

Public Land Auction

Clare / Gladwin

September 9th, 2020

Clare, Gladwin (Dnr), and Gladwin Counties



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am to 07:00pm

Printed information is subject to change up to the auction start time. Please check each lot listing closely for updates.





Facebook.com/TaxSaleInfo

Due to COVID-19 restrictions, all auctions will take place online-only this year.
There are TWO ways to place your bids:

ONLINE VIA OUR WEBSITE

ABSENTEE BID

(Absentee bids are for those who do not have computer access)

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

With delayed foreclosure dates this year, we have a very short window to review several thousand parcels. We began inspecting in July, 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.

CREATE YOUR ACCOUNT 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 within 5 business days of the sale.** No purchases can be made on a time-payment plan.
- **NO CASH or PERSONAL CHECKS** will be accepted.
- All payments must be made with a **Credit/Debit Card, Wire Transfer, or by CERTIFIED (cashier's) check.**
- Your sale is NOT final until we've received both your payment and your notarized receipt/buyer's affidavit paperwork. This is due
- When mailing in your paperwork (especially with a certified check), please use a TRACKABLE service like priority mail or FedEx to ensure timely delivery.

Bidding Authorization

- Online and absentee bidding requires 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 e-mailing or calling us.** You will still need to pre-authorize a \$1000 deposit on a major credit card (or mail in a \$1000 certified check deposit). Contact us at 1-800-259-7470 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).*

2020 AUCTION SCHEDULE
All Auctions are ONLINE ONLY

Northern Bay Area 9/1/2020	Tuscola 9/2/2020	Saint Clair 9/3/2020
Central Lower Peninsula 9/8/2020	Clare / Gladwin 9/9/2020	Lapeer 9/10/2020
Kent 9/11/2020	Montcalm / Ionia 9/14/2020	Van Buren / Cass 9/15/2020
Monroe 9/16/2020	Allegan / Ottawa 9/17/2020	Jackson 9/18/2020
Calhoun 9/21/2020	Kalamazoo / Barry 9/22/2020	Saint Joseph / Branch 9/23/2020
Lake 9/24/2020	Muskegon 9/25/2020	Wexford/Missaukee/Kalkaska 9/28/2020
Mecosta / Osceola 9/29/2020	NE Lower Peninsula 9/30/2020	North Central Lower Peninsula 10/1/2020
North Western Lower Peninsula 10/2/2020	Bay 10/3/2020	Upper Peninsula 10/5/2020
West Central Lakeshore 10/6/2020	No Reserve Auction 11/3/2020	

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs listed on this page which are included as part of this auction. These Rules and Regulations are not applicable to sales made on behalf of the Michigan Department of Natural Resources. Specific DNR rules are listed elsewhere in this document where applicable.

- Clare
- Gladwin

Rules and Regulations

1. Registration

Registration for live on-site auctions 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 Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/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 THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind 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 regarding any parcel offered for sale.

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 Seller/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 or during the process of live-bidding. The Auctioneer may offer a second request round of unsold parcels to be offered at the same opening bid after the first round of bidding has been completed. 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.

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 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, 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 unless otherwise indicated. An auction may be conducted entirely online as determined by the FGU.

G. Bids are Binding

An oral and/or live bid accepted at public auction or placed online through www.tax-sale.info is a legal and binding contract to purchase. 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 BUSINESS 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, as liquidated damages, 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 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 or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's 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 be banned from participating at all future land auctions and 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. If the buyer is an online or absentee purchaser and no payment has yet been tendered at the time noncompliance is discovered and the sale cancelled, the buyer will forfeit \$350 per cancelled parcel from the \$1000 authorization described in Section 4(A) above up to a maximum of \$1000 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

Prior to the issuance of a deed, the FGU has the right, in its sole discretion, to cancel any sale for any of the following reasons: transfer of the property at issue is stayed or enjoined by a court of competent jurisdiction; any of the reasons outlined in MCL 211.78m(9); the property at issue becomes the subject of litigation; a defect is discovered in the underlying foreclosure or sale procedures relating to the property at issue; any other reason authorized under these Rules and Regulations.

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

8. Possession of Property

A. Possession Pending Deed Delivery

It is recommend that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer pays for all purchases in full and 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. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the FGU.

9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents including the Auctioneer 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. The FGU and Auctioneer make 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 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 cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs which consist of parcels owned by the Michigan Department of Natural Resources and which are offered for sale in this auction as part of DNR's surplus lands disposition process:

- Gladwin - DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

Registration for live on-site auctions 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

The attached list of parcels has been approved for sale at public auction by the Michigan Department of Natural Resources (the "DNR"). Each parcel is identified by a sale unit number. The DNR reserves the right to pull parcels from the sale at any time prior to the auction.

Unless otherwise noted, the "Seller" is the DNR. The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/DNR.

These properties are subject to any state, county, or local zoning or building ordinances. The DNR does not guarantee the usability or access to any of these lands. The properties are sold based upon their LEGAL DESCRIPTION ONLY (Subdivision name and Lot number, or Metes and Bounds measured description). While effort has been made to ensure that the addresses, parcel sizes, maps, and/or photos are accurate, you are relying on your own investigation and information when purchasing this property. All parcels are sold "as is where is" and there are NO REFUNDS.

B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The DNR and the Auctioneer make no warranty, guaranty, or representation of any kind 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 regarding any parcel offered for sale.

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 DNR. Some structures may be occupied and occupants should not be disturbed.

C. Reservations

Pursuant to state statutes, 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 DNR 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 DNR does not reserve mineral rights as described above, the DNR 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 or during the process of live-bidding. The Auctioneer may offer a second request round of unsold parcels to be offered at the same opening bid after the first round of bidding has been completed. 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 DNR.

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 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, 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 DNR 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 unless otherwise indicated. An auction may be conducted entirely online as determined by the DNR.

G. Bids are Binding

An oral and/or live bid accepted at public auction or placed online through www.tax-sale.info is a legal and binding contract to purchase. The DNR reserves the right to reject any or all bids.

H. Limitations on Bidding

The DNR 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 DNR 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 BUSINESS 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, as liquidated damages, 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 DNR 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 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 DNR **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the DNR is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and 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. If the buyer is an online or absentee purchaser and no payment has yet been tendered at the time noncompliance is discovered and the sale cancelled, the buyer will forfeit \$350 per cancelled parcel from the \$1000 authorization described in Section 4(A) above up to a maximum of \$1000 as liquidated damages for breach of contract by the buyer. Furthermore, the DNR 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. Cancellation Policy

At its sole discretion, the DNR reserves the right to cancel any sale at any time up until delivery of the deed.

