

# Public Land Auction

Mecosta / Osceola

September 29th, 2020

Mecosta, and Osceola Counties



**Location:**

Online  
[www.tax-sale.info](http://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 5 business days from the date of the sale.
- 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**

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

# 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](http://www.tax-sale.info). Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

#### F. Online Bidding

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

These Rules and Regulations are subject to change 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.**

# Mecosta

Lot #	Lot Information	Address	Min. Bid	Sold For
6500	<b>Parcel ID:</b> 01 010 014 000; <b>Legal Description:</b> SEC 10 T16N R10W BEG 1133 FT S OF NW COR S 10 FT TH E 230 FT TH N 100 FT TH W 230 FT TH S 100 FT TO POB PART OF GOVT LOT 3 <b>Comments:</b> Has not changed much since I was there 3-4 years ago. Still needs a lot of work . .1/2 acre Foundation Issues; Roof Issues; <b>Summer Tax Due:</b> \$163.95	22820 NORTHLAND DR PARIS;	\$1800	
6509	<b>Parcel ID:</b> 03 012 013 000; <b>Legal Description:</b> SEC 12 T16N R08W PART OF E1/2 SE1/4 SE1/4 BEING A PARCEL 165 FT E & W BY 165 FT N & S IN SW COR THEREOF <b>Comments:</b> Old single wide burned carcass. Last sold at auction 3-4 years ago Mobile Home; Fire Damage; <b>Summer Tax Due:</b> \$291.05	6094 22 MILE RD BARRYTON;	\$2100	
6510	<b>Parcel ID:</b> 03 063 099 000; <b>Legal Description:</b> SEC4&5 T16N R08W LOT 99 LAKE MIRAMICHI SUB #2 <b>Summer Tax Due:</b> \$4.80	23099 MIRAMICHI DR EVART;	\$700	
6525	<b>Parcel ID:</b> 07 011 006 200; <b>Legal Description:</b> SEC 11 T15N R08W COM AT NW COR LOT 24 ASSESSOR'S PLAT N. PRETTY LK TH E 7.15 FT TO POB. N 12 DEG 4 M W 64.02 FT TO CTRLINE PRETTY LAKE DR TH N 25 DEG 40 M E ALG SD DR 169.30 FT TH N 43 DEG 48 M E 178.35 FT TH N 87 DEG 35 M E 139.83 FT TH S 24 DEG 3 M E 168.27 FT TH S 5 DEG 9 M E 481.53 FT TH S 41 DEG 41 M E 233.83 FT TH S 50 DEG 57 M W 24.94 FT TH N 56 DEG 28 M W 277.75 FT TH N 32 DEG 24 M E 10.84 FT TH N 0 DEG 8 M W 303.58 FT TH N 89 DEG 3 M W 272.21 FT TH N 87 DEG 30 M W 72.62 FT TO POB. SUBJECT TO EASEMENT OF HWY AND PRIVATE INGRESS & EGRESS EASEMENT FOR LOTS 24, 26, 27 & 32, 33, 34, 35 <b>Comments:</b> Varying elevations will be a challenge on this parcel <b>Summer Tax Due:</b> \$27.79	PRETTY LAKE DR MECOSTA;	\$750	
6528	<b>Parcel ID:</b> 07 063 023 000; <b>Legal Description:</b> SEC 12 T15N R08W LOT 23 RILEYS MANOR <b>Comments:</b> Nice area, don't know the condition of the old mobile. Would be a great lot for a seasonal home Personal Property; Mobile Home; <b>Summer Tax Due:</b> \$268.82	6524 2ND ST MECOSTA;	\$1900	
6534	<b>Parcel ID:</b> 08 007 003 000; <b>Legal Description:</b> SEC 07 T15N R07W E 1/2 NW 1/4 NE 1/4 N OF RIV <b>Comments:</b> Not sure of the access, very low and swampy Wetland Indicators; <b>Summer Tax Due:</b> \$65.41		\$950	
6535	<b>Parcel ID:</b> 08 008 004 500; <b>Legal Description:</b> SEC 08 T15N R07W BEG AT NW COR NW 1/4 TH S 19 DEG 21 M E 268.9 FT TH S 17 DEG 52 M W 34 FT TH N 72 DEG 8 M W TO W SEC LINE TH N TO POB. <b>Summer Tax Due:</b> \$58.51	5002 W SHORE DR BARRYTON;	\$950	
6536	<b>Parcel ID:</b> 08 008 008 150; <b>Legal Description:</b> SEC 08 T15N R07W PART OF SE 1/4 NW 1/4 BEG AT SE COR LOT 221 LACKIE'S BIRCH HAVEN # 6 TH S 84 DEG 12 M E 125 FT TH N 5 DEG 48 M E 157.99 FT M/L TO WATER'S EDGE TH ELY ALG WATER'S EDGE 100 FT TH S 5 DEG 48 M W 323.99 FT TH N 84 DEG 12 M W 285 FT TH N 5 DEG 48 M E 100 FT M/L TO SLY BDRY LINT AIRSTRIP DR TH ELY ALG DR 60 FT TO SE COR AIRSTRIP DR TH N 5 DEG 48 M E 66 FT TO POB. <b>Comments:</b> Newer pole barn on 1.3 acres with frontage on canal Personal Property; Occupied; Dnvi; <b>Summer Tax Due:</b> \$351.11	4650 AIRSTRIP DR BARRYTON;	\$5000	
6537	<b>Parcel ID:</b> 08 023 021 500; <b>Legal Description:</b> SEC 23 T15N R07W BEG AT NW COR NW 1/4 SE 1/4 TH S 330 FT TH E 264 FT TH N 330 FT TH W 264 FT TO POB. <b>Comments:</b> appears to be well kept Personal Property; Occupied; Mobile Home; <b>Summer Tax Due:</b> \$178.89	1483 ROOSEVELT RD REMUS;	\$1600	
6538	<b>Parcel ID:</b> 08 028 015 500; <b>Legal Description:</b> SEC 28 T15N R07W COM AT SE SEC COR TH N 2 DEG 7 MIN W 605 FT TO POB. TH W 280 FT TH S 2 DEG 7 MIN E 200 FT TH W 240 FT TH N 275 FT TH E 520 FT TH S 75 FT TO POB. <b>Comments:</b> Camp site? <b>Summer Tax Due:</b> \$37.92	30TH AVE REMUS;	\$850	
6539	<b>Parcel ID:</b> 08 030 010 000; <b>Legal Description:</b> SEC 30 T15N R07W PART OF S 1/2 W 1/2 W 1/2 SW 1/4 SW 1/4 BEG SW COR TH 205 FT N & S BY 200 FT E & W <b>Summer Tax Due:</b> \$51.29	13040 60TH AVE REMUS;	\$850	

