

Public Land Auction

Bay / Tuscola

August 21st, 2019

Bay and Tuscola Counties



Location:

DoubleTree Hotel Bay City - Riverfront
1 Wenonah Park Place, Bay City, MI
48708

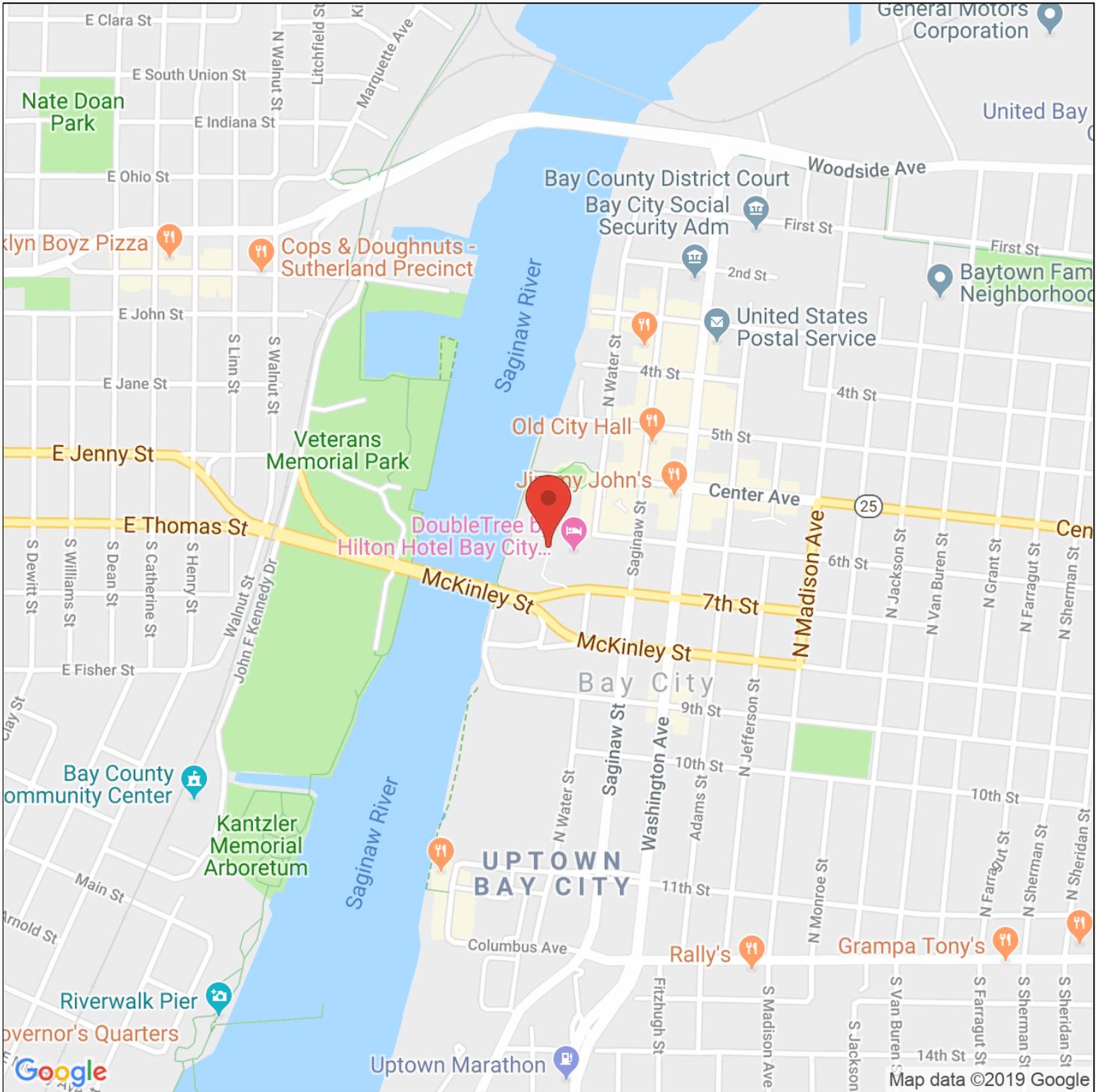
Time:

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

DoubleTree Hotel Bay City - Riverfront: 1 Wenonah Park Place, Bay City, MI 48708





[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.*

2019 AUCTION SCHEDULE - ROUND 1

Diamond Lake Home 7/30/2019 Cassopolis, MI	Northeastern LP 8/1/2019 Alpena, MI	Northern Bay Area 8/2/2019 East Tawas, MI
Eastern U.P. 8/8/2019 Sault Ste. Marie, MI	Central U.P. 8/9/2019 Marquette, MI	Western U.P. 8/10/2019 Watersmeet, MI
North Central L.P. 8/12/2019 Gaylord, MI	West Central Lakeshore 8/13/2019 Manistee, MI	Wexford/Missaukee/Kalkaska 8/14/2019 Cadillac, MI
Clare / Gladwin 8/15/2019 Clare, MI	Lake 8/16/2019 Baldwin, MI	Mecosta / Osceola 8/17/2019 Big Rapids, MI
North Western L.P. 8/20/2019 Boyne Falls, MI	Bay / Tuscola 8/21/2019 Bay City, MI	Saint Clair 8/22/2019 Port Huron, MI
Monroe 8/23/2019 Monroe, MI	Kalamazoo / Barry 8/26/2019 Kalamazoo, MI	Calhoun 8/27/2019 Battle Creek, MI
Jackson 8/28/2019 Jackson, MI	Saint Joseph/Branch 8/29/2019 Coldwater, MI	Van Buren / Cass 8/30/2019 Decatur, MI
Central L.P. 9/4/2019 Owosso, MI	Saginaw 9/5/2019 Frankenmuth, MI	Genesee 9/6/2019 Flint, MI
Allegan / Ottawa 9/7/2019 West Olive, MI	Kent 9/9/2019 Grand Rapids, MI	Muskegon 9/10/2019 Muskegon, MI
Montcalm / Ionia 9/11/2019 Ionia, MI	Lapeer 9/12/2019 Lapeer, MI	

