

Public Land Auction

Bay, Gladwin, Midland (DNR)

August 27th, 2021

Bay, Gladwin, and Midland (Dnr) Counties



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am to 07:00pm

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



Facebook.com/TaxSaleInfo

There are two ways to bid at our auctions this year:

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

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting in May, 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).*

2021 AUCTION SCHEDULE
All Auctions are ONLINE ONLY

Benzie*, Grand Traverse, Manistee, Wexford	Eastern Upper Peninsula (Alger, Chippewa*, Luce, Delta, Mackinac DNR*, Schoolcraft)	Western Upper Peninsula (Baraga, Dickinson, Gogebic, Houghton, Iron, Keweenaw, Marquette, Menominee*, Ontonagon)
8/2/2021	8/3/2021	8/4/2021
Antrim, Charlevoix, Otsego	Crawford, Kalkaska*, Missaukee, Roscommon*	Alcona*, Alpena, Montmorency, Oscoda
8/5/2021	8/6/2021	8/12/2021
Cheboygan, Emmet, Presque Isle	Mason*, Muskegon, Oceana	Clare*, Lake*, Osceola, Newaygo DNR*
8/13/2021	8/16/2021	8/17/2021
Barry, Kalamazoo, Saint Joseph	Branch, Calhoun	Hillsdale, Jackson
8/18/2021	8/19/2021	8/20/2021
Monroe	Berrien*, Cass, Van Buren	Isabella, Mecosta*, Montcalm
8/23/2021	8/24/2021	8/25/2021
Allegan*, Ionia, Kent*, Ottawa	Bay, Gladwin, Midland DNR*	Clinton, Livingston, Shiawassee
8/26/2021	8/27/2021	8/30/2021
Lapeer, Saint Clair, Tuscola, Huron DNR*	Arenac, Iosco, Ogemaw	Saginaw*
8/31/2021	9/1/2021	9/2/2021
Genesee*	No Reserve Auction	* = Includes DNR Parcels
9/3/2021	10/15/2021	

Schedule is subject to change – Please see www.tax-sale.info for the latest information

Important Information Regarding Rules and Regulations

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

- Bay
- Gladwin

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the Auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The Auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale or during the process of live-bidding. The Auctioneer may offer a second request round of unsold parcels to be offered at the same opening bid after the first round of bidding has been completed. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

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

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

C. Bid Increments

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

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

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

D. Eligible Bidders

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

- The person does not directly or indirectly hold more than a minimal 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 and is not acting on behalf of another who has been banned or excluded.

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

E. Absentee Bidding

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

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info unless otherwise indicated. An auction may be conducted entirely online as determined by the FGU.

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

Any buyer who fails to consummate a purchase will be banned from bidding at all future land auctions.

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

D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the purchased property is located.

- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

NOTE: Please review the terms at the top of each online catalog and the addendum pages in the printable sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.

Important Information Regarding Rules and Regulations

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

- Midland DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The DNR and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

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

C. Reservations

Pursuant to state statutes, deeds issued may contain the following reservations and stipulations:

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

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

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

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

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

3. Bidding

A. Overview

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the Auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The Auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale or during the process of live-bidding. The Auctioneer may offer a second request round of unsold parcels to be offered at the same opening bid after the first round of bidding has been completed. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

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

C. Bid Increments

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

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info unless otherwise indicated. An auction may be conducted entirely online as determined by the DNR.

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

- **Live On-Site Bidders**
 - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
 - **NO CASH** will be accepted.
 - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

Any buyer who fails to consummate a purchase will be banned from bidding at all future land auctions.

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

D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a minimal 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.
- iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

Parcels sold are subject to property taxes that become due and payable on or after the day of auction, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction.** These items include, but are not limited to, municipal utility or ordinance fees and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses are not collected at the auction and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at www.tax-sale.info ("**Additional Terms**"). If such Additional Terms apply, they will be listed 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 sale-specific purchase terms. Failure to follow the specific rules posted for each sale could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.