F. 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 is possessed by the DNR at the time of sale**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The DNR makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the DNR**. The buyer 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

Parcels sold are subject to property taxes that become due and payable on or after the day of auction, 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 DNR exercises its right to cancel the sale. Until the buyer pays for all purchases in full and 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. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the DNR.

9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the DNR and employees and agents including the Auctioneer 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 DNR 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 DNR and deeds will be executed and recorded as required by law. The DNR 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.

11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction.** These items 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 DNR, 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. The DNR and Auctioneer make 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. 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.

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Clare

Lot #	Lot Information	Address	Min. Bid	Sold For
2505	Parcel ID: 003-480-018-00; Legal Description: T20N R4W SEC 22 3882 OAK GROVE RD LOT 18 1ST ADD TO OAK GROVE. Comments: Vacant Lot next to an older mobile. Summer Tax Due: \$111.82	3882 OAK GROVE RD HARRISON;	\$2200	
2507	Parcel ID: 003-620-044-00; Legal Description: T20N R4W SEC 27 7875 BALL AVE LOT 44 SHAPPELLS RESORT. Comments: Property has had a bad roof for some time. May have been a small attic fire as a bonus. It is built of ungraded (rough cut, sawmill lumber) that generally does not have the durability of commercial kiln dried lumber. The saving grace here (if there is one) is that it is slab-on-grade (cement floor) and has a solid foundation if you wanted to repair it. One bedroom plus a half story space above Electric service has been ripped from the building by a tree limb etc. This is basically a shell to start over with. Somewhat overgrown and difficult to see from the road. Roof Issues; Summer Tax Due: \$153.81	7875 N BALL AVE HARRISON;	\$2100	
2511	Parcel ID: 004-300-025-00; Legal Description: T20N R3W SEC 15 . LOT 25 OF ELBOW LAKE SUB SUPERVISORS PLAT OF. Comments: Nicely wooded building site in the Elbow Lake area. We believe there is a POA here, so you will want to investigate possible fees and deed restrictions, as well as discover the amenities offered. May be shared lake access to Elbow Lake. Check it out! Parcel is dry, level and wooded. Maintained gravel road. Association Fees; Summer Tax Due: \$40.68	Toohy Trail;	\$1200	
2512	Parcel ID: 005-104-001-00; Legal Description: T19N R6W SEC 21 400 N COOK AVE LOT 1 BLK 4 PLAT OF THE VILLAGE OF CAMPBELL CITY. Unbuildable Lands / Too Small; Summer Tax Due: \$2.18	400 N COOK AVE HARRISON;	\$700	
2514	Parcel ID: 006-011-100-14; Legal Description: T19N R5W SEC 11 4778 N FINLEY LAKE AVE BEG S00 DEG 06'30"W ALG W SEC L 977.50 FT FROM NW SEC COR TH N89 DEG 41'30"E 435.60 FT TH N00 DEG 6'30"E 400 FT TH N89 DEG 41'30"E 326.40 FT TH S00 DEG 6'30"W 633.22 FT TH S89 DEG 41'30"W 756 FT TH N00 DEG 6'30"E 226.45 FT BK TO POB. 2007 SPLIT OF 006-011-100-10 ON 04/02/2007 Comments: Original section of home is concrete block construction and slab on grade. Has a frame addition. House has been pretty thoroughly vandalized. Broken and missing windows, drywall torn down, spray paint over the windows. The yard is a scrap metal salad, with at least 7 or 8 abandoned vehicles and stuff in the weeds in every corner. It's difficult to assess the condition of the property because of the clutter, but cleaning it out and dejunking the yard might reveal a very solid candidate for a rehab project. We would consider this a solid shell. Property is irregular in shape, but roughly 7 acres in size! Vandalism; Summer Tax Due: \$372.04	4778 N FINLEY LAKE AVE HARRISON;	\$4200	
2518	Parcel ID: 006-035-300-03; Legal Description: T19N R5W SEC 35 . BEG S00 DEG 55'09"E ALG W SEC L 2693.70 FT FROM NW SEC COR TH S00 DEG 55'09"E 282.00 FT TH N89 DEG 51'45"E 1337.13 FT TH N00 DEG 53'07"W 46.45 FT TH N76 DEG 21'10"E 146.69 FT TH N56 DEG 34'50"E 369.02 FT TH S89 DEG 48'51"W 1791.54 FT TO POB A 10.1 AKA PARCEL A. Comments: Irregular shaped 10 acre parcel runs east to west from Peasley Boulevard. Has an overgrown two track in to the center of the parcel. Rolling wooded lands, and it's all uplands according to USGS topo maps. And there is POWER out here at the road! Bonus! Summer Tax Due: \$176.59	PEASLEY BLVD HARRISON;	\$9500	
2524	Parcel ID: 007-009-300-39; Legal Description: T19N R4W SEC 9 . BEG 324 FT E OF NW COR OF E 1/2 OF NW 1/4 OF SW 1/4 TO TRUE POB TH CONT E 336 FT TH S 403 FT TH W 336 FT TH N 403 FT TO POB. AKA PAR 3 & 4. FROM 300-33 Comments: Level, wooded property just east of the Harrison airport on Fir Road. Paved road frontage. Could be a great building site! Property is densely wooded and brushy. USGS maps suggest this is all uplands and dry/buildable, but you may want to walk it in person. Parcel is 336' feet along the road (E-W) x 403' feet deep (N-S) Summer Tax Due: \$38.21	Fir Road - Harrison;	\$1300	

