplot. Mooky muddy mess.</p> <p>Summer Tax Due: \$2.46</p>	(Off) Mather Avenue - Gladstone;	\$550	
2002	<p>Parcel ID: 007-019-008-00; Legal Description: SEC 19 T40N R22W. 1.55 A COM AT NW COR OF NE 1/4 OF NE 1/4, TH S ALG W LN OF NE 1/4 OF NE 1/4 430', TH E 175', TH N 430', TH W 175' TO POB. Comments: Large, solid mid-century stick built home on 1.5 acres with several outbuildings. This is located just a couple miles west of Gladstone on a county maintained paved road. The house has been well maintained and still contains personal property that belongs to the last owners. There are 5 bedrooms and a bathroom on the upper level, and the main floor has two living spaces and two more baths as well as the kitchen and a sun room. 200A electrical service, newer architectural series shingle roof and a fairly recent high efficiency furnace. You won't have to do much here beyond moving in. The parcel fronts 175' on the road and runs 430' deep. At the south end of the parcel (fronts on a shared driveway) there is a solidly built concrete block garage/workshop as well as 6 or 8 junk vehicles that are scrap metal grade. There is also a 2 car garage at the road. Overall this is a roomy, solidly built set of structures on a dry, level mostly open parcel. Something for everyone here. Personal Property;</p> <p>Summer Tax Due: \$520.55</p>	6009 RIVERS 22ND ROAD GLADSTONE;	\$8,600	
2003	<p>Parcel ID: 007-133-017-20; Legal Description: SEC 33 T40N R23W. 10.51 A NE 1/4 OF SE 1/4 EXC N972'. Comments: Densely wooded 10.51 acre parcel on the west side of L Road. The east portion of this parcel has many cedar trees, and the west half is marshlands according to the USGS topographical survey. Parcel fronts roughly 348 along the road and runs 1320' more or less deep. 032</p> <p>Summer Tax Due: \$378.82</p>	L Road / CR 527;	\$1,300	
2004	<p>Parcel ID: 007-230-001-10; Legal Description: SEC 30 T40N R24W 2.32A PT OF NW 1/4 OF NE 1/4 & PT OF NE 1/4 OF NW 1/4 FR N 1/4 COR OF SD SEC MEAS S 00DEG 39'22" W 63.67' TO POB, TH N 89DEG 17' 57" E 125', TH S 00DEG 39' 22" W 311.55', TH S 89DEG 24' 03" W 125', TH CONT S 89DEG 24' 03" W 200', TH N 00DEG 39' 22" E 310.97', TH N 89DEG 17' 57" E 200' TO POB. Comments: This is an older one story wood frame home that has been updated. The exterior is vinyl clad and it has a newer architectural series shingle roof that both look fairly new. Needs a little repair to a soffit area. The home is 2BR/1BA with a very nice kitchen. There has been some freeze damage to plumbing here and repair was attempted. Solid concrete block detached storage building/garage. Parcel is roughly 2.32 acres in size. 325' on 21st Road and runs 310' deep. Has a zoned hot water heat system that runs from bottle gas. 200A power service. This is a pretty solid little place. Freeze Damage;</p> <p>Summer Tax Due: \$378.82</p>	1107 21ST ROAD BARK RIVER;	\$5,300	

2005	Parcel ID: 012-179-004-00; Legal Description: SEC 29 T41N R21W. .09 A COM 60' S OF SW COR OF BLK 3 OF H W COLES PLAT IN NE 1/4 OF NW 1/4, TH E 137', TH S 28', TH W 137', TH N 28' TO POB. Comments: Parcel fronts 28' on S Main Street in Rapids River and runs 137' deep. Paved streets on two sides. SE corner of Main and Cole. There is a small pile of construction debris in the center of the parcel ... maybe a pickup truck sized load. Summer Tax Due: \$1.17	S Main @ Cole Street - Rapid River;	\$600	
2006	Parcel ID: 013-202-013-00; Legal Description: SEC 2 T40N R20W. 1.14 A BEG AT NW COR OF NW 1/4 OF NW 1/4, TH S 277.95' ALG 1/4 LNTD N'LY R/W OF US 2, TH SE'LY ALG R/W TO A PT 131' E OF W LN, TH N TO N SEC LN, TH W 131' TO POB. Comments: Parcel fronts 131 feet along the north side of US 2 at St Jacques and runs 277 feet deep. Nicely wooded lands. There is marshland west of here, but USGS topo maps suggest this parcel is uplands. You may want to walk it in person to see if it is what you're looking for. Summer Tax Due: \$10.21	U S 2 - St Jacques;	\$600	
2007	Parcel ID: 013-605-005-00; Legal Description: SEC 21 T40N R19W. LOT 5 BLK 5 OF SUPERVISORS PLAT #1. Comments: Wetlands parcel in Nahma. Summer Tax Due: \$10.88	TAMARACK ST - NAHMA;	\$1,300	
2008	Parcel ID: 014-084-022-00; Legal Description: SEC 34 T39N R23W. 40 A SE 1/4 OF SE 1/4. Comments: Parcel is NW of the County Airport. A square forty acres, 1320' x 1320'. There is no improved road access to this parcel, which is mostly (or all) marshlands according to USGS topographical maps. There is a cleared trail/fenceline from M.5 Lane which may or may not be legal access. You may wish to have a title search conducted to establish for certain if there is access to this parcel by recorded easement. We do not see one in recent records. Wetland Indicators; No Road Access; Summer Tax Due: \$75.59	(Off) M.5 Lane;	\$1,700	
2009	Parcel ID: 041-257-011-30; Legal Description: SEC 17 T39N R18W. PT OF LOT 11 BLK 7 COM AT SE COR OF LOT 11, TH NE'LY ALG E LN OF LOT 11 18' TO POB, TH N 63 DEG 37' W 157.48' TO W LN OF LOT 11, TH N'LY ALG SD W LN 14', TH S 63 DEG 37' E 89.55', TH N 26 DEG 23'E 10', TH S 63 DEG 37' E 69', TH S ALG E LN OF LOT 11 24' TO POB. VILLAGE OF GARDEN SUB. Comments: Older 2 story wood frame construction. Tiny irregularly shaped lot fronts 24' on the road. Has a decent roof, but is built on a wooden pier footing system and it's got some sway to the floors. The plumbing is plastic and an amateur installation. 2 bedrooms upstairs. Has potential, but needs some help. We did not see any sort of a heat source and the woodstove is gone Summer Tax Due: \$162.97	6307 STATE ST GARDEN;	\$3,200	
2010	Parcel ID: 051-010-2929-359-008; Legal Description: W 55 FT OF LOT 9 OF BLK 21 OF THE ORIGINAL PLAT Comments: Lake Michigan and a city park are your front porch view from this classic Lakeshore Drive home. Three floors. 5 Bedrooms, most have private baths. Hot water heat (boiler fairly new) 1.5 car detached garage. As with most older homes of this size, there is a Honeydew list (1) Needs a new roof (2) Dining room ceiling needs to be replaced (water damage caused removal) and there are minor ceiling issues in the front two bedrooms (3) A good carpet cleaning or replacement (4) Exterior could use a refresh, with some attention to balcony railings. The mechanicals here are pretty solid. 200 A electric service, newer boiler, copper water supply (except where replaced during repair with pex). This home has survived the years well, with most of the original fabric and detail preserved. There are 2 gas fireplaces and a number of well placed built-ins including a butler pantry off the kitchen. Kitchen is out of character for the house and smells of the 1980's. Its presentable but would be nice if modernized. Breakfast nook in the back porch. This is a very very nice home that needs a helping hand. Bring your checkbook this one will be popular ! Summer Tax Due: \$3,251.60	516 LAKE SHORE DRIVE ESCANABA;	\$24,500	