Bay

Lot #	Lot Information	Address	Min. Bid	Sold For
1001	Parcel ID: 030-011-200-050-00; Legal Description: COM AT A PT 784.1 FT S & 180 FT W OF NE COR OF SEC TH W105.2 FT TH S 60D 48M W 76.8 FT TH N 57D 15M W 122.9 FT TH SWLY ALG M-84 100.5 FT TH S 56D 20M E 128.6 FT TH N 68D 48M E 75.5 FT TH E 56 FT TH S 77 FT TH E 96.5 FT TH N 174 FT TO POB. EX THAT PT LYG NWLY OF NEW HWY M-84 ROW. SEC.11,T13N,R4E Comments: This lot used to have a home. There is a large driveway and it is right on a main road. Located between two homes. Summer Tax Due: \$424.93	6579 WESTSIDE SAGINAW RD BAY CITY;	\$74003.79	
1004	Parcel ID: 040-011-300-195-00; Legal Description: COM ON W LI MCRR AT N LI SW 1/4 OF SW 1/4 TH S 500 FT TH W 70 FT TH N 430 FT TH W TO C.P. CO R.O.W. TH NLY ALG SD R.O.W TO PT W OF BEG TH E TO BEG. SEC 11 T16N R4E Comments: Vacant 1 acre lot. Summer Tax Due: \$1.73	N KAISER TOWER RD PINCONNING;	\$590.74	
1005	Parcel ID: 060-008-100-010-01; Legal Description: COM AT NW COR OF SW 1/4 OF NW 1/4 TH E 264 FT TH S 165 FT TH W 264 FT TH N TO BEG. SEC.8,T18N,R3E 7-11-95 Comments: Home is unoccupied. Lot is decent size and overgrown. House is in decent shape. Summer Tax Due: \$92.90	8366 N FLAJOLE RD BENTLEY;	\$3331.29	
1008	Parcel ID: 080-002-200-075-00; Legal Description: N 110 FT OF S 245 FT OF N 1/2 OF NW 1/4 LYG E OF MC RR. SEC 2 T15N R4E Comments: Small Irregular Vacant Parcel adjacent to #1009 in our auction Summer Tax Due: \$4.72	S ELEVATOR RD LINWOOD;	\$645.68	
1009	Parcel ID: 080-002-200-080-00; Legal Description: S 135 FT OF N 1/2 OF NW 1/4 LYG E OF MC RR. SEC 2 T15N R4E Comments: Small Irregular Vacant Parcel - adjacent to #1008 in our sale. Summer Tax Due: \$5.90	S ELEVATOR RD LINWOOD;	\$668.38	
1010	Parcel ID: 080-010-400-215-00; Legal Description: COM ON S LI BOUTELL RD 330 FT E OF E LI OF US-23 TH S 125 FT TH E 53.5 FT TH N 125 FT TH W 53.5 FT TO BEG. SEC 10 T15N R4E Comments: Vacant Lot. Please note we had previously shown incorrect photos for this parcel. The aerial map indicates the correct location of this lot. Summer Tax Due: \$107.78	E NORTH BOUTELL RD LINWOOD;	\$815.55	
1011	Parcel ID: 080-C05-000-015-00; Legal Description: LOT 15 COTTAGE GROVE SUB, L6/P26 BCR Comments: This is a vacant lot with a driveway in a subdivision. Summer Tax Due: \$98.96	469 MARION DR LINWOOD;	\$2990.33	
1012	Parcel ID: 100-001-200-227-00; Legal Description: COM @ SE COR SEC 1, TH ALG E SEC LN N03A°39'30"E 1151.23 FT, TH ALG C/L HWY M-13 N45A°42'W 2076.35 FT, TH CONT ALG C/L NW'LY ALG 1A°00' CURVE TO RT 1133.66 FT TO PT 938 FT ALG SD CURVE FROM E-W 1/4 LN SD PT BEING POB, TH N55A°49'42"E 885.71 FT, TH N62A°30'E TO C/L MILL POND DRAIN, TH SE'LY ALG C/L OF DRAIN TO PT LYG N62A°30'E FROM POB, TH S62A°30'W TO POB, SD PT BEING ALSO DEEDED AS LYG NW'LY ALG C/L 3215.75 FT FROM E SEC LN; PART OF NE SEC 1 T14N R4E, 1.05 AC Comments: This lot is a long slender sized lot that doesn't appear to have access to it. 1.2 Acres Summer Tax Due: \$66.04	S HURON RD BAY CITY;	\$937.45	
1013	Parcel ID: 120-013-400-100-00; Legal Description: W 224.8 FT OF E 449.6 FT OF N 387.75 FT OF NW 1/4 OF SE 1/4. SEC 13 T17N R4E Comments: Vacant lot that is 1.8 acres. A home once stood here but has been torn down, which is why the SEV is higher than normal for vacant land. Summer Tax Due: \$259.84	E WIRBEL RD PINCONNING;	\$12342.17	
1014	Parcel ID: 120-026-300-100-00; Legal Description: S 250 FT OF N 850 FT OF W 1/2 OF SW 1/4 LYG E OF MC RR ROW. SEC 26 T17N R4E Comments: House is small and in rough shape. Large lot. Occupied; Summer Tax Due: \$315.94	3681 KAISER RD PINCONNING;	\$5433.00	
1016	Parcel ID: 120-L05-000-043-00; Legal Description: LOT 43 LAPAN SUB. Comments: Vacant swampy lot. Swamp Lot; Summer Tax Due: \$12.02	E MT FOREST RD PINCONNING;	\$738.29	

