

Public Land Auction

Clare / Gladwin

August 15th, 2019

Clare and Gladwin Counties



Location:

Doherty Hotel
604 North McEwan, Clare, MI 48617

Time:

Registration: 11:30am
Auction: 12:00pm

Printed information is subject to change up to the auction start time. Please listen to the auctioneer closely for updates.

Auction Location

Doherty Hotel: 604 North McEwan, Clare, MI 48617





[Facebook.com/TaxSaleInfo](https://www.facebook.com/TaxSaleInfo)

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

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

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

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

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

SAVE TIME AT THE AUCTION

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

PAYING FOR YOUR AUCTION PURCHASES

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

Online bidding

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

Absentee bidding

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

On-site bidding

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

2019 AUCTION SCHEDULE - ROUND 1

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Online Bidding

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

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

D. Eligible Buyers

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Clare

Lot #	Lot Information	Address	Min. Bid	Sold For
1900	Parcel ID: 003-017-300-08; Legal Description: T20N R4W SEC 17 . S 1 RD OF N 53 RDS OF W 80 RDS OF W 1/2 OF S 1/2. A .5 Comments: Long, narrow parcel that sits back in the woods. This is only 16.5ft wide x1320 ft long. Boundary Issues; Summer Tax Due: \$9.02		\$1,000	
1901	Parcel ID: 003-028-200-08; Legal Description: T20N R4W SEC 28 7567 N CLARE AVE BEG 16 RDS N OF SE COR OF NE 1/4 TH N 8 RDS TH W 20 RDS TH S 8 RDS TH E 20 RDS TO POB. Comments: Parcel contains a small home or cottage the has potential. There are some issues but nothing someone couldn't fix. Nice lot, surrounded by trees. Summer Tax Due: \$189.33	7567 N CLARE AVE HARRISON;	\$3,300	
1902	Parcel ID: 003-120-110-00; Legal Description: T20N R4W SEC 26 1151 EAST AVE LOT 110 FIRST ADD BRINGMAN'S SUB. Comments: Partially wooded Pine parcel. Grade is level with road. Summer Tax Due: \$33.80	1151 EAST AVE HARRISON;	\$1,300	
1903	Parcel ID: 004-011-200-12; Legal Description: T20N R3W SEC 11 10845 CEDAR LANE W 331 FT OF E 993 FT OF NE 1/4 OF NE 1/4 PARCEL 62. Comments: Parcel contains mobile home that has an addition and two car garage added on. Floors are iffy and needs dry wall, skirting and some TLC Summer Tax Due: \$263.79	10845 CEDAR LANE GLADWIN;	\$3,800	
1904	Parcel ID: 004-350-034-01; Legal Description: T20N R3W SEC 13 11907 LITTLE GEORGE LAKE RD LOT 34 & W 1/2 OF LOT 35 HUNTERS PARADISE PLAT OF. Comments: Parcel that contains a small home or cottage that is beyond repair. Roof Issues; Summer Tax Due: \$137.29	11907 LITTLE GEORGE LK RD GLADWIN;	\$2,700	
1905	Parcel ID: 004-350-055-00; Legal Description: T20N R3W SEC 13 11936 LITTLE GEORGE LK RD LOT 55 HUNTERS PARADISE SUPERVISOR'S PLAT OF. Comments: Parcel contains a mobile home that has an addition. OCCUPIED Mobile Home; Occupied; Summer Tax Due: \$110.96	11936 LITTLE GEORGE LK RD GLADWIN;	\$2,100	
1906	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 006-030-100-03; Legal Description: T19N R5W SEC 30 . BEG AT NW SEC COR TH S89 DEG 45'04"E 180 FT TH S00 DEG 43'56"E 400 FT TH N89 DEG 45'04"W 180 FT TH N00 DEG 43'56"W 400 FT TO POB. A 1.7 AKA PARCEL 1. Comments: Bundle of two corner parcels. Wooded with grade higher than road. Bundle; <i>(2 of 2)</i> Parcel ID: 006-030-100-04; Legal Description: T19N R5W SEC 30 . BEG S89 DEG 45'04"E 180 FT FROM NW SEC COR TH S00 DEG 43'56"E 400 FT TH S89 DEG 45'04"E 135 FT TH N00 DEG 43'56"W 400 FT TH N89 DEG 45'04"W 135 FT TO POB. A 1.2 AKA PARCEL 2. Summer Tax Due: \$45.50	HARRISON; HARRISON;	\$1,800	
1908	Parcel ID: 006-300-171-00; Legal Description: T19N R5W SEC 27 . LOT 171 GREENWOOD FOREST NO 4. ALSO A 1/250 UND INT IN LOT 8 SUNNY SHORES SUB NO 1. Comments: Corner semi wooded parcel that has had some trees removed. Summer Tax Due: \$42.16	2720 BEATRICE RD HARRISON;	\$1,700	