6540	<b>Parcel ID:</b> 08 030 017 500; <b>Legal Description:</b> SEC 30 T15N R07W COM AT SW COR SW 1/4 SE 1/4 TH E 241.7 FT TO POB. TH E 280 FT TH N 400 FT TH W 521.7 FT TH S 158.3 FT TH E 241.7 FT TH S 241.7 FT TO POB. <b>Comments:</b> Frontage on both 15 mile and 55th <b>Summer Tax Due:</b> \$137.05	13 MILE RD REMUS;	\$1300	
6541	<b>Parcel ID:</b> 08 049 221 000; <b>Legal Description:</b> SEC 7&8 T15N R07W LOT 221 LACKIES BIRCH HAVEN #6 <b>Comments:</b> Quiet deed end road. Nice mature trees Mobile Home; Personal Property; Occupied; <b>Summer Tax Due:</b> \$246.77	4700 AIRSTRIP DR BARRYTON;	\$3600	
6542	<b>Parcel ID:</b> 08 055 024 000; <b>Legal Description:</b> SEC 06 T15N R07W LOT 24, 25, 30, 31 SPRING HILL ANNEX <b>Comments:</b> Solid house with some recent remodeling attached 2 car garage. Large lot Beware Of Dog; Personal Property; Occupied; <b>Summer Tax Due:</b> \$399.52	17923 SPRING HILL BLVD BARRYTON;	\$2800	
6543	<b>Parcel ID:</b> 08 055 044 000; <b>Legal Description:</b> SEC 06 T15N R07W LOT 44 SPRING HILL ANNEX Sanitation Issues And Garbage; Personal Property; Occupied; <b>Summer Tax Due:</b> \$235.47	17930 SPRING HILL BLVD BARRYTON;	\$1900	
6544	<b>Parcel ID:</b> 08 055 045 000; <b>Legal Description:</b> SEC 06 T15N R07W LOT 45 SPRING HILL ANNEX <b>Comments:</b> adjacent to sale # 6543. Personal Property; Occupied; <b>Summer Tax Due:</b> \$64.02	17920 SPRING HILL BLVD BARRYTON;	\$1000	
6545	<b>Parcel ID:</b> 08 055 066 000; <b>Legal Description:</b> SEC 06 T15N R07W LOT 66, 67 SPRING HILL ANNEX <b>Comments:</b> Ranch with detached 2 car garage Roads - Seasonal; Personal Property; Occupied; <b>Summer Tax Due:</b> \$731.26	5547 FAIRFIELD BARRYTON;	\$4600	
6547	<b>Parcel ID:</b> 08 055 165 000; <b>Legal Description:</b> SEC 06 T15N R07W LOT 165 SPRING HILL ANNEX <b>Comments:</b> Without a thorough clean up its difficult to assess this property Sanitation Issues And Garbage; Personal Property; Dangerous Building; <b>Summer Tax Due:</b> \$343.00	17510 PRETTY ST BARRYTON;	\$3200	
6550	<b>Parcel ID:</b> 09 024 010 000; <b>Legal Description:</b> SEC 24 T14N R10W, MECOSTA TWP., MECOSTA CO., MICHIGAN. S 1/2 NW 1/4 E OF PMRR <b>Comments:</b> Small sliver of crop land 12,272 SF Unbuildable Lands / Too Small; Crop Or Nursery Planting; <b>Summer Tax Due:</b> \$21.12	185TH AVE STANWOOD;	\$900	
6551	<b>Parcel ID:</b> 09 024 012 000; <b>Legal Description:</b> N 1/2 SW 1/4 E OF PMRR, SEC 24 T14N R10W, MECOSTA TWP., MECOSTA CO., MICHIGAN. <b>Comments:</b> On 185th ave just over 2.5 , currently has crops planted Unbuildable Lands / Too Small; Crop Or Nursery Planting; <b>Summer Tax Due:</b> \$42.28	185TH AVE STANWOOD;	\$1200	
6556	<b>Parcel ID:</b> 10 001 019 000; <b>Legal Description:</b> SEC 01 T14N R09W PART OF SE 1/4 SE 1/4 BEG 446 FT W & 33 FT N OF SE COR THEREOF TH W 200 FT TH N 78 FT TH E 200 FT TH S 78 FT TO POB. Personal Property; Occupied; Incomplete Construction; <b>Summer Tax Due:</b> \$216.64	12110 11 MILE RD RODNEY;	\$1100	
6557	<b>Parcel ID:</b> 10 030 018 500; <b>Legal Description:</b> SEC 30 T14N R09W W 1/2 W 1/2 E 1/2 SE 1/4 NW 1/4 <b>Comments:</b> Occupied doublewide sitting on 5 acres on a paved road, just outside the the village of Stanwood. Mobile Home; Roof Issues; Personal Property; Occupied; <b>Summer Tax Due:</b> \$252.99	17622 PIERCE RD STANWOOD;	\$2400	
6559	<b>Parcel ID:</b> 10 038 451 000; <b>Legal Description:</b> SEC 13&24 T14N R09W LOT 451 LAKE OF THE CLOUDS # 2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.89	12135 REGINA DR STANWOOD;	\$700	