1017	Parcel ID: 130-M10-000-006-00; Legal Description: LOT 6 SUPERVISORS PLAT OF MIX BROTHERS SUB. Comments: Vacant lot in a nice subdivision. All fenced in. There is a mailbox and driveway. NO HOME. Summer Tax Due: \$199.65	2704 S MONROE ST BAY CITY;	\$41624.81	
1019	Parcel ID: 160-004-151-035-00; Legal Description: LOT 10 E L TROMBLE SUB Comments: This home is full of trash. Appears to be solid but a lot of work is needed for this one. Lot is very overgrown. Summer Tax Due: \$1,391.52	2620 BROADWAY BAY CITY;	\$11131.16	
1020	Parcel ID: 160-017-409-009-00; Legal Description: LOT 11 CORYELL ADD TO CITY OF BC Comments: This home on Henry St in Bay City is vacant and appears to have been decently maintained over the years. Nice corner lot that is also well groomed. Summer Tax Due: \$1,117.83	1121 N HENRY ST BAY CITY;	\$5303.50	
1021	Parcel ID: 160-017-451-037-00; Legal Description: 62 FT E & W BY 100 FT N & S BD S BY N UNION ST & W BY A LI PAR TO WENONA AVE & 68 FT E THFR SEC 17 T14NR5E Comments: This large home needs work but it has solid bones. Nice sized yard that is overgrown. Summer Tax Due: \$649.43	103 E NORTH UNION ST BAY CITY;	\$4368.96	
1022	Parcel ID: 160-017-478-010-00; Legal Description: LOT 5 & N 29 FT OF LOT 6 & S 10 FT OF LOT 4 BLK 2 WASHINGTON BULLARDS ADD TO W BC Comments: Vacant lot in Bay City Summer Tax Due: \$490.70	1005 LITCHFIELD ST BAY CITY;	\$6795.84	
1023	Parcel ID: 160-020-207-006-00; Legal Description: LOT 6 BLK 3 MICHAEL HAGARTYS SUB TO W BC Comments: Vacant corner lot in Bay City Summer Tax Due: \$71.54	611 N CATHERINE ST BAY CITY;	\$2926.06	
1024	Parcel ID: 160-020-287-002-00; Legal Description: S 47 FT OF LOT 2 BLK 6 LITCHFIELDS ADD TO THE VILL OF WENONA Comments: Serious Potential Here! This giant old house is set up as apartments. Upper ones look to be redone before vandalism. Sits on a large lot. Incomplete Construction; Multiple Family Use; Summer Tax Due: \$1,402.48	208 N LINN ST BAY CITY;	\$11733.62	
1026	Parcel ID: 160-020-377-016-00; Legal Description: 50 FT E & W BY 100 FT N & S BD S BY THOMAS ST & E BY A LI PAR TO CHILSON AVE & 167 FT W THFR SEC 20 T14NR5E Comments: Vacant lot on Thomas Ave in Bay City Summer Tax Due: \$6.73	206 W THOMAS ST BAY CITY;	\$1197.12	
1027	Parcel ID: 160-020-454-010-00; Legal Description: E 84 FT OF LOT 16 BLK 27 LAKE CITY Comments: Building needs work. It is on a corner lot with no parking area. Summer Tax Due: \$1,894.43	400 S CATHERINE ST BAY CITY;	\$12318.90	
1028	Parcel ID: 160-021-468-011-00; Legal Description: N 1/2 OF LOT 5 BLK 84 LOWER SAGINAW Comments: This is a small home filled with garbage. The lot is overgrown and there isn't a driveway. Incomplete Construction; Summer Tax Due: \$658.39	507 N MONROE ST BAY CITY;	\$4096.98	
1029	Parcel ID: 160-022-153-003-00; Legal Description: LOT 7 BLK 13 SEYMOURS ADD Comments: This home needs a lot of work or just torn down. There is a lot of debris throughout the lot and home. Summer Tax Due: \$1,509.63	1408 N LINCOLN ST BAY CITY;	\$35668.57	
1030	Parcel ID: 160-022-253-006-00; Legal Description: LOT 21 BLK 2 MCEWANS ADD Comments: This home is occupied and in need of some repairs. Occupied; Summer Tax Due: \$1,970.07	1530 ROSE ST BAY CITY;	\$8790.45	
1031	Parcel ID: 160-027-106-011-00; Legal Description: LOT 4 BLK 11 PLAN OF BIRNEYS ADD TO BC Comments: This homes roof has collapsed in some spots. There is a lot of water damage inside the home as well. Roof Issues; Summer Tax Due: \$1,530.21	409 N MCLELLAN ST BAY CITY;	\$13743.15	
1032	Parcel ID: 160-028-333-006-00; Legal Description: LOT 6 BLK 224 VILL OF PORTSMOUTH Comments: Vacant lot in Bay City Summer Tax Due: \$83.01	421 FRASER ST BAY CITY;	\$1557.70	
1033	Parcel ID: 160-028-377-015-00; Legal Description: LOT 3 BLK 12 JOHN S WILSONS ADD TO BC Comments: All windows have metal screwed over them. The home and lot are largely uncared for. Boarded; Summer Tax Due: \$920.51	808 FRASER ST BAY CITY;	\$12474.74	