2532	Parcel ID: 007-110-219-00; Legal Description: T19N R4W SEC 5 106 W AL HEIDEN RD LOT 219 AIRPORT FOREST SUB #2 SUPERVISOR'S PLAT OF. Comments: Older wood frame cabin north of Harrison. We've sold this one before, and it still has our locks on it from last time. The interior is a disaster and will need to be emptied and stripped to get a good idea of condition. It appears someone may have replaced the roof, but we can't give you an opinion on the workmanship or how long ago it was. Also comes with plenty of tires. No matter what you drive, I'll bet your size is here, somewhere. This should be considered as a shell for rehab. It's beat up and needs lots of love. Summer Tax Due: \$183.46	106 W AL HEIDEN RD HARRISON;	\$3600	
2533	Parcel ID: 007-110-253-00; Legal Description: T19N R4W SEC 5 111 BARBARA RD LOT 253 AIRPORT FOREST SUB #2 SUPERVISOR'S PLAT OF. Comments: Beyond rational restoration from fire damage. Needs to be demo'd. Parcel is on a quiet country road north of Harrison. Fire Damage; Summer Tax Due: \$29.29	111 BARBARA RD HARRISON;	\$1100	
2535	Parcel ID: 007-135-008-00; Legal Description: T19N R4W SEC 8 . LOT 8 AMY'S PINE DE-ROSA SUB. Comments: Individual platted lot in Amy's Pine-de-Rosa sub north of Harrison. WE are also offering three adjacent lots just west of this that could be combined into a nice large parcel if you acquire the one "in between". Summer Tax Due: \$21.15	Edwin Road;	\$950	
2536	Parcel ID: 007-135-010-00; Legal Description: T19N R4W SEC 8 . LOT 10 AMY'S PINE DE-ROSA SUB. Comments: Three adjacent platted lots in Amy's Pine-de-Rosa sub north of Harrison. We are also offering another single lot just east of these, that could be combined into a nice large parcel if you acquire the one "in between". While we were reviewing these parcels we discovered a 4" submersible well and what appears to be a septic system hookup. We cannot be certain if they're on this parcel ... you may want to double check the measurements and check with the health department folks to see what their records say. Could be a nice bonus! Summer Tax Due: \$21.15	Edwin Road;	\$950	
2537	Parcel ID: 007-135-011-00; Legal Description: T19N R4W SEC 8 . LOT 11 AMY'S PINE DE-ROSA SUB. Summer Tax Due: \$21.15		\$950	
2538	Parcel ID: 007-135-012-00; Legal Description: T19N R4W SEC 8 . LOT 12 AMY'S PINE DE-ROSA SUB. Summer Tax Due: \$21.15		\$950	
2543	Parcel ID: 007-260-044-00; Legal Description: T19N R4W SEC 14 4236 TOBACCO RD LOT 44 GOD'S LITTLE ACRE SUB NO 3. Comments: East of Harrison and north of Townline Road, at the end of Tobacco Road. Roofover mobile appears to have been vacant for a while. It appears that whoever was here most recently knew they weren't coming back for a while, as they securely boarded the entrances to the trailer. We did get a peek-a-boo look through a broken window, and it appears to be solid inside as to overall condition, but it will likely need an overhaul. The exterior porch and outbuilding both have signs of rot, and there is an accumulation all over the yard of boats, campers and other personal property for the most part it is junk grade. Backs up to a vacant wooded acreage parcel that affords some privacy. At the end of a quiet road. Could be a decent handyman project as a northern escape. Boarded; Drvi; Summer Tax Due: \$137.53	4236 TOBACCO RD HARRISON;	\$3000	
2546	Parcel ID: 007-320-116-00; Legal Description: T19N R4W SEC 1 5030 LAKEPOINT DR LOT 116 LAKEPOINT SUB. Comments: Waterfront lot is on a channel that accesses Cranberry Lake. There is an older cottage here that has a hole in the roof large enough to drop a Yugo through. The front wall facing the lake has also entirely collapsed and laying on the ground. This one is beyond rational repair. Power service has been dropped by the utility provider. If it's condemned, it should be! Nice spot for a new cottage or more yard for a neighbor! Dangerous Building; Summer Tax Due: \$219.94	5030 LAKE POINT DR HARRISON;	\$4600	
2547	Parcel ID: 007-352-086-00; Legal Description: T19N R4W SEC 8 1740 JANET DR LOT 86 MOBILE HOME VILLAGE NO 2. Comments: We have sold this one several times, and like the bad penny, it keeps returning. It will be demo'd prior to sale at county expense. The well and septic may be repurposable ... check with the local health department people to determine suitability. Summer Tax Due: \$182.46	1740 JANET DR;	\$3900	

2552	Parcel ID: 007-445-074-00; Legal Description: T19N R4W SEC 5 5264 APACHE TRAIL LOT 74 PINE MANOR ESTATES NO 2. Comments: Could be a cute little place, but it has been ignored a long time. Vandals have gotten inside and helped themselves to copper wiring and fixtures. It needs a roof and the living room floor (see photos ... the "green" area) are somebody's ticket to the crawlspace. Very weak and the subfloor is brittle and about to go thru. (STAY OUT. LOOK AT THE PICTURES, SPARKY). Porches are decayed. Second floor has three bedrooms and includes a large room over the garage. Has potential but will need work! Has been vacant for *decades* according to the neighbors. Harvesting; Dangerous Building; Summer Tax Due: \$220.34	5264 APACHE TRAIL;	\$4500	
2553	Parcel ID: 007-445-092-00; Legal Description: T19N R4W SEC 5 5048 APACHE TRAIL LOT 92 PINE MANOR ESTATES NO 2. Comments: Home was used as a vacation rental years ago. Has been vacant and untended to for decades. It's most recent occupants are a family of racoons. This one will need a complete gutting and redo, or a date with a bulldozer, your choice. Numerous windows are boarded over from the interior. There are decayed floors and numerous openings into the interior that the critters have been using. Shallow well. Could be saved with a LOT of work. Summer Tax Due: \$179.59	5048 APACHE TRAIL HARRISON;	\$3800	
2555	Parcel ID: 007-465-014-00; Legal Description: T19N R4W SEC 22 2820 RIDGE RD LOT 14 & E 4 FT OF LOT 15 SUTHERLAND LAKE SUB. Comments: Everyone wants a cute little cottage "up north" on a lake. Here it is! Has frontage on Sutherland Lake, just east of Harrison off I-75. Inside and out, this cottage is clean and in excellent repair. The waterfrontage adjoins a "road end" that seems to be shared use by off-lake owners nearby, and the waterfrontage itself seems to be communal in use here. We would ask around about that. We noticed more boats than houses moored here. Not sure of the use. There are two tiny bedrooms and the cathedral ceiling provides loft space for a third sleeping or storage area. There is still personal property here that belongs to the former owner and it is not included in the sale. Appears to not have been used recently as notices were still posted on the door. 100A modern electric, upgraded plumbing and bath fixtures, wall furnace for cozy cool weather comfort. Newer roof. This is a sharp little place! Personal Property; Summer Tax Due: \$321.75	2820 RIDGE RD HARRISON;	\$6100	
2563	Parcel ID: 008-090-217-00; Legal Description: T19N R3W SEC 19 2649 N DODGE LAKE AVE (N RODGERS AVE) LOT 217 DODGE CITY NO 2. Comments: Midcentury wood frame cottage on a slab on grade floor, with addition. Has been stripped to the studs for a re-do that never took place. Two bedrooms. Electrical service is in disrepair, as is the plumbing. WE saw no fixed heat source. In short, this one is a shell. Has an older storage building out back too small for a car but could be used for boat storage or a clubhouse, mancave or she-shed. Corner lot in Dodge City across the street from the campground. Just north of Canada Lake. Summer Tax Due: \$204.24	2649 N DODGE LAKE AVE HARRISON;	\$4400	
2566	Parcel ID: 008-100-294-00; Legal Description: T19N R3W SEC 19 . LOTS 294 & 295 DODGE CITY NO 3. Comments: Nice dry, level building site in the Dodge City area east of Harrison. Some nice mature oak trees provide shade. Area has a resort area feel. Summer Tax Due: \$49.14	Margaret Street;	\$2200	
2567	Parcel ID: 008-100-342-00; Legal Description: T19N R3W SEC 19 2794 JEAN ST LOT 342 DODGE CITY NO 3. Comments: More than anything else, this one needs a good cleaning. Midcentury wood frame cabin with a small addition. Forward section is on a block foundation, rear on wood pier footings we thing. Roof is generally decent. Modern electric. Difficult to tell condition accurately because it has a lot of debris indoors. Septic has indications of being makeshift, as there are random pipes running to the ground for water disposal. We did not see a fixed heat source. It's tiny. Has potential in the right hands. A couple of busted windows. Grubby. Occupied to fall of 2019. Summer Tax Due: \$130.11	2794 JEAN ST HARRISON;	\$2600	
2571	Parcel ID: 008-250-016-00; Legal Description: T19N R3W SEC 31 6952 OAKCREST DR LOT 16 WOODHAVEN SUB NO 1. Comments: All that remains of this one is the slab. There is likely a well and septic that could be repurposed, but you'll want to check with the local health department to see if it meets current standards. Recycle and save! Also has a small storage shed to rear that is in decent shape. Minimal debris. Summer Tax Due: \$65.52	6952 OAKCREST DR HARRISON;	\$2100	