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Online Bidding

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

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

D. Eligible Buyers

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Bay

Lot #	Lot Information	Address	Min. Bid	Sold For
1000	<p>Parcel ID: 030-002-200-005-06; Legal Description: COM 1665.03 FT N OF E 1/4 COR OF SEC TH S 81D 22M W 513.79 FT TH S 32D 09M W 166 FT TH N 219.37 FT TH E 595.72 FT TO BEG. EX THAT PT OF FOL DESC'D PARC LOC WITHIN SD DESC & DESC'D AS COM 395.66 FT W OF NE COR OF SD PARC TH S 150 FT TH W 200 FT TH N TO A PT W OF BEG TH E TO BEG. SEC.2,T13N,R4E</p> <p>Comments: Great buy for neighbors Vul - Vacant Urban Lot; Unbuildable Lands / Too Small;</p> <p>Summer Tax Due: \$78.11</p>	S 3 MILE RD BAY CITY;	\$1,900	
1001	<p>Parcel ID: 040-008-100-030-00; Legal Description: E 175 FT OF W 442 FT OF N 229 FT OF NE 1/4 OF NW 1/4 LESS HWY I-75 ROW ALSO THAT PT OF NE 1/4 OF NW 1/4 BBD WLY BY ELY R.O.W. LI OF HWY I-75, E BY A LI 746 FT W OF E LI OF NE 1/4 OF NW 1/4, N BY A LI 229 FT S OF N LI OF SEC, & S BY S LI OF NE 1/4 OF NW 1/4. SEC 8 T16N R4E</p> <p>Comments: Large 2 + car garage . Newer windows , siding and roof. Adjacent 1-75 Incomplete Construction; Dnvi;</p> <p>Summer Tax Due: \$593.32</p>	658 E NEWBERG RD PINCONNING;	\$12,250	
1002	<p>Parcel ID: 040-010-200-020-02; Legal Description: COM 819.51 FT S FR NE COR OF SEC TO POB TH S 66 FT TH W 329.99 FT TH S 420.08 FT ALG W LI OF E 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 TH W 327.78 FT ALG N 1/8 LI TH N 528 FT ALG W LI OF E 1/2 OF NE 1/4 OF NE 1/4 TH E 327.81 FT TH S 41.91 FT TH E 330.08 FT TO BEG. SEC.10,T16N,R4E</p> <p>Comments: Flag shaped lot on m-13, 66' on M-13 low to the road. Nicely wooded</p> <p>Summer Tax Due: \$64.89</p>	N HURON RD PINCONNING;	\$2,000	
1003	<p>Parcel ID: 080-006-200-010-00; Legal Description: COM 324 FT W OF NE COR OF W 1/2 OF NE 1/4 TH S 235 FT TH W 128 FT TH N 235 FT TH E 128 FT TO BEG. SEC 6 T15N R4E</p> <p>Comments: Has detached 2 car garage and needs a lot of TLC. Roof needs to be done yesterday and water in basement Personal Property; Roof Issues;</p> <p>Summer Tax Due: \$308.50</p>	338 E LINWOOD RD LINWOOD;	\$6,300	
1004	<p>Parcel ID: 080-036-400-035-00; Legal Description: COM 790 FT W OF E 1/4 OF SEC TO POB TH W 130 FT TH S 198 FT TH E 113.5 FT TH S 167.7 FT TH S 42D 43M E 39.70 FT TH N 312 FT TO BEG. SEC 36 T15N R4E</p> <p>Comments: Already has newer roof, siding and windows. Paint and clean and could be a good investment . Please investigate the septic with the local unit Assessor of Kawkawlin Township! Personal Property;</p> <p>Summer Tax Due: \$513.31</p>	2920 LAURIA RD KAWKAWLIN;	\$6,500	
1006	<p>Parcel ID: 100-012-200-070-08; Legal Description: BEG @ PT ON E LN S0°10'30"W 559 FT FROM E 1/4 POST SEC 12, TH S89°05'00"W 230 FT, TH N0°10'30"E 200 FT, TH S89°05'00"W 188.14 FT, TH N0°10'30"E 182.54 FT, TH S89°05'00"W 910.23 FT, TH S0°02'15"E 622.48 FT, TH N88°52'49"E 1096.14 FT, TH N0°10'30"E 200 FT, TH N89°05'00"E 230 FT TO E LN, TH N0°10'30"E 36.09 FT TO POB, SEC 12 T14N R4E, 15.03 AC</p> <p>Comments: Adjacent to Mobile Home Park. Flag shaped lot with frontage on 2 mile road</p> <p>Summer Tax Due: \$319.59</p>	S 2 MILE RD BAY CITY;	\$2,100	

1007	Parcel ID: 100-038-400-060-00; Legal Description: COM AT INTER OF C/L M-84 & N LI OF LOT 26 TH N 22D 15M E ALG C/L M-84 376 FT TH S 79D 50M E 293.38 FT TH S 15D 12M W 306.53 FT TH W ALG N LI LOT 26 350.75 FT TO BEG. EX THAT PT LYG NWLY OF A LI 50 FT SELY OF CONSTRUCTION C/L OF STATE HWY M- 84. PT OF GOVT LOT 27, SUB OF SEC.31,T14N,R5E & PT OF NW 1/4, SEC.6,T13N,R5E Comments: 4 distinct buildings Old house covered with vines could not find access through the vegetation Next is detached 3 car garage in good structural condition used as a commercial garage , be care full of the barrels still on site Third building is very dangerous with a collapsed roof. Fourth building is a very large and in good shape pole barn Structural Issues; Roof Issues; Dangerous Building; Summer Tax Due: \$1,545.89	5781 WESTSIDE SAGINAW RD BAY CITY;	\$9,900	
1008	Parcel ID: 120-B05-000-040-00; Legal Description: LOT 40 BELCHAK SUB Comments: Level neighbors are are using Summer Tax Due: \$18.94	MERCER RD PINCONNING;	\$850	
1009	Parcel ID: 120-R05-000-007-00; Legal Description: UNIT 7 RIVERSIDE MEADOWS CONDOMINIUM SEC 22 T17N R4E Comments: Nice level lot with ALL utilities. Priced well below reproduction costs. Association Fees; Condo Subdivision "site Condo"; Summer Tax Due: \$75.55	JULE DR PINCONNING;	\$4,000	
1010	Parcel ID: 120-R05-000-008-00; Legal Description: UNIT 8 RIVERSIDE MEADOWS CONDOMINIUM SEC 22 T17N R4E Comments: Nice level lot with ALL utilities. Priced well below reproduction costs. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$174.56	JULE DR PINCONNING;	\$4,800	
1011	Parcel ID: 120-R05-000-009-00; Legal Description: UNIT 9 RIVERSIDE MEADOWS CONDOMINIUM SEC 22 T17N R4E Comments: Nice level lot with ALL utilities. Priced well below reproduction costs. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$175.18	JULE DR PINCONNING;	\$4,800	
1012	Parcel ID: 120-R05-000-010-00; Legal Description: UNIT 10 RIVERSIDE MEADOWS CONDOMINIUM SEC 22 T17N R4E Comments: Nice level lot with ALL utilities. Priced well below reproduction costs. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$170.85	JULE DR PINCONNING;	\$4,700	
1013	Parcel ID: 120-R05-000-011-00; Legal Description: UNIT 11 RIVERSIDE MEADOWS CONDOMINIUM SEC 22 T17N R4E Comments: Nice level lot with ALL utilities. Priced well below reproduction costs. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$197.76	JULE DR PINCONNING;	\$5,000	
1014	Parcel ID: 120-R05-000-012-00; Legal Description: UNIT 12 RIVERSIDE MEADOWS CONDOMINIUM SEC 22 T17N R4E Comments: Nice level lot with ALL utilities. Priced well below reproduction costs. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$181.19	JULE DR PINCONNING;	\$4,300	
1015	Parcel ID: 120-R05-000-013-00; Legal Description: UNIT 13 RIVERSIDE MEADOWS CONDOMINIUM SEC 22 T17N R4E Comments: Nice level lot with ALL utilities. Priced well below reproduction costs. Association Fees; Summer Tax Due: \$164.60	JULE DR PINCONNING;	\$4,600	