1909	Parcel ID: 007-002-100-16; Legal Description: T19N R4W SEC 2 . BEG S01 DEG 36'04"W ALG W SEC L 173.09 FT FROM NW SEC COR TH S01 DEG 36'04"W 354.29 FT TH S89 DEG 21'00"E 558.89 FT TH N01 DEG 12'14"E 354.26 FT TH N89 DEG 21'00"W 556.44 FT TO POB A 4.55 AKA PARCEL A. Comments: Parcel contains a double wide mobile home that is in pretty bad shape, floors are falling down and floors are uneven and some soft spots. Also on parcel is a pole bar. Roof Issues; Mobile Home; Summer Tax Due: \$384.67	5890 N BALL AVE HARRISON;	\$4,300	
1910	Parcel ID: 007-015-100-41; Legal Description: T19N R4W SEC 15 . COM AT A PT 54 RDS W OF NE COR OF NW 1/4 OF NW 1/4 TH S 80 RDS TH W 14 RDS TH N 80 RDS TH E 14 RDS TO POB EXC S 604.73 FT THEREOF. Comments: Older mobile home with add on. rough shape, mobile part of the home has roof issues. Mobile Home; Summer Tax Due: \$98.08	3120 E CRANBERRY LAKE RD HARRISON;	\$2,500	
1911	Parcel ID: 007-135-013-00; Legal Description: T19N R4W SEC 8 . LOT 13 AMY'S PINE DE-ROSA SUB. Comments: Vacant Parcel in a mobile home trailer park. Summer Tax Due: \$20.56	EDWIN RD HARRISON;	\$950	
1912	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 007-150-142-00; Legal Description: T19N R4W SEC 17 3445 HELEN DR LOT 142 ASH ACRES NO 2. Comments: Older cottage on double parcel. Over size two car garage. Needs some work. (2 of 2) Parcel ID: 007-150-143-00; Legal Description: T19N R4W SEC 17 . LOT 143 ASH ACRES NO 2. Summer Tax Due: \$150.72	3445 HELEN DR HARRISON; HELEN DR HARRISON;	\$2,800	
1914	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 007-170-370-00; Legal Description: T19N R4W SEC 17 3368 NIEMI DR LOT 370 ASH ACRES NO 6. Comments: Parcel contains a nice double wide and a single stall pole barn. just needs minor repair. Floor in back entryway is uneven. (2 of 2) Parcel ID: 007-170-371-00; Legal Description: T19N R4W SEC 17 . LOT 371 ASH ACRES NO 6. Summer Tax Due: \$236.84	3368 NIEMI DR HARRISON; NIEMI DR HARRISON;	\$3,900	
1916	Parcel ID: 007-202-045-00; Legal Description: T19N R4W SEC 7 . LOT 45 CRANBERRY HILLS NO 3. Comments: Semi wooded parcel on hill, grade is higher than road, some dead trees. Summer Tax Due: \$20.56	JUDY DR HARRISON;	\$950	
1917	Parcel ID: 007-202-049-00; Legal Description: T19N R4W SEC 7 . LOT 49 CRANBERRY HILLS NO 3. Comments: Sparcely wooded parcel with grade higher than road. Summer Tax Due: \$20.56	JUDY DR HARRISON;	\$950	
1918	Parcel ID: 007-215-263-10; Legal Description: T19N R4W SEC 1 . LOTS 263, 264 & 265 CRANBERRY LAKE SUB NO TWO. Comments: Corner parcel that is lower grade than road some wet areas. Wetland Indicators; Summer Tax Due: \$185.40	TAMARACK DR HARRISON;	\$4,400	
1919	Parcel ID: 007-270-044-00; Legal Description: T19N R4W SEC 9 . LOT 44 HANDY FOREST SUB. Comments: Smaller parcel located just North of downtown Harrison. Front half is clear back half is wooded. Summer Tax Due: \$17.13	JEFFERY RD HARRISON;	\$950	

1920	Parcel ID: 007-295-025-06; Legal Description: T19N R4W SEC 2 . LOT 25 JAY-MAR SUB NO 2. Comments: Wooded parcel with grade lower than road. On Dead end street. Summer Tax Due: \$15.98	JAY WOODS RD HARRISON;	\$900	
1921	Parcel ID: 007-320-090-00; Legal Description: T19N R4W SEC 2 . LOT 90 LAKEPOINT SUB. Comments: Parcel used to have a cottage and or home on site all that is left is the cement foundation/pad. currently being used by neighbors to house childrens toys. Summer Tax Due: \$13.30	E STOCKWELL RD HARRISON;	\$1,800	
1922	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 007-340-068-00; Legal Description: T19N R4W SEC 22 . LOT 68 LITTLE LONG LAKE NO 4. Comments: Corner wooded parcel of two lots. Uneven terrain sloping into a small ravine. Close to Wilson State Park and Budd Lake. Bundle; (2 of 2) Parcel ID: 007-340-069-00; Legal Description: T19N R4W SEC 22 . LOT 69 LITTLE LONG LAKE NO 4. Summer Tax Due: \$39.46	LANSING ST HARRISON; LANSING ST HARRISON;	\$1,600	
1924	Parcel ID: 007-352-087-00; Legal Description: T19N R4W SEC 8 1730 JANET ST LOT 87 MOBILE HOME VILLAGE NO 2. Comments: Parcel contains Mobile home that appears to be occupied. Mobile Home; Occupied; Summer Tax Due: \$135.66	1730 JANET ST HARRISON;	\$3,100	
1925	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 007-375-012-05; Legal Description: T19N R4W SEC 9 . N 1/2 LOT 12 OAK FLATS SUB. Comments: Bundle of two parcels that only a couple apple trees. (2 of 2) Parcel ID: 007-375-012-10; Legal Description: T19N R4W SEC 9 S 1/2 LOT 12 OAK FLATS SUB. Summer Tax Due: \$28.08	FILTER RD HARRISON; FILTER RD HARRISON;	\$1,700	
1927	Parcel ID: 007-500-177-00; Legal Description: T19N R4W SEC 11 4934 WESTWOOD DR LOT 177 WOODSTOCK SUB. Occupied; Summer Tax Due: \$219.52	4934 WESTWOOD DR HARRISON;	\$4,500	
1928	Parcel ID: 008-021-200-38; Legal Description: T19N R3W SEC 21 8870 E TOWNLINE LAKE RD BEG 652 FT W FROM NE SEC COR FOR POB TH S 413 FT TH W 217 FT TH N 163 FT TH E 176 FT TH N 250 FT TH E 41 FT BK TO POB. FROM 200-35 2006 SPLIT 1 AC M/L Comments: Parcel contains a smaller home tucked behind the trees. Summer Tax Due: \$157.48	8870 E TOWNLINE LAKE RD HARRISON;	\$2,800	
1929	Parcel ID: 008-200-070-00; Legal Description: T19N R3W SEC 18 . LOT 70 STEVLAND ACRES SUB NO 2. Comments: Small wooded parcel, grade is road level then slopes. Summer Tax Due: \$52.98		\$1,400	
1930	Parcel ID: 008-225-013-00; Legal Description: T19N R3W SEC 4 . LOT 13 TOWNSENDS PLEASANT MEADOWS ASSESSORS PLAT OF. Comments: Wooded parcel that has a drive goin in. Grade is lower than road. Summer Tax Due: \$12.96		\$800	