2578	Parcel ID: 009-060-234-00; Legal Description: T18N R6W SEC 24 . LOT 234 BIRCHWOOD HEIGHTS. Summer Tax Due: \$15.50		\$900	
2579	This lot is a "bundle" comprised of 3 parcels (1 of 3) Parcel ID: 009-460-008-00; Legal Description: T18N R6W SEC 16 . LOT 8 NEWAYGO TRAILS. Comments: Three parcels combined into one great 3 Acre, hi traffic property on busy M-115. Parcel sits below road grade, but appears to be dry. Wooded in mostly evergreen. (2 of 3) Parcel ID: 009-460-009-00; Legal Description: T18N R6W SEC 16 . LOT 9 NEWAYGO TRAILS. (3 of 3) Parcel ID: 009-460-010-00; Legal Description: T18N R6W SEC 16 . LOT 10 NEWAYGO TRAILS. Summer Tax Due: \$75.21	M-115;	\$3100	
2583	Parcel ID: 009-780-105-00; Legal Description: T18N R6W SEC 24 . LOT 105 WOODLAND HEIGHTS. Summer Tax Due: \$9.24		\$850	
2584	Parcel ID: 009-780-117-00; Legal Description: T18N R6W SEC 24 . LOT 117 WOODLAND HEIGHTS. Summer Tax Due: \$9.03		\$850	
2587	Parcel ID: 010-016-200-16; Legal Description: T18N R5W SEC 16 . BEG N01 DEG 29'02"E 249.61 FT & S89 DEG 39'04"W 2073.93 FT FROM E 1/4 COR TH S89 DEG 39'04"W 416.05 FT TH N01 DEG 29'02"E 1056.37 FT TH N89 DEG 29'30"E 416.07 FT TH S01 DEG 29'02"W 1057.46 FT BK TO POB. N 50 FT BEING SUBJECT TO EASEMENT. AKA PARCEL 18. Comments: Parcel is 416' feet (E-W_ and runs 1057' feet deep to the south from (private) Tice Trail. This is 4WD territory, and you'll be happier if you come in from the east as the west entrance is rutted and washed out. Younger and middle aged growth here with some nice maples in the mix. Seasonal road, no power out here. We did not find any trails cut into the parcel from the private road. USGS maps indicate that this is all rolling, wooded uplands and not swamp property. Nice camp location! No Power In Area; Summer Tax Due: \$76.55	Tice Trail;	\$1700	
2588	Parcel ID: 010-160-044-00; Legal Description: T18N R5W SEC 22 1141 POCAHONTAS RD LOT 44 CANOE SUB. Comments: This one got beat up by the tornado a couple three years ago. Tore off part of the roof and dropped a couple trees on it ... broken windows interior damage, etc. It could be put back together, but would need some work. The lot behind the building drops off sharply downhill. Power service has been dropped by the utility provider. Summer Tax Due: \$45.40	1141 POCAHONTAS RD HARRISON;	\$2200	
2592	Parcel ID: 010-521-055-00; Legal Description: T18N R5W SEC 16 . LOT 55 STINER SUB #2. Comments: Vacant parcel on a curve. Parcel drops off sharply downhill toward the year ... potential walkout basement parcel! Could be a nice secluded setting! Summer Tax Due: \$19.33	Gilroy Drive;	\$900	
2593	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 010-560-148-00; Legal Description: T18N R5W SEC 22 692 BUNGO LAKE RD LOT 148 1ST ADDITION TO SUMMER SET. Comments: These are adjacent cabins that share whatever infrastructure there is. The newer, log cabin has a "bath with a path" ... the older cabin has not had much maintenance in some time. Still under the control of the former owner (local) so we did not see the insides. The smaller, newer cottage is in far better condition ... but appears to be spartan and may have no septic. Hillside setting on the west side of Bertha Lake, west of Clare. Personal Property; Dnvi; Irs Lien - 2020-06-29; (2 of 2) Parcel ID: 010-560-149-00; Legal Description: T18N R5W SEC 22 . LOT 149 1ST ADDITION TO SUMMER SET EXC BEG AT NE COR OF SAID LOT TH S02 DEG 42' 25"W 126.24 FT TO SE COR OF SAID LOT TH S89 DEG 33'57"W 69.96 FT TO SW COR OF LOT 149 TH N26 DEG 35'02"E 142.96 FT BK TO POB. COURT ORDER Irs Lien - 2020-06-29; Summer Tax Due: \$87.69	682 & 692 BUNGO LAKE RD HARRISON; 682 BUNGO LAKE RD HARRISON;	\$3600	
2596	Parcel ID: 010-680-304-00; Legal Description: T18N R5W SEC 26-35 . LOT 304 WHITE BIRCH LAKES OF CLARE #2. Summer Tax Due: \$21.15		\$900	