1016	Parcel ID: 140-V05-000-013-00; Legal Description: LOT 13. VAL RAY SUB Comments: Newer 3 BR home with detached 2 car garage . Newer windows, siding and roofing. Full basement that at this time has apx 3' of standing water, hence the mold issues. Solid bones Personal Property; Mold; Summer Tax Due: \$1,627.17	2479 W NORTH UNION RD AUBURN;	\$11,500	
1017	Parcel ID: 150-023-300-020-05; Legal Description: BEG @ PT ON W SEC LN S01Â°26'40"W 136.51 FT FROM NW COR OF S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 SEC 23, TH S88Â°48'33"E 133.84 FT, TH N61Â°26'47"E 30.80 FT, TH S28Â°33'13"E 17.54 FT, TH S88Â°48'33"E 85.17 FT, TH S23Â°42'31"E 97.26 FT, TH N60Â°30'00"E 10.04 FT, TH S88Â°48'33"E 190 FT, TH S67Â°50'00"E 213.38 FT, TH S22Â°10'00"W 35.74 FT, TH N88Â°48'20"W 681.33 FT, TH N01Â°26'40"E ALG W SEC LN 195.25 FT TO POB, SEC 23 T14N R3E, 2.10 AC Comments: On Garfield just north of US -10, Great location Summer Tax Due: \$3,867.87	S GARFIELD RD AUBURN;	\$17,000	
1018	Parcel ID: 150-023-400-400-00; Legal Description: COM 132FT W & 447FT S OF E 1/4 POST TH S 100FT, TH W 50FT, TH N 100FT, TH E 50FT TO BEG. SEC.23 T14N,R3E. Comments: Nice area, but the house is in rough shape. The value here is in the land. Dangerous Building; Dnvi; Condemned; Summer Tax Due: \$510.69	105 W ELM ST AUBURN;	\$7,800	
1019	Parcel ID: 150-024-200-060-00; Legal Description: COM 730.75FT E & 815FT N OF W 1/4 POST TH E 150FT TH N 76FT TH W 150FT TH S 76FT TO BEG. SEC. 24, T14N, R3E. Comments: Nice bungalow in quiet area Of Auburn Dnvi; Boarded; Bank Repo; Summer Tax Due: \$592.68	208 PARK AVE AUBURN;	\$8,200	
1020	Parcel ID: 160-016-326-018-00; Legal Description: E 50 FT OF LOTS 12 & 13 BLK 1 MILLER ADD TO W BC Comments: Occupied ranch on 2 lots. Occupied; Dnvi; Summer Tax Due: \$839.90	403 ELM ST BAY CITY;	\$5,100	
1021	Parcel ID: 160-020-135-005-00; Legal Description: LOT 6 BLK 12 BLENDS SUB Comments: Good location for this 20s ranch. Due to animal smell was not able to complete interior inspection. Please note front porch is VERY dangerous Sanitation Issues And Garbage; Personal Property; Dangerous Building; Structural Issues; Animal Damaged; Summer Tax Due: \$1,262.29	601 N WARNER ST BAY CITY;	\$6,200	
1022	Parcel ID: 160-020-210-009-00; Legal Description: N 100 FT OF LOT 1 BLK 9 MCNEILL, LEWIS & COS ADD TO W BC Comments: House has been gutted to the studs which is good. However left wall seems to lean out about 4 " towards neighbor. Might have had fire damage recently . Some newer windows, and siding. Structural Issues; Roof Issues; Summer Tax Due: \$484.02	302 E CLARA ST BAY CITY;	\$7,600	

1023	<p>Parcel ID: 160-020-376-010-00; Legal Description: 75 FT N & S BY 170 FT E & W BD S BY THOMAS ST & W BY RAYMOND AVE SEC 20 T14N R5E Comments: Quiet area, but the home will need to be demolished. For that reason the county is requiring a performance bond to ensure this happens. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$50,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser.</p> <p>Summer Tax Due: \$1,319.96</p>	415 RAYMOND ST BAY CITY;	\$11,500	
1024	<p>Parcel ID: 160-022-201-011-00; Legal Description: A PARCEL OF LAND IN W 1/2 NE 1/4 SEC 22 T14N R5E VIZ: COM AT NW COR BLK 2 POST & KOLLEN ADD TO BC TH W 200 FT ALG S LI WATER ST TO POB TH S 200 FT TH E 200 FT TO W LI SD ADD TH S ALG SD W LI 85 FT TO NLY ROW LI RELOCATED WOODSIDE AVE TH S 49D04M50S W 419.65 FT ALG SD AVE TH W 334.9 FT TO E ROW LI TRUMBULL DR TH N 1D18M30S W 60 FT ALG SD E ROW LI TH E 98.14 FT TH N 79.5 FT M/L TH E 257.17 FT TH N 416.50 FT TO S LI WATER ST TH E ALG SD S LI 94 FT TO POB. Comments: Should be commercial, Flag shaped with frontage on both Trumbull and Woodside</p> <p>Summer Tax Due: \$895.56</p>	1824 N TRUMBULL BAY CITY;	\$4,900	
1025	<p>Parcel ID: 160-022-229-010-00; Legal Description: A PAR IN LOT 9 BLK 4 WM GALARNOS ADD TO BC COM ON N SI OF WOODSIDE AVE 48 FT ELY FR SW COR OF LOT 9 TH ELY ON WOODSIDE AVE 35 FT TH NLY TO WOODSIDE AVE 66 FT TH WLY PAR TO WOODSIDE AVE 35 FT TH SLY TO WOODSIDE AVE TO POB Comments: Newer siding and some windows . Leaking roof has caused some issues on the interior Personal Property; Roof Issues;</p> <p>Summer Tax Due: \$692.67</p>	507 WOODSIDE LN BAY CITY;	\$7,000	
1026	<p>Parcel ID: 160-022-256-015-00; Legal Description: N 1/2 OF LOT 1 BLK 1 T B DONNELLYS ADD TO BC Comments: Has newer windows, siding and roofing. Attached garage but has foundation issues. Great quiet area . Paint is peeling due to no heat for the last couple year, Foundation Issues;</p> <p>Summer Tax Due: \$1,514.43</p>	150 FILLMORE PL BAY CITY;	\$10,500	
1027	<p>Parcel ID: 160-027-105-009-00; Legal Description: S 100 FT OF LOT 8 BLK 12 PLAN OF BIRNEYS ADD TO BC Comments: Hard work has been started. Gutted to the studs, create your floor plan and get started Multiple Family Use; Incomplete Construction;</p> <p>Summer Tax Due: \$337.20</p>	1407 9TH ST BAY CITY;	\$5,500	