1931	Parcel ID: 009-060-015-00; Legal Description: T18N R6W SEC 24 . LOT 15 BIRCHWOOD HEIGHTS. Comments: Semi wooded parcel that is lower than road grade. Summer Tax Due: \$15.06		\$900	
1932	Parcel ID: 009-620-251-00; Legal Description: T18N R6W SEC 24-25 . LOT 251 TAMARACK TRAILS. Comments: Wooded corner parcel. Summer Tax Due: \$15.40		\$900	
1933	Parcel ID: 009-700-305-01; Legal Description: T18N R6W SEC11 . LOTS 305 & 306 & 319 & 320 OF WINDOVER RANCH SUB. Comments: Two track road that is unpassable. Lots 305 and 306 and 319 and 320 Summer Tax Due: \$21.99		\$950	
1934	Parcel ID: 009-700-419-01; Legal Description: T18N R6W SEC 11 . LOTS 419, 420, 471, & 472 OF WINDOVER RANCH SUB. Comments: Two track road that is impassable. Lots 419 and 420 and 471 and 472 Summer Tax Due: \$11.60		\$700	
1935	Parcel ID: 009-780-262-00; Legal Description: T18N R6W SEC 24 . LOT 262 WOODLAND HEIGHTS. Comments: Semi wooded parcel on no outlet road. Summer Tax Due: \$26.70		\$1,100	
1936	Parcel ID: 010-222-006-00; Legal Description: T18N R5W SEC 8 . LOT 6 BLK 2 PLAT OF FAIRVIEW. Comments: Vacant lightly wooded parcel Summer Tax Due: \$8.64		\$750	
1938	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 010-223-002-10; Legal Description: T18N R5W SEC 8 . LOT 2 BLK 3 EXC W 20 FT THEREOF PLAT OF FAIRVIEW AND VACATED ALLEY 20 FT IN WIDTH SITUATED NORTH OF SAID LOT. Comments: Old log cottage that is beyond repair. <i>(2 of 2)</i> Parcel ID: 010-223-003-10; Legal Description: T18N R5W SEC 8 449 FAIRVIEW LOTS 3 AND 4 BLK 3 PLAT OF FAIRVIEW AND VACATED ALLEY 20 FT IN WIDTH SITUATED NORTH OF SAID LOTS. Comments: Old log cottage that is beyond repair. Roof Issues; Dangerous Building; Foundation Issues; Summer Tax Due: \$165.95	449 FAIRVIEW ST LAKE;	\$4,200	
1939	Parcel ID: 010-240-036-01; Legal Description: T18N R5W SEC 7 . LOT 36 & S 1/2 OF LOT 35 HOLMES DEVELOPMENT NO 1. Comments: This corner lot parcel has a mobile home sitting on it. Pictures and description coming soon. Mobile Home; Summer Tax Due: \$103.90	EVARTS DR LAKE;	\$2,600	
1940	Parcel ID: 010-660-157-00; Legal Description: T18N R5W SEC 26-35 . LOT 157 WHITE BIRCH LAKES OF CLARE #1. Comments: Semi wooded parcel that is in White Birches, grade is higher than road. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$15.98		\$850	
1941	Parcel ID: 010-660-160-00; Legal Description: T18N R5W SEC 26-35 . LOT 160 WHITE BIRCH LAKES OF CLARE #1. Comments: Semi wooded parcel in White Birches. Grade is higher than road. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$19.43	FARWELL;	\$900	

1942	Parcel ID: 010-680-324-00; Legal Description: T18N R5W SEC 26-35 . LOT 324 WHITE BIRCH LAKES OF CLARE #2. Comments: Wooded parcel in White Birches, grade is lower than road. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$18.27		\$850	
1943	Parcel ID: 010-680-330-00; Legal Description: T18N R5W SEC 26-35 . LOT 330 WHITE BIRCH LAKES OF CLARE #2. Comments: Semi wooded parcel in White Birches, grade is higher than road then tappers of downward. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$18.27		\$850	
1944	Parcel ID: 010-680-354-00; Legal Description: T18N R5W SEC 26-35 . LOT 354 WHITE BIRCH LAKES OF CLARE #2. Comments: Semi wooded parcel in White Birches, where grade is much lower than road. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$16.33		\$850	
1945	Parcel ID: 010-680-361-00; Legal Description: T18N R5W SEC 26-35 . LOT 361 WHITE BIRCH LAKES OF CLARE #2. Comments: Wooded parcel, ravine, much lower than road. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Summer Tax Due: \$2.20	FARWELL;	\$750	
1946	Parcel ID: 010-700-369-00; Legal Description: T18N R5W SEC 26-35 . LOT 369 WHITE BIRCH LAKES OF CLARE #3. Comments: Semi wooded parcel that is in White Birches, middle of parcel is fairly clear. Grade is lower than road. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$18.27	FARWELL;	\$850	
1947	Parcel ID: 010-700-403-00; Legal Description: T18N R5W SEC 26-35 . LOT 403 WHITE BIRCH LAKES OF CLARE #3. Comments: Semi wooded parcel that is in White Birches. Grade is lower than road. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$21.02		\$900	
1948	Parcel ID: 010-700-459-00; Legal Description: T18N R5W SEC 26-35 . LOT 459 WHITE BIRCH LAKES OF CLARE #3. Comments: Semi wooded parcel in White Birches. Grade is lower than road. Corner Parcel. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$18.27		\$850	