2597	Parcel ID: 010-700-528-00; Legal Description: T18N R5W SEC 26-35 . LOT 528 WHITE BIRCH LAKES OF CLARE #3. Summer Tax Due: \$26.73		\$1000	
2599	Parcel ID: 010-740-822-00; Legal Description: T18N R5W SEC 27-34-35 . LOT 822 WHITE BIRCH LAKES OF CLARE #5. Summer Tax Due: \$21.62		\$950	
2600	Parcel ID: 010-740-869-01; Legal Description: T18N R5W SEC 27-34-35 LOTS 869 & 870 WHITE BIRCH LAKES OF CLARE #5. COMBINED ON 12/07/2015 FROM 010-740-869-00, 010-740-870-00; Summer Tax Due: \$56.31		\$1400	
2601	Parcel ID: 010-746-204-00; Legal Description: T18N R5W SEC 27 . LOT 1204 WHITE BIRCH LAKES OF CLARE #6. Summer Tax Due: \$12.91		\$800	
2602	Parcel ID: 010-746-205-00; Legal Description: T18N R5W SEC 27 . LOT 1205 WHITE BIRCH LAKES OF CLARE #6. Summer Tax Due: \$14.07		\$800	
2609	Parcel ID: 013-025-400-03; Legal Description: T17N R6W SEC 25 . BEG AT NE COR OF LOT 53 BLUFF LAKE SUB TH N TO E & W 1/4 L TH W = N L OF SAID LOT 53 60 FT TH S = E L OF LOT 53 TO A PT 60 FT W OF POB TH E TO POB. Comments: Parcel sits to the rear of the home at 6112 Bluff Lake Drive. Roughly 1/3rd of an acre. Appears to possibly be in a ravine. Probably only of use to an adjoining property owner. There is no improved road to this parcel and it may have no legal access even by foot. Too many trees for safe helicopter parking. Summer Tax Due: \$15.45	(Behind) 6112 WEST ROCK RD;	\$800	
2610	Parcel ID: 013-027-400-17; Legal Description: T17N R6W SEC 27 8441 W ROCK RD BEG S89 DEG 44'49"W ALG E-W 1/4 L 2142.29 FT FROM E 1/4 SEC COR TH S89 DEG 44'49"W 106.00 FT TH S00 DEG 05'16"W 205.00 FT TH N89 DEG 45'01"E 106.00 FT TH N00 DEG 05'16"E 205.00 FT TO POB. A 0.5 2007 SPLIT FROM 400-06 Comments: Nice wooded parcel on a paved county road near Beal City. 106' feet along the road, and runs 205' feet deep. Level, dry wooded lands here. Summer Tax Due: \$21.83	Rock Road;	\$700	
2612	Parcel ID: 013-080-045-00; Legal Description: T17N R6W SEC 25 6172 W ROCK RD LOTS 45 & 46 BLUFF LAKE SUB. Comments: This is a "vacant" lot at Bluff Lake in Garfield Township. It appears to be the location of an ongoing rummage sale being run out of a camper. There is plenty of rubble here that has been rained on and left out in the open. We do not have title to this "merchandise" and you'll need to track down the former owner and give him an opportunity to come and get these gems before removing them. Nice lot in an older resort area. Personal Property; Summer Tax Due: \$12.21	6172 W ROCK RD LAKE;	\$700	
2613	Parcel ID: 013-150-006-00; Legal Description: T17N R6W SEC 22 8619 WILLOW ST LOT 6 DEERFIELD SUB. Comments: Older 2 bedroom mobile. Worn and dirty but generally solid. No obvious roof leaks and floors are naked but seem solid. It all needs a resurfacing and deep cleaning. Has potential. Shed has debris and there is an abandoned car as a special bonus. Summer Tax Due: \$77.88	8619 WILLOW ST LAKE;	\$2000	
2614	Parcel ID: 013-150-024-00; Legal Description: T17N R6W SEC 22 . LOT 24 DEERFIELD SUB. Comments: This one has been let go for a while. It's overgrown, open to the elements and the roof has deteriorated. Still has the tongue! Natural has power and well/septic could be repurposed on this lot! Summer Tax Due: \$80.10	8712 WILLOW ST LAKE;	\$2100	
2619	Parcel ID: 014-035-100-13; Legal Description: T17N R5W SEC 35 . BEG AT NW COR OF NE 1/4 OF NW 1/4 TH S 804 FT TH E 1088 FT AS POB TH S30 DEG 40'W 72.5 FT TH S59 DEG 20'E 266 FT TH N30 DEG 40'E 72.5 FT TH N59 DEG 20'W 266 FT TO POB. Comments: Parcel fronts 72.5' feet on N VanderCar Avenue and runs 266' feet deep. Level, dry, open buildable lands. Paved county road. Surrey Township. Summer Tax Due: \$32.13	VandeCar Road - Farwell;	\$1000	
2620	Parcel ID: 014-075-026-00; Legal Description: T17N R5W SEC 16 . UNIT 26 BEECHTREE ESTATES CONDOMINIUM Comments: Site condo lot in the Beechtree Estates condominium development. This is subject to the restrictions and covenants of the POA and may have associated fees as well. Check on those prior to bidding. Nice level, dry build site in a well kept, modern community. Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$34.03	Beechtree Street;	\$1100	

