

# Public Land Auction

Central LP

*September 4th, 2019*

Clinton, Livingston, and Shiawassee Counties



***Location:***

Comstock Inn and Conference Center  
300 E Main St, Owosso, MI 48867

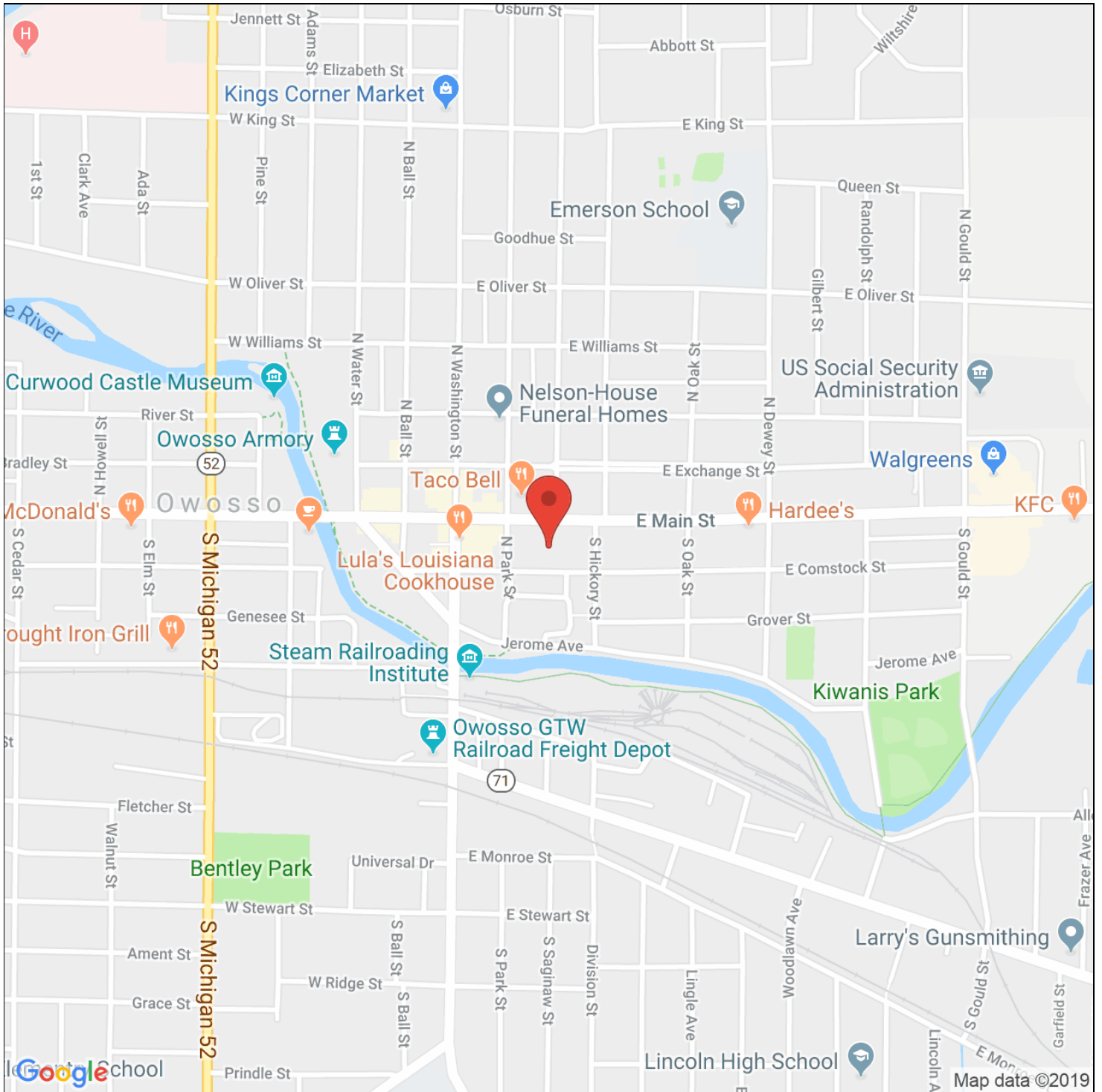
***Time:***

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

Comstock Inn and Conference Center: 300 E Main St, Owosso, MI 48867





**Facebook.com/TaxSaleInfo**

There are three ways to bid at our auctions:

**IN-PERSON AT THE AUCTION**

**ONLINE VIA OUR WEBSITE**

**PROXY/ABSENTEE BID**

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

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

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

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

**SAVE TIME AT THE AUCTION**

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

## Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

## **PAYING FOR YOUR AUCTION PURCHASES**

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

### **Online bidding**

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

### **Absentee bidding**

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

### **On-site bidding**

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

## 2019 AUCTION SCHEDULE - ROUND 1

<b>Diamond Lake Home</b> 7/30/2019 Cassopolis, MI	<b>Northeastern LP</b> 8/1/2019 Alpena, MI	<b>Northern Bay Area</b> 8/2/2019 East Tawas, MI
<b>Eastern U.P.</b> 8/8/2019 Sault Ste. Marie, MI	<b>Central U.P.</b> 8/9/2019 Marquette, MI	<b>Western U.P.</b> 8/10/2019 Watersmeet, MI
<b>North Central L.P.</b> 8/12/2019 Gaylord, MI	<b>West Central Lakeshore</b> 8/13/2019 Manistee, MI	<b>Wexford/Missaukee/Kalkaska</b> 8/14/2019 Cadillac, MI
<b>Clare / Gladwin</b> 8/15/2019 Clare, MI	<b>Lake</b> 8/16/2019 Baldwin, MI	<b>Mecosta / Osceola</b> 8/17/2019 Big Rapids, MI
<b>North Western L.P.</b> 8/20/2019 Boyne Falls, MI	<b>Bay / Tuscola</b> 8/21/2019 Bay City, MI	<b>Saint Clair</b> 8/22/2019 Port Huron, MI
<b>Monroe</b> 8/23/2019 Monroe, MI	<b>Kalamazoo / Barry</b> 8/26/2019 Kalamazoo, MI	<b>Calhoun</b> 8/27/2019 Battle Creek, MI
<b>Jackson</b> 8/28/2019 Jackson, MI	<b>Saint Joseph/Branch</b> 8/29/2019 Coldwater, MI	<b>Van Buren / Cass</b> 8/30/2019 Decatur, MI
<b>Central L.P.</b> 9/4/2019 Owosso, MI	<b>Saginaw</b> 9/5/2019 Frankenmuth, MI	<b>Genesee</b> 9/6/2019 Flint, MI
<b>Allegan / Ottawa</b> 9/7/2019 West Olive, MI	<b>Kent</b> 9/9/2019 Grand Rapids, MI	<b>Muskegon</b> 9/10/2019 Muskegon, MI
<b>Montcalm / Ionia</b> 9/11/2019 Ionia, MI	<b>Lapeer</b> 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](http://www.tax-sale.info). Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