1034	Parcel ID: 160-028-377-020-00; Legal Description: LOTS 1 & 2 BLK 4 W M MILLERS ADD TO BC. Comments: This home is filled with dog debris and smells terrible. There is a detached garage. The lot is overgrown. Sanitation Issues And Garbage; Animal Damaged; Summer Tax Due: \$1,359.68	900 FRASER ST BAY CITY;	\$7704.95	
1035	Parcel ID: 160-028-380-019-00; Legal Description: S 50 FT OF N 100 FT OF E 126.37 FT OF BLK 1 W M MILLERS ADD TO BC Comments: The house is in varying states of dis-repair and has trash throughout. Needs a new roof. The yard is filled with more trash. Incomplete Construction; Summer Tax Due: \$213.03	907 MILLER CT BAY CITY;	\$4371.67	
1036	Parcel ID: 160-028-382-007-00; Legal Description: N 37.50 FT OF E 65 FT OF LOT 12 BLK 211 THE VILL OF PORTSMOUTH Comments: Vacant lot in Bay City on the corner of Fraser St & 21st St Summer Tax Due: \$48.59	1000 FRASER ST BAY CITY;	\$1442.22	
1037	Parcel ID: 160-028-438-003-00; Legal Description: LOT 10 BLK 13 WM D FITZHUGH & HENRY J H SCHUTJES SUB PT Comments: Vacant lot between two houses. Summer Tax Due: \$85.88	509 S SHERMAN ST BAY CITY;	\$1420.31	
1038	Parcel ID: 160-032-434-003-00; Legal Description: LOT 3 BLK 58 DAGLISH DIV OF PORTSMOUTH & W 1/2 VAC ALLEY ADJ THRT Comments: Much of this home has been damaged on the inside. At least one window has been broken. The lot is overgrown and has personal items from the previous occupant scattered throughout. Vandalism; Summer Tax Due: \$674.11	905 WEBSTER ST BAY CITY;	\$4835.37	
1039	Parcel ID: 160-032-480-009-00; Legal Description: E 45 FT OF LOTS 7 & 8 BLK 8 TROMBLES DIV OF PORTSMOUTH Comments: Vacant lot on the corners of Polk St & 34th St Summer Tax Due: \$74.42	211 34TH ST BAY CITY;	\$1526.03	
1040	Parcel ID: 160-033-114-005-00; Legal Description: LOT 5 BLK 130 DAGLISH DIV OF PORTSMOUTH & W 1/2 VAC ALLEY ADJ THRT Comments: Home is in need of lots of work but has potential. Lot is overgrown. Summer Tax Due: \$1,080.59	917 BROADWAY BAY CITY;	\$11964.43	
1041	Parcel ID: 160-033-209-009-00; Legal Description: LOT 3 BLK 2 LUDWIK DANIELS ADD TO BC Comments: This home is occupied and looks to be maintained. Occupied; Summer Tax Due: \$963.04	1206 S GRANT ST BAY CITY;	\$8056.62	
1042	Parcel ID: 160-033-258-024-00; Legal Description: E 110 FT OF S 1/2 OF S 1/2 OF LOT 25 E F BIRNEYS 1ST ADD TO BC Comments: The home is empty and would really benefit from some cleanup and TLC. Summer Tax Due: \$1,401.83	1614 S VANBUREN ST BAY CITY;	\$9862.92	
1043	Parcel ID: 160-033-458-016-00; Legal Description: 50 FT E & W BY 300 FT N & S BD S BY CASS AVE & W 849 FT E OF MICHIGAN AVE SEC 33 T14NR5E Comments: This narrow and deep vacant lot sits between two houses. Would be a great opportunity for one of the adjacent owners to double their property size. Seems like one of them has already been maintaining it. Summer Tax Due: \$97.54	1613 CASS AVE BAY CITY;	\$1767.38	
1044	Parcel ID: 180-023-300-410-02; Legal Description: COM 1711.60 FT E & 1350.27 FT N ALG WLY ROW LI OF WATER ST FR SW COR OF SEC TH W 100 FT TH N 4 FT TH W 45.11 FT TO POB TH W 104.85 FT TH S 150.22 FT TH E 111 FT TH N 150.05 FT TO BEG. SEC 23, T17N, R4E Comments: The cinder block building is overgrown and will need repairs. Summer Tax Due: \$768.07	203 E 2ND ST PINCONNING;	\$7156.54	
1045	Parcel ID: 160-022-326-003-00; Legal Description: LOT 8 BLK 2 MCEWAN & JENNISONS ADD TO BC Comments: Large home in the business district. Roof has collapsed and there is water damage. Personal Property; Roof Issues; Summer Tax Due: \$836.26	1214 N JOHNSON ST BAY CITY;	\$7062.80	
1046	Parcel ID: 160-028-253-006-00; Legal Description: N 1/2 OF LOT 10 & S 10 FT OF LOT 11 BLK 138 ADD OF LOWER SAGINAW Comments: Residential vacant lot on Monroe St in Bay City. The aerial image shows a structure, but that was demolished and cleared earlier this year. Ready for a fresh start! Summer Tax Due: TBA	108 N MONROE ST BAY CITY;	\$450.00	