1028	Parcel ID: 160-027-128-020-00; Legal Description: 50 FT E & W BY 100 FT N & S BD S BY 9TH ST & W BY A LI PAR TO JOHNSON ST & 96 FT E THRFM PART OF LOT 1 OF SEC 27 T14NR5E Comments: Surrounded by very nice houses. Newer siding and windows . Roof has issues Dnvi; Roof Issues; Summer Tax Due: \$1,399.55	1811 9TH ST BAY CITY;	\$20,250	
1029	Parcel ID: 160-027-315-012-00; Legal Description: LOT 3 BLK 2 THE BACKUS ADD & E 1/2 OF VAC ALLEY ADJ THRT Comments: Quiet area Sev Not Accurate; Vul - Vacant Urban Lot; Summer Tax Due: \$91.46	504 HAROLD ST BAY CITY;	\$2,800	
1030	Parcel ID: 160-028-129-002-00; Legal Description: LOT 10 BLK 95 LOWER SAGINAW Comments: Great alley access Dnvi; Boarded; Summer Tax Due: \$794.21	414 ADAMS ST BAY CITY;	\$7,200	
1031	Parcel ID: 160-028-204-012-00; Legal Description: N 40 FT OF LOT 5 BLK 99 LOWER SAGINAW Vul - Vacant Urban Lot; Summer Tax Due: \$70.09	407 N VANBUREN ST BAY CITY;	\$2,000	
1032	Parcel ID: 160-028-208-015-00; Legal Description: LOT 8 & W 1/2 OF VAC ALLEY ADJ THRT BLK 125 ADD OF LOWER SAGINAW Comments: Set up for a duplex. Detached 2 car garage some newer windows and roof. Very dangerous front porch. Multiple Family Use; Personal Property; Incomplete Construction; Summer Tax Due: \$1,363.03	206 N JEFFERSON ST BAY CITY;	\$5,900	
1033	Parcel ID: 160-028-209-015-00; Legal Description: LOT 5 BLK 117 LOWER SAGINAW Comments: Good condition Dutch Colonial with newer roof, windows and siding. Deep cleaning needed. Sanitation Issues And Garbage; Personal Property; Summer Tax Due: \$1,497.54	247 N MONROE ST BAY CITY;	\$9,400	
1034	Parcel ID: 160-028-210-009-00; Legal Description: N 1/3 OF LOT 11 & S 1/3 OF LOT 12 BLK 123 ADD OF LOWER SAGINAW Comments: Work has been started and now its time to finish. Possible fire damage. Separate utility meters, please check with the local unit with your plan. Incomplete Construction; Structural Issues; Roof Issues; Multiple Family Use; Summer Tax Due: \$1,552.32	220 N MONROE ST BAY CITY;	\$5,400	
1035	Parcel ID: 160-028-210-018-00; Legal Description: LOT 5 BLK 118 LOWER SAGINAW Comments: And knowledge is the key to possible salvage of this house. Roof failure has caused major damage Roof Issues; Structural Issues; Dangerous Building; Summer Tax Due: \$1,918.31	245 N JACKSON ST BAY CITY;	\$12,500	
1036	Parcel ID: 160-028-240-011-00; Legal Description: LOT 13 H W SAGES 2ND ADD TO BC Comments: Good bones on this 20s bungalow. Clean up and remove debris and you should be set. Sanitation Issues And Garbage; Personal Property; Summer Tax Due: \$1,514.63	220 N GRANT ST BAY CITY;	\$10,250	
1037	Parcel ID: 160-028-253-006-00; Legal Description: N 1/2 OF LOT 10 & S 10 FT OF LOT 11 BLK 138 ADD OF LOWER SAGINAW Comments: Some newer windows but roof is history , seems like a soled structure . Bank Repo; Roof Issues; Personal Property; Summer Tax Due: \$893.57	108 N MONROE ST BAY CITY;	\$7,500	
1038	Parcel ID: 160-028-255-008-00; Legal Description: PT OF LOT 1 BLK 4 BEG AT NE COR OF SD LOT TH W 60 FT TO NW COR S ON W LI 22 FT ELY TO PT ON W LI OF GRANT ST 28 FT SLY FR BEG TH NLY TO BEG SUB OF OUTLOT 16 IN THE FRASER, FITZHUGH, BIRNEY & WALKER ADD Comments: Tough shape Boarded; Dnvi; Fire Damage; Summer Tax Due: \$196.91	115 N GRANT ST BAY CITY;	\$2,200	

1039	Parcel ID: 160-028-257-002-00; Legal Description: LOT 3 BLK 4 PHILLIP SIMONS SUB OF PT OF OUTLOTS 3 & 2 IN JAMES FRASERS OUTLOTS & W 1/2 OF VAC ALLEY ADJ THRT Comments: Some of the hard is done work is done , most of this duplex has been gutted to the lathe. Going to take \$\$ to finish but should make some money Incomplete Construction; Multiple Family Use; Summer Tax Due: \$824.36	109 S MADISON AVE BAY CITY;	\$11,250	
1040	Parcel ID: 160-028-306-003-00; Legal Description: LOT 8 BLK 123 VILL OF PORTSMOUTH & E 1/2 OF VAC ALLEY ADJ THRT Vul - Vacant Urban Lot; Summer Tax Due: \$91.46	400 HOWARD ST BAY CITY;	\$2,700	
1041	Parcel ID: 160-028-307-005-00; Legal Description: LOT 7 BLK 164 THE VILLAGE OF PORTSMOUTH & N 1/2 OF VAC ALLEY ADJ THRT Comments: Old gas station lot with monitoring well . Could be great used car lot Vul - Vacant Urban Lot; Summer Tax Due: \$106.70	506 FRANKLIN ST BAY CITY;	\$1,700	
1042	Parcel ID: 160-028-332-007-00; Legal Description: LOT 12 BLK 217 VILL OF PORTSMOUTH Comments: Large 4 BR, going to need some work but has a lot of Potential. Personal Property; Roof Issues; Summer Tax Due: \$1,405.34	400 FRASER ST BAY CITY;	\$10,750	
1044	Parcel ID: 160-028-377-005-00; Legal Description: LOT 8 BLK 4 W M MILLERS ADD TO BC & LOTS 7 & 8 BLK 12 JOHN S WILSONS ADD TO BC Comments: Looks like it had a gas station in its prior life Vul - Vacant Urban Lot; Summer Tax Due: \$972.86	901 GARFIELD AVE BAY CITY;	\$8,100	
1045	Parcel ID: 160-028-377-018-00; Legal Description: LOT 6 BLK 12 JOHN S WILSONS ADD TO BC Comments: Don't know if this puppy can hunt again Roof Issues; Boarded; Dnvi; Dangerous Building; Summer Tax Due: \$1,233.56	818 FRASER ST BAY CITY;	\$10,000	
1046	Parcel ID: 160-028-385-008-00; Legal Description: E 1/2 OF LOTS 4 & 5 BLK 282 VILL OF PORTSMOUTH Comments: Newer windows, roof and siding. Also has great alley access Personal Property; Animal Damaged; Summer Tax Due: \$1,280.40	1009 22ND ST BAY CITY;	\$5,300	
1047	Parcel ID: 160-028-412-004-00; Legal Description: S 100 FT OF THAT PT OF OUTLOT 5 LYING N OF 17TH ST & E OF JACKSON ST JAMES FRASER OUTLOTS Comments: Has 3-4 bedrooms and newer windows and siding. Detached 1 car garage on a corner lot with solid bones Personal Property; Incomplete Construction; Roof Issues; Summer Tax Due: \$1,245.00	1101 17TH ST BAY CITY;	\$11,500	

1048	<p>Parcel ID: 160-028-434-007-00; Legal Description: LOT 1 BLK 9 WM D FITZHUGH & HENRY J H SCHUTJES SUB Comments: This corner lot duplex is beyond repair and must be demolished by the purchaser. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$50,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Incomplete Construction; Roof Issues; Dnvi; Summer Tax Due: \$622.93</p>	400 S LINCOLN ST BAY CITY;	\$9,600	
1049	<p>Parcel ID: 160-028-459-015-00; Legal Description: LOT 6 BLK 11 H M BRADLEYS ADD TO BC Comments: Large recently occupied older home. The garage roof is in pretty bad shape but the block walls look good. Lots of debris to remove here but it looks like the house is in pretty good condition. Personal Property; Roof Issues; Occupied; Summer Tax Due: \$1,166.19</p>	912 S VANBUREN ST BAY CITY;	\$6,400	
1050	<p>Parcel ID: 160-029-130-008-00; Legal Description: E 67 FT OF LOT 3 BLK 1 ZAGELMEYER & COS 1ST ADD TO WENONA Dnvi; Fire Damage; Boarded; Summer Tax Due: \$754.96</p>	700 S WENONA AVE BAY CITY;	\$6,000	
1051	<p>Parcel ID: 160-029-356-007-00; Legal Description: LOT 1 BLK 9 STAUDACHERS ADD TO W BC Comments: Cute little house in great area. Newer roof and windows. Some original oak trim Summer Tax Due: \$1,115.69</p>	1804 S KIESEL ST BAY CITY;	\$8,800	
1052	<p>Parcel ID: 160-032-128-007-00; Legal Description: S 30 FT OF LOT 2 & N 120 FT OF LOT 3 AS LIES E OF MORTON ST & W OF W BANK OF SAGINAW RV SUB OF FRL SEC 32 T14NR5E Comments: A leaking roof in some areas. Cement floors through out and a loading dock. Very heavy duty electrical service Personal Property; Roof Issues; Summer Tax Due: \$6,386.35</p>	209 MORTON ST BAY CITY;	\$34,250	
1055	<p>Parcel ID: 160-032-435-002-00; Legal Description: LOT 3 BLK 67 DAGLISH DIV OF PORTSMOUTH Comments: Check zoning , garage could be salvaged also has alley access Summer Tax Due: \$212.28</p>	1005 MCCORMICK ST BAY CITY;	\$3,000	