#### F. Online Bidding

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

#### G. Bids are Binding

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

#### H. Limitations on Bidding

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

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

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



## 4. Terms of Sale

### A. Payment

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

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

### B. Refund Checks

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

### C. Dishonored Payment

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

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

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

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

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

### D. Eligible Buyers

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

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

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

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

#### E. Sale to Entities

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

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

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

#### F. Cancellation Policy

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

#### G. Property Transfer Affidavit

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

### 5. Purchase Receipts

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

### 6. Title Being Conveyed

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

### 7. Special Assessments

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

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

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

##### I. Securing the Property

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

##### II. Assessing Potential Contamination

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

## B. Occupied Property

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

## 9. Conditions

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

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

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

## 10. Deeds

### A. Deed Execution and Delivery

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

### B. Restrictive Covenants

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

## 11. Property Taxes & Other Fees

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

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

## 12. Other

### A. Personal Property

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

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

### B. Mineral Rights

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

### C. Applicability of These Rules and Regulations

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

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

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

# Clinton

Lot #	Lot Information	Address	Min. Bid	Sold For
2000	<b>Parcel ID:</b> 010-147-000-063-00; <b>Legal Description:</b> UNIT 63 CHATEAU IN THE PINES #3 CONDOS, BATH TWP, SEC 32, T5N R1W <b>Comments:</b> Great area with newer homes , condo association. Condo Subdivision "site Condo"; Association Fees; <b>Summer Tax Due:</b> \$644.67	5899 CHARTRES WAY EAST LANSING;	\$4,300	
2001	<b>Parcel ID:</b> 050-470-000-049-07; <b>Legal Description:</b> BEG 26 RDS S & 204 FT W OF NE CORNER OF SEC 33 T5NR2W TH W 55 FT, S 165 FT, E 55 FT, N 165 FT, TO BEG SUP PLAT VALLEY FARMS NO 1 PART OF LOT 49 <b>Comments:</b> Large lot, Newer: roof, windows, siding. Crawl space and detached 1.5 car garage. <b>Summer Tax Due:</b> \$792.80	1024 HANNAH AVE LANSING;	\$6,200	
2002	<b>Parcel ID:</b> 061-100-003-011-00; <b>Legal Description:</b> LOTS 11-12-13, BLOCK 3 OF BISHOP & BROWNS RE-SUB OF PARTS OF BLKS. 2 & 3 OF VANDEUSENS ADD. TO ELSIE, ALSO A PARCEL ADJOINING ON E SIDE 51 FT 5 IN E & W BY 75 FT N & S, VILLAGE OF ELSIE <b>Comments:</b> 1960s singlewide on a dead end street. Large corner lot in quite area with mature trees. Mobile Home; <b>Summer Tax Due:</b> \$254.50	324 E OAK ST ELSIE;	\$2,200	
2003	<b>Parcel ID:</b> 070-014-100-005-53; <b>Legal Description:</b> P/O NE 1/4 OF SEC 14. T5N,R4W. EAGLE TWP, CLINTON COUNTY, MICHIGAN, DESC AS; COM AT N 1/4 COR SEC 14; S89D 11M 47S E 290.35 FT TO POB; S 89D 11M 47S E 225 FT; S 00D 48M 13S W 480 FT; W 309.50 FT; N 00D 48M 13S E 230 FT; N 49D 27M 10S E 112.52 FT; N 00D 48M 13S E TO POB. <b>Comments:</b> Peaceful setting in country. Needs TLC, great potential Use 2 car attached garage to store your materials . Has newer mechanicals and a great fireplace . Newer septic .Please note front porch is in poor condition needs attention asap . Legal Challenge; <b>Summer Tax Due:</b> \$662.44	11403 W HERBISON RD EAGLE;	\$5,100	
2004	<b>Parcel ID:</b> 081-000-028-004-00; <b>Legal Description:</b> LOT 4, BLOCK 28, MAPLE RAPIDS <b>Comments:</b> Needs new roof yesterday. Newer siding, with detached 2 car garage. Could be a great project in the quiet village of Maple Rapids, water and sewer . Appears to have solid bones in a great area. Roof Issues; Bank Repo; <b>Summer Tax Due:</b> \$731.14	210 E ADELAIDE ST MAPLE RAPIDS;	\$10,750	
2006	<b>Parcel ID:</b> 300-150-011-005-00; <b>Legal Description:</b> CLARK & BOLTONS SUB BLK 11, OUTLOT C, E 38 FT OF N 1/2 OF LOT 5 AND E 38 FT OF LOT 6. ALSO THE W 14 FT OF LOT 1, BLK 11, OUTLOT C CITY OF ST JOHNS T7N R2W <b>Comments:</b> Occupied at time of inspection, Very nice 1920s 1.5 story home. Newer : roof, siding and windows. Quiet neighborhood <b>Summer Tax Due:</b> \$888.01	305 W WALKER ST ST JOHNS;	\$7,500	

# Livingston

Lot #	Lot Information	Address	Min. Bid	Sold For
3900	<b>Parcel ID:</b> 4702-09-100-033; <b>Legal Description:</b> SEC 9 T4N R4E N 17 RDS 10.5 FT & E 10 RDS FROM THE SW COR OF THE SE 1/4 OF NW 1/4, TH N 4 RDS, TH E 140 FT TO CENTER OF CREEK, TH SE'LY ALG CENTER OF SAID CREEK TO A PT E OF THE POB, TH W 150 FT TO POB <b>Comments:</b> .22 acre parcel of North Antcliff road <b>Summer Tax Due:</b> \$143.84	N ANTCLIFF RD FOWLerville;	\$1,200	
3901	<b>Parcel ID:</b> 4702-32-400-134; <b>Legal Description:</b> T4N, R4E, SEC. 32 INDIAN SPRINGS LAKE LOT 160 <b>Comments:</b> Unimproved wooded lot <b>Summer Tax Due:</b> \$6.23	CRANDALL RD HOWELL;	\$400	
3930	<b>Parcel ID:</b> 4705-10-403-063; <b>Legal Description:</b> SEC 10 T3N R3E VILLAGE OF FOWLerville RALPH FOWLER'S 3'RD ADD. LOT 75 <b>Comments:</b> You might want to leave this one for the dozer. Personal Property; <b>Summer Tax Due:</b> \$1,249.79	212 FREE FOWLerville;	\$7,300	
3931	<b>Parcel ID:</b> 4706-05-201-054; <b>Legal Description:</b> SEC. 5 T3N, R4E, "LITTLE BERKLEY" LOTS 12 & 13 <b>Comments:</b> Nice wooded lot on a quiet dirt road just outside Howell. Small creek running along the back of the property but still leaving 2 lots for a house. Lots of potential here if your looking to build. <b>Summer Tax Due:</b> \$422.41	CRANDALL;	\$2,600	
3938	<b>Parcel ID:</b> 4711-03-401-061; <b>Legal Description:</b> SEC 3 T2N, R5E RED OAKS OF CHEMUNG NO. 3 LOT 61 <b>Comments:</b> Older home with enclosed porch, property still occupied at time of inspection <b>Summer Tax Due:</b> \$320.26	5714 CHEROKEE BEND HOWELL;	\$10,250	
3939	<b>Parcel ID:</b> 4711-34-300-001; <b>Legal Description:</b> SEC. 34 T2N, R5E, BEG. 162 FT. E OF W 1/4 POST OF SEC., TH E 752 FT., S 15* 35' W. 228.5 FT., W 614 FT., TH N40*25'0"E 116 FT, TH N49*02'30"W 201.04 FT TO POB. 3.45 AC CORR LEGAL 2/17 <b>Comments:</b> This property has access issues and may be possibly landlocked. Please research thoroughly as before bidding. East of Chilson road in Genoa Township DNR property to the north. Large Pond.No Road Access; <b>Summer Tax Due:</b> \$1,128.93	VACANT BRIGHTON;	\$77,000	
3942	<b>Parcel ID:</b> 4712-32-205-004; <b>Legal Description:</b> SEC 32 T2N R6E SUPERVISORS PLAT OF MARTINS HOME SUBDIVISION RECORDED IN LIBER 9 ON PAGE 12 LOTS 44 & 45 EXC. R/W OF US 23 HWY <b>Comments:</b> Two wooded lot blocked in by a guardrail <b>Summer Tax Due:</b> \$32.42	CULVER RD BRIGHTON;	\$450	
3943	<b>Parcel ID:</b> 4714-23-302-010; <b>Legal Description:</b> SEC. 23 T1N, R4E, VILLAGE OF PINCKNEY ORIGINAL PLAT B 6-R 6 S 1/2 OF LOT 3 AND S 1/2 OF LOT 4 <b>Comments:</b> The nicest home to run in Livingston County this year! Someone spent some time on the landscaping and it really shows. The bricks might need some small patch work but this place was built to last.....Not many on the market like this one, can only guess how nicely crafted the interior wood work is in there. <b>Summer Tax Due:</b> \$1,616.89	240 N MILL PINCKNEY;	\$6,300	
3944	<b>Parcel ID:</b> 4714-28-100-014; <b>Legal Description:</b> SEC 28 T1N R4E COMM W 1/4 COR, TH N 44*32'20"E 1837.76 FT, TH ALONG C.L. MONKS RD, W 791.3 FT FOR POB, TH CONT W 160 FT, TH N 820 FT, TH E 159.2 FT, TH S 820 FT TO POB, 3AC <b>Comments:</b> Nice looking building site, still pretty dry after all the rain. Quiet wooded dirt road about 5 minutes north of Hell. <b>Summer Tax Due:</b> \$101.31	MONKS RD PINCKNEY;	\$1,900	