6560	<b>Parcel ID:</b> 10 039 241 000; <b>Legal Description:</b> SEC 13 T14N R09W LOT 241 GOLF PORT ESTATES # 1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.89	9910 GOLF PORT DR STANWOOD;	\$700	
6561	<b>Parcel ID:</b> 10 040 003 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 3 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.86	8422 HIGHLAND TRL STANWOOD;	\$700	
6562	<b>Parcel ID:</b> 10 040 137 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 137 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.86	8248 PINE TREE TRL STANWOOD;	\$700	
6563	<b>Parcel ID:</b> 10 040 222 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 222 HIGHLAND WOODS # 1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.86	8259 TANGLEWOOD TRL STANWOOD;	\$700	
6564	<b>Parcel ID:</b> 10 040 225 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 225 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.86	8237 TANGLEWOOD TRL STANWOOD;	\$700	
6565	<b>Parcel ID:</b> 10 040 228 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 228 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.86	8209 TANGLEWOOD TRL STANWOOD;	\$700	
6566	<b>Parcel ID:</b> 10 040 250 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 250 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.86	8153 HIGHLAND TRL STANWOOD;	\$700	

6567	<b>Parcel ID:</b> 10 040 289 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 289 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.86	8162 HIGHLAND TRL STANWOOD;	\$700	
6568	<b>Parcel ID:</b> 10 040 320 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 320 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.86	8215 FOX SQUIRREL LN STANWOOD;	\$700	
6569	<b>Parcel ID:</b> 10 040 341 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 341 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.86	8263 HIGHLAND TRL STANWOOD;	\$700	
6570	<b>Parcel ID:</b> 10 040 342 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 342 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.86	8267 HIGHLAND TRL STANWOOD;	\$700	
6571	<b>Parcel ID:</b> 10 040 388 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 388 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$4.86	8406 HIGHLAND TRL STANWOOD;	\$700	
6573	<b>Parcel ID:</b> 10 042 035 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 35 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.89	12461 LONE WOLF TRL STANWOOD;	\$400	
6574	<b>Parcel ID:</b> 10 042 050 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 50 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.89	12246 LONE WOLF TRL STANWOOD;	\$700	

6575	<b>Parcel ID:</b> 10 042 172 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 172 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.89	9980 EAGLE PASS STANWOOD;	\$700	
6576	<b>Parcel ID:</b> 10 042 198 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 198 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.89	12095 BROKEN ARROW LN STANWOOD;	\$700	
6577	<b>Parcel ID:</b> 10 042 310 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 310 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.89	10075 PUEBLO LN STANWOOD;	\$700	
6578	<b>Parcel ID:</b> 10 042 377 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 377 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$13.89	10422 MOUNTAIN VIEW TRL STANWOOD;	\$700	
6580	<b>Parcel ID:</b> 11 032 003 003; <b>Legal Description:</b> SEC 32 T14N R08W COM AT NE COR UNIT 39 CEDAR TRACE SIT CONDOMINIUM IN W 1/2 NE 1/4 TH N 37 DEG 32' E ALG N LINE CEDAR TRACE 215.54 FT TO POB; TH N 44 DEG 04' W 236.45 FT; TH N 50 DEG 37' E 149 FT; TH S 34 DEG 33' E 226 FT TO NO LINE CEDAR TRACE; TH S 45 DEG 13' W ALG N LINE CEDAR TRACE 111.17 FT TO POB. SPLIT ON 2/7/06 FROM 11 032 003 000 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$33.56	6588 CEDAR TRACE STANWOOD;	\$1200	
6581	<b>Parcel ID:</b> 11 140 226 000; <b>Legal Description:</b> SEC 19 & 30 T14N R08W LOT 226 CANADIAN LAKES #3 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$18.24	11631 TWELFTH ST STANWOOD;	\$700	
6582	<b>Parcel ID:</b> 11 141 346 000; <b>Legal Description:</b> S19 T14N R8W LOT 346 CANADIAN LAKES #4 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	8358 QUEBEC RD STANWOOD;	\$800	