1949	Parcel ID: 010-700-460-00; Legal Description: T18N R5W SEC 26-35 . LOT 460 WHITE BIRCH LAKES OF CLARE #3. Comments: Semi wooded parcel in White Birches. Grade is higher than road. Parcel sits on small hillside. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$18.27		\$850	
1950	Parcel ID: 010-700-496-00; Legal Description: T18N R5W SEC 26-35 . LOT 496 WHITE BIRCH LAKES OF CLARE #3. Comments: Semi wooded parcel in White Birches, grade is level with road. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$19.43		\$900	
1951	Parcel ID: 010-740-774-00; Legal Description: T18N R5W SEC 27-34-35 . LOT 774 WHITE BIRCH LAKES OF CLARE #5. Comments: Semi wooded parcel that in on a hill in White Birches. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$18.27		\$850	
1952	Parcel ID: 010-740-800-00; Legal Description: T18N R5W SEC 27-34-35 . LOT 800 WHITE BIRCH LAKES OF CLARE #5. Comments: Semi wooded parcel in White Birches, grade is higher than road. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$21.71		\$900	
1953	Parcel ID: 010-740-878-00; Legal Description: T18N R5W SEC 27-34-35 . LOT 878 WHITE BIRCH LAKES OF CLARE #5. Comments: Semi wooded parcel, mature trees, in White Birches. Terrain is slight uneven with lower than road grade. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$26.56		\$650	
1954	Parcel ID: 010-740-925-00; Legal Description: T18N R5W SEC 27-34-35 . LOT 925 WHITE BIRCH LAKES OF CLARE #5. Comments: Semi wooded parcel in White Birches. Parcel is on a culdesac and grade slightly lower than road. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$22.86		\$950	
1955	Parcel ID: 010-746-043-00; Legal Description: T18N R5W SEC 27 . LOT 1043 WHITE BIRCH LAKES OF CLARE #6. Comments: Semi wooded parcel in White Birches. Has a clear area all set to park your camper. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. some lots feature the infamous White Birch adorning this gated community's name. Association Fees; Summer Tax Due: \$27.68		\$900	

1956	Parcel ID: 011-004-300-28; Legal Description: T18N R4W SEC 4 . BEG AT SW COR OF SE 1/4 OF SW 1/4 TH E 400 FT TO POB TH E 60 FT TH N 250 FT TH W 260 FT TH S 50 FT TH E 200 FT TH S 200 FT BK TO POB. Comments: Collapsed garage that sits on a parcel with a steep drop off. Dangerous Building; Summer Tax Due: \$12.50		\$750	
1957	Parcel ID: 011-100-005-00; Legal Description: T18N R4W SEC 10 . LOT 5 DEER HAVEN SUB. Comments: Heavily wood parcel that is right near I-127. Grade is lower than road. Summer Tax Due: \$14.80		\$800	
1958	Parcel ID: 013-340-056-00; Legal Description: T17N R6W SEC 21 1772 CEDAR DR LOT 56 PLA-LAND SUPERVISORS PLAT OF. Comments: This is a small home on Cedar Dr in Lake that is walking distance to Crooked Lake. Summer Tax Due: \$116.68	1772 CEDAR DR LAKE;	\$1,800	
1959	Parcel ID: 013-350-137-00; Legal Description: T17N R6W SEC 21 . LOT 137 ADD NO 1 PLA-LAND. Comments: Lots 137 and 138. Partically wooded wetland lot, on Private drive. Wetland Indicators; Bundle; Summer Tax Due: \$1.38		\$650	
1960	Parcel ID: 013-350-138-00; Legal Description: T17N R6W SEC 21 . LOT 138 ADD NO 1 PLA-LAND. Summer Tax Due: \$1.38		\$650	
1961	Parcel ID: 013-500-015-00; Legal Description: T17N R6W SEC 22 . LOTS 15 & 16 SUNRISE HILLS #2. Comments: Nice parcel that is perfect for building a home on. Terrain grade is higher than road. Just check with the assessor of Garfield Township with your plan. Summer Tax Due: \$46.73		\$1,300	
1962	Parcel ID: 014-300-045-00; Legal Description: T17N R5W SEC 6 5720 LORANGER DR LOT 45 HILL HAVEN NO 1. Comments: Small cottage that is in need of some work. has potential. Summer Tax Due: \$67.60	5720 LORANGER DR LAKE;	\$2,000	
1963	Parcel ID: 014-380-205-00; Legal Description: T17N R5W SEC 6 4980 HALF MOON TRAIL LOT 205 HILL HAVEN NO 5. Comments: Parcel contains a foundation to a home and a 2 stall garage. Mold; Summer Tax Due: \$74.91	4980 HALF MOON TRAIL LAKE;	\$1,700	
1964	Parcel ID: 014-480-004-90; Legal Description: T17N R5W SEC 26 . PART OF LOT 4 LITTLEFIELD'S ACRES DESCRIBED AS BEG 80 FT SE'LY FROM NW COR OF LOT 4 TH E 150 FT TH S'LY = TO LITTLEFIELD RD 4 FT TH W 150 FT TO E L OF SAID RD TH N'LY ALG RD 4 FT BK TO POB Summer Tax Due: \$1.08		\$600	
1965	Parcel ID: 015-280-378-00; Legal Description: T17N R4W SEC 8 . LOT 378 FIVE LAKES SUB NO 4. Comments: Small wooded parcel near the lake fronting White Birch Dr. Summer Tax Due: \$21.41		\$900	
1966	Parcel ID: 051-180-028-00; Legal Description: T17N R4W SEC 35 LOT 28 DUNLOP ESTATES IN SE 1/4 OF SE 1/4. Comments: Vacant Parcel that sits off an undeveloped section of Sunset Ave (meaning it is not landlocked, but there is no road access). No Road Access; Unimproved Roads; Summer Tax Due: \$36.21		\$1,700	