3945	<b>Parcel ID:</b> 4714-31-102-035; <b>Legal Description:</b> SEC 31 T1N, R4E, SUPERVISOR'S PLAT OF WEISS' LANDING NO 2 LOT 55 <b>Comments:</b> Someone did all the dirty work for you here, not much left but the studs. Small house about 200 feet from PATTERSON LAKE. We are told that this was built with no permits and is not habitable. Please check with the local authorities to determine what needs to be done to this home. Most likely it needs to be torn down. No direct lake access from the house so be nice to your new neighbors your gonna need their dock. <b>Summer Tax Due:</b> \$539.13	11320 PATTERSON LAKE DR PINCKNEY;	\$9,800	
3947	<b>Parcel ID:</b> 4715-30-201-055; <b>Legal Description:</b> SEC 30 T1N R5E CRYSTAL BEACH SUB LOTS 54 THRU 57 <b>Comments:</b> If your interested in these do your homework with the Hamburg Township Assessor, as you may not be much room to build on these due to wetlands behind the property. <b>Summer Tax Due:</b> \$6.48	HILL ST HAMBURG;	\$450	
3948	<b>Parcel ID:</b> 4715-30-201-168; <b>Legal Description:</b> SEC 30 T1N R5E CRYSTAL BEACH SUB LOTS 51 THRU 53 <b>Comments:</b> If your interested in these do your homework with the Hamburg Township Assessor, as you may not be much room to build on these due to wetlands behind the property. <b>Summer Tax Due:</b> \$5.12	HILL ST PINCKNEY;	\$450	
3956	<b>Parcel ID:</b> 4717-35-201-058; <b>Legal Description:</b> SEC 35, T3N., R4E., CITY OF HOWELL, MCPHERSON'S PROSPECT PLACE ADD., LOT 46. <b>Comments:</b> Nice location on MCPHERSON Street just a few minutes walk to downtown Howell. <b>Summer Tax Due:</b> \$707.67	816 MCPHERSON HOWELL;	\$33,000	