6583	<b>Parcel ID:</b> 11 141 496 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 496 CANADIAN LAKES #4 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$995.90	11341 E ROYAL RD STANWOOD;	\$2400	
6584	<b>Parcel ID:</b> 11 141 524 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 524 CANADIAN LAKES # 4 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$26.11	8476 MANITOBA ST STANWOOD;	\$700	
6585	<b>Parcel ID:</b> 11 143 641 000; <b>Legal Description:</b> SEC 29 T14N R8W LOTS N 1/2 641, N 1/2 642 CANADIAN LAKES #6 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	10978 SAND ST STANWOOD;	\$700	
6586	<b>Parcel ID:</b> 11 147 805 000; <b>Legal Description:</b> SEC 30 T14N R08W CANADIAN LAKES #10 LOT 805 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	11601 OAK RIDGE DR STANWOOD;	\$700	
6587	<b>Parcel ID:</b> 11 147 810 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 810 CANADIAN LAKES #10 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	11533 OAK RIDGE DR STANWOOD;	\$400	
6588	<b>Parcel ID:</b> 11 147 815 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 815 OF CANADIAN LAKES #10 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	11532 MAPLE RIDGE RD STANWOOD;	\$700	
6589	<b>Parcel ID:</b> 11 147 865 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 865 CANADIAN LAKES #10 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	11590 S LOOKOUT RIDGE STANWOOD;	\$700	

6590	<b>Parcel ID:</b> 11 147 960 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 960 CANADIAN LAKES #10 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	11496 MAPLE RIDGE DR STANWOOD;	\$700	
6591	<b>Parcel ID:</b> 11 147 962 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 962 CANADIAN LAKES #10 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$29.82	7399 DON ST STANWOOD;	\$750	
6592	<b>Parcel ID:</b> 11 154 040 000; <b>Legal Description:</b> SEC 32 T14N R08W UNIT 40 OF CEDAR TRACE SITE CONDOMINIUM WHOSE MASTER DEED IS RECORDED IN LIBER 732/PAGES 243-277 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$17.55	6411 CEDAR TRACE STANWOOD;	\$750	
6593	<b>Parcel ID:</b> 11 156 207 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 207 GOLF PORT ESTATES #1 LOT DIVISION RESTRICTION 02/25/94 L531/P38 (DISSOLVED ON 04/08/02 LIBER <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	9600 GOLF PORT DR STANWOOD;	\$700	
6594	<b>Parcel ID:</b> 11 158 038 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 38 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	8369 W ROYAL RD STANWOOD;	\$700	
6595	<b>Parcel ID:</b> 11 158 060 000; <b>Legal Description:</b> SEC 19 T14N R8W LOT 60 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$18.61	8292 WHITE TAIL LN STANWOOD;	\$700	
6596	<b>Parcel ID:</b> 11 158 080 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 80 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	8288 W RIDGE BLVD STANWOOD;	\$400	

6597	<b>Parcel ID:</b> 11 158 083 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 83 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	8314 W RIDGE BLVD STANWOOD;	\$700	
6598	<b>Parcel ID:</b> 11 158 085 000; <b>Legal Description:</b> SEC 19 T14N R8W LOT 85 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	8330 W RIDGE BLVD STANWOOD;	\$700	
6599	<b>Parcel ID:</b> 11 158 127 000; <b>Legal Description:</b> SEC 19 T14N R8W LOT 127 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	8068 HIGHLAND TRL STANWOOD;	\$700	
6600	<b>Parcel ID:</b> 11 158 132 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 132 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	8204 PINE TREE TRL STANWOOD;	\$700	
6601	<b>Parcel ID:</b> 11 158 180 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 180 HIGHLAND WOODS # 1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	8179 PINE TREE TRL STANWOOD;	\$700	
6602	<b>Parcel ID:</b> 11 158 243 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 243 HIGHLAND WOODS #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$21.05	8115 HIGHLAND TRL STANWOOD;	\$750	
6604	<b>Parcel ID:</b> 11 162 158 000; <b>Legal Description:</b> SEC 19 T14N R8W LOT 158 LAKE OF THE CLOUDS #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$17.55	11980 TIMBERLANE DR STANWOOD;	\$700	

6605	<b>Parcel ID:</b> 11 180 071 000; <b>Legal Description:</b> SEC 19 T14N R8W LOT 71 HIDDEN VALLEY ESTATES #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$22.34	11111 BIRWOOD DR STANWOOD;	\$700	
6606	<b>Parcel ID:</b> 11 181 353 000; <b>Legal Description:</b> SEC 07 T14N R08W LOT 353 LOST CANYON <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	11849 RED FEATHER LN STANWOOD;	\$700	
6607	<b>Parcel ID:</b> 11 182 568 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 568 LOST CANYON #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	9946 SWEET TREE LN STANWOOD;	\$700	
6608	<b>Parcel ID:</b> 11 182 627 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 627 LOST CANYON #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	9245 LOST CANYON DR STANWOOD;	\$700	
6609	<b>Parcel ID:</b> 11 182 673 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 673 LOST CANYON #2 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$14.87	9760 ALAMO CT STANWOOD;	\$700	
6610	<b>Parcel ID:</b> 11 189 018 000; <b>Legal Description:</b> SEC 21 T14N R08W LOT 18 ROYAL CANADIAN SUB #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$21.93	8149 CARRIAGE LN STANWOOD;	\$700	
6611	<b>Parcel ID:</b> 11 189 074 000; <b>Legal Description:</b> SEC 21 T14N R08W LOT 74 ROYAL CANADIAN SUB #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$111.43	8081 CARRIAGE LN STANWOOD;	\$1200	