2011	<p>Parcel ID: 051-420-2836-400-009; Legal Description: SEC 36 T39N R23W [1.24 AC] W 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4 OF SE 1/4 Comments: Parcel is 1.24 acres in size, 165' x 330' in size. It does not front on any public street. Located to the north (approximately) of 2428 S 14th Avenue. as far as we can tell or know, there is nothing on it but trees and brush. No Road Access;</p> <p>Summer Tax Due: \$80.67</p>	14TH AVENUE SOUTH ESCANABA;	\$1,000	
2013	<p>Parcel ID: 052-621-033-00; Legal Description: SEC 21 T40N R22W BEG 86.76' W OF NW COR BLK 9 GOODMAN ADDN; TH W 608'; TH N 658'; TH SE'LY 894' TO POB EXC PT LYNG NE'LY OF A LN 75' SW'LY OF THE CONSTRUCTION LINE OF HIGHWAY M35. Comments: Large triangular parcel sits SW of M-35 near N 17th Street. The parcel is subject to the right-of-way of M-35, so it's not clear exactly how much net useable room is left. You'll want to consult local tax maps to determine whether the parcel suits your needs. High traffic, high visibility parcel. 894' frontage along M-35. West line 658'. South line 608'. Commercial potential here !</p> <p>Summer Tax Due: \$25.77</p>	M-35 - GLADSTONE;	\$750	
2014	<p>Parcel ID: 051-010-2929-302-004; Legal Description: LOT 7 OF BLK 41 OF THE ORIGINAL PLAT Comments: 720 W Ludington is a solidly built brick downtown double storefront in busy Escanaba. The building is approximately 50' x 140' in dimension, which equals roughly 7,000 square feet per floor. The property has suffered from deferred maintenance in recently years, and presently is in dire need of a new roof. Portions of the built up roofing can be found on the sidewalk, which means that there are large areas open to the elements. The building is presently condemned by the City of Escanaba, and will need to be brought into compliance with the property maintenance code prior to being occupied. You may wish to check with city code enforcement for their notes. This is a classic property that in addition to lack of maintenance has been the victim of some "remodeling" that is out of character with the architecture. Rather than replacing the wood frame windows with suitably sized ones, off-the-shelf vinyl combination windows were used. Inside, some of the original architectural fabric and detail remains, but much has been covered or destroyed. The brick exterior is in solid condition, and even the tuckpoint appears to need little attention. However we do notice erosion of the sandstone trim, especially at sidewalk level, no doubt from snow removal and winter environment. This is a classic property begging for a deep pocketed visionary to rescue it. Roof Issues; Condemned;</p> <p>Summer Tax Due: \$3,345.56</p>	720 LUDINGTON STREET ESCANABA;	\$20,750	

Dickinson

Lot #	Lot Information	Address	Min. Bid	Sold For
2101	<p>Parcel ID: 002-132-009-10; Legal Description: SEC 32 T40N R30W A STRIP OF LAND ACROSS THE SW1/4 X SW 1/4, SE1/4 X SW 1/4, SW 1/4 X SE 1/4 & SE 1/4 X SE 1/4 BEING THE FORMER WISCONSIN MICHIGAN RR R/W 100.00 FT WIDE, BEING 50.00 FT IN WIDTH ON EACH SIDE OF THE C/L OF THE SURVEYED AND LOCATED LINE OF THE RR COMPANY ACROSS THE ABOVE DESCRIBED LANDS. Comments: This is a 100' wide strip of land ... an abandoned railroad right-of-way ... that runs from east to west across the southern 1/4 of Section 32. In theory it is 5280' east-west x 100' north-south ... is 12.12 acres. But we're not sure exactly what you'll do with it.</p> <p>Summer Tax Due: \$378.11</p>	R/W;	\$2,300	
2102	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 002-512-001-00; Legal Description: LOT 1-2-3-4-5 BLK 2. PLAT OF EAST KINGSFORD. Comments: Large concrete block building on a corner lot. Has an arched roof which is failing and probably not more than a good snow load away from caving in. Several biltmore additions to the rear and and multiple bay garage structure to the west. NOTE: The concrete block storage building to the rear is NOT a part of this parcel, but the office/house type unit facing Fisher Street IS and as a special bonus, the 70'ish dome building to the west is also on this parcel and included. The larger building here likely needs demolition, and that cost is probably more than the value of the property. Does not appear to have been used for anything more than cold storage in years. Does have railroad freight access potential. This one has the appearance of having been perhaps a lumber yard or similar retail parts operation in an earlier incarnation. Two tax parcels included. Dnvi;</p> <p><i>(2 of 2)</i> Parcel ID: 002-512-006-00; Legal Description: LOTS 6-7 BLK 2. PLAT OF EAST KINGSFORD.</p> <p>Summer Tax Due: \$1,222.88</p>	109 FISHER ST KINGSFORD MI 49802; 441 BREITUNG AVE KINGSFORD;	\$7,100	
2108	<p>Parcel ID: 004-015-021-00; Legal Description: NOR TWSP SEC 15 T39N R29W PART OF THE SE OF NE BEG AT A POINT 33' W & 100 FTS OF THE NE COR OF SD FORTY WH PT LIES ON W R/W LN OF STATE RD, TH S ALG W LN 90 FT, TH DUE W & 190 FT S & PARA TO N LN OF FORTY 120 FT, TH DUE N 90 FT, TH DUE E 120 FT TO W LN OF STATE RD R/W & POB. .25 A M/L Comments: Large, solid commercial building in Vulcan. Was a long time bar and restaurant location. It's a bit tired and could use a resurfacing, as well as some mechanical upgrades. There are two apartments on the second floor which have been connected, and there is an interior stairway that leads to another one on the backside of the building. All of the apartments need new kitchens and baths. The exterior stairway to the upper apartments is shot and dangerous. Will need replacement. This building could probably be used for about any commercial type use, subject to zoning. The building is square and sturdy, just a little dated, worn and dirty. The kitchen exhaust vent hood would not pass current code. Walk in cooler is home made and likely wouldn't pass current codes either. The business has been closed since about 2006. Roof looks sketchy, but only appears to leak on the south side about half way back along the edge. There is no liquor license included in this sale. And they took all the beer away too :(. Lot fronts 90 feet on River Road and runs 120 feet deep. Two car garage is serviceable.</p> <p>Summer Tax Due: \$1,200.21</p>	N 1593 River Road - Vulcan;	\$7,700	