# Shiawassee

Lot #	Lot Information	Address	Min. Bid	Sold For
6400	<b>Parcel ID:</b> 002-14-400-027-01; <b>Legal Description:</b> SEC. 14, T8N, R2E. PT OF SE 1/4: COM AT A PT WHICH IS 937.78 FT ELY ALG S LN OF SEC & 165 FT NLY PARL TO W LN OF E 1/2 OF SW 1/4 OF SE 1/4 OF SEC FROM S 1/4 POST OF SEC, TH WLY 216.84 FT TO W LN OF E 1/2 OF SW 1/4 OF SE 1/4 OF SEC, TH NLY ALG W LN 75 FT, TH ELY 216.84 FT, TH SLY 75 FT TO BEG. <b>Comments:</b> No apparent legal access No Road Access; <b>Summer Tax Due:</b> \$19.47	MAIN ST HENDERSON;	\$450	
6401	<b>Parcel ID:</b> 002-14-400-030; <b>Legal Description:</b> SEC. 14, T8N, R2E BEG ON S SEC LN 170.39 FT E OF MAIN & SAGINAW ST, TH E 66.24 FT, N 0°45'W 165 FT, W 66.24 FT, S 0°45'E 165 FT TO BEG. <b>Comments:</b> Small town living with mature trees <b>Summer Tax Due:</b> \$76.67	MAIN ST HENDERSON;	\$650	
6402	<b>Parcel ID:</b> 003-07-100-006; <b>Legal Description:</b> SEC 7, T8N, R3E COM ON W SEC LN 2678.28 FT N OF SW COR OF SEC, S89°15'E 383 FT, N 146 FT, N89°15'W 383 FT, S 146 FT TO BEG 1.28 ACRES <b>Comments:</b> Nice rural setting for this large double wide on crawl space. Detached garage is beyond repair . Foundation Issues; Mobile Home; <b>Summer Tax Due:</b> \$341.87	7520 N M-52 HENDERSON;	\$3,300	
6403	<b>Parcel ID:</b> 004-60-004-009; <b>Legal Description:</b> VILLAGE OF NEW LOTHROP LOT 12 EX N 35 FT THEREOF, BLK 4 <b>Comments:</b> Great area and great house. Newer: windows, siding and roof. Detached 2 garage on corner lot. Hard to find house in this condition Occupied; <b>Summer Tax Due:</b> \$747.37	9479 ASH ST NEW LOTHROP;	\$7,200	
6404	<b>Parcel ID:</b> 004-74-012-000; <b>Legal Description:</b> SEC 2, T8N, R4E VILLAGE OF NEW LOTHROP COM 75 FT S OF NW COR OF SW 1/4 OF SW 1/4, S 106.50 FT, E 307 FT, N 106.50 FT, W 307 FT TO BEG .75 ACRES <b>Comments:</b> Large lot, paved driveway . Buy now and build house in the future. Quiet area <b>Summer Tax Due:</b> \$8,723.51	8118 S NEW LOTHROP RD NEW LOTHROP;	\$5,000	
6405	<b>Parcel ID:</b> 005-27-300-009-03; <b>Legal Description:</b> SEC 27, T7N, R1E COM N 65 FT FROM SW COR OF SEC, CONT N 214 FT, N89°25'03"E 509 FT, S 214 FT, S89°25'03"W 509 FT TO BEG 2.5 ACRES <b>Comments:</b> 2.5 acres in country, sits high and dry on paved road. Quiet rural living, could be a great place to build a house and barn. <b>Summer Tax Due:</b> \$125.32	WARREN RD OVID;	\$4,500	
6407	<b>Parcel ID:</b> 006-80-025-003; <b>Legal Description:</b> SUPERVISOR'S PLAT OWOSSO TWP S 75 FT OF N 201 FT OF LOT 25 <b>Comments:</b> Paved road and all utilities Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$108.01	FREDERICK ST OWOSSO;	\$2,800	
6408	<b>Parcel ID:</b> 006-80-045-000; <b>Legal Description:</b> SUPERVISOR'S PLAT - OWOSSO TWP. N 1/2 OF LOT 45 <b>Comments:</b> Research road frontage issues Unimproved Roads; <b>Summer Tax Due:</b> \$108.01	HELENA ST OWOSSO;	\$2,000	
6413	<b>Parcel ID:</b> 010-09-200-004-01; <b>Legal Description:</b> SEC 9, T6N, R2E E 1/4 OF FOLLOWING: COM E LN OF SEC AT A PT 200 FT N OF E 1/4 POST OF SEC, N 100 FT, W 778 FT, S 100 FT, E 777 1/2 FT TO BEG <b>Comments:</b> Could be a great project home! Occupied; <b>Summer Tax Due:</b> \$50.19	4438 S M-52 OWOSSO;	\$700	