6612	<b>Parcel ID:</b> 11 189 112 000; <b>Legal Description:</b> SEC 28 T14N R08W LOT 112 ROYAL CANADIAN SUB #1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$88.32	7423 RYANS RUN RD STANWOOD;	\$1100	
6613	<b>Parcel ID:</b> 11 190 136 000; <b>Legal Description:</b> SEC 33 T14N R08W LOT 136 ROYAL CANADIAN SO.#1 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$22.34	9189 WHITE BIRCH DR STANWOOD;	\$700	
6614	<b>Parcel ID:</b> 11 192 295 000; <b>Legal Description:</b> SEC 33 T14N R08W ROYAL CANADIAN SO#2 LOT 295 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$111.43	9701 SUNSET DR STANWOOD;	\$1200	
6615	<b>Parcel ID:</b> 11 193 523 000; <b>Legal Description:</b> SEC 34 T14N R08WROYAL CANADIAN SO.#3 LOT 523 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$22.34	8895 CRESTWOOD CT STANWOOD;	\$700	
6616	<b>Parcel ID:</b> 11 194 565 000; <b>Legal Description:</b> SEC33 T14N R08W PLAT ROYAL CANADIAN SOUTH #4 LOT #565 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$97.17	9464 CLUBHOUSE DR W STANWOOD;	\$1100	
6617	<b>Parcel ID:</b> 11 194 705 000; <b>Legal Description:</b> SEC 33 T14N R08W PLAT ROYAL CANADIAN SOUTH NO. 4 LOT #705 <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatached golf courses and delectable dining. Please investigate the Yearly Association Dues. Association Fees; <b>Summer Tax Due:</b> \$29.82	9101 FAWN LAKE DR STANWOOD;	\$750	
6618	<b>Parcel ID:</b> 11 198 023 000; <b>Legal Description:</b> SEC 32 T14N R08W UNIT 23 OF WATERFORD SITE CONDOMINIUM <b>Comments:</b> Nicely wooded Sev Not Accurate; Association Fees; Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$119.38	6356 ABBEY LN STANWOOD;	\$1700	
6619	<b>Parcel ID:</b> 11 198 104 000; <b>Legal Description:</b> SEC 32 T14N R08W UNIT 104 OF WATERFORD SITE CONDOMINIUM <b>Comments:</b> Low and swampy to the rear Sev Not Accurate; Association Fees; Condo Subdivision "site Condo"; <b>Summer Tax Due:</b> \$239.36	6869 DUNHILL DR STANWOOD;	\$1800	
6620	<b>Parcel ID:</b> 11 892 046 000; <b>Legal Description:</b> VILLAGE OF MECOSTA BLK 14 LOT 2, 4 Personal Property; Mobile Home; <b>Summer Tax Due:</b> \$402.58	503 CHERRY ST MECOSTA;	\$2800	

6623	<b>Parcel ID:</b> 11 895 028 200; <b>Legal Description:</b> SEC 11 T14N R08W VILLAGE OF MECOSTA A PARCEL OF LAND LOCATED IN WEBBER BROS. AND GILBERT'S ADDITION, ON THE SLY LOT LINE COM 100 FT E OF THE SW COR OF LOT 54; TH CONTINUING ELY ALONG THE SLY LOT LINE 100 FT; TH NLY PARALLEL WITH THE E LOT LINE OF SAID LOT 297 FT TO THE NLY LOT LINE; TH WLY ALONG THE NLY LOT LINE 100 FT; TH SWLY TO THE POB. <b>Comments:</b> Newer construction, nice deep lot Personal Property; <b>Summer Tax Due:</b> \$964.34	890 MAPLE ST MECOSTA;	\$4500	
6628	<b>Parcel ID:</b> 13 023 007 200; <b>Legal Description:</b> SEC 23 T13N R10W E 3/4 E 1/2 SW 1/4 NE 1/4 <b>Comments:</b> Occupied home with newer steel roof, siding and windows, Decent barn to store the toys and or farm equipment Personal Property; Occupied; <b>Summer Tax Due:</b> \$401.10	19306 MONROE RD MORLEY;	\$3300	
6630	<b>Parcel ID:</b> 13 891 024 000; <b>Legal Description:</b> SEC 25 T13N R10W VILLAGE OF MORLEY O P BLK 4 LOT 16 <b>Comments:</b> House is beyond saving. Nice deep lot in the village Dangerous Building; Foundation Issues; Boarded; <b>Summer Tax Due:</b> \$72.23	217 N SCOTT ST MORLEY;	\$2200	
6635	<b>Parcel ID:</b> 15 031 006 000; <b>Legal Description:</b> SEC 31 T13N R08W SW 1/4 SE 1/4 <b>Comments:</b> Square 40 Acres! Includes 2 structures, of which one appears occupied. The balance of the property is active crop and mature woods. Please note that we have been told that one or more structures located on this parcel is very near to, and possibly straddles, the boundary line between this and the adjacent parcel. Neither the Seller nor the Auctioneer make any representation of any kind with respect the location of any structures on or adjacent to this parcel. This sale is made as/is where/is in all respects. Any prospective purchaser should thoroughly research and understand any potential encroachment issues prior to bidding. Personal Property; Crop Or Nursery Planting; Occupied; Encroachments; <b>Summer Tax Due:</b> \$490.92	11494 EISENHOWER RD LAKEVIEW;	\$3800	
6636	<b>Parcel ID:</b> 15 035 009 500; <b>Legal Description:</b> SEC 35 T13N R08W PART OF SE 1/4 SW 1/4 BEG AT SE COR OF THE SW 1/4 THEREOF TH W 300 FT TH N 300 FT TH E 300 FT TH S 300 FT TO POB <b>Comments:</b> Value in the land , old mobile that is beyond repair Harvesting; Mobile Home; Dangerous Building; Obsolete Structure; <b>Summer Tax Due:</b> \$174.05	7500 EISENHOWER RD LAKEVIEW;	\$1600	
6637	<b>Parcel ID:</b> 16 891 025 003; <b>Legal Description:</b> SEC 1 T13N R07W VILLAGE OF MILLBROOK BLK 25 W 9 FT LOT 2 & E 17 FT OF LOT 3 RENUMBERED ON 12/30/2009 FROM 16 891 041 000; <b>Comments:</b> Looks like it may have had house at one time <b>Summer Tax Due:</b> \$26.80	MILLBROOK RD BLANCHARD;	\$1100	
6641	<b>Parcel ID:</b> 17-15-229-018; <b>Legal Description:</b> DIVISION STREET: ASSESSOR'S PLAT #1 -- BLK 8, LOT 2. <b>Comments:</b> Nice quiet area close to campus. Newer roof and detached 1 car garage Personal Property; Occupied; <b>Summer Tax Due:</b> \$1,357.78	224 DIVISION ST BIG RAPIDS;	\$6500	