1056	Parcel ID: 160-032-439-002-00; Legal Description: LOT 3 BLK 59 DAGLISH DIV OF PORTSMOUTH Comments: Well new front porch posts have been added . Back porch is waving in the wind with no support Roof Issues; Structural Issues; Dangerous Building; Dnvi; Summer Tax Due: \$1,171.11	1009 WEBSTER ST BAY CITY;	\$5,600	
1057	Parcel ID: 160-033-119-005-00; Legal Description: LOTS 5,6 BLK 131 DAGLISH DIV OF PORTS- MOUTH Comments: 2 Lots on the corner, was a party store , and before that a gas station. Contamination Indicators; Dnvi; Summer Tax Due: \$1,277.85	1021 BROADWAY BAY CITY;	\$16,250	
1058	Parcel ID: 160-033-256-028-00; Legal Description: N 49.81 FT OF S 99.81 FT OF LOT 11 E F BIRNEYS 1ST ADD TO BC Comments: Newer windows and roof. Detached 2 car garage . Time to clean it out and make it a home again Personal Property; Summer Tax Due: \$1,026.65	1520 S MONROE ST BAY CITY;	\$8,700	
1059	Parcel ID: 160-033-315-007-00; Legal Description: W 1/2 LOT 4 BLK 149 DAGLISH DIV OF PORTS MOUTH Comments: I need a lot of work , but could be worth a gamble Sanitation Issues And Garbage; Roof Issues; Personal Property; Summer Tax Due: \$754.05	1113 STANTON ST BAY CITY;	\$4,500	
1060	Parcel ID: 160-033-354-004-00; Legal Description: LOT 10 BLK 139 DAGLISH DIV OF PORTSMOUTH Comments: Check this out some newer window, siding and roofing. Has some original hardwood floors and custom plaster work at ceilings. 1 car detached garage Personal Property; Incomplete Construction; Summer Tax Due: \$917.62	1206 STANTON ST BAY CITY;	\$5,200	
1061	Parcel ID: 160-033-359-001-00; Legal Description: 100 FT E & W BY 50 FT N & S BDD E BY WILSON ST & N BY 33RD ST PT OF LOT 3 SEC 32 & PART OF SEC 33 T14NR5E Comments: Check out the custom plaster ceiling and hardwood floors. Could be a diamond in the rough Bank Repo; Personal Property; Incomplete Construction; Boarded; Summer Tax Due: \$1,310.42	1500 WILSON ST BAY CITY;	\$9,100	
1062	Parcel ID: 180-W10-000-022-00; Legal Description: LOT 22 BERNARD J. WHYTES ADDITION Comments: Has parking pad that neighbors are using to store RV Vul - Vacant Urban Lot; Summer Tax Due: \$247.85	726 W 4TH ST PINCONNING;	\$3,100	
1063	Parcel ID: 160-028-456-008-00; Legal Description: LOT 4 BLK 8 H M BRADLEYS ADD TO BC Comments: Great mature pines Sev Not Accurate; Vul - Vacant Urban Lot; Summer Tax Due: TBA	900 S MADISON AVE BAY CITY;	\$4,000	
1064	Parcel ID: 160-020-451-010-00; Legal Description: LOT 8 BLK 24 LAKE CITY EXC COM AT A PT 2.09 FT S OF NW COR SD LOT 8 TH N 89D41M40S E 23.67 FT TH N 89D16M E 27.41 FT TH N 87D10M10S E 38.38 FT TH N 89D55M18S E 18.14 FT TO E LI OF SD LOT 8 & EXC THAT PART BEING INC IN WENONA AVE ROW SPLIT FOR 89 Comments: Lots of potential here, looks like there were multiple improvements planned but..... Main floor bathroom will be nice looking with a slate floor and granite vanity top. Structurally the house feel solid, basement is dry, mechanicals are all here. Whole yard is fenced in nicely. Roof Issues; Occupied; Dnvi; Summer Tax Due: \$1,198.88	415 S WENONA AVE BAY CITY;	\$11,750	

1065	<p>Parcel ID: 160-022-202-009-00; Legal Description: A PARCEL OF LAND IN SEC 22 T14N R5E VIZ: COM AT INTER OF W LI ELIZABETH ST WITH THE N LI WOODSIDE AVE TH SWLY ALG N LI WOODSIDE AVE 117.88 FT TH NLY 213.35 FT TH E 107.2 FT TO W LI ELIZABETH ST TH S ALG SD W LI 189.83 FT TO POB BEING PT OF LOT 2 OF SD SEC & ALL OF LOTS 5 & 6 BLK 7 POST & KOLLEN ADD TO B.C. (COMB W/-008 FOR 2002) Comments: This could be the one. Newer roof and windows. Great hardwood floors and 9' ceilings . Worth a look Personal Property; Incomplete Construction; Summer Tax Due: \$1,352.55</p>	303 WOODSIDE LN BAY CITY;	\$10,750	
1066	<p>Parcel ID: 160-022-226-004-00; Legal Description: LOT 3 & N 1/2 OF VAC ALLEY ADJ BLK 7 WM GALARNOS ADD TO BC Comments: Looks like this place might be a lost cause. There is a lot of clean up work to do here before you can even assess what needs to be done to make this place livable. If the electrical and plumbing work in the laundry room is an indicator on the rest of the work here its gonna be a puzzle. Dnvi; Personal Property; Roof Issues; Occupied; Summer Tax Due: \$949.15</p>	3118 N WATER ST BAY CITY;	\$6,800	