1047	Parcel ID: 160-028-257-002-00; Legal Description: LOT 3 BLK 4 PHILLIP SIMONS SUB OF PT OF OUTLOTS 3 & 2 IN JAMES FRASERS OUTLOTS & W 1/2 OF VAC ALLEY ADJ THRT Comments: Residential vacant lot on Madison Ave in Bay City. The aerial image shows a structure, but that was demolished and cleared earlier this year. Ready for a fresh start! Summer Tax Due: TBA	109 S MADISON AVE BAY CITY;	\$450.00	
1048	Parcel ID: 160-028-255-008-00; Legal Description: PT OF LOT 1 BLK 4 BEG AT NE COR OF SD LOT TH W 60 FT TO NW COR S ON W LI 22 FT ELY TO PT ON W LI OF GRANT ST 28 FT SLY FR BEG TH NLY TO BEG SUB OF OUTLOT 16 IN THE FRASER FITZHUGH BIRNEY & WALKER ADD Comments: Residential vacant lot on Grant St in Bay City. The aerial image shows a structure, but that was demolished and cleared earlier this year. Ready for a fresh start! Summer Tax Due: TBA	115 N GRANT ST BAY CITY;	\$450.00	
1049	Parcel ID: 160-028-377-018-00; Legal Description: LOT 6 BLK 12 JOHN S WILSONS ADD TO BC Comments: This home was offered in out 2019 auction, and at the time it was in very rough condition. Not much has changed since then, but the photos you see here were taken in 2019. Please investigate this in-person to get a better picture of the current condition. Sanitation Issues And Garbage; Personal Property; Dangerous Building; Summer Tax Due: TBA	818 FRASER ST BAY CITY;	\$500.00	

Gladwin

Lot #	Lot Information	Address	Min. Bid	Sold For
2200	Parcel ID: 020-040-002-002-00; Legal Description: 17 2E VILLAGE OF RHODES BLK 2 LOTS 2-3-4 Summer Tax Due: \$5.52		\$1097.67	
2201	Parcel ID: 030-040-000-026-00; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB N 85FT OF LOT 26 Comments: Please check with the Billings Township Assessor to know the amount of the Sewer Assessment attached to this parcel! Summer Tax Due: \$62.41	3909 WARD RD;	\$4036.73	
2202	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 030-040-000-124-00; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 124 Comments: Bundle of 2 vacant cleared parcels that are completely fenced in with chain link. Would make a good site to put the camper for the weekend. Terrain is level. Please check with the Billings Township Assessor to know the amount of the Sewer Assessment attached to this parcel! (2 of 2) Parcel ID: 030-040-000-125-00; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 125 Comments: Please check with the Billings Township Assessor to know the amount of the Sewer Assessment attached to this parcel! Summer Tax Due: \$165.01	1343 ESTEY RD BEAVERTON; 1345 ESTEY RD BEAVERTON;	\$9747.77	
2204	Parcel ID: 030-070-000-082-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 82 ASSESSOR'S PLAT OF Comments: Please check with the Billings Township Assessor to know the amount of the Sewer Assessment attached to this parcel! Summer Tax Due: \$61.10	3964 SHORKEY RD;	\$4869.91	
2205	Parcel ID: 030-115-010-025-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 10 LOTS 25-26-46-47 Comments: Older mobile that has a new roof build over. Occupied; Mobile Home; Summer Tax Due: \$405.39	1104 FRANK ST;	\$11020.16	
2206	Parcel ID: 030-115-011-005-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 5 & 6 Summer Tax Due: \$19.45	1200 E BIRCH ST;	\$1443.48	
2207	Parcel ID: 030-115-011-007-01; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 7-8-9-10 Summer Tax Due: \$29.21	1184 E BIRCH ST;	\$1161.16	
2208	Parcel ID: 030-115-011-021-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 21 & 22 Summer Tax Due: \$51.42	1114 E BIRCH ST;	\$3299.76	
2209	Parcel ID: 030-115-011-027-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 27 & 28 Comments: Please check with the Billings Township Assessor to know the amount of the Sewer Assessment attached to this parcel! Summer Tax Due: \$186.54	1115 FRANK ST;	\$4070.29	
2210	Parcel ID: 030-115-012-037-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 12 LOT 37 Summer Tax Due: \$9.63	1175 E BIRCH ST;	\$1379.53	
2211	Parcel ID: 030-115-014-003-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 14 LOTS 3-4-5-6-7 Summer Tax Due: \$33.46	1100 E BIRCH ST;	\$1183.04	
2212	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 030-115-015-012-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 15 LOT 12 Comments: Small one room cottage that is past its prime. Roof is falling in and not worth saving. Surrounded by woods. Roof Issues; (2 of 2) Parcel ID: 030-115-015-035-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 15 LOT 35 Summer Tax Due: \$56.72	3582 PARK DR; 3600 WEST AVENUE;	\$2646.22	