2625	<p>Parcel ID: 014-380-195-01; Legal Description: T17N R5W SEC 6 5080 HALF MOON TRAIL LOT 195 HILL HAVEN NO 5. Comments: Roof collapse, 2012. Condemned, 2014. Building permit, 2016. Tax sale, 2020. Condemned by Surrey Township. I would call them to talk about it before bidding. Technically this is waterfrontage, but it classifies more a a marshland. Condemned;</p> <p>Summer Tax Due: \$133.68</p>	5080 HALF MOON TRAIL LAKE;	\$2800	
2627	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 014-420-327-00; Legal Description: T17N R5W SEC 6 5882 WOODLAND DR LOT 327 HILL HAVEN NO 7. Comments: Two parcels here, one containing a cute little A frame cottage, and the other an old slab foundation and 2 car garage in need of work. Cottage has a broken sliding glass door that is open to the elements, but is otherwise in generally solid shape. Garage parcel needs cleanup and the building needs a new door and some other work. Could be a nice little spot!</p> <p><i>(2 of 2)</i> Parcel ID: 014-420-328-00; Legal Description: T17N R5W SEC 6 5892 WOODLAND DR LOT 328 HILL HAVEN NO 7.</p> <p>Summer Tax Due: \$177.62</p>	5882 WOODLAND DR LAKE; 5892 WOODLAND DR LAKE;	\$4300	
2629	<p>Parcel ID: 014-760-004-00; Legal Description: T17N R5W SEC 13 . LOTS 4-6-7 SUPERVISOR'S PLAT OF 13 LAKE SUB. Comments: 3 adjacent platted lots on Coolidge Road near 13 Lake. The lots sit slightly below road grade and are brush covered. USGS topo maps indicate that there are some marshlands to the west (behind) this parcel.</p> <p>Summer Tax Due: \$50.94</p>	S Coolidge Road;	\$1300	
2635	<p>Parcel ID: 041-628-007-00; Legal Description: T17N R5W SEC 25 625 N SUPERIOR ST E 2/3 OF LOT 7 BLK F LITTLEFIELD ADD TO THE VILLAGE OF FARWELL, MICH. Comments: Mid century tract housing with a frame addition in Farwell. The original house is slab on grade, and the frame addition on a crawlspace. This property appears to have been vacant for some time. Has some animal odors and a bit of mold in the front room, but would appear to be correctable without a lot of difficulty. House has a fairly recent new roof and almost all of the windows are pretty new as well. A vine has found its way in under the front door and has crawled across the living room floor. There is one localized roof leak along the north side of the house where the addition meets the original structure. Yard is overgrown. The village has been mowing here and will expect you to get this under control. Oversized, modern garage has lots of room for your toys. Entire house is heated with a NG wall furnace. Only one real bedroom, with a second that could be a child's room or hobby room/office. Has a living room at the front, and the rear addition is a TV/family room. Overall, this one mostly needs cleaning from what we can see. Bath and kitchen are dated and could use a refresh as well.</p> <p>Summer Tax Due: \$2,168.53</p>	625 N SUPERIOR ST FARWELL;	\$7800	
2640	<p>Parcel ID: 070-836-005-01; Legal Description: T19N R4W SEC 21 538 N FIRST LOTS 5 & 6 BLK 36 WILSON'S 3RD ADD TO CITY OF HARRISON. 070-021-103-07 IS ASSESSED W/ABOVE: BEG AT SE COR OF LOT 5 BLK 36 WILSON'S 3RD ADD TH E'LY 50 FT TH N'LY 100 FT TH W'LY TO NE COR OF LOT 6 TH S'LY TO POB.</p> <p>Comments: Building is roughly 6000 square feet, as we paced off a width of about 50 feet and a depth of about 130 feet. Has ample parking. Slab-on-grade construction and a good roof. 2 inch water service, municipal sewer, natural gas AND three phase electric. This property could be used for dozens of commercial, retail or professional/office uses. Potential to split into several units. Grow facility? Check the zoning, folks. Roof is not leaking, but there is damage to the east side of the building in the drive thru lane and an algaeic spot in the front that indicates water infiltration ... are the two related? We're not sure. There is some equipment still here, but they have removed probably the better machines. Items remaining that are affixed to the building are included in the sale unless third parties that were not noticed have superior title. HVAC is roof mount units. Enough hot water for the whole town here. This is a rock solid, clearspan steel building. The possibilities for this one are endless. Located on high traffic M-61/BR-27 in Harrison. Killer visibility!</p> <p>Summer Tax Due: \$2,556.38</p>	538 N FIRST ST HARRISON;	\$79000	

Gladwin

Lot #	Lot Information	Address	Min. Bid	Sold For
3100	Parcel ID: 030-023-201-024-00; Legal Description: SEC 23 17 1E PART OF E 1/2 OF NW 1/4 COM AT CEN OF SEC 23 TH N 2330.5FT ON N-S 1/4 LINE TH N 67DEG 15 MIN W 79FT TH S 51DEG 35MIN W 66FT TH S 20DEG 30 MIN W 88FT TH S 78DEG 10MIN W 74FT TH S 59DEG W 63 FT TH S 2 DEG 40MIN W 84FT TH S 82DEG 15MIN E 72FT TH S 3DEG E 63FT TH S 36DEG W 58FT TH S 30DEG 30 MIN E 62FT TH S 7DEG E 69FT TH S 71DEG 30MIN E 52 FT TH S 48DEG 50MIN W 85FT TH S 19DEG 15MIN W 83FT TH S 89DEG 45MIN W 75FT TH S 85DEG 30MIN W 104FT TH S 55DEG W 72FT TH N 71DEG W 80FT TH S 40DEG W 45FT TH S 14DEG 15MIN E 385FT TO POB TH S 26DEG E 36FT TH E 163.2FT TH N-W 40FT TH W 156.5FT TO POB AKA LOT 24 ABS#2 UNRECORDED Comments: Nice little weekend get away cottage that was Tittabawassee River front, before the damns broke this spring. Water never reached the home, so there is no water damage. Just needs minor repairs and some TLC, and the river to come back and would make an amazing summer cottage. Flood Plain; Personal Property; Summer Tax Due: \$1,027.36	4134 LAKE SIDE DR BEAVERTON;	\$12000	
3104	Parcel ID: 030-070-000-050-00; Legal Description: APPLE-BLOSSOM SUB LOT 50 ASSESSOR'S PLAT OF Comments: House was hit by a fire. lots of debris, most likely needs to be torn town. Roof Issues; Dangerous Building; Summer Tax Due: \$445.28	3942 MCCOLLUM RD BEAVERTON;	\$8100	
3105	Parcel ID: 030-070-000-068-00; Legal Description: APPLE-BLOSSOM SUB LOT 68 ASSESSOR'S PLAT OF Comments: Cottage that had prime back in the day. Need LOTS of work, if savable. Dangerous Building; Structural Issues; Roof Issues; Foundation Issues; Summer Tax Due: \$79.79	3865 MCCOLLUM RD BEAVERTON;	\$4300	
3110	Parcel ID: 030-115-009-023-00; Legal Description: HIGHLAND SHORES SUB BLK 9 LOTS 23 & 40 Summer Tax Due: \$19.22	1110 ELM ST BEAVERTON;	\$1400	
3111	Parcel ID: 030-115-010-019-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 10 LOTS 19-20 Comments: Little cottage or small home that could use some updating. Doesnt need too much Summer Tax Due: \$247.36	1124 FRANK ST BEAVERTON;	\$3200	
3112	Parcel ID: 030-115-010-021-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 10 LOTS 21 & 51 Comments: Small narrow parcel that is more than likely unbuildable. seems to have an old mobile home pad or possible old garage floor. grade is road level Personal Property; Summer Tax Due: \$54.34	1122 FRANK ST BEAVERTON;	\$4500	
3113	Parcel ID: 030-115-011-016-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 16-17-18-31 32 & 33 Comments: Older mobile home in need of some maintenance and clean up Personal Property; Mobile Home; Summer Tax Due: \$311.02	1151 FRANK ST BEAVERTON;	\$7400	
3114	Parcel ID: 030-115-011-025-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 25 & 26 Comments: smaller parcel with some mature trees, grade is at road level. Summer Tax Due: \$66.40	1121 FRANK ST BEAVERTON;	\$3900	
3115	Parcel ID: 030-115-012-005-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 12 LOTS 5-6 Comments: parcel is small, and has no road access Summer Tax Due: \$18.27	1200 HICKORY ST BEAVERTON;	\$1500	
3116	Parcel ID: 030-115-014-008-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 14 LOTS 8 & 28 & 29 Comments: parcel contains small shed. was told neighbors are using lot for storage... Summer Tax Due: \$87.57	1091 FRANK ST BEAVERTON;	\$4600	
3117	Parcel ID: 030-115-018-027-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 18 LOTS 27 TO 33 INC Summer Tax Due: \$19.15	1039 ASHTON ST BEAVERTON;	\$1200	
3118	Parcel ID: 030-120-008-010-00; Legal Description: 17 1E ISLAND VIEW SUB BLK 8 LOTS 10-11-12 Comments: semi wooded parcel that has no road access. Summer Tax Due: \$27.45	4681 S OAK DR BEAVERTON;	\$1200	