## Osceola

Lot #	Lot Information	Address	Min. Bid	Sold For
8300	<p><b>Parcel ID:</b> 01 009 001 01; <b>Legal Description:</b> SEC 9 T20N R10W PT OF N 1/2 OF NE 1/4 BEG AT N 1/4 COR, TH S87DEG21'39"E ALG N LN 328.8 FT, TH S02DEG01'38"W 1334.75 FT TO N 1/16 LN, TH N87DEG32'20"W 328.8 FT TO N-S 1/4 LN, TH N02DEG01'38"E 1335.78 FT TO POB PARCEL A 10.07A M/L <b>Comments:</b> Parcel is located not far from Cadillac, west of 131 and south of M-55. Has direct frontage on the north branch of the Pine River, a popular kayaking and canoeing spot. There are remnants of a cabin here, and there could be a well and/or septic on location .... condition unknown. A circle drive is cut in. Land is dry and very level. Roughly 330' along the road x 1320' deep. The river is about 3/4 of the way to rear property line. Lightly wooded in a mix of species. This is a nice property. <b>Summer Tax Due:</b> \$154.29</p>	21457 23 MILE RD TUSTIN;	\$2900	
8306	<p><b>Parcel ID:</b> 02 552 249 00; <b>Legal Description:</b> LOT 249 SWISS ALPINE #2 <b>Comments:</b> OCCUPIED older mobile that has had some amateur remodeling done over the years. There are dogs here and the power is on, so we did not inquire further. Some debris and food garbage piled up around the yard. Will need some cleanup on Aisle 5! At the far end of a long cul-de-sac road at the edge of the popular Swiss Alpine development. Occupied; Personal Property; Association Fees; Dnvi; <b>Summer Tax Due:</b> \$106.94</p>	10249 LUCERNE DR REED CITY;	\$2000	
8307	<p><b>Parcel ID:</b> 02 553 342 00; <b>Legal Description:</b> LOT 342 SWISS ALPINE #3 <b>Comments:</b> Walking distance to both lakes, the clubhouse AND the campground! Corner lot in a friendly, quiet northern Michigan resort area! Level, dry buildable lot with power at the lotline! Driveway and center open spot in parcel already cleared! Association Fees; <b>Summer Tax Due:</b> \$8.22</p>	Alpine Drive.;	\$800	
8308	<p><b>Parcel ID:</b> 03 009 003 17; <b>Legal Description:</b> SEC 9 T17N R8W PT OF NW 1/4 OF NE 1/4 BEG S89DEG15'44"E 268.33 FT FR N 1/4 COR, TH S89DEG15'44"E 397.71 FT, TH S61DEG38'35"W 363.76 FT, TH N28DEG21'25"W 193.13 FT TO POB PT OF PARCEL A .8A M/L <b>Comments:</b> A very nice 1/2 acre parcel that has some very nice oaks on it. However it is completely surrounded .... landlocked ... by private lands and there is no road access on easement or plat or *anything* that allows you to get to it. Helicopter landing would be difficult. All of the surrounding land was owned by the former owner of this parcel, a home that is now vacant and under repair. This may have been a REO/bank situation. Not sure ..... Roads - None Known (Possibly Landlocked); <b>Summer Tax Due:</b> \$15.01</p>	(Off) River Road, Evart;	\$800	
8310	<p><b>Parcel ID:</b> 03 381 058 00; <b>Legal Description:</b> LOT 58 LAKE MIRAMICHI SUBD <b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees; <b>Summer Tax Due:</b> \$6.36</p>	EVART;	\$750	
8311	<p><b>Parcel ID:</b> 03 381 145 00; <b>Legal Description:</b> LOT 145 LAKE MIRAMICHI SUBD <b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees; <b>Summer Tax Due:</b> \$6.36</p>	EVART;	\$750	