2214	Parcel ID: 030-115-018-001-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 18 LOTS 1 TO 6 INCL Comments: Parcel is filled with junk....cars, car parts, and trash. Sanitation Issues And Garbage; Summer Tax Due: \$54.06	1031 E MAPLE ST;	\$1622.76	
2215	Parcel ID: 030-115-019-016-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 19 LOTS 16, 17, 18 & 19 Comments: Wooded parcel with terrain that seems to be lower than road and uneven. Wetland Indicators; Summer Tax Due: \$37.27	1003 BEECH ST;	\$1535.74	
2216	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 030-120-016-008-00; Legal Description: 17 1E ISLAND VIEW SUB BLK 16 LOTS 8-9-10 Comments: Wooded parcel out in Albright Shores. Has small hunting cabin/shed on property. Terrain is uneven and slightly lower than road. Wetland Indicators; Bundle; (2 of 2) Parcel ID: 030-120-016-011-00; Legal Description: 17 1E ISLAND VIEW SUB BLK 16 LOT 11 Summer Tax Due: \$144.65	4610 WIXOM DR; 4620 WIXOM DR;	\$3540.97	
2218	Parcel ID: 030-140-007-023-00; Legal Description: 17 1E LAKELANDS SHORES SUB BLK 7 LOTS 23-24 & LOT 25 EXC N 22FT OF W 43FT THEREOF Comments: Used to be able to see the water, until the dams broke. Can see what used to be the Tittabawassee River. Mobile is in decent shape, sitting on a corner lot. Has a three seasons room added on as well as a detached 2 car garage. With little work this would be a perfect weekend get away, first time or retirement home. Please check with the Billings Township Assessor to know the amount of the Sewer Assessment attached to this parcel! Mobile Home; Summer Tax Due: \$232.51	1125 OAKWOOD ST;	\$7322.00	
2219	Parcel ID: 030-150-000-006-00; Legal Description: 17 1E LEAMAN SUB LOT 6 Summer Tax Due: \$67.48	1149 LEAMAN ST;	\$3152.30	
2220	Parcel ID: 040-007-200-011-00; Legal Description: SEC 7 20 2E N 231FT OF W 233FT OF W FRL 1/2 OF NW FRL 1/4 Comments: Home or whatever was here burnt long ago, debris pile is still here. Corner parcel with grade higher than road. Fire Damage; Summer Tax Due: \$38.86	2020 M30 ALGER;	\$1582.96	
2221	Parcel ID: 050-019-100-003-01; Legal Description: SEC 19 18 1W PART OF W 1/2 OF NE 1/4 OF NE 1/4 COM AT A PT 135FT E OF NW COR THEREOF TH E 134FT TH S 300FT TH W 134FT TH N 300FT TO POB Comments: Older mobile house loaded with junk. Haul it out and bring a new one in. Close to the city of Gladwin. Nice quiet country setting. Personal Property; Mobile Home; Summer Tax Due: \$257.88	2687 W WINEGARS RD BEAVERTON;	\$2468.81	
2222	Parcel ID: 050-019-100-009-00; Legal Description: SEC 19 18 1W E 1/2 OF E 1/2 OF W 1/2 OF NE 1/4 EXC S 2310FT Comments: 2.5 Acre Wooded parcel just outside the city of Gladwin. Grade is lower than road. Summer Tax Due: \$82.00	W WINEGARS RD BEAVERTON;	\$1449.38	
2224	Parcel ID: 060-055-000-140-00; Legal Description: 20 1W BERKSHIRE REALM SUB LOT 140 Comments: Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit http://butmantwp.com/news_detail_T6_R109.php for more details. Summer Tax Due: \$91.91	CUMBERLAND WAY GLADWIN;	\$2249.18	
2225	Parcel ID: 060-080-000-078-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 78 Comments: Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit http://butmantwp.com/news_detail_T6_R109.php for more details. Summer Tax Due: \$43.33	FAIRFIELD WAY GLADWIN;	\$1507.72	

2226	Parcel ID: 060-085-000-089-00; Legal Description: 20 1W HAMILTON REALM LOT 89 Comments: Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit http://butmantwp.com/news_detail_T6_R109.php for more details. Summer Tax Due: \$54.42	HAMILTON WAY GLADWIN;	\$1507.96	
2227	Parcel ID: 060-085-000-090-00; Legal Description: 20 1W HAMILTON REALM LOT 90 Comments: Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit http://butmantwp.com/news_detail_T6_R109.php for more details. Summer Tax Due: \$54.42	HAMILTON WAY GLADWIN;	\$1430.73	
2228	Parcel ID: 060-091-000-328-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 328 Comments: Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit http://butmantwp.com/news_detail_T6_R109.php for more details. Summer Tax Due: \$43.33	TRACK IRON TRAIL GLADWIN;	\$1450.52	
2229	Parcel ID: 060-091-000-491-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 491 Comments: Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit http://butmantwp.com/news_detail_T6_R109.php for more details. Summer Tax Due: \$43.33	HIGHLANDERS WAY GLADWIN;	\$1389.07	
2230	Parcel ID: 060-110-000-162-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 162 Comments: Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit http://butmantwp.com/news_detail_T6_R109.php for more details. Summer Tax Due: \$43.33	WELLINGTON RD GLADWIN;	\$1450.52	
2231	Parcel ID: 060-110-000-184-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 184 Comments: Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit http://butmantwp.com/news_detail_T6_R109.php for more details. Summer Tax Due: \$43.33	LEXINGTON AVE GLADWIN;	\$1450.52	