Tuscola

Lot #	Lot Information	Address	Min. Bid	Sold For
6500	Parcel ID: 001-519-540-5800-00; Legal Description: SEC 36 T15N R7E LOT 58 SLOCUM'S ADD VILL OF BAY PARK. Comments: Low and kind of swampy in the back Summer Tax Due: \$4.47	V/L AKRON ST UNIONVILLE;	\$550	
6501	Parcel ID: 004-020-000-0900-00; Legal Description: SEC 20 T14N R9E COM AT SE COR OF W 1/2 OF SW 1/4 TH W 13 RDS N 13 RDS, E 13 RDS, S 13 RDS TO POB. 1.06 A. Comments: The house is in okay shape but will need to be cleaned up and some interior paint. There may be some issues with the roof leaking, some small signs of mold and water in the basement. But over all this is a pretty well built older house. The furnace, electrical and plumbing all look to be updated and for the most part maintained. Be careful of the large hole under the picnic table! Summer Tax Due: \$216.93	2392 W DICKERSON RD UNIONVILLE;	\$3,200	
6502	Parcel ID: 005-005-350-1000-00; Legal Description: SEC 5 T11N R10E LOTS 10 & 12 LEE HILL ACRES. Comments: Wooded lot in a small subdivision close to Mayville just south of m-46 on a paved drive. Summer Tax Due: \$68.08	V/L LEE HILL DR MAYVILLE;	\$2,400	
6503	Parcel ID: 005-012-597-7400-00; Legal Description: SEC 12 T11N R10E LOT 774 SHAY LAKE HEIGHTS SUB NO 6. Comments: wooded lot set on a two track lane Summer Tax Due: \$6.99	V/L AUDREY LN SILVERWOOD;	\$700	
6504	Parcel ID: 005-013-510-3600-00; Legal Description: SEC 13 T11N R10E LOT 36 SHAY LAKE SUB. Comments: Already cleared and ready to build on. Probably the best one I found around here, please check with local unit assessor to build... Summer Tax Due: \$3.99	V/L GIFFORD DR (OFF) SILVERWOOD;	\$600	
6505	Parcel ID: 005-013-510-5100-00; Legal Description: SEC 13 T11N R10E LOT 51 SHAY LAKE SUB. Comments: Wooded and low Summer Tax Due: \$3.99	V/L JAYWOOD DR (OFF) SILVERWOOD;	\$600	
6506	Parcel ID: 005-013-510-9500-00; Legal Description: SEC 13 T11N R10E LOT 95 SHAY LAKE SUB Comments: Partially landscaped but overgrown lot setting between two houses Summer Tax Due: \$3.99	V/L FERNWOOD AVE (OFF) SILVERWOOD;	\$600	
6507	Parcel ID: 005-013-511-0500-00; Legal Description: SEC 13 T11N R10E LOTS 105 & 106 SHAY LAKE SUB. Comments: Wooded and unimproved lot on a two-track Summer Tax Due: \$11.00	V/L JAYWOOD DR SILVERWOOD;	\$750	
6508	Parcel ID: 005-013-511-6200-00; Legal Description: SEC 13 T11N R10E LOT 162 SHAY LAKE SUB. Comments: Looks like what used to be the road is now the electrical easement. Summer Tax Due: \$3.99	V/L PARKSIDE DR SILVERWOOD;	\$650	
6509	Parcel ID: 005-013-511-6800-00; Legal Description: SEC 13 T11N R10E LOT 168 SHAY LAKE SUB. Comments: Looks like what used to be the road is now the electrical easement. Summer Tax Due: \$3.99	V/L PARKSIDE DR SILVERWOOD;	\$650	

6510	Parcel ID: 005-013-512-0900-00; Legal Description: SEC 13 T11N R10E LOT 209 SHAY LAKE SUB. Summer Tax Due: \$3.99	NO ROAD SILVERWOOD;	\$650	
6511	Parcel ID: 005-013-512-4500-00; Legal Description: SEC 13 T11N R10E LOT 245 SHAY LAKE SUB. Comments: Has parking slab and possibly well and septic Summer Tax Due: \$6.99	JAYWOOD DR SILVERWOOD;	\$700	
6512	Parcel ID: 005-013-512-5000-00; Legal Description: SEC 13 T11N R10E LOT 250 SHAY LAKE SUB. Comments: Unimproved and low lying Summer Tax Due: \$1.45	JAYWOOD DR SILVERWOOD;	\$600	
6513	Parcel ID: 005-014-550-4400-00; Legal Description: SEC 14 T11N R10E LOT 44 SHAY LAKE HEIGHTS SUB NO 1. Summer Tax Due: \$20.01	EDMUND PL SILVERWOOD;	\$2,000	
6514	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 005-014-550-6600-00; Legal Description: SEC 14 T11N R10E E 1/2 OF LOT 66 SHAY LAKE HEIGHTS SUB NO 1. Comments: Low lying but close to boat launch (2 of 2) Parcel ID: 005-014-550-6650-00; Legal Description: SEC 14 T11N R10E W 1/2 OF LOT 66 SHAY LAKE HEIGHTS SUB NO 1. Comments: Low lying but cleared and close to boat launch Summer Tax Due: \$16.00	SHAY LAKE RD SILVERWOOD; SHAY LAKE RD SILVERWOOD;	\$1,400	
6516	Parcel ID: 005-014-562-7600-00; Legal Description: SEC 14 T11N R10E LOT 276 SHAY LAKE HEIGHTS SUB NO 2. Comments: Wooded and unimproved Summer Tax Due: \$9.00	HILLCREST DR SILVERWOOD;	\$700	
6517	Parcel ID: 005-014-562-9500-00; Legal Description: SEC 14 T11N R10E LOT 295 SHAY LAKE HEIGHTS SUB NO 2. Comments: Wooded and unimproved Summer Tax Due: \$8.00	HILLCREST DR SILVERWOOD;	\$100	
6518	Parcel ID: 005-014-573-6300-00; Legal Description: SEC 14 T11N R10E LOT 363 SHAY LAKE HEIGHTS SUB NO 3. Comments: Lot is at the end of Sundance drive Summer Tax Due: \$3.99	NO ROAD SILVERWOOD;	\$650	
6519	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 005-014-573-6600-00; Legal Description: SEC 14 T11N R10E LOT 366 SHAY LAKE HEIGHTS SUB NO 3. Comments: unimproved with small stream running through it (2 of 2) Parcel ID: 005-014-573-6700-00; Legal Description: SEC 14 T11N R10E LOT 367 SHAY LAKE HEIGHTS SUB NO 3. Comments: wooded lot Summer Tax Due: \$13.98	SUNSET DR SILVERWOOD; SUNSET DR SILVERWOOD;	\$1,500	
6521	Parcel ID: 005-014-573-9800-00; Legal Description: SEC 14 T11N R10E LOT 398 SHAY LAKE HEIGHTS SUB NO 3. Comments: Dry corner lot Summer Tax Due: \$8.00	SUNSET DR SILVERWOOD;	\$750	
6522	Parcel ID: 005-021-000-1800-00; Legal Description: SEC 21 T11N R10E COM AT A PT THAT IS N 88 DEG 33' 45" E 45.04 FT FROM N 1/4 COR OF SD SEC, TH S 01 DEG 18' 30" E 1116.9 FT, TH S 88 DEG 26' W 394 FT, TH N 01 DEG 18' 30" W 1117 FT, TH N 88 DEG 26' E 348.96 FT TO POB. 10.1 A. Comments: Partially wooded raised building site on private drive close to the intersection of Hurds corners road and Phelps lake road. Summer Tax Due: \$131.03	5034 CRAFTSMAN DR MAYVILLE;	\$3,000	