3119	Parcel ID: 030-120-008-043-00; Legal Description: 17 1E ISLAND VIEW SUB BLK 8 LOTS 43-44 Comments: semi wooded parcel with grade that is higher than road and gradually slopes into a ditch. Summer Tax Due: \$53.34	4696 ELM AVE BEAVERTON;	\$2300	
3123	Parcel ID: 030-131-000-009-00; Legal Description: T17N R1E KIMBERLEE PINES II CONDO UNIT 9 Comments: Semi wooded parcel with uneven terrain Wetland Indicators; Summer Tax Due: \$144.93	JANICE LN BEAVERTON;	\$4900	
3131	Parcel ID: 050-013-400-001-05; Legal Description: SEC 13 18 1W N 1/2 OF N 1/2 OF SE 1/4 OF SE 1/4 Comments: 9.8 Acre Vacant wooded parcel with a grade much lower than road. Wetland Indicators; Summer Tax Due: \$303.97	1328 S M30 GLADWIN;	\$3000	
3138	Parcel ID: 060-080-000-089-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 89 Comments: Buildable vacant parcel, grade is slightly lower than road level. open parcel. association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€‹ There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$23.30	ST ANDREWS DR GLADWIN;	\$1400	
3139	Parcel ID: 060-080-000-096-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 96 Comments: Vacant corner parcel, grade is road level, wide open, buildable lot. lot is wider on road sides and narrows almost to a point in the back . association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€‹ There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$23.30	FAIRFIELD WAY GLADWIN;	\$1400	
3140	Parcel ID: 060-080-000-153-10; Legal Description: 20 1W FAIRFIELD REALM SUB LOTS 153 & 154 Comments: Vacant wide open parcel. Grade is road level, association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€‹ There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$103.48	FAIRFIELD WAY GLADWIN;	\$3500	
3142	Parcel ID: 060-091-000-206-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 206 Comments: Smaller buildable parcel located on the golf course. grade is lower than road, association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€‹ There are yearly Association Fees to investigate by clicking on the link below. Wetland Indicators; Association Fees; Summer Tax Due: \$123.15	LINKSVIEW WAY GLADWIN;	\$2500	
3143	Parcel ID: 060-091-000-273-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 273 Comments: Parcel is open with some dead trees in center and bordered with trees. Buildable. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€‹ There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$42.95	BYE WAY GLADWIN;	\$1400	

3144	Parcel ID: 060-091-000-351-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 351 Comments: Buildable vacant parcel in Sugar Springs. Land sloped towards the west. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$42.95	BYE WAY GLADWIN;	\$1300	
3145	Parcel ID: 060-091-000-421-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 421 Comments: Vacant parcel in Sugar Springs. Grade is lower than road and completely level. Buildable. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$103.48	HIGHLANDERS WAY GLADWIN;	\$1700	
3146	Parcel ID: 060-110-000-067-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 67 Comments: Parcel is heavily covers in brush tree cover with some mature trees. Parcel grade is higher on North side and gently sloping to the south. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$42.95	HUNTINGTON CIRCLE GLADWIN;	\$1400	
3148	Parcel ID: 060-130-000-211-00; Legal Description: 20 1W KINGS REALM SUB LOT 211 Comments: Nice corner parcel in Sugar Springs. has a gravel drive in and center is cleared of trees. Perfect to Park the camper at or a good buildable lot. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$98.35	5294 KINGS WAY GLADWIN;	\$1800	
3149	Parcel ID: 060-160-000-190-00; Legal Description: 20 1W QUEENS REALM SUB LOT 190 Comments: Vacant Wooded ravine parcel in Sugar Springs. grade is much lower than road. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Wetland Indicators; Summer Tax Due: \$78.40	4870 QUEENS WAY GLADWIN;	\$1600	
3154	Parcel ID: 060-195-000-101-00; Legal Description: 20 1W NORTH-WESTCHESTER REALM LOT 101 Comments: Parcel in Sugar Springs suitable for building, has some mature trees closer to road. Grade is lower than road but then rises. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Wetland Indicators; Association Fees; Summer Tax Due: \$52.87	WESTCHESTER DR GLADWIN;	\$1600	