2232	Parcel ID: 060-180-000-024-10; Legal Description: 20 1W SIR RICHARDS REALM SUB LOTS 24 & 25 Comments: Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit http://butmantwp.com/news_detail_T6_R109.php for more details. Summer Tax Due: \$103.32	KNIGHTS CT GLADWIN;	\$1775.22	
2233	Parcel ID: 060-180-000-039-00; Legal Description: 20 1W SIR RICHARDS REALM SUB LOT 39 Comments: Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit http://butmantwp.com/news_detail_T6_R109.php for more details. Summer Tax Due: \$76.70	DOVER WAY GLADWIN;	\$1623.01	
2234	Parcel ID: 060-180-000-178-00; Legal Description: 20 1W SIR RICHARDS REALM SUB LOT 178 Comments: Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit http://butmantwp.com/news_detail_T6_R109.php for more details. Summer Tax Due: \$51.55	DARBY WAY GLADWIN;	\$1493.06	
2235	Parcel ID: 060-180-000-243-00; Legal Description: 20 1W SIR RICHARDS REALM SUB LOT 243 Comments: Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit http://butmantwp.com/news_detail_T6_R109.php for more details. Summer Tax Due: \$51.55	SIR RICHARDS WAY GLADWIN;	\$1419.92	
2237	Parcel ID: 060-200-000-017-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 17 Comments: Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit http://butmantwp.com/news_detail_T6_R109.php for more details. Summer Tax Due: \$113.36	COLCHESTER WAY GLADWIN;	\$1548.48	
2238	Parcel ID: 070-180-000-030-00; Legal Description: 20 1E SUPVS PLAT OF PATTERSONS SUB LOT 30 Comments: cute littler fixer upper that has potential. Needs some up grades and love. Roof Issues; Summer Tax Due: \$52.13	6086 PATTERSON ST GLADWIN;	\$2340.70	
2241	Parcel ID: 110-009-200-020-00; Legal Description: SEC 9 18 1E THAT PART OF THE SE 1/4 OF NW 1/4 THAT LIES N OF A PARCEL DESC AS COM AT A PT 300FT N OF THE INT OF W 1/8 LN & N OF THE N ROW LN OF M-61 TH E TO RIDGE RD W OF LOCKWOODS HIGHLAND SHORES SUB TH SWLY ALG W LN OF RIDGE RD TO N ROW LN OF M-61 TH W ALG SD M-61 TO POB AND THAT PART OF THE SE 1/4 OF NW 1/4 THAT LIES S OF A PARCEL DESC AS BEG AT A CONCRETE MON AT NE COR OF MARTONOSI SUB POB SD POB BEING PLATTED N 1340.1FT & S 89DEG 5' E 1108.5FT FROM W 1/4 COR OF SD SEC TH S 00DEG 36' W ALG E LN OF SD SUB 385.22FT TH S 89DEG 5' E 651.02FT TO PT LYG ON W ROW LN OF RIDGE RD 50FT W OF SW COR OF LOT 10 OF LOCKWOOD HIGHLAND SHORES SUB TH N 00DEG 56'30" E ALG SD RD ROW LN 385.20FT TH N 89DEG 5' W 653.32FT TO POB EXC COM 300FT N OF INT OF W 1/8 LN & N OF N ROW LN OF M-61 TH E TO W LN OF RIDGE RD TH N 100FT TH W 200FT TH S 100FT TH E TO POB. Summer Tax Due: \$62.11		\$2133.95	