2109	Parcel ID: 005-507-008-25; Legal Description: THE W 25 FT OF LOT 8, BLK 7 SUPERVISOR'S PLAT OF VILLAGE OF SAGOLA Comments: Parcel is 25' wide x 120' deep. Runs north from Channing Avenue. The mobile home here has been unoccupied and sitting vacant for a while and is overgrown and decaying. The value here is in the land, well and septic (condition of the latter two not known). Summer Tax Due: \$136.31	204 Channing Avenue, Sagola;	\$2,000	
2110	Parcel ID: 051-102-179-00; Legal Description: IM LOTS 7 & 8 BLOCK 6 KIMBERLY'S 4TH ADDITION Comments: A frog farm. Cat tail ranch. Mosquito hatchery. Whatever you're looking for, it's right here ! The street to this property was never developed, so you'll need amphibious aircraft to get to it too. How many do you want ? Irregular in shape located behind Arcands Service. If you drive thru their lot, keep going west until you're in the water ... and you're there ! Unimproved Roads; Swamp Lot; Summer Tax Due: \$266.78	(Unimproved) LINCOLN ST IRON MOUNTAIN MI 49801;	\$1,700	
2111	Parcel ID: 051-103-634-00; Legal Description: IM LOT 1 BLOCK 1 ST. CLAIR'S FIRST ADDITION PROPERTY IDENTIFIED, AS PER THE ORIGINAL PLAT OF RECORD, AS ST CLAIRS ADDITION, LOCATED IN THE NE 1/4 OF NW 1/4, SEC 31, T40N R30W Comments: This is a cute little house, that unfortunately has been CONDEMNED because of chemical contamination, which is typically the result of being used to "cook" meth. In order to view, occupy or work on this property, you must first have the place CLEANED of all contaminants by a certified environmental services company. We did not view the interior because of posted warnings, but it appears that the property is in generally merchantable condition and worth restoration. Roof is mid life. Siding is low maintenance. Could use a little soffit work on the rear end, but other than that this one seems worth your investment ! Lot fronts 50' on A Street and runs 120 feet deep to an alley on Adams Street. We're guessing 1 or 2 bedrooms here. Dnvi; Condemned; Summer Tax Due: \$700.10	522 A ST IRON MOUNTAIN MI 49801;	\$3,800	
2112	Parcel ID: 051-103-873-00; Legal Description: IM W 1/2 OF LOT 3 ENTIRE LOTS 4 & 5 BLK 5 ST. CLAIR'S 2ND ADDITION ALSO W 1/2 OF LOT 3 ENTIRE LOTS 4 & 5 BLK 6 ST. CLAIR'S 3RD ADDITION Comments: This place is better than it appears from the curb. While the exterior could use new siding and it needs a roof, the interior in straight solid. This is an incomplete rehab project that has new electric service and a pretty new natural gas forced air furnace as well. The front porch and the roof over the back section of the house need the most attention, but neither are huge projects. 2BR 1 BA. Itsy bitsy teeny tiny kitchen. The vacant parcel west of the home is part of the property. There is also a 2 car detached garage that is pretty solid (also could use a new roof) that the neighbors appear to be borrowing for parking. This one is salvageable. With the inside finished, a kitchen and bath, and siding and a roof, this one will be good to go for years. Incomplete Construction; Summer Tax Due: \$1,260.69	725 D ST IRON MOUNTAIN MI 49801;	\$4,500	
2113	Parcel ID: 051-700-850-07; Legal Description: SEC 6 T39N R30W A STRIP OF LAND 100.00 FT WIDE ACROSS THE NE X NW, NW X NE, NE XNE BEING THE FORMER WISC MICH RR R/W 50.00 FT IN WIDTH ON EACH SIDE OF C/L OF THE SURVEYED AND LOCATED LINE. Comments: This is a 100' wide strip of land ... an abandoned railroad right-of-way ... that runs from east to west across PART OF THE northern 1/4 of Section 32. In theory it is 3960' east>west x 100' north-south ... is 9 acres. But we're not sure exactly what you'll do with it. Summer Tax Due: \$610.67		\$2,600	