Gladwin

Lot #	Lot Information	Address	Min. Bid	Sold For
2400	Parcel ID: 010-008-400-002-00; Legal Description: SEC8 17 2W PARCEL IN E 1/2 OF SE 1/4 COM 594FT W OF SE COR SD DESC TH RNG N 188FT TH W 188FT TH S 188FT TH E 188FT TO POB Comments: Had Manufactured home on parcel on a paved road in Amish area. Still has electrical riser Summer Tax Due: \$104.31	5050 W BEAVERTON RD BEAVERTON;	\$5,400	
2401	Parcel ID: 010-031-404-004-03; Legal Description: SEC 31 17 2W PART OF SE 1/4 OF SE 1/4 BEG N 01DEG 15MIN 41SEC W ALNG E SEC LINE 425.82FT FROM SE COR OF SEC TH CONT N 01DEG 15MIN 41SEC W 162.83FT TH S 88DEG 51MIN 44SEC W 389.75FT TH S 1DEG 15MIN 41SEC E 162.99FT TH N 88DEG 50MIN 19SEC E 389.75FT TO POB AKA PARCEL C Comments: Low lying parcel on paved road Wetland Indicators; Summer Tax Due: \$35.41	W COOLIDGE RD;	\$1,300	
2402	Parcel ID: 020-040-002-007-00; Legal Description: 17 2E VILLAGE OF RHODES BLK 2 LOT 7 Unimproved Roads; Summer Tax Due: \$2.13		\$1,100	
2403	Parcel ID: 020-040-002-008-00; Legal Description: 17 2E VILLAGE OF RHODES BLK 2 LOT 8 Comments: Lightly wooded Unimproved Roads; Summer Tax Due: \$2.13		\$1,100	
2404	Parcel ID: 030-015-200-002-05; Legal Description: SEC 15 17 1E PART OF NW 1/4 OF NW 1/4 COM 30RDS W & 350FT S OF NE COR THEREOF TH E 100FT TH S 250FT TH W 100FT TH N 250FT TO POB Comments: This behind the occupied structure at 562 No Road Access; Summer Tax Due: \$63.03	562 E KNOX RD BEAVERTON;	\$1,400	
2405	Parcel ID: 030-040-000-034-00; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 34 Comments: Due road conditions we were not able to inspect this property. We have included a photo from a property visit in 2018. Please do your research to determine if this property is something that is suitable for you. Seasonal Road; Summer Tax Due: \$342.75	1397 DENTON CRK BEAVERTON;	\$7,900	
2406	Parcel ID: 030-040-000-054-00; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 54 Comments: Due road conditions we were not able to inspect this property. We have included a photo from a property visit in 2018. Status and condition of home is unknown. Please do your research to determine if this property is something that is suitable for you. This property is adjacent to Lot#2407 in our sale. Seasonal Road; Summer Tax Due: \$308.22	1400 DENTON CRK BEAVERTON;	\$6,600	
2407	Parcel ID: 030-040-000-055-01; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB E 60FT OF LOT 55 Comments: Due road conditions we were not able to inspect this property. We have included a photo from a property visit in 2018. Status and condition of home is unknown. Please do your research to determine if this property is something that is suitable for you. This property is adjacent to Lot#2406 in our sale. Seasonal Road; Summer Tax Due: \$421.15	1396 DENTON CRK BEAVERTON;	\$7,500	

2408	<p>Parcel ID: 030-040-000-066-00; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 66 Comments: Tree damage and fire damage from house next door. Value in the land. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$25,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Mold; Roof Issues; Dangerous Building; Fire Damage; Summer Tax Due: \$111.22</p>	1284 DENTON CRK BEAVERTON;	\$6,200	
2409	<p>Parcel ID: 030-040-000-067-10; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 67 & 68 Comments: 2 lots and not really in that bad of shape, seems solid with a newer kitchen . Back yard has its own frog farm. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$25,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Personal Property; Mobile Home; Seasonal Road; Summer Tax Due: \$289.11</p>	1260 DENTON CRK BEAVERTON;	\$6,500	

2411	Parcel ID: 030-070-000-011-00; Legal Description: 171E APPLE-BLOSSOM SUB LOT 11 ASSESSOR'S PLAT OF Seasonal Road; Summer Tax Due: \$35.76	3912 LUTZKE RD BEAVERTON;	\$4,700	
2412	Parcel ID: 030-070-000-059-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 59 ASSESSOR'S PLAT OF Comments: Walking distance to the lake Seasonal Road; Summer Tax Due: \$74.51	3860 MCCOLLUM RD BEAVERTON;	\$3,800	
2413	Parcel ID: 030-070-000-072-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 72 ASSESSOR'S PLAT OF Comments: Partially cleared and ready to be used Seasonal Road; Summer Tax Due: \$35.76	3899 MCCOLLUM RD BEAVERTON;	\$1,100	
2414	Parcel ID: 030-070-000-100-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 100 ASSESSOR'S PLAT OF Comments: Newer single wide and well Seasonal Road; Mobile Home; Animal Damaged; Summer Tax Due: \$378.52	3846 SHORKEY RD BEAVERTON;	\$8,400	
2415	Parcel ID: 030-070-000-109-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 109 ASSESSOR'S PLAT OF Comments: This could be a great getaway place. Over all its in very condition and has been well cared for with newer steel roof some newer windows and siding Personal Property; Seasonal Road; Summer Tax Due: \$477.67	3882 S PINE RD BEAVERTON;	\$7,800	
2416	Parcel ID: 030-107-000-004-00; Legal Description: 171E GRANTS SUB, ASSESSORS PLAT OF LOT 4 Comments: Pad is still in place and possible well Mobile Home Pad; Summer Tax Due: \$74.51	4150 GRANT RD BEAVERTON;	\$4,000	
2417	Parcel ID: 030-120-016-024-01; Legal Description: 17 1E ISLAND VIEW SUB BLK 16 LOT 24 Comments: Wooded lot on paved road Summer Tax Due: \$23.84	4694 WIXOM DR BEAVERTON;	\$1,200	