2242	Parcel ID: 110-035-400-013-00; Legal Description: SEC35 18 1E COM 2220FT S TH 330FT W & 404FT S OF E 1/4 POST OF SEC TH WLY ALONG SHORE OF TITT R 115FT TH W 48FT TH S 54FT TH E 150FT TH NLY TO POB. Summer Tax Due: \$135.21	ANDYS LANE BEAVERTON;	\$2953.47	
2245	Parcel ID: 110-230-000-050-00; Legal Description: 18 1E MAPLE POINT SUB LOT 50 Comments: Semi wooded parcel, terrain is gently rolling, used to be, Still might be waterfront. Summer Tax Due: \$330.18	LONG POINT RD BEAVERTON;	\$3387.26	
2247	Parcel ID: 110-420-004-020-00; Legal Description: 18 1E WOODLAND TERRACE SUB BLK 4 LOT 20 Summer Tax Due: \$6.38	HICKORY ST GLADWIN;	\$783.66	
2248	Parcel ID: 110-420-004-022-00; Legal Description: 18 1E WOODLAND TERRACE SUB BLK 4 LOT 22 Summer Tax Due: \$6.38	OAK ST GLADWIN;	\$783.66	
2249	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 110-430-008-009-00; Legal Description: 18 1E WOODLAND TERRACE ANNEX SUB BLK 8 LOT 9,10,11 Comments: Older mobile with 3 additions and a detached garage\pole barn. with some clean up and minor repairs would make a cute place. Roof Issues; Personal Property; Mold; Mobile Home; (2 of 2) Parcel ID: 110-430-008-012-00; Legal Description: 18 1E WOODLAND TERRACE ANNEX SUB BLK 8 LOTS 12-13- 14 & 15 Summer Tax Due: \$395.81	265 PINE ST GLADWIN; PINE ST GLADWIN;	\$4590.04	
2251	Parcel ID: 110-430-009-004-00; Legal Description: 18 1E WOODLAND TERRACE ANNEX SUB BLK 9 LOT 4 Summer Tax Due: \$50.60	HEMLOCK ST GLADWIN;	\$1283.51	
2253	Parcel ID: 120-145-000-012-00; Legal Description: 19 2W OAKWOOD SUB LOTS 12 & 13 Comments: Older double wide mobile home in Sage Township. Walking distance to Pratt Lake. Home is beyond repairs. Nice sized parcel. Would be a nice location for a new home. Sanitation Issues And Garbage; Roof Issues; Mobile Home; Summer Tax Due: \$242.04	1582 OAKWOOD DR GLADWIN;	\$2310.15	
2254	Parcel ID: 120-171-000-038-00; Legal Description: 19 2W PARKSIDE SUB NO 2 LOT 38 Summer Tax Due: \$51.73	OAK & WAGARVILLE RDS GLADWIN;	\$1366.04	
2257	Parcel ID: 130-170-002-015-00; Legal Description: 19 1E SMALLWOOD SHORES SUB BLK 2 LOT 15 Summer Tax Due: \$186.73	CENTER AVE GLADWIN;	\$2153.10	
2258	Parcel ID: 140-050-000-004-00; Legal Description: 20 2W CHAMBERS & SHELTON SUB LOT 4 Summer Tax Due: \$16.38	WEISS ST GLADWIN;	\$1238.34	
2259	Parcel ID: 140-090-000-452-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOT 452 Comments: burnt to a crisp. total loss, Chipmunks have a new hide out, nothing worth saving Fire Damage; Dangerous Building; Summer Tax Due: \$24.47	5379 HILLCREST DR GLADWIN;	\$1871.41	
2260	Parcel ID: 140-090-000-500-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOT 500 Comments: Cute little cottage for the summer or weekend getaway! Cottage has open floor plan. Is set up for 2 beds with curtain dividers. Needs minor TLC Summer Tax Due: \$58.90	5383 PINE ST GLADWIN;	\$2478.23	
2261	Parcel ID: 150-020-300-007-00; Legal Description: SEC 20 17 1W PART OF SW 1/4 OF SW 1/4 COM N 0DEG 30MIN E 542FT ALONG W SEC LINE FROM SW COR OF SEC TH CONT N 0DEG 30MIN E 183.75FT TH S 89DEG 18MIN 10SEC E 208.75FT TH S 0DEG 30MIN W 183.75FT TH N 89DEG 18MIN 10SEC W 208.75FT TO POB Comments: Parcel contains two single wide mobile homes. One is almost completely flat as the roof has collapsed and the second one is almost right behind it! Personal Property; Roof Issues; Occupied; Beware Of Dog; Mobile Home; Summer Tax Due: \$178.00	4911 PETERSON RD BEAVERTON;	\$2749.79	

2262	Parcel ID: 170-170-004-010-01; Legal Description: GLADWIN CITY MAP OF TOWNSEND & CLARKS ADD-NORTH E 10FT OF W 110FT OF S1/2 BLK 4. SPLIT ON 02/12/2018 FROM 170-170-004-004-01; INTO 170-170-004-004-02, 170-170-004-010-01, 170-170-004-004-03; Summer Tax Due: \$20.53	E BEECH STREET GLADWIN;	\$1132.46	
2263	Parcel ID: 030-145-000-004-10; Legal Description: LAUREL SUB LOTS 4-5 Comments: This home is full of garbage some rooms are packed to the ceiling. Around the outside is pretty bad also, with two old campers out back. Wetland Indicators; Sanitation Issues And Garbage; Personal Property; Mobile Home; Summer Tax Due: \$31.97	1025 BURLING DR, BEAVERTON;	\$31113.74	

Midland DNR

Lot #	Lot Information	Address	Min. Bid	Sold For
10088	Parcel ID: 110-024-300-050-00; Legal Description: COMMENCING 396 FT E OF W 1/4 CORNER THENCE S 247.5 FT E 132 FT N 247.5 FT W 132 FT Comments: EAST OF THE BEAMISH AND STARK ROAD INTERSECTION LANDLOCKED BY PRIVATE LANDOWNERS PROPERTY DIMENSIONS ARE 247.5' (NORTH-SOUTH) X 132' (EAST-WEST) Dnr Aa; Summer Tax Due: TBA		\$1900.00	

Property Transfer Affidavit

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

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property		2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.			
10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment			
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed)	

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ Transfer from one spouse to the other spouse
- ☐ Change in ownership solely to exclude or include a spouse
- ☐ Transfer between certain family members *(see page 2)
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- ☐ Transfer to effect the foreclosure or forfeiture of real property
- ☐ Transfer by redemption from a tax sale
- ☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ Transfer resulting from a court order unless the order specifies a monetary payment
- ☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ Transfer to establish or release a security interest (collateral)
- ☐ Transfer of real estate through normal public trading of stock
- ☐ Transfer between entities under common control or among members of an affiliated group
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- ☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ Transfer of land with qualified conservation easement (land only - not improvements)
- ☐ Other, specify: _____

CERTIFICATION

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

Printed Name

Signature

Date

Name and title, if signer is other than the owner

Daytime Phone Number

E-mail Address

Instructions:

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

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

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

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

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

Penalties:

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

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