2114	<p>Parcel ID: 052-090-078-00; Legal Description: LOT 78 VILLAGE OF BREITUNG. Comments: 2 story home on a 50' wide x 125' deep lot in Kingsford. Aluminum siding and a mid-century remodeling here. There is some cave in of the foundation on the south side of the home here. We looked at it below, and it is in a crawlspace, not in the partial basement. So there is some prospect for excavating it and reinforcing it if the footings themselves are good. There are 3 bedrooms up and one down, with a bathroom on each floor. Kitchen isn't anything special, but it's merchantable. The front south side room here is unfinished. It was probably half of the living room at one time but has been partitioned off. Not sure what that plan was. Aluminum siding and a newer natural gas forced air furnace ... but that begs the question "where is the gas meter" ? We saw no evidence of any fuel supply Incomplete Construction; Foundation Issues; Summer Tax Due: \$1,164.84</p>	225 BIRCH ST KINGSFORD MI 49802;	\$7,000	
2116	<p>Parcel ID: 052-487-013-00; Legal Description: LOT 13 BLK 17 SKIDMORE'S ADD NO 2 TO THE VILLAGE OF BREITUNG. Comments: Lot has alley access to the east, as well as paved frontage on Doraland. Wooded hillside parcel Summer Tax Due: \$35.48</p>	421 DORALAND ST KINGSFORD MI 49802;	\$500	
2117	<p>Parcel ID: 052-557-011-00; Legal Description: LOT 11 BLK 17 VILLAGE OF WEST BREITUNG. Comments: Older 2 story home that has been rehabbed and appears to have been well taken care of. 50' x 125' lot in Kingsford. Nice clean quiet neighborhood. Because it is occupied we did not get an opportunity to look up close, but it has a newer architectural series shingle roof, vinyl siding and a sharp garage/shop building in the rear. AS always, this property is OCCUPIED and we ask that you respect the privacy of the folks living there. Occupied; Personal Property; Dnvi; Summer Tax Due: \$1,335.21</p>	440 STERLING ST KINGSFORD;	\$5,300	
2118	<p>Parcel ID: 053-302-005-00; Legal Description: NC LOT 5 BLK 2 VILLAGE OF INGOLSDORF. Comments: This property is occupied, and they're not going to take kindly to any "visits". So please stay off the property and view only from a distance. Well kept mid-century bungalow style home. Low maintenance exterior and a roof that is in good condition. This one has been well taken care of over time. Has a detached one car garage, nice yard, corner lot with alley service. We did not have the opportunity to view the interior due to possession. Occupied; Personal Property; Dnvi; Summer Tax Due: \$879.71</p>	802 MINE ST NORWAY;	\$6,200	

Marquette

Lot #	Lot Information	Address	Min. Bid	Sold For
4300	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 52-01-610-048-00; Legal Description: ASSESSOR'S PLAT OF SOUTH CHAMPION. LOT 48. Comments: This large building is prominent and highly visible from US 41/M-28. It's location almost makes it likely that it may have served as a hotel or Inn at one time. An interior walkthru though indicates that the two floors do not appear to have ever been connected from the interior, and it was mostly likely separate uses in the past. The lower level was "remodeled" mid century and has drop ceilings, paneling and shag carpet. It has been fairly well maintained. The second floor is almost untouched by time since its original design, with the exception of some framing that introduced several smaller rooms (bedrooms) where there was once just a huge second floor lodge or hall type use originally. We theorize that some historical research will indicate that the original use of the whole building was originally commercial. The basement foundation has been rebuilt in the rear ... probably in the last 40 years ... and the building is on solid footing. What it does need ASAP is a roof. There is daylight showing around the chimney and it's leaking. It has not yet caused major damage, but it will given time. There are two oooooold fusebox power services here, and the lower unit is still active. It was quite a surprise to walk in and find the TV set on in an otherwise dark building. There are a few broken windows to repair as well. There is wood siding under the asphalt shingle, and it could possibly be restored. There is an outbuilding on the parcel to the rear (included) that is restorable as well. There are two parcels included in this sale, irregular in shape, that equal about 1.5 acres. This is a very solid building that holds a lot of commercial potential as a B&B or similar lodging enterprise in this tourism rich region.</p> <p><i>(2 of 2)</i> Parcel ID: 52-01-610-049-00; Legal Description: ASSESSOR'S PLAT OF SOUTH CHAMPION. LOT 49. Summer Tax Due: \$206.92</p>	<p>148 County Road AW - Champion; 148 CO RD AW CHAMPION;</p>	\$4,000	
4303	<p>Parcel ID: 52-03-203-010-00; Legal Description: SEC. 3 T47N R28W 2 A N 75' OF E 1/2 OF SW 1/4 OF SW 1/4 LYING W OF CO RD CJ. Comments: Parcel fronts 75' on the west side of County Road CJ, just north of M-28 near Champion. Runs about 1150 feet deep. Wooded in dense brush and some evergreens. Soils here are level, dry and gravelly. County maintained paved road. Summer Tax Due: \$110.53</p>	<p>1441 CO RD CJ CHAMPION;</p>	\$2,200	
4304	<p>Parcel ID: 52-05-020-011-00; Legal Description: SEC 20 T45N R24W .50 A PART OF NE 1/4 OF NE 1/4 BOUNDED BY THE SEC LINE ON THE N BY THE SIXTEENTH LINE ON THE W & BY THE TWP RD ON THE SE. Comments: Irregularly shapen 1/2 acre parcel at the NW corner of the intersection of Bible Camp Road and Ski Hill Road near Little Lake. Nicely wooded, dry level lands in a well maintained area. Summer Tax Due: \$14.54</p>	<p>Ski Hill Road @ Bible Camp Road - Little Lake;</p>	\$850	