6523	Parcel ID: 006-500-780-0200-00; Legal Description: SEC 29 T12N R7E E 10 FT OF S 11 RDS OF LOT 3 & W 2.5 RDS OF S 11 RDS OF LOT 2 ZEHNDERS ADD VILL OF RICHVILLE. Comments: Well if you ever wanted a make work project this is the place for you! Looks its been empty close to a decade. Has about 3-4 feet stagnant water in the basement for who knows how long so strap on the ole respirator and jumpsuit and plan on a lot of mold remediation and all new everything and then some. The roof is pretty shot as well and leaking from the second floor down to the first. Looks like the boiler lines froze up, paint is peeling, plaster is cracking, etc, etc..... There is a shed and Michigan room though! Summer Tax Due: \$271.20	9376 SAGINAW RD RICHVILLE;	\$9,700	
6524	Parcel ID: 008-016-000-2200-04; Legal Description: SEC 16 T13N R10E COM AT A PT THAT IS S 00 DEG 30' 25" W 666 FT FROM W 1/4 COR OF SEC, TH N 89 DEG 57' E 435.60 FT, TH S 00 DEG 30' 25" W 250.54 FT, TH S 89 DEG 54' 48" W 435.60 FT, TH N 00 DEG 30' 25" E 250.82 FT TO POB. (PARCEL 3) 2.51 A. Comments: Empty Lot that looks like it used to have a home on it. Summer Tax Due: \$36.61	2700 JACOB RD CARO;	\$1,300	
6525	Parcel ID: 013-011-300-0800-00; Legal Description: SEC 11 T12N R9E COM 8 RDS S & 320 FT E OF NW COR OF SW 1/4, TH E 155 FT, TH S 5 RDS, TH W 155 FT, TH N 5 RDS TO POB. Comments: Was able to locate the mailbox of 1297 Mertz Rd, Caro. There is a two track south of large house that will take you to a small house. Inspection was not able to be taken of home unidentified if occupied. Summer Tax Due: \$47.07	1297 MERTZ RD (OFF) CARO;	\$1,500	
6526	Parcel ID: 013-016-200-1200-00; Legal Description: SEC 16 T12N R9E A 20 FT STRIP OF LAND ADJACENT TO RR R/W LYING ALG SELY LN OF SD R/W AND BEING IN NW 1/4 OF NE 1/4 OF SD SEC. Comments: 1 of 2 adjoining lots on Dixon road about 5 minutes outside Caro Summer Tax Due: \$2.74	V/L DIXON RD CARO;	\$600	
6527	Parcel ID: 013-016-200-1300-00; Legal Description: SEC 16 T12N R9E A 20 FT STRIP OF LAND ADJACENT TO RR R/W LYING ALG NWLY LN OF SD R/W AND BEING IN NW 1/4 OF NE 1/4 OF SD SEC. Summer Tax Due: \$2.74	V/L DIXON RD CARO;	\$600	
6528	Parcel ID: 014-014-000-4200-00; Legal Description: SEC 14 T12N R8E COM AT A PT ON E SEC LN WHERE SD E LN INTERS S BDY LN OF RR R/W, TH SWLY ALG SD RR R/W LN 400 FT, TH S 20 FT, TH NELY 400 FT, TH N 20 FT TO POB. .18 A. Comments: Just north of the railroad tracks off S Sheridan Rd. Long narrow lot only 20 x 400 ft. Summer Tax Due: \$0.99	V/L SHERIDAN RD (OFF) CARO;	\$600	
6529	Parcel ID: 014-029-000-2700-00; Legal Description: SEC 29 T12N R8E COM AT A PT ON SLY BDY LN OF SD SEC, 30 FT NWLY OF GEN OF RR, TH IN A NELY DIR ALG NWLY BDY LN OF RR R/W A DIST OF 633 FT, TH NWLY AT A RT ANG TO LAST DESC LN 30 FT, TH SWLY TO SD SLY BDY LN OF SD SEC, TH ELY ALG SD SLY BDY LN TO POB. .44 A. Summer Tax Due: \$2.99	V/L SANILAC RD (OFF) VASSAR;	\$800	

6530	<p>Parcel ID: 016-027-000-0200-00; Legal Description: SEC 27 T11N R11E COM AT THE E 1/4 COR OF SEC 27 TH S 88 DEG 34' 06" W 1671.13 FT ALG THE E-W 1/4 LN TO THE POB RNG TH S 88 DEG 34' 06" W 1002.67 FT ALG THE E-W 1/4 LN TO THE CENTER SEC 27 TH N 0 DEG 39' 26" W 1324.75 FT ALG THE N-S 1/4 LN TH N 88 DEG 33' 19" E 1004.05 FT ALG THE N LN OF THE S 1/2 OF THE NE 1/4 TH S 0 DEG 35' 52" E 1325 FT ALG THE W LN OF THE E 1/2 OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 TO THE POB. 30.514 A.</p> <p>Comments: Do yourself a favor and bid on the land not on the house. House is a older modular with an attached garage. The garage is full of feces and debris, the basement has about 3 inches of standing water and lots of mold. The house its appears to have had some issues with doors and windows being broken into and is now somehow both doors are sealed from within maybe they used a latter to climb up on the back porch. Looks like the plumbing lines burst awhile ago and the water continued to run until the electrical was turned off. The 2 barn structures are old but in acceptable shape. There is a creek running through the back half of the property and it looks to have been previously farmed. Basically its a beautiful country building site on a hill with an existing well, septic, landscaping and foundation just waiting for you to build your dream home.</p> <p>Summer Tax Due: \$661.08</p>	6797 LANWAY RD KINGSTON;	\$6,800	
6531	<p>Parcel ID: 017-004-000-1620-00; Legal Description: SEC 4 T10N R8E COM AT A PT THAT IS S 89 DEG 53' E 478.91 FT & S 32 DEG 18' 37" E 565 FT FROM W 1/4 COR OF SEC, TH N 57 DEG 41' 23" E 341.65 FT, TH S 32 DEG 18' 37" E 255 FT, TH S 57 DEG 41' 23" W 341.65 FT, TH N 32 DEG 18' 37" W 255 FT TO POB. 2 A. Comments: Lot on Ellis road with a pole barn set back off the road in desperate need of a new roof. Old R.V. with missing windows and a boat that's been sitting uncovered for a while now. If there is a driveway or well I couldn't find it due to the grass being chest high. Who knows what's hidden in all that grass. Personal Property;</p> <p>Summer Tax Due: \$126.15</p>	ELLIS RD MILLINGTON;	\$2,700	
6532	<p>Parcel ID: 019-032-600-1300-00; Legal Description: SEC 32 T11N R7E UNIT # 13 TIMBER POINT ESTATES. Comments: This lot sits a bit lower than the ones surrounding it. There is electrical to the parcel but no signs of a well or septic. Newer built houses around it and backing on to golf course.</p> <p>Summer Tax Due: \$62.07</p>	W OLD HICKORY;	\$1,600	
6533	<p>Parcel ID: 020-032-000-0100-02; Legal Description: SEC 32 T11N R8E COM AT A PT THAT IS S 1037 FT FROM NE COR OF SEC, TH S 283 FT, TH W 385 FT, TH N 283 FT, TH E 385 FT TO POB. 2.50 A. Comments: Occupied 2 story house with detached garage Occupied;</p> <p>Summer Tax Due: \$373.48</p>	7100 HESS RD MILLINGTON;	\$4,300	
6534	<p>Parcel ID: 021-004-000-1600-02; Legal Description: SEC 4 T10N R9E COM AT A PT THAT IS S 659.77 FT FROM W 1/4 COR OF SEC N 89-45-19 E 525.00 FT TO POB , TH N 89 DEG 45' 19" E 795.08 FT, TH S 00-04-10 W 497.09 FT, TH NS89 DEG 39' 55" W 794.49 FT, TH N 498.33 FT TO POB. 9.08 A. [2016] (LEGALS FROM APEX LAND SURVEYORS LLC DATED 5/5/2005) TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS: BEG AT PT ON W LINE SEC 4 S 659.77 FT FROM W 1/4 COR OF SEN; TH N 89-45-17 E 525.00 FT; TH S 66 FT; TH S 89-45-19 W 525.00 FT ; TH N 66 FT TO POB 9.08</p> <p>Comments: Unimproved lot with houses near by</p> <p>Summer Tax Due: \$117.14</p>	NORTH LAKE RD (OFF) MILLINGTON;	\$2,100	
6535	<p>Parcel ID: 023-013-000-3900-00; Legal Description: SEC 13 T14N R7E COM IN CEN OF M-25, 264 FT SW ALG CEN OF M-25 FROM PT THAT IS DUE W 150 FT FROM W SIDE OF ROAD ALG E SIDE OF SEC, TH N 243.5 FT, TH SW PAR WITH M-25 198 FT, TH S 243.5 FT TO M-25, TH NE 198 FT TO POB.</p> <p>Summer Tax Due: \$29.03</p>	V/L BAY CITY FORESTVILLE RD AKRON;	\$2,900	