8312	<p><b>Parcel ID:</b> 03 382 402 00; <b>Legal Description:</b> LOT 402 LAKE MIRAMICHI SUBD #2</p> <p><b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$6.36</p>	EVART;	\$750	
8313	<p><b>Parcel ID:</b> 03 382 412 00; <b>Legal Description:</b> LOT 412 LAKE MIRAMICHI SUBD #2</p> <p><b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$8.91</p>	EVART;	\$800	
8314	<p><b>Parcel ID:</b> 03 382 414 00; <b>Legal Description:</b> LOT 414 LAKE MIRAMICHI SUBD #2</p> <p><b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$8.91</p>	EVART;	\$800	
8315	<p><b>Parcel ID:</b> 03 382 417 00; <b>Legal Description:</b> LOT 417 LAKE MIRAMICHI SUBD #2</p> <p><b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$6.36</p>	EVART;	\$750	
8316	<p><b>Parcel ID:</b> 03 382 431 00; <b>Legal Description:</b> LOTS 431 &amp; 432 LAKE MIRAMICHI SUBD #2</p> <p><b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$10.20</p>	EVART;	\$800	
8317	<p><b>Parcel ID:</b> 03 382 440 00; <b>Legal Description:</b> LOT 440 LAKE MIRAMICHI SUBD #2</p> <p><b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$6.36</p>	EVART;	\$800	



8318	<p><b>Parcel ID:</b> 03 382 444 00; <b>Legal Description:</b> LOT 444 LAKE MIRAMICHI SUBD #2</p> <p><b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$5.09</p>	EVART;	\$1100	
8319	<p><b>Parcel ID:</b> 03 382 445 00; <b>Legal Description:</b> LOT 445 LAKE MIRAMICHI SUBD #2</p> <p><b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.11</p>	EVART;	\$700	
8320	<p><b>Parcel ID:</b> 03 382 447 00; <b>Legal Description:</b> LOT 447 LAKE MIRAMICHI SUBD #2</p> <p><b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.11</p>	EVART;	\$700	
8321	<p><b>Parcel ID:</b> 03 382 461 00; <b>Legal Description:</b> LOT 461 LAKE MIARMICHI SUBD #2</p> <p><b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$8.91</p>	EVART;	\$850	
8322	<p><b>Parcel ID:</b> 03 384 543 00; <b>Legal Description:</b> LOT 543 LAKE MIRAMICHI SUBD #4</p> <p><b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$12.75</p>	EVART;	\$850	
8323	<p><b>Parcel ID:</b> 03 384 560 00; <b>Legal Description:</b> LOT 560 LAKE MIRAMICHI SUBD #4</p> <p><b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$5.09</p>	EVART;	\$750	

8325	<b>Parcel ID:</b> 03 384 625 00; <b>Legal Description:</b> LOT 625 LAKE MIRAMICHI SUBD #4 <b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees; <b>Summer Tax Due:</b> \$3.81	EVART;	\$750	
8326	<b>Parcel ID:</b> 03 384 628 00; <b>Legal Description:</b> LOT 628 LAKE MIRAMICHI SUBD #4 <b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees; <b>Summer Tax Due:</b> \$3.81	EVART;	\$750	
8327	<b>Parcel ID:</b> 03 384 673 00; <b>Legal Description:</b> LOTS 673 & 674 LAKE MIRAMICHI SUBD #4 <b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees; <b>Summer Tax Due:</b> \$8.91	EVART;	\$850	
8328	<b>Parcel ID:</b> 03 384 712 00; <b>Legal Description:</b> LOT 712 LAKE MIRAMICHI SUBD #4 <b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees; <b>Summer Tax Due:</b> \$11.47	EVART;	\$500	
8329	<b>Parcel ID:</b> 03 385 917 00; <b>Legal Description:</b> LOT 917 LAKE MIRAMICHI SUBD #5 <b>Comments:</b> Lake Miramichi is a resort community in Osceola County with association benefits, deed restrictions and fees. We encounter parcels here annually. These are of varying quality depending on the location within the development, as some areas have low quality roads and some are not served by electric service. Please investigate these lots carefully, and remember that they are assessed association fees which can quickly exceed the market value of the lot. These are best acquired by adjacent landowners or those who plan to USE them, as opposed to speculators. Please investigate these parcels closely, review the association by laws and fee structure prior to bidding. Association Fees; <b>Summer Tax Due:</b> \$3.89	EVART;	\$700	
8331	<b>Parcel ID:</b> 04 018 013 00; <b>Legal Description:</b> SEC 18 T19N R8W S 1/2 OF N 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4 5A M/L <b>Comments:</b> Located roughly halfway between Hicks and Sunrise Lakes in central Osceola County on 110th Avenue. 5 acre parcel abuts a private hunt club. There was a home here that burned some time ago. Parcel fronts 165' along the road and runs 1320' or so deep. USGS topo maps indicate that the rear half of the lot is marshlands. Could be a well and septic here that could be repurposed. No guarantees tho .... <b>Summer Tax Due:</b> \$90.35	15453 110TH AVE EVART;	\$4300	