4305	<p>Parcel ID: 52-05-117-021-83; Legal Description: SEC 17 T45N R25W 1.2 A PART OF GOVT LOT 3 & NW 1/4 OF SE 1/4 BEG 1254.87' N & 699.51' E OF S 1/4 COR TH N41DEG W 198.4' ALG W ROW CO RD EEA TH S46DEGW 111.58' TH S32DEGE 154.98' TH N65DEGE 143.6' TO POB. (INCLUDES LAND TO RIVERS EDGE) Comments: Solid ranch style home with irregular shaped lot that includes a little over 100' of frontage on the Escanaba River. The frontage is brush covered and we could not access it by foot without a machete ... and we didn't have it with us today. Darn. The Escanaba River is a quality waterfrontage, and we posted a couple of pictures from about 1/4 mile down at the bridge after the house photos. It is a wide, fast moving rapids that yields nice trout. The house is structurally sound, but stinky and grubby. A resurfacing would do wonders. We suspect that there is likely freeze damage to the plumbing based on some observations. Steel roof on the house and older sketchy looking shingle on the one car attached garage that is probably nearing the end of its life. Aluminum siding. Municipal water here. Inside the floor coverings are mostly gone, and the walls and ceiling could all use neutralizing and resurfacing. It is, as we like to say, "decor challenged". The home currently has electric baseboard heat and a 200A service. Home has been vacant about 3 years.</p> <p>Summer Tax Due: \$243.17</p>	497 N RIVER DR GWINN;	\$8,500	
4306	<p>Parcel ID: 52-05-120-005-00; Legal Description: SEC 20 T45N R25W THAT PART OF E 1/2 OF NE 1/4 BEG AT A PT 103.5' N OF SW COR OF NE 1/4 OF NE 1/4 TH N ON W LINE 150' TH E 50' TH S150' TH W TO POB. Comments: This is a small one bedroom house in Gwinn. It's a little stinky because of some garbage piled up by the last occupants, but this is actually is pretty solid condition. A little cleaning and resurfacing and you'd have a sharp efficient little place here. The power service has been dropped and the meter is gone ... we're not sure why ... but you'll need to have that inspected to get it turned back on. One bedroom, one bath. Older cute solid. And there is even a SAUNA out back ! Forced air space heat. Newer architectural shingle roof. Low maintenance exterior.</p> <p>Summer Tax Due: \$128.87</p>	312 N RIVER DR;	\$3,800	
4309	<p>Parcel ID: 52-05-327-020-00; Legal Description: PLAT OF GWINN LOT 21 BLK 27. Comments: This is half of an older duplex home (looking from the street the the unit for sale is on the right side). The other side of the home is occupied by a renter. This was recently occupied and some personal belongings may still be inside the home. Personal Property;</p> <p>Summer Tax Due: \$122.16</p>	218 N MAPLE ST GWINN;	\$3,700	
4312	<p>Parcel ID: 52-07-204-002-15; Legal Description: SEC 4 T 49N R27W 40A NE 1/4 OF NW 1/4 Comments: This is a very unique parcel, in the form of a square 40 (1320' x 1320') acre parcel about 15 miles NW of Marquette. You reach it via M-28>County Road 502>County Road 510. The road to this area is washboard grade in areas and while it is reachable by a regular car, don't expect to travel much above 30 mph. The property does not front on any improved road, public or private, and getting to it would be difficult. The SW corner of the parcel is closest to access, being about 250' away from CR 510. However this facade is one that rises in elevation dozens of feet in a sort distance, and the terrain is that of vegetated, rocky, very steep hillside. USGS topographical maps indicate that the approach from the south is much more gradual in rise, but a visual inspection of this area indicates that much of it is impassable because of areas of bog and marsh. Maps also show a trail here off CR 510, but we saw no such path around that location. The ground here has substantial areas of huge rock outcroppings, and the center of the parcel appears to be a high plateau on top of a big rock. IF you engineer access to the top of this parcel, it would likely be a stunning setting for a unique home. But getting there would be quite the challenge. Power is 5 miles away from this location. Terrain Challenged; No Power In Area; No Road Access;</p> <p>Summer Tax Due: \$237.57</p>	(Off) County Road 510;	\$3,900	

4314	<p>Parcel ID: 52-08-019-004-00; Legal Description: SEC 19 T48N R25W THE E 450' OF THAT PART OF NE 1/4 OF NE 1/4 LYING S OF US 41 & N OF CO RD HI EXC A PART BEG AT NE COR THEREOF TH S 300' TH SW'LY PAR WITH US-41 302.6' TH N26DEG33'W 209' TH N 100' TH NE'LY ALG US-41 403.4' TO POB & EXC PART LYING S OF STREAM. Comments: The neighbors are all well known names. Meijer, Lowes, 41 Lumber, Gordon Food Service, TJ Maxx, PetSmart. That qualifies the location right off the bat. The property is very irregular in shape and essentially wraps around behind the 41 Lumber property. It appears that this property has been designed as a self-storage facility. It has an office structure (originally a mobile home or office trailer unit), a couple of medium sized steel buildings (one with dual truck loading docks, and two multi-stall garage units with over 20 different partitioned storage spaces. Each has 9 10'x10' units with overhead doors and a 5x10 with a service door. You could start it back up as a self-storage facility. or convert it to incubator space, or even a contractors office and yard. The possibilities here are countless. The adjoining property to the west appears to share the use of the driveway. It's not clear if this is by easement or just a handshake agreement. There is a good amount of cast off left over in the storage spaces and buildings to dispose of, including tires, batteries, car and motorcycle parts, furniture, baby clothes and the typical "manstuff" these places tend to accumulate. There may be titled items (or parts of titled items) here that we are not the titleholder to, and as such we cannot pass ownership of them. You'll have to process them through abandonment with the local law enforcement agencies. Personal Property; Summer Tax Due: \$964.09</p>	3565 US 41 WEST MARQUETTE;	\$13,500	
4320	<p>Parcel ID: 52-13-035-009-00; Legal Description: SEC 35 T46N R26W THE E 75' OF W 360' OF N 400' OF THAT PART OF NW 1/4 OF NW 1/4 LYING E OF M-35 & S OF CO RD MA. Comments: Older mobile with expando that has been roofed-over and wrapped in aluminum siding. We'd think this one has been reasonably well cared for over the years. Based on dated material inside and the CPI index (cobwebs per inch), it seems clear that this property has been vacant in excess of 10 years. However the inside is in remarkably good condition and will not need much work. They have rearranged the floor plan a little from standard mobile home fare, adding an extra space next to the living room (dining area) and nudging the second bedroom into the expando, which also includes a mud/laundry room to the rear. PLEASE NOTE: The back porch floor (outside) is very weak. There were no holes through it when we were there, but the next guy that steps on it that weighs more than about 10 lbs is going to get a surprise. We marked it with caution tape. Beware ! The 1.5 car detached garage is in great shape as well. Overall, we think this one will probably need a new roof and back porch decking before long, but otherwise there isn't too much to do to this one that we can see. Parcel fronts 75' feet on the south side of MU Road, and runs 300 feet deep. BTW, it comes with a small porn collection/display you'll want to do away with that before taking anyone sensitive inside Summer Tax Due: \$651.25</p>	30 CO RD MU NEGAUNEE;	\$3,800	
4321	<p>Parcel ID: 52-13-220-007-00; Legal Description: PLAT OF PALMER. E 1/2 OF LOT 7 BLK 20. Comments: This home appears to still be occupied, or at least under the regular use of someone who may be storing personal property there. Utilities were still on as of the time of our visit in late June. The home is larger than it appears from the road and has had some updating done. It could use a new roof based on visual indication. Located in the village of Palmer. Occupied; Personal Property; Dnvi; Summer Tax Due: \$167.76</p>	109 RICHMOND PALMER;	\$2,100	