6536	Parcel ID: 032-500-111-0200-00; Legal Description: SEC 3 T13N R8E LOT 2 BLK 11 ASSESSOR'S PLAT VILL OF AKRON. Comments: Lots of used tires and debris to get rid of. Other than that the building looks to be in decent shape. Summer Tax Due: \$38.23	4321 BEACH ST AKRON;	\$3,000	
6537	Parcel ID: 035-500-426-6600-00; Legal Description: SEC 28 T14N R11E LOT 66 NORTHWOOD VILLAGE & ESTATES NO 2 VILL OF CASS CITY Comments: Nice raised and dry building site at the end of spruce street. Always check with the Local Unit Assessor to confirm you can build. Summer Tax Due: \$143.08	V/L SPRUCE ST CASS CITY;	\$1,500	
6539	Parcel ID: 036-500-400-1000-00; Legal Description: SEC 16 T13N R8E LOT 10 BLK 1 PHILLIPS ADD VILL OF FAIRGROVE. Comments: Be ready to spend some money bringing this house back, but if you have always dreamed of a teal laundry room then you are in luck... Personal Property; Summer Tax Due: \$429.98	4969 POPLAR ST FAIRGROVE;	\$2,900	
6540	Parcel ID: 037-001-000-0600-00; Legal Description: SEC 1 T14N R10E COM 3 RDS N & 11 RDS E OF NE COR OF LOT 13 BLK 5 JAMES CLEAVER'S ADD, TH E 27 FT, TH N 11 RDS, TH W 27 FT, TH S 11 RDS TO POB. VILL OF GAGETOWN. Comments: Irregular shaped corner lot. Summer Tax Due: \$185.34	GIFFORD ST GAGETOWN;	\$2,100	
6542	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 042-007-000-1100-00; Legal Description: SEC 7 T12N R7E COM AT SW COR OF E 1/2 OF NW 1/4, TH E 9.74 CHS, TH NWLY ALG REESE DRN 14 CHS UNTIL PAR WITH POB, TH 9.92 CHS, TH S TO POB. 4 A. VILL OF REESE. Comments: Be sure to do your research on this parcel. There is a lot going on here, in my pics I tried to only take pics of the vacant trailers. Looks like about two thirds are occupied, some are in pretty rough shape. Drive slow as the road has some serious potholes going on. There is electricity on at some properties. Just too many things to list if anyone is genuinely interested I would start by contacting the local officials and going there in person. (2 of 2) Parcel ID: 042-007-000-1200-00; Legal Description: SEC 7 T12N R7E COM AT PT ON W LN OF NW 1/4 657 FT S OF NW COR OF NW 1/4 TH E 529.5 FT TO CL OF REESE DRN, N IN CL OF DRN 124 FT TO AN ANGLE PT IN DRN, NWLY IN CL OF DRN 257 FT TO PT 297 FT E OF W LN OF NW 1/4, TH N 115.25 FT, E 148.5 FT, N 78.375 FT, E 386.85 FT TO E LN OF W 1/2 OF NW 1/4, S 1741.24 FT TO CL OF REESE DRN, SELY IN CEN OF DRN 940 FT TO S LN OF NW 1/4, W 819.8 FT TO E RR R/W LN, NWLY ALG E R/W LN 1199.07 FT TO W LN OF NW 1/4, N 998 FT TO POB EX THAT PT OF E 1/2 OF NW 1/4 LYING W OF DRN & EX COM 821 FT S OF DRN, TH E 529.5 FT TO GEN OF REESE DRN, S 123 FT, W 529.5 FT, N 123 FT TO POB EX COM 657 FT S OF NW COR OF SEC, TH S 164.53 FT, E 537.75 FT TO CL OF DRN, NLY 164.74 FT TO PT 529.5 FT E OF POB, W TO POB & EX COM 226.875 FT S & 828.95 FT E OF NW COR OF SEC, TH S 1741.2 FT TO CL OF DRN, NW & N ALG DRN TO PT 529.5 FT E & 657 FT S OF NW COR OF SEC, N 124 FT TO AN ANGLE PT IN DRN NWLY 257 FT TO PT 297 FT E OF W SEC LN & 420.5 FT S OF N SEC LN, NLY 115.25 FT, ELY 148.5 FT, NLY 78.375 FT, ELY 386.85 FT TO POB. 40 A. Summer Tax Due: \$4,003.65	1655 S REESE REESE; 1655 S REESE RD REESE;	\$299,750	
6544	Parcel ID: 050-003-310-1200-00; Legal Description: SEC 03 T12N R9E COM 9.5 RDS S OF NE COR OF SE 1/4 OF SW 1/4, TH S 4 RDS, TH W 14 RDS, TH N 4 RDS, TH E 14 RDS TO POB VILL OF CARO. Comments: If unfinished projects are your thing this is the place for you. Looks the the plan was for this to be a two unit rental, what they ended up with is a extra house to use as storage and dump garbage. Summer Tax Due: \$707.60	520 S ALMER ST CARO;	\$5,900	

6545	<p>Parcel ID: 050-034-000-0200-00; Legal Description: SEC 34 T13N R9E COM 198 FT W OF S 1/4 COR OF SD SEC, TH N 198 FT, TH W 99 FT, TH S 198 FT, TH E 99 FT TO POB. .45 A. VILL OF CARO. Comments: Nice house in the city of Caro. Still in decent condition with a landscaped yard, even has a small stream running through it. Just needs someone to come along and clean it up. Everything important looks to be working and was occupied until recently. In my opinion this is by far the best house option for Tuscola county. Personal Property;</p> <p>Summer Tax Due: \$2,912.75</p>	500 W GILFORD RD CARO;	\$11,500	
6547	<p>Parcel ID: 050-500-438-0400-00; Legal Description: SEC 34 T13N R9E LOT 4 NORTHWOOD HTS SUB VILL OF CARO. EX COM 35 FT W OF THE NE COR OF SAID LOT 4, TH E 35 FT, TH S 35 FT, TH NW TO POB. ALSO EX THE E 5 FT OF SAID LOT 4. Comments: Could be a nice place to build your future house. Empty lot on the corner of Rodd drive and Cleaver road. Please check with the local unit assessor to confirm you plan to build...</p> <p>Summer Tax Due: \$898.46</p>	V/ L CLEAVER RD;	\$2,400	
6551	<p>Parcel ID: 051-500-124-0850-00; Legal Description: T11N R8E E 1/2 OF LOT 8 BLK 24 PLAT OF CITY OF VASSAR.</p> <p>Summer Tax Due: \$79.69</p>	211 ARCH ST VASSAR;	\$1,000	

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.