3155	Parcel ID: 060-200-000-059-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 59 Comments: Semi wooded parcel in Sugar Springs. Front half closest to road is clear and appears to be set up for a camper. Second half is sloping towards the west with pines. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€ There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$58.45	WORCHESTER WAY GLADWIN;	\$3600	
3156	Parcel ID: 060-200-000-177-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 177 Comments: Vacant parcel in Sugar Spring. Grade is higher than road, buildable, younger pines on back half. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€ There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$76.03	WINCHESTER WAY GLADWIN;	\$1700	
3157	Parcel ID: 060-200-000-201-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 201 Comments: Vacant parcel, grade higher than road, semi wooded. Association fees Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€ There are yearly Association Fees to investigate by clicking on the link below.. Association Fees; Summer Tax Due: \$78.40	EASTCHESTER WAY GLADWIN;	\$1700	
3162	Parcel ID: 070-090-000-017-00; Legal Description: 20 1E SUPVS PLAT OF EAST INDIAN LAKE SUB LOT 17 Comments: Single room cottage down to the studs. totally gutted. ready for your touches. small parcel. Summer Tax Due: \$15.16	460 MYRTLE ST GLADWIN;	\$1400	
3163	Parcel ID: 070-090-000-018-00; Legal Description: 20 1E SUPVS PLAT OF EAST INDIAN LAKE SUB LOT 18 Comments: Has potential to be a cute little cottage. Needs minor repairs and and some tlc. Personal Property; Summer Tax Due: \$86.71	456 MYRTLE ST GLADWIN;	\$3200	
3172	Parcel ID: 080-034-300-008-12; Legal Description: SEC 34 19 1W COMM AT SE COR OF SW 1/4 OF SW 1/4 TH W 15RDS TO POB TH W 5RDS TH N 40RDS TH E 5RDS TH S 40RDS BACK TO POB Comments: Older single wide mobile home. Mobile Home; Occupied; Summer Tax Due: \$105.55	WEBER ROAD GLADWIN;	\$1600	
3174	Parcel ID: 080-100-000-021-10; Legal Description: 19 1W PARKWAY BEACH ESTATES LOTS 21 & 22 Comments: Vacant lot just outside the city limits of Gladwin. Has a mobile home pad and a small shed. Mobile Home Pad; Summer Tax Due: \$49.01	2673 PARKWAY COURT GLADWIN;	\$3500	
3187	Parcel ID: 110-009-202-002-00; Legal Description: SEC 9 18 1E PART OF W 1/2 OF NW 1/4 BEG N ALG W SEC LINE 1340.1FT & S 89DEG 5MIN 9SEC E ALGN LINE MARTINOSI SUB 333.04FT TH CONT S 89DEG 5MIN 9SEC E ALG SD N LINE 267.56FT TH N 565.15FT TO S LINE WINDIGO SHORES SUB TH N 86DEG 40MIN 41SEC W ALG SD S LINE 183.49FT TH CONT ALG S LINE 89DEG 48MIN 37SEC W 84.35FT TH S 571.8FT TO POB Comments: Update: This parcel includes a trailer that our inspector did not see while visiting. There may be an outbuilding as well. Densely wooded parcel with mature trees just east of Gladwin in White Star. Mobile Home; Summer Tax Due: \$157.41	285 LOCKWOOD DR GLADWIN;	\$2400	
3201	Parcel ID: 110-420-006-004-00; Legal Description: 18 1E WOODLAND TERRACE SUB BLK 6 LOT 4 Comments: Small, non buildable densely wooded parcel Unbuildable Lands / Too Small; Summer Tax Due: \$6.32	OAK ST GLADWIN;	\$1100	

3212	Parcel ID: 130-211-000-027-00; Legal Description: 19 1E WHITETAIL TRAILS 2 LOT 27 Comments: Non buildable parcel that seems to be a drainage ditch into Secord Lake. Unbuildable Lands / Too Small; Summer Tax Due: \$263.43	WHITE TAIL TRAIL GLADWIN;	\$3800	
3219	Parcel ID: 140-075-000-078-00; Legal Description: 20 2W GRASS LAKE SUB E 5FT OF LOT 77 & W 42FT OF LOT 78 EXTEND 150FT Summer Tax Due: \$10.45	JERRY RD GLADWIN;	\$1400	
3226	Parcel ID: 140-090-000-422-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOT 422 Comments: Run down older home with a newer metal roof. Needs windows and doors! Wetland Indicators; Personal Property; Summer Tax Due: \$91.61	5404 HILLCREST ST GLADWIN;	\$2900	
3227	Parcel ID: 140-090-000-431-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOT 431 Comments: Cute smaller 1 bedroom cottage. Faux log sided. Needs some repairs Summer Tax Due: \$78.22	5362 HILLCREST ST GLADWIN;	\$2900	
3228	Parcel ID: 140-090-000-464-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOT 464 Comments: Cottage in need of some major repairs to bring it back to life. Outhouse included! Close to ORV trails in Gladwin Co. Mold; Summer Tax Due: \$59.79	5427 HILLCREST ST GLADWIN;	\$2100	
3229	Parcel ID: 140-090-000-469-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOTS 469 & 470 Comments: Nice 3 bedroom 2 bath double wide home home. All bedrooms have walk in closets. Only need a little tlc. Close to the ORV trails in Gladwin County. Horse shoe paved drive way. backyard slops off on a steep hill. Mobile Home; Summer Tax Due: \$165.37	5453 HILLCREST ST GLADWIN;	\$3400	
3231	Parcel ID: 140-090-000-475-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOT 475 Summer Tax Due: \$12.79	PINE ST GLADWIN;	\$1900	
3232	Parcel ID: 140-090-000-486-01; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS E 1/2 OF LOT 486 AS RECORDED. DESC CORR 6/27/17 Comments: Unrepairable cottage that is sitting in a quiet setting. Close to the ORV trails in Gladwin CO Roof Issues; Summer Tax Due: TBA	5369 PINE ST GLADWIN;	\$4100	
3234	Parcel ID: 150-060-000-035-00; Legal Description: 17 1W CEDAR VALLEY SUB LOT 35 Comments: two smaller older sheds occupy this parcel. Summer Tax Due: \$60.49	WOODBYS ROAD BEAVERTON;	\$1300	

Gladwin - DNR

Lot #	Lot Information	Address	Min. Bid	Sold For
99150	Parcel ID: 130-170-019-011-00; Legal Description: SMALLWOOD SHORES SUBDIVISION BLOCK 19 LOT 11 Comments: 0.06 ACRES. Small triangular parcel with frontage on Smallwood Lake. Primary interest is to adjacent landowners. Dnr Aa; Unbuildable Lands / Too Small; Summer Tax Due: TBA	E Youngs Road;	\$3400	

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

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

10. Type of Transfer. Transfers 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.