4324	Parcel ID: 52-51-250-166-00; Legal Description: NELSON'S ADDITION LOT 166 & THE N 1/2 OF THE VACATED ALLEY BETWEEN LOTS 164 & 166. Comments: Parcel is a challenge to find ... because 713 N Second is (obviously) in between 709 and 715 ... and that's the side of a steep hill. There is a driveway (obstructed) that comes in off both N First Street as well as E North Street that wrap around to a plateau on that hillside from the west. And when you get there ... there's nothing there. There was a house here that has been demolished by the city, which explains the high SEV/minimum bid. Would make a nice, secluded setting for a new home in Ishpeming. Sev Not Accurate; Summer Tax Due: \$104.97	713 N SECOND ST;	\$18,750	
4327	Parcel ID: 52-51-566-026-00; Legal Description: ASSESSOR'S PLAT OF THE NEW YORK LOCATION LOT 26. Comments: Older 2 story frame construction home in Ishpeming. Appears to have been vacant for years. Good roof, low maintenance aluminum siding. Does need some soffit work. There isn't much of a bathroom here on the main floor ... looks like the vanity and shower/tub were removed and not replaced. The heating system is in disrepair, as many of the hot water baseboard radiators are either missing or pulled apart. We assume the boiler is probably roached too. The back porch here needs new decking. It is rough sawn lumber and quite weak. Overall this is a solid structure, but needs mechanical and aesthetic upgrades. Has a small outbuilding that could be a neat playhouse, mini-mancave or hobby shop. Summer Tax Due: \$1,194.17	305 NEW YORK ST;	\$9,300	
4329	Parcel ID: 52-52-000-708-50; Legal Description: CAROLINE BURT'S ADDITION #2 LOTS 175 & 176 Comments: This was the former site of a home that has been demolished by the county. This is now a vacant lot. Summer Tax Due: \$3,014.49	1400 ALTAMONT ST MARQUETTE;	\$11,250	
4330	Parcel ID: 52-53-020-193-00; Legal Description: LOT 11 BLK 18 OF PIONEER IRON CO PLAT Comments: Large, solid older duplex in Negaunee. While many multi-family units we see are converted single family homes, this one was built as a duplex, with the two units being symmetrical layouts. Each unit is 3 bedrooms and one bath. As far as we can tell the property is heated with a single boiler, which appears to be well past replacement age and condition. The two immediate needs here are a new roof and HVAC upgrade. The roof is deteriorated, but really only substantially affects the two bathrooms that are in the center-rear of the second floor. The chimney has also tipped over and scattered itself all over the roof below. Inside, the units are solid and have almost all of their original fabric (trim, hardwood floors, stained glass windows) intact. Kitchens and baths are old and could stand upgrading. There will be plaster repair necessary along the back wall, moreso in the left (130) side, The power meters have been removed, and we suspect that this property has been vacant for some time In the photo file, the tour begins on the main floor of the left (130) unit, goes to the second level, then attic, where we enter the right (128) unit and proceed from third to first floor. The synopsis here is that this is a solid, well built duplex that needs a roof, cosmetic upgrade and some attention to the HVAC system. There are likely to be some plumbing issues because of the age of the systems here, but we could not determine them in totality. Summer Tax Due: \$1,247.65	128 - 130 E MAIN ST NEGAUNEE;	\$9,600	

Schoolcraft

Lot #	Lot Information	Address	Min. Bid	Sold For
6300	<p>Parcel ID: 001-117-005-00; Legal Description: SEC 17 T42N R14W COM AT A PT IN CEN OF MANISTIQUE RIVER RD 42 RODS 4' SW'LY OF NE COR OF NE 1/4 OF NW 1/4, TH W 10 RODS, TH SW'LY 10 RODS, TH E 10 RODS TO HWY, TH NE'LY 10 RODS TO POB. .62 A. Comments: Someone cut a drive in and began clearing the lot and then stopped. So the heavy lifting is done. Your turn to finish the job. Nice quiet campspot on a county maintained paved road. Quiet here ...</p> <p>Summer Tax Due: \$3.87</p>	Manistique River Road;	\$550	
6301	<p>Parcel ID: 003-076-001-50; Legal Description: SEC 26 T42N R16W PRT OF NW 1/4 OF NE 1/4 BEG S 89 DEG 45' E 268.71' FROM N 1/4COR, TH S 89 DEG 45' E 208.71', TH S 0 DEG 5' E 241.71', TH N 89 DEG 45' W 207.31', TH N 0 DEG 5' W 240.14' TO POB. Comments: The value here is the land, well, septic and power service, "as is". The trailer has been abandoned for years and is a critter camp. The rear is torn up, and there are holes in the floor where adventure seekers have gone thru. We don't advise trying to go inside this one. It's pretty rotten.</p> <p>Summer Tax Due: \$83.97</p>	WHITMAN ROAD MANISTIQUE MI 49854;	\$1,600	
6302	<p>Parcel ID: 005-008-008-60; Legal Description: SEC 8 T41N R15W THAT PRT OF GOV'T LOT 2 LYING SLY OF HWY US-2 R/W & N & ELY OF GLENWOOD DR. Comments: Parcel is irregular in shape but well over an acre in size. Please check local records for a determination as to the dimensions. Has direct frontage on US 2, and is bounded on the east by the section line. Rolling property with commercial or development potential.</p> <p>Summer Tax Due: \$27.73</p>	US 2 at Glenwood Drive;	\$850	
6303	<p>Parcel ID: 005-127-011-50; Legal Description: SEC 27 T42N R15W PRT OF SW1/4 OF NW1/4, COM AT THE W1/4 COR OF SD SEC, TH N ALG W LN OF SD SEC, 148.08' TO POB, TH CONT N ALG SD LN 186.13', TH S 89 DEG 32' 10" E 199.57', TH S 2 DEG 06' 11" W 193.87', TH N 87 DEG 15' 15" W 192.67' TO POB. Comments: Doesn't look like much from outside, but this isn't a bad little place inside. Larger than it would appear to be. One bedroom with a second room that is being used as a laundry that could easily be a second one. The roof looks like it should leak ... but it doesn't (yet ...). Bottle gas forced air heat. 100A electric service.</p> <p>Summer Tax Due: \$112.15</p>	1412 N KENDALL ROAD MANISTIQUE, MI 49854;	\$1,300	
6304	<p>Parcel ID: 007-004-016-00; Legal Description: SEC 33 T46N R13W LOTS 16 & 17 BLK 4 OF TOWN OF SENEY. Comments: Small efficiency unit in Seney. You can walk all over town from here. Combo living room/bedroom, kitchen and a bath. It appears that there is municipal water here, and we noticed a control for a septic lift/grinder pump here as well, so that has been addressed in the fairly recent past. Older electric service. The space heater in the kitchen has been removed and there is a smaller electric unit in the living area. Roof is rolled roofing and layered on pretty thick ... probably time for a tear-off and fresh decking. There is a bit of interior leakage evident, but its very repairable. The workmanship on the plumbing is amateur and could stand a redo. Could be a cute little place in the right hands. Seems fairly solid, though there is a little rot in the eaves to be fixed along with a new roof.</p> <p>Summer Tax Due: \$186.35</p>	1547 W BRIDGE STREET SENEY MI 49883;	\$4,800	