6414	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 010-46-015-000; <b>Legal Description:</b> GRAND RIVER ACRES BENN TWP. LOT 15 <b>Comments:</b> Level vacant lots (adjacent) with beautiful trees.</p> <p>(2 of 2) <b>Parcel ID:</b> 010-46-016-000; <b>Legal Description:</b> GRAND RIVER ACRES BENN TWP. LOT 16  <b>Summer Tax Due:</b> \$265.42</p>	<p>GRAND RIVER RD OWOSSO;</p> <p>GRAND RIVER RD OWOSSO;</p>	\$3,100	
6416	<p><b>Parcel ID:</b> 011-05-400-001-05; <b>Legal Description:</b> SEC 5, T6N, R3E COM AT PT WHICH IS W 364.04 FT FROM SE COR OF SEC, CONTINUING W 200 FT, N 326.70 FT, E 200 FT, S 326.70 FT TO BEG 1.5 ACRES <b>Comments:</b> Old single wide with newer stick builds either side . 1.5 acres . Great build site Mobile Home;  <b>Summer Tax Due:</b> \$187.05</p>	1951 BENNINGTON RD OWOSSO;	\$2,100	
6418	<p><b>Parcel ID:</b> 011-26-300-003-02; <b>Legal Description:</b> SEC 26, T6N, R3E COM N 787.42 FT FROM SW COR OF SEC, CONT N 249.75 FT, S89°52'35"E 429 FT, S 250.51 FT, N89°46'28"W 429 FT TO BEG 2.4 ACRES <b>Comments:</b> Could be great investment to store toys and or a mini farm  <b>Summer Tax Due:</b> \$110.60</p>	LEMON RD BANCROFT;	\$1,800	
6419	<p><b>Parcel ID:</b> 011-60-010-014; <b>Legal Description:</b> BANCROFT VILLAGE ORIGINAL PLAT S 1/2 OF LOT 13, BLK 10 <b>Comments:</b> This waiting for some one that wants a business location. 2 story building in town , Occupied;  <b>Summer Tax Due:</b> \$493.54</p>	109 MAIN ST BANCROFT;	\$8,000	
6420	<p><b>Parcel ID:</b> 011-60-011-003; <b>Legal Description:</b> BANCROFT VILLAGE ORIGINAL PLAT S 1/2 OF LOT 2 &amp; N 2 FT OF LOT 3, BLK 11 <b>Comments:</b> Single story commercial in town. Parking in front and alley access . At this time appears to be occupied Occupied;  <b>Summer Tax Due:</b> \$363.79</p>	108 MAIN ST BANCROFT;	\$3,200	
6421	<p><b>Parcel ID:</b> 011-60-011-011; <b>Legal Description:</b> BANCROFT VILLAGE ORIG PLAT LOT 11, BLK 11 <b>Comments:</b> Has newer roof and alley access. Quiet village location , has a lot of deferred maintenance but good bones  <b>Summer Tax Due:</b> \$1,093.61</p>	109 SHIAWASSEE ST BANCROFT;	\$6,700	
6422	<p><b>Parcel ID:</b> 011-72-049-000; <b>Legal Description:</b> SEC 35, T6N, R3E BANCROFT VILLAGE COM AT PT 20 FT W OF NW COR OF LOT 1, BLK 2 PHILLIPS ADD, W 132 FT, S 165 FT, E 132 FT, N 165 FT TO BEG ALSO COM AT NW COR OF LOT 1, BLK 2 OF PHILLIPS ADD, N 80 FT, W 132 FT, S 80 FT, E 132 FT TO BEG EX COM AT PT WHICH IS N 40 FT FROM NW COR OF LOT 1, BLK 2 OF PHILLIPS ADD, W 53 FT, N 40 FT, E 53 FT, S 40 FT TO BEG <b>Comments:</b> Brick construction on a large lot. Has roof and foundation issues Roof Issues; Foundation Issues;  <b>Summer Tax Due:</b> \$1,850.40</p>	207 GRAND RIVER RD BANCROFT;	\$16,000	
6424	<p><b>Parcel ID:</b> 012-47-415-000; <b>Legal Description:</b> LEISURE LAKE COND SUB. VERNON TWP UNIT 415 <b>Comments:</b> Lake Front RV Seasonal Condominium;  <b>Summer Tax Due:</b> \$117.61</p>		\$2,200	
6425	<p><b>Parcel ID:</b> 014-07-400-003; <b>Legal Description:</b> SEC 7, T5N, R2E COM AT PT 82.5 FT W OF SE COR OF SEC, N 264 FT, W 82.5 FT, S 264 FT, E 82.5 FT TO BEG .5 ACRE <b>Comments:</b> Kinda low and has county drain on east property line Wetland Indicators; Sev Not Accurate;  <b>Summer Tax Due:</b> \$587.92</p>	W BRITTON RD PERRY;	\$2,000	