8344	<b>Parcel ID:</b> 11 009 003 10; <b>Legal Description:</b> SEC 9 T17N R7W PT OF NW 1/4 OF NE 1/4 COM 200 FT W OF NE COR THEREOF, TH S 155 FT, TH W 275 FT, TH N 155 FT, TH E 275 FT TO POB .98A M/L <b>Comments:</b> Fairly modern doublewide pre-fab home on 3/4 acre parcel near Sears. Was last occupied by renters. This is structurally solid, but abused and grubby. We visited in mid July and left with a couple hundred flease on us. You'll want to address that. The carpets have been removed and it has "that smell", so a thorough cleaning will be required. 3BR 2 BA, amd we assume there are plumbing issues, so plan on that repair as well. This one has potential if you're willing to get dirty. Animal Damaged; Mobile Home; <b>Summer Tax Due:</b> \$317.73	3311 5 MILE RD SEARS;	\$4200	
8347	<b>Parcel ID:</b> 14 450 037 00; <b>Legal Description:</b> LOT 37 NORTHWEST ROSE LAKE FOREST <b>Comments:</b> Nice wooded lot in the deed restricted/HOA Rose Lake Forest community. At the end of a quiet cul-de-sac. There is an old trashy mobile home on the parcel next door for sale (not thru us) .... probably has a well and septic and miight be worth picking up too if you'd like a larger site. Association Fees; <b>Summer Tax Due:</b> \$19.96	Pine Circle;	\$900	
8348	<b>Parcel ID:</b> 14 610 057 00; <b>Legal Description:</b> LOT 57 SOUTH ROSE LAKE FOREST <b>Comments:</b> Older roofover mobile on a nice wooded lot at Rose Lake Forest HOA. Older camper is not included as we don't have title. Mobile is structurally solid, but need a complete redo. Windows in addition are essentially storm windows and would make heating this impractical. Old 60A fused electric service. It has potential, but needs work. Some floor rot under the woodstove chimney opening from water coming in. There is a tree on the roof, but it has not caused any significant damage. The bathroom has no wall between it and the hallway. An interesting concept in interior design. Association Fees; <b>Summer Tax Due:</b> \$163.06	121 S PLATEAU CIRCLE LEROY;	\$4100	
8351	<b>Parcel ID:</b> 15 032 008 05; <b>Legal Description:</b> SEC 32 T20N R9W PT OF SW 1/4 BEG 750 FT N OF SW COR TH E 209 FT, TH N 418 FT, TH W 209 FT, TH S 418 FT TO POB 2A M/L <b>Comments:</b> Just north of 18 Mile Road on 170th Avenue east of Tustin. Older home has a realllllly bad roof. About An acre and a half here. Rolling open, dry lands. Structurally, this one is in pretty rough shape. Floor and roof joists have rotted to the point where cave-in is underway. Could you save it? Probably. Is that worth doing? Buy lotto tickets instead. Better payback. Nice quiet country setting for a new home is a better idea. Dangerous Building; <b>Summer Tax Due:</b> \$97.36	18158 170TH AVE LEROY;	\$2100	
8356	<b>Parcel ID:</b> 51 033 011 10; <b>Legal Description:</b> SEC 33 T18N R8W PT OF NE 1/4 OF NE 1/4 BEG S89DEG23'23"W 603 FT FR NE COR, TH S01DEG34'39"E 328.62 FT, TH S89DEG24'35"W 157 FT, TH N01DEG34'39"W 328.56 FT, TH N89DEG23'23"E 157 FT TO POB PARCEL E 1.18A M/L <b>Comments:</b> Property is located at the very northwest corner of Evert city limits on 7 Mile Road. There is an older mobile here that was occupied until 2019/20. Also a nicer fairly new steel storage building/garage with rolling barn door. There is some debris here, including a dozen or more tires (some on the mobile roof) and general cast off and food garbage. Might be a good opportunity to remove the mobile and replace with a new home. Potential repurposing of the well and septic depending on condition (unknown). Parcel is one acre in size. The mobile is pretty well shot. Roof leaks are evident all over the place with a lot of dimestore repairs that didn't work. Weak spots in the floors. We assume the plumbing has frozen. Barn is roughly 20x24. It's the saving grace to this property. Parcel is served by natural gas! Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$495.10	9103 7 MILE RD EVART;	\$4200	
8357	<b>Parcel ID:</b> 51 033 024 00; <b>Legal Description:</b> SEC 33 T18N R8W PT OF N 1/2 OF SE 1/4 OF NE 1/4 COM AT SE COR THEREOF, TH W 300 FT, TH N 280 FT, TH E 300 FT TH S 280 FT TO POB 1.93A M/L <b>Comments:</b> This one has a very bad roof, and the soffits are rotten/missing in general. That being said, if you removed the one story addition to the west, the original section of the house seems generally solid and preservable. This is a small, one story home that needs a complete resurfacing and new mechanicals, windows and doors, siding and a roof. It's a shell waiting for you to rehab it! Roof Issues; <b>Summer Tax Due:</b> \$477.74	843 W JEFFERSON ST EVART;	\$5000	
8359	<b>Parcel ID:</b> 51 100 709 00; <b>Legal Description:</b> LOT 709 EVART CITY <b>Comments:</b> A home has been removed from this (now) vacant city lot in Evert! A clean slate awaits your new construction project. Municipal utilities and natural gas. Corner lot. 1/4 acres lot walking distance to the main drag in Evert. Reminder: City lots need to be mowed and maintained or they will do it for you (and that's not free). Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$254.26	343 S HEMLOCK ST EVART;	\$2900	



# 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		8. Buyer's (Transferee) Name and Mailing Address
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		9. Buyer's (Transferee) Telephone Number

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

10. Type of Transfer. <b>Transfers</b> include, 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.