6305	<p>Parcel ID: 007-122-022-00; Legal Description: SEC 29 T46N R13W LOT 22 BLK 22 OF TOWN OF NEW SENEY. Comments: 25' x 140' lot in Seney. Super cute, well designed modern cabinette. Rough sawn exterior, cedar T&G interior. 100A breakers, sewage lift station. Municipal water. Steel roof. Bunkroom off the side of the main living/bed room. Efficiency kitchen and a modest bath + storage room. This is clean, modern and will need very very little work to use. There are several other buildings very h=near this ... but this is the ONLY thing on this parcel. The lot actually fronts on the alley (shared with other units) as a "driveway" and not on the paved road, as the lots run SW to NE here, parallel with and not perpendicular to, the street.</p> <p>Summer Tax Due: \$72.21</p>	10815 N SECOND ST SENEY, MI 49836;	\$900	
6306	<p>Parcel ID: 008-220-008-00; Legal Description: SEC 20 T40N R17W SW 1/4 OF SW 1/4. 40 A. Comments: This is a recreational parcel that is predominately wetlands in the Bursaw Marsh. It has no improved road access. We notice some 2 tracks that come in from the SW, but we cannot be certain that is legal access, and anything more than an informal trail. USGS maps indicate that this is level, wooded/brush covered lands and designated as marsh. 1320' square. No Road Access; No Power In Area; Swamp Lot;</p> <p>Summer Tax Due: \$103.32</p>	Bursaw Marsh (no road access);	\$1,900	
6307	<p>Parcel ID: 051-064-005-00; Legal Description: PRT OF LOT 8 BLK 4 OF 1883 ADD TO VILL OF HIAWATHA, BEG 120' S OF NE COR OF BLK 4, TH S 60', TH W 198', TH N 60', TH E 198' TO POB. Comments: UPDATE: This property will be demolished by the county. You are bidding on a soon to be VACANT LOT. This one is sinking into the ground. It is condemned and cannot be occupied until the serious issues with the foundation are addressed. It's noticeable from half a block away as you drive up. The value here is in the lot and utility service. The house was built on a wooden pier footing system, and over time the footings and floor joists have decayed and lost their structural integrity. The last owner discovered this and opened up the floor in the center-rear of the house (where it's sinking the worst) to try to fix it. Apparently they discovered the serious level of decay and threw in the towel. Back addition here has a really bad roof (open to the elements. The entire thing probably just needs to come down. Mechanicals are missing or junk.</p> <p>Summer Tax Due: \$677.32</p>	317 HOUGHTON AVE MANISTIQUE MI 49854;	\$9,000	
6308	<p>Parcel ID: 051-068-001-00; Legal Description: PRT OF BLK 8 OF 1883 ADD TO VILL OF HIAWATHA, COM IN W BLK LN, 409.5' S OF NW COR, TH S ALG W LN 41.3', TH S 130 DEG E 25.4' TO R/W LN OF M & L S RY, TH NE'LY ALG R/W 139.4', TH N 8.4', TH W 150' TO POB. Comments: Aluminum sided home in Manistique. There have been some updates here including an architectural series shingle roof, and a high efficiency natural gas forced air furnace. The inside is fresh and fairly clean. Won't take a lot to make this one ready to move in to. It is near some things tho like a large storage building that is less than 2 feet away on the north, and train tracks that are spitting distance from the south side (does not appear that they're used often based on the track appearance). Overall this is a pretty solid little place.</p> <p>Summer Tax Due: \$373.38</p>	135 HOUGHTON AVE MANISTIQUE MI 49854;	\$4,900	
6309	<p>Parcel ID: 051-185-017-00; Legal Description: PRT OF LOT 10 BLK 5 OF VILLAGE OF HIAWATHA BEG 257' N FROM SE COR OF BLK 5, TH N 40', TH W 117' TO R/W OF M & L S SWITCH TRACK, TH SW'LY ALG R/W 47.8', TH E143.6' TO POB. Comments: It appears that a home has been removed from this parcel in the past. Lot fronts 40 feet on the west side of Chippewa and runs to the railroad right-of-way at the rear ... over 100 feet. There is no curb cut for this lot, so we assume there was a shared driveway with the property to the south.</p> <p>Summer Tax Due: \$138.92</p>	222 CHIPPEWA AVE MANISTIQUE MI 49854;	\$3,200	