2418	<p>Parcel ID: 030-160-000-054-00; Legal Description: 17 1E LOCKWOOD BEACH SUB LOT 54 & 86 Comments: Mobile home that will need to be demolished. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$25,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Personal Property; Roof Issues; Mobile Home; Summer Tax Due: \$298.05</p>	4930 WIXOM DR BEAVERTON;	\$2,700	
2420	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 040-009-200-003-00; Legal Description: SEC 9 20 2E COM 600FT N OF SW COR OF NW 1/4 OF NW 1/4 TH E 233FT TH N 200FT TH W 233FT TH S 200FT TO POB EXC N 100FT THEREOF Comments: Newer roof, windows, siding. Mr. and Mrs. clean left this house in great condition. 3 BRS and plenty of space. Cleanest house in Gladwin County</p> <p><i>(2 of 2)</i> Parcel ID: 040-009-200-003-11; Legal Description: SEC 9 20 2E PARCEL COM 700FT N OF SW COR OF NW 1/4 OF NW 1/4 TH E 233FT TH N 110FT TH W 233FT TH S 110FT TO POB Summer Tax Due: \$244.63</p>	MILLER RD ALGER; 6444 MILLER RD ALGER;	\$4,300	
2422	<p>Parcel ID: 040-070-000-084-00; Legal Description: 20 2E FRANKLINS ACRES LOT 84 Comments: Private road Summer Tax Due: \$14.81</p>	RIVER RIDGE RD ALGER;	\$1,200	
2423	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 040-070-000-086-00; Legal Description: 20 2E FRANKLINS ACRES LOT 86 Comments: 3 lots combined each lot 65 x 240 apx, so just over one acre</p> <p><i>(2 of 3)</i> Parcel ID: 040-070-000-087-00; Legal Description: 20 2E FRANKLINS ACRES LOT 87</p> <p><i>(3 of 3)</i> Parcel ID: 040-070-000-088-00; Legal Description: 20 2E FRANKLINS ACRES LOT 88 Summer Tax Due: \$40.83</p>	RIVER RIDGE RD ALGER; RIVER RIDGE RD ALGER; RIVER RIDGE RD ALGER;	\$3,500	

2427	<p>Parcel ID: 050-001-300-006-00; Legal Description: SEC1 18 1W PARCEL COM 100FT W OF NE COR OF W 3/4 OF SW 1/4, TH W 100FT, TH S 225FT, TH E 100FT, TH N 225FT TO P.O.B. Comments: This home has had many additions over the years. Cement block construction with newer windows. Roof has been neglected over the years and is dangerous. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$25,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Personal Property; Roof Issues; Summer Tax Due: \$250.81</p>	329 W M61 GLADWIN;	\$3,400	
2429	<p>Parcel ID: 060-080-000-076-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 76 Comments: Steep ditch. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$41.36</p>	FAIRFIELD WAY GLADWIN;	\$1,400	
2430	<p>Parcel ID: 060-080-000-080-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 80 Comments: Deep ditch. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$41.36</p>	ST ANDREWS DR GLADWIN;	\$1,500	
2431	<p>Parcel ID: 060-080-000-083-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 83 Comments: Deep ditch. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$88.34</p>	RUTLAND CT GLADWIN;	\$1,500	

2432	Parcel ID: 060-080-000-090-10; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 90,91,92 Comments: Deep Ditch. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$121.01	ST ANDREWS DR GLADWIN;	\$1,900	
2433	Parcel ID: 060-080-000-097-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 97 Comments: Deep ditch. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$41.36	DUNDEE DRIVE GLADWIN;	\$1,300	
2434	Parcel ID: 060-080-000-163-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 163 Comments: Deep ditch. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$89.16	FAIRFIELD WAY GLADWIN;	\$1,500	
2435	Parcel ID: 060-085-000-054-00; Legal Description: 20 1W HAMILTON REALM LOT 54 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. Association Fees; Summer Tax Due: \$70.02	HAMILTON WAY GLADWIN;	\$1,300	
2436	Parcel ID: 060-085-000-055-00; Legal Description: 20 1W HAMILTON REALM LOT 55 Comments: Deep ditch. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$70.02	HAMILTON WAY GLADWIN;	\$1,400	
2437	Parcel ID: 060-085-000-120-00; Legal Description: 20 1W HAMILTON REALM LOT 120 Comments: Electric and drive installed. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$70.02	ROTHBURY CT GLADWIN;	\$1,400	

2438	Parcel ID: 060-090-000-027-00; Legal Description: 20 1W HIGHLANDER REALM LOT 27 Comments: Appears to have driveway installed. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$41.36	BRASSIE CT GLADWIN;	\$1,300	
2440	Parcel ID: 060-091-000-482-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 482 Comments: Deep ditch. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$41.36	HIGHLANDERS WAY GLADWIN;	\$1,400	
2441	Parcel ID: 060-091-000-492-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 492 Comments: Deep ditch. 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. Terrain Challenged; Association Fees; Summer Tax Due: \$29.45	HIGHLANDERS WAY GLADWIN;	\$1,400	
2442	Parcel ID: 060-092-000-526-00; Legal Description: 20 1W HIGHLANDER REALM NO 3 LOT 526 Comments: Hard to find. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$88.34	SHAFTSBURY COURT GLADWIN;	\$2,000	
2443	Parcel ID: 060-093-000-564-00; Legal Description: 20 1W HIGHLANDER REALM NO 4 LOT 564 Comments: Deep ditch. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$41.36	BAFFY DR & SUG RIV R GLADWIN;	\$1,400	
2444	Parcel ID: 060-093-000-568-00; Legal Description: 20 1W HIGHLANDER REALM NO 4 LOT 568 Comments: Deep ditch. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$41.36	ABERDEEN & DORMIE DR GLADWIN;	\$1,400	