6426	<b>Parcel ID:</b> 014-19-200-001; <b>Legal Description:</b> SEC 19, T5N, R2E N 1/2 OF NE 1/4 EX COM AT SW COR OF N 1/2 OF NE 1/4, N 10 RDS, E 16 RDS, S 10 RDS, W 16 RDS TO BEG EXCEPT RAELYN HILLS SUB EXCEPT RAELYN HILLS NO 2 SUB 3 ACRES <b>Comments:</b> 3 acres , low and swampy Wetland Indicators; Swamp Lot; <b>Summer Tax Due:</b> \$97.20	RAELYN HILLS DR PERRY;	\$900	
6428	<b>Parcel ID:</b> 016-15-200-005; <b>Legal Description:</b> SEC 15, T5N, R4E COM ON E SEC LN 309.12 FT S FROM NE COR OF SEC, S 100 FT, W 215 FT, N 100 FT, E 215 FT TO BEG .4 ACRE <b>Comments:</b> Shell of a house. Gutted to studs, has flooring and roof issues. Structural Issues; Incomplete Construction; Roof Issues; <b>Summer Tax Due:</b> \$76.80	11120 NEW LOTHROP RD DURAND;	\$1,600	
6430	<b>Parcel ID:</b> 020-13-009-000-00; <b>Legal Description:</b> CREEK POINTE ESTATES UNIT 9 <b>Comments:</b> This vacant land has been through our auction before. Nice area Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$175.57	319 CREEK POINTE CIRCLE DURAND;	\$1,700	
6431	<b>Parcel ID:</b> 020-48-006-010-00; <b>Legal Description:</b> SUB OF O.L. F OF DUR LD CO 3RD ADD. COM 348 FT N OF SW COR OF LOT D, E 127 FT, N 56 FT, W 127 FT, S 56 FT TO BEG. <b>Comments:</b> Has newer siding roof and windows. 1 car detached garage and porch Occupied; <b>Summer Tax Due:</b> \$726.99	516 SPRING ST DURAND;	\$5,400	
6432	<b>Parcel ID:</b> 020-52-005-003-00; <b>Legal Description:</b> CYRUS FAUBLE'S ADD. DURAND CITY LOT 3, BLK. 5. EX N 10 FT, ALSO, LOT 3 BLK 2 FAUBLES 2ND ADD. <b>Comments:</b> Newer roof, siding and windows. Solid bones for this duplex. Please note warning sticker in window about Chemicals Contamination Indicators; Condemned; <b>Summer Tax Due:</b> \$2,097.67	105 W JOHN ST DURAND;	\$9,500	
6433	<b>Parcel ID:</b> 020-56-001-006-00; <b>Legal Description:</b> FIDELL GEORGES' ADD. - DURAND CITY LOTS 6-7 BLK 1 AND 1/2 OF VACATED ALLEY ADJ. <b>Comments:</b> She needs TLC . Has newer siding and windows. Nice Quiet area needs new roof and foundation issues Roof Issues; Foundation Issues; <b>Summer Tax Due:</b> \$1,012.65	204 W PERRY ST DURAND;	\$7,400	
6434	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 020-56-002-005-00; <b>Legal Description:</b> FIDELL GEORGES' ADD. - DURAND CITY LOT 5 BLK 2 AND 1/2 OF VACATED ALLEY ADJ. <b>Comments:</b> Newer roof with 3 car detached garage waiting for renovation specialist. Includes vacant corner lot adjacent to home.  (2 of 2) <b>Parcel ID:</b> 020-56-002-006-00; <b>Legal Description:</b> FIDELL GEORGES' ADD. - DURAND CITY LOTS 6-7 BLK 2 AND 1/2 OF VACATED ALLEY ADJ. Sev Not Accurate; Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$3,028.30	104 W PERRY ST DURAND;  102 W PERRY ST DURAND;	\$9,700	
6436	<b>Parcel ID:</b> 020-66-004-000-00; <b>Legal Description:</b> W. H. PUTNAM'S ADD. DURAND CITY LOTS 1,2,4,5,6,7 AND 8 AND N 8 FT OF LOT 3 EX S 16 FT OF E 120 FT OF LOT 2 EX BEG ON E LN OF OAK ST AT PT N 264 FT & S89°53'20"E 33 FT FROM SW COR OF SEC 15 TH S89°53'20"E 99.80 FT TO NELY LN OF SD PLAT TH N52°03'48"W 126.53 FT ALG NELY LN TO NW COR OF LOT 1 TH S 77.60 FT ALG E LN OF OAK ST TO BEG. <b>Comments:</b> Needs a roof and structural repair yesterday. Appears to have parking area and sound brick construction Roof Issues; <b>Summer Tax Due:</b> \$1,313.04	230 W MAIN ST DURAND;	\$9,600	