6310	Parcel ID: 051-202-003-00; Legal Description: LOT 3 BLK 2 OF LAKESIDE ADD TO VILL OF MANISTIQUE Comments: Large, level dry building site with municipal utilities. In a nice, well maintained neighborhood. Newer curb cut. A home was removed from this site in the past few years. Vul - Vacant Urban Lot; Summer Tax Due: \$91.16	537 MICHIGAN AVE MANISTIQUE MI 49854;	\$2,400	
6311	Parcel ID: 051-316-011-00; Legal Description: LOT 11 BLK 6 OF MC CANNA BROS ADD TO CITY OF MANISTIQUE. Comments: UPDATE: This was formerly a home, but has since been demolished by the county. This is now a VACANT LOT. The dirt will be seeded for grass. Summer Tax Due: \$256.15	235 THIRD ST MANISTIQUE MI 49854;	\$4,200	
6312	Parcel ID: 051-566-007-00; Legal Description: LOT 7 BLK 6 OF WEST END ADD TO CITY OF MANISTIQUE. Summer Tax Due: \$5.08	MARQUETTE AVE MANISTIQUE MI 49854;	\$500	
6313	Parcel ID: 051-584-007-10; Legal Description: LOTS 7 BLK 4 W RIVERSIDE ADD TO CITY OF MANISTIQUE. Summer Tax Due: \$8.86	TULLY ST MANISTIQUE MI 49854;	\$550	
6314	Parcel ID: 051-700-170-00; Legal Description: SEC 12 T41N R16W BEG 1,335.79' S OF N LN OF SEC & 901.7' W OF E LN, TH S 39.59', TH W 126', TH N 39.59', TH E 126' TO POB (PRT OF GOV'T LOT 3). Comments: Parcel fronts 39.59' feet on the west side of Maple Street, just south of 345 Maple. Runs 126' feet deep. Summer Tax Due: \$23.33	MAPLE ST MANISTIQUE MI 49854;	\$450	
6315	Parcel ID: 051-700-213-00; Legal Description: SEC 12 T41N R16W PRT OF GOVT LOT 2, TH NELY 1436.9' FRM INT OF N LN OF DEERST & W LN OF WESTON AVE, WH IS TH ANGLE PT IN TH WLY LN OF WESTON AVE, TH CONT NLY 370' ALG TH WLY LN OF WESTON AVE TO POB, TH WLY AT RT ANGLE TO WLY LN OF WESTON AVE 175', TH NLY AT RT ANGLE 100', TH ELY AT RT ANGLE 175' TO W LN OF WESTON AVE, TH SLYALG TH WLY LN OF WESTON AVE 100' TO POB. Comments: Parcel has 100' of frontage on the west side of Weston Avenue at the end of the cul-de-sac. Runs 175' feet deep. Municipal utilities here. A quiet location. Summer Tax Due: \$82.47	WESTON AVE MANISTIQUE MI 49854;	\$950	
6316	Parcel ID: 051-205-004-00; Legal Description: LOT 4 BLK 5 OF LAKESIDE ADD TO CITY OF MANISTIQUE. Comments: Straight, sturdy and incomplete. Someone started a re-do on this one and appears they were living in it while doing so ... and then quit and walked away. 1.5 story ... attic converted to living space but the headroom/clearance in the stairway is less than 5 foot. Don't forget to duck ! Kitchen in the front, living room at the rear. One main floor bedroom and 2 more "short people" bedrooms upstairs. With a resurfacing this could be okay. Mechanicals are all in disarray. Furnace is disconnected and sitting near the front door. Plumbing is plastic and amateur. A good mechanical go over is in store. Power service has been dropped at the pole. Incomplete Construction; Summer Tax Due: \$282.20	633 MANISTIQUE AVE MANISTIQUE MI 49854;	\$7,100	

6317	<p>Parcel ID: 051-281-017-00; Legal Description: LOT 17 BLK 1 OF HENRY MC CANNA'S ADD TO CITY OF MANISTIQUE. Comments: Memory tells us that we have sold this one before. But since we were here last, it has had a little roof work done, been primed and some new inexpensive carpet has gone down. It is generally a solid house, but needs a complete cosmetic redo. There are a few spots where the floors bow and weave, and the siding and roof need freshening up as well. Older forced air furnace. Kitchen and bath are older and spartan. 3BR/1BA. Lot is 49.5' on the street x 132' deep.</p> <p>Summer Tax Due: \$494.97</p>	128 N SECOND MANISTIQUE MI 49854;	\$7,500	
6318	<p>Parcel ID: 051-700-209-00; Legal Description: SEC 12 T41N R16W PRT OF GOV'T LOT 2 BEG 1,436.9' NE'LY FROM INT OF N LN OF DEER ST & W LN OF WESTON AVE TH N'LY ON AN ANGLE OF 64 DEG07' ALG SD WESTON AVE R/W LN 107' TO POBTH CONT N 60' TH W 175' TH S 60' TH E 175' TO POB. Comments: Parcel fronts 60' along the west side of Weston Avenue and runs 175' feet deep. Trampoline, basketball hoop and dog house not included. A home was demo'd at this location in the last couple years</p> <p>Summer Tax Due: \$47.73</p>	308 WESTON AVE MANISTIQUE MI 49854;	\$1,200	

DEED INFORMATION

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

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

Bidder Information

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

Deed Information

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

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

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

Additional Party 1 (if applicable)

Name: _____

Address: _____

street

city

state

zip

Marital Status: (check box *if applicable*)

A Single Person

A Married Man

A Married Woman Taking
Title in Her Name Only

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

A Corporation

Limited Liability
Company

A Trust

A Partnership

Additional Party 2 (if applicable)

Name: _____

Address: _____

street

city

state

zip

Marital Status: (check box *if applicable*)

A Single Person

A Married Man

A Married Woman Taking
Title in Her Name Only

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

A Corporation

Limited Liability
Company

A Trust

A Partnership

Additional Party 3 (if applicable)

Name: _____

Address: _____

street

city

state

zip

Marital Status: (check box *if applicable*)

A Single Person

A Married Man

A Married Woman Taking
Title in Her Name Only

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

A Corporation

Limited Liability
Company

A Trust

A Partnership

Tenancy

If you listed **more than 1 party above** to be placed on the deed, you must tell us the type of tenancy you would like to create. The tenancy you choose has legal implications that you should consider carefully. We **cannot and will not provide legal advice** to help you make this choice. You must seek outside help if you need additional guidance.

Check One Box Below:

TENANTS IN COMMON

If a co-tenant dies, their share of the property passes to their heirs by law.

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

If one of the co-tenants dies, their share of the property passes to the surviving co-tenant(s) automatically.

TENANTS BY THE ENTIRETIES (A married couple)

This tenancy is available only to married persons taking title together with no other parties.

Reminder: If you listed a legal entity as one of the deed parties above you **must** complete the Schedule of Entity Ownership below **unless the entity is exempt** from this disclosure because:

- The Entity held a prior recorded interest in the deeded property;
or
- The Entity is a division, agency, or instrumentality of federal, state, or local government;
or
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over the deeded property;
or
- The Entity is a publicly traded company listed on a national securities exchange.

SCHEDULE OF ENTITY OWNERSHIP

Entity Name	Entity Type	State
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The following is a complete list of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of the entity listed above:

1.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
2.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
3.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
4.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
5.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
6.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
7.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
8.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
9.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip

If more space is required, select one of the following options:

- Disclosure is continued on the back of this sheet; OR
- An additional SCHEDULE OF ENTITY OWNERSHIP is attached

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. **It must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		6. Seller's (Transferor) Name
8. Buyer's (Transferee) Name and Mailing Address		9. Buyer's (Transferee) Telephone Number

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

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

EXEMPTIONS

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

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

CERTIFICATION

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

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

Instructions:

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

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

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

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

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

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

Penalties:

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

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