2445	Parcel ID: 060-093-000-569-00; Legal Description: 20 1W HIGHLANDER REALM NO 4 LOT 569 Comments: Deep ditch Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$41.36	ABERDEEN DR GLADWIN;	\$1,400	
2446	Parcel ID: 060-110-000-076-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 76 Comments: Deep ditch, across from clubhouse Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$41.36	HUNTINGTON WAY GLADWIN;	\$1,300	
2447	Parcel ID: 060-110-000-085-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 85 Comments: Deep ditch Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$41.36	HUNTINGTON WAY GLADWIN;	\$1,300	
2448	Parcel ID: 060-110-000-180-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 180 Comments: Lightly wooded. 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. Terrain Challenged; Association Fees; Summer Tax Due: \$41.36	LEXINGTON AVE GLADWIN;	\$1,400	
2449	Parcel ID: 060-110-000-210-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 210 Comments: Has drive installed. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$41.36	WORTHINGTON CT GLADWIN;	\$5,400	

2450	Parcel ID: 060-120-000-063-00; Legal Description: 20 1W ISLANDERS REALM SUB LOT 63 Comments: Some nice Red Maples have been plated on this parcel. Deep ditch. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$110.46	N HAVEN DR GLADWIN;	\$1,800	
2451	Parcel ID: 060-130-000-230-00; Legal Description: 20 1W KINGS REALM SUB LOT 230 Comments: Deep ditch Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$72.59	KINGS WAY GLADWIN;	\$1,500	
2454	Parcel ID: 060-160-000-179-00; Legal Description: 20 1W QUEENS REALM SUB LOT 179 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. Association Fees; Summer Tax Due: \$79.57	QUEENS WAY GLADWIN;	\$1,500	
2455	Parcel ID: 060-165-000-147-00; Legal Description: 20 1W SALISBURY REALM LOT 147 Comments: Deep ditch Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$101.02	HEATHER WAY GLADWIN;	\$1,900	
2458	Parcel ID: 060-180-000-231-00; Legal Description: 20 1W SIR RICHARDS REALM SUB LOT 231 Comments: Should be able to play peek a boo with lake views. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$72.59	KINGS WAY GLADWIN;	\$1,500	

2459	Parcel ID: 060-200-000-048-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 48 Comments: Has driveway installed. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$56.28	WORCHESTER WAY GLADWIN;	\$1,500	
2461	Parcel ID: 060-200-000-143-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 143 Comments: Deep ditch Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$56.28	WINCHESTER WAY GLADWIN;	\$1,700	
2463	Parcel ID: 060-200-000-204-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 204 Comments: Has driveway. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$73.19	EASTCHESTER WAY GLADWIN;	\$2,100	
2464	Parcel ID: 060-200-000-219-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 219 Comments: Deep ditch. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Association Fees; Summer Tax Due: \$73.19	DORCHESTER WAY GLADWIN;	\$1,600	
2465	Parcel ID: 070-016-100-001-02; Legal Description: SEC 16 20 1E PART OF NE 1/4 OF NE 1/4 BEG N 88DEG 50MIN 13SEC W ALONG N SEC LINE 577.02FT FROM NE COR OF SEC TH CONT N 88DEG 50MIN 13SEC W 300FT TH S 0DEG 11MIN W 173.11FT TO NLY ROW LINE OF WEST INDIAN LAKE DR TH S 88DEG 51MIN 12SEC E 6.09FT TH ALONG A 271.65FT RADIUS CURVE TO LEFT HAVING LONG CHORD BEARING N 68DEG 50MIN 17SEC E 206.23FT TH N 47DEG 45MIN 43SEC E 137.87FT BACK TO POB. DESC CORR 6/27/18 Comments: Nice trees Wetland Indicators; Summer Tax Due: \$12.61	W INDIAN LAKE RD GLADWIN;	\$1,200	
2466	Parcel ID: 070-065-000-039-00; Legal Description: 20 1E SUPVS PLAT OF BENSCH SUB LOT 39 Comments: Could be a great getaway with man cave pole barn and clean up up the single wide Personal Property; Mobile Home; Summer Tax Due: \$137.97	5464 WOODWILL LANE ALGER;	\$4,100	
2467	Parcel ID: 070-180-000-003-00; Legal Description: 20 1E SUPVS PLAT OF PATTERSONS SUB LOT 3 EXC N 20FT PARALLEL WITH N LINE OF LOT 3 Summer Tax Due: \$16.32	OAK ST GLADWIN;	\$1,300	