6437	<b>Parcel ID:</b> 024-43-007-007; <b>Legal Description:</b> CHARLES H CALKINS ADD TO PERRY CITY N 56 FT LOT 11 BLK 7 <b>Comments:</b> Nice area in Perry with all utilities Sev Not Accurate; Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$1,138.30	123 LINCOLN ST PERRY;	\$4,300	
6439	<b>Parcel ID:</b> 050-010-017-032-00; <b>Legal Description:</b> LOT 56 N 20' LOT 57 BLK 17 GEO T ABREYS WOODLAWN PARK ADD <b>Comments:</b> Needs some TLC and could be a great house. Has newer siding and windows. Access from the alley and great neighbors. Nice back yard with large shade tree. <b>Summer Tax Due:</b> \$768.97	618 ALGER AV OWOSSO;	\$5,500	
6440	<b>Parcel ID:</b> 050-113-001-022-00; <b>Legal Description:</b> E 32' LOT 23 & W 9' LOT 24 BLK 1 CITY ASSESSORS PLAT 3 <b>Comments:</b> Small Narrow Lot, please check with local assessor to find out if it is suitable for building. Appears that neighbors are currently using. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$26.84	900 W STEWART ST OWOSSO;	\$900	
6441	<b>Parcel ID:</b> 050-113-003-005-00; <b>Legal Description:</b> LOT 4 BLK 3 CITY ASSESSORS PLAT 3 <b>Comments:</b> Has access to utilities. Check with local unit assessor if lot is buildable. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$47.06	827 MILWAUKEE ST OWOSSO;	\$700	
6442	<b>Parcel ID:</b> 050-113-009-011-00; <b>Legal Description:</b> LOT 12 BLK 9 CITY ASSESSORS PLAT 3 <b>Comments:</b> Occupied ranch with newer windows, siding and roof. Nice back yard with some mature trees. Occupied; <b>Summer Tax Due:</b> \$573.37	638 MARTIN ST OWOSSO;	\$4,400	
6443	<b>Parcel ID:</b> 050-240-003-020-00; <b>Legal Description:</b> THE N 62' OF LOT 18 & THE S 10 1/2' OF LOT 19 BLK C C L GOODHUES SUBDIV OUTLOT 2 <b>Comments:</b> Vacant Lot: previous home has been demolished. Sev Not Accurate; <b>Summer Tax Due:</b> \$118.13	652 N PARK ST OWOSSO;	\$40,250	
6444	<b>Parcel ID:</b> 050-420-010-010-00; <b>Legal Description:</b> LOT 18 & N 10' LOT 19 BLK 10 MAPLE RIDGE PARK RE SUBDIV KEYTES ADD <b>Comments:</b> Home needs TLC, multiple construction projects started. Large garage in rear accessible from ally. Incomplete Construction; Occupied; <b>Summer Tax Due:</b> \$633.03	837 LINGLE AV OWOSSO;	\$2,400	
6446	<b>Parcel ID:</b> 050-580-000-081-00; <b>Legal Description:</b> LOT 93 STAFFORD GARDNER & TRANKLES CENTRAL ADD <b>Comments:</b> Newer roof and mechanical's. Porch needs attention <b>Summer Tax Due:</b> \$1,171.41	821 E COMSTOCK ST OWOSSO;	\$3,800	
6447	<b>Parcel ID:</b> 050-651-009-005-00; <b>Legal Description:</b> LOTS 5 6 BLK 9 (EX AARR R/W & W 2 1/2' OF LOT 5) A L WILLIAMS ADD <b>Comments:</b> Paved parking lot on Cass St. <b>Summer Tax Due:</b> \$30.21	427 CASS ST OWOSSO;	\$600	



# DEED INFORMATION

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

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

## ***Bidder Information***

Name: \_\_\_\_\_ Bidder #: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

## ***Deed Information***

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

Name (or names if **married couple**): \_\_\_\_\_

Address: \_\_\_\_\_  
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person      ☐ A Married Man      ☐ A Married Woman Taking Title in Her Name Only  
☐ Married Persons

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

- ☐ A Corporation      ☐ Limited Liability Company      ☐ A Trust  
☐ A Partnership

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

**Additional Party 1** (if applicable)

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person      ☐ A Married Man      ☐ A Married Woman Taking  
Title in Her Name Only

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

- ☐ A Corporation      ☐ Limited Liability Company      ☐ A Trust  
☐ A Partnership

**Additional Party 2** (if applicable)

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person      ☐ A Married Man      ☐ A Married Woman Taking  
Title in Her Name Only

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

- ☐ A Corporation      ☐ Limited Liability Company      ☐ A Trust  
☐ A Partnership

**Additional Party 3** (if applicable)

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person      ☐ A Married Man      ☐ A Married Woman Taking  
Title in Her Name Only

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

- ☐ A Corporation      ☐ Limited Liability Company      ☐ A Trust  
☐ A Partnership

## **Tenancy**

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

Check One Box Below:

☐ **TENANTS IN COMMON**

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

☐ **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

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

☐ **TENANTS BY THE ENTIRETIES** (A married couple)

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

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

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

## SCHEDULE OF ENTITY OWNERSHIP

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

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

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

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



## Property Transfer Affidavit

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

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit 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.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property		2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	
<b>Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.</b>			
10. Type of Transfer. <b>Transfers</b> include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. 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

Certain types of transfers are exempt from uncapping. 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 between certain family members \*(see page 2)
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor \*\* (see page 2)
- ☐ 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 stock
- ☐ Transfer between entities under common control or among members of an affiliated group
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- ☐ 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.

Printed Name

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. 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(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

**\*Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

**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.