2468	Parcel ID: 070-180-000-026-00; Legal Description: 20 1E SUPVS PLAT OF PATTERSONS SUB LOT 26 Comments: Has some floor issues as mist mobiles do , but should make a great getaway Structural Issues; Mobile Home; Summer Tax Due: \$45.51	444 OAK ST GLADWIN;	\$2,400	
2471	Parcel ID: 110-010-100-006-00; Legal Description: SEC10 18 1E COM SE COR OF E 1/2 OF E 1/2 OF SE 1/4 OF NE 1/4 TH W 60FT TH N 500FT TH E 60FT TH S 500 FT TO POB Comments: 60 X 500 parcel Summer Tax Due: \$87.48	E M61 GLADWIN;	\$1,600	
2472	Parcel ID: 110-373-000-026-00; Legal Description: 18 1E WHITNEY BEACH SUB NO 3 LOT 26 Comments: Large drop off from road Terrain Challenged; Summer Tax Due: \$79.54	E RIVER DR BEAVERTON;	\$1,300	
2473	Parcel ID: 110-375-000-283-00; Legal Description: 18 1E SUPVS PLAT WHITNEY BEACH SUB NO 5 LOT 283 Comments: Some younger trees Summer Tax Due: \$40.04	S WHITNEY BEACH RD BEAVERTON;	\$1,300	
2474	Parcel ID: 110-420-006-030-10; Legal Description: 18 1E WOODLAND TERRACE SUB BLK 6 LOTS 30 & 31 Comments: Wow Nellie, this place is going to take some serious work and clean up. Roof Issues; Sanitation Issues And Garbage; Dangerous Building; Summer Tax Due: \$232.27	305 BEECH ST GLADWIN;	\$2,100	
2476	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 130-015-400-035-11; Legal Description: SEC 15 19 1E PART OF SE 1/4 COM AT S 1/4 COR TH N 0 DEG 32SEC W ALG N/S 1/4 LN 2074.64FT TH N 84DEG 59MIN 28SEC E 150FT TH S 0DEG 32SEC E 550FT TH S 11DEG 25MIN 57SEC E 218.16FT TH N 87DEG 24MIN 46SEC E 60.26FT TH N 9DEG 29MIN 32SEC E 27.11FT TH S 80DEG 32MIN 12SEC E 46.7FT TH S 84DEG 46MIN 53SEC E 46.76FT TO POB TH CONT S 84DEG 46MIN 53SEC E 45FT TH N 2DEG 37MIN 11SEC W 100.04FT TH S 83DEG 43MIN 5SEC E 29.36FT TH N 3DEG 44MIN 31SEC W 59.11 FTTH S 89DEG 30MIN 23SEC W 75FT TH S 3DEG 36MIN 38 SEC E 148.65FT TO POB. DESC CORR 7/5/18 Comments: Large block building with plenty of parking . Mold issues from being closed up for so long. Kitchen system seems to still be operational. Building seems to solid and well kept. Has 2 outbuildings or garages one of which is in very dangerous condition Personal Property; Mold; <i>(2 of 2)</i> Parcel ID: 130-015-400-042-01; Legal Description: SEC 15 19 1E PART OF SE 1/4 COM 600FT S OF CEN OF SEC TH N 85DEG E 150FT TO ELY LINE OF CO RD TH S 550FT ALONG SD ELY LINE OF CO RD TH S 9DEG 25MIN W 218.3FT TH E 65FT TO T POB TH S 9DEG 25MIN W 90.52FT TH S 76DEG 10MIN E 109FT TH N 88DEG 19MIN E 60FT TH N 5DEG 13MIN E 109.7FT TH N 77DEG 31MIN W 159.15FT TH S 12DEG W 27FT TO POB SD PARCEL INCLUDES SLY 8FT OF 16FT EASEMENT ALONG NLY LIINE OF SD PARCEL ALSO 20FT WIDE EASEMENT FOR INGRESS & EGRES LYING NLY OF DESC LINE COM 9DEG 25MIN W 90.25FT FROM POB OF ABOVE DESC PARCEL TH RNG S 76DEG 10MIN E 109FT TH S 88DEG 19MIN E 60FT TO POB & ALSO COM AT NE COR ABOVE DESC TH S 50FT TH SE PAR WITH N LN ABOVE PARCEL 200FT TH N 50FT TH WLY ON EXT N LN ABOVE PARCEL 200FT TO POB Summer Tax Due: \$2,095.34	2634 N LAKESHORE DR GLADWIN; 2626 LAKESHORE DR GLADWIN;	\$52,500	

2478	Parcel ID: 130-015-400-045-01; Legal Description: SEC 15 19 1E COM S 1/4 COR TH N 0DEG 32SEC W ALG N/S 1/4 LN2074.84FT TH N 84DEG 59MIN 28SEC E 150FT TH S 0DEG 32SEC E 550FT TH S 11DEG 25MIN 57SEC E 218.16FT TH N 87DEG 24MIN 46SEC E 60.26FT TH N 9DEG 29MIN 32SEC E 27.11FT TH S 80DEG 32MIN 12SEC E 46.7FT TH S 84DEG 46MIN 53SEC E 91.76FT TH N 2DEG 37MIN 11SEC W100.04FT TH S 83DEG 43MIN 5SEC E 29.36FT TO POB TH S 85DEG 7MIN 21SEC E 30FT TH S 2DEG 59MIN 45SEC E 100.01FT TH S 85DEG 18MIN 6SEC E 59.84FT TH N 2DEG 55MIN 29SEC W 170.45FT TH S 87DEG 30MIN 23SEC W 90FT TH S 3DEG 44MIN 3SEC E 59.11FT TO POB SUBJ TO EAS AS REC Comments: Close to the lake Summer Tax Due: \$56.46	LAKESHORE DR GLADWIN;	\$1,600	
2479	Parcel ID: 140-075-000-009-10; Legal Description: 20 2W GRASS LAKE SUB S PART OF EACH 12-13-14. SPLIT FROM 140-075-000-005-01 ON 1-12-2013. SPLIT ON 07/16/2013 FROM 140-075-000-005-10; Comments: Appears to be behind 5413 No Road Access; Summer Tax Due: \$18.82	MORROW RD GLADWIN;	\$1,400	
2481	Parcel ID: 140-076-000-130-00; Legal Description: 20 2W GRASS LAKE SUB NO TWO LOT 130 Comments: Home will need to be demolished. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$25,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Mold; Summer Tax Due: \$129.63	5322 IRENE ST GLADWIN;	\$2,700	
2482	Parcel ID: 140-077-000-236-00; Legal Description: 20 2W GRASS LAKE SUB NO THREE LOT 236 Comments: Looks like good good bones on this mid century rancher with attached 1 car garage . Nice mature trees in back yard Summer Tax Due: \$214.23	5236 ROSE ST GLADWIN;	\$4,900	
2483	Parcel ID: 140-080-000-006-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 6 Comments: Why not build again and have your up north getaway! Please check with the local unit assessor to see if you could build. Summer Tax Due: \$12.59	5532 PARKWOOD DR GLADWIN;	\$1,200	

2484	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 140-080-000-017-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 17 Comments: Adjacent to sale # 2485, Lightly wooded and level</p> <p><i>(2 of 3)</i> Parcel ID: 140-080-000-018-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 18 Comments: Adjacent sale # 2485 & 2484</p> <p><i>(3 of 3)</i> Parcel ID: 140-080-000-019-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 19 Comments: On the curve, quiet area note adjacent to sale # 2485</p> <p>Summer Tax Due: \$51.54</p>	PARKWOOD DR GLADWIN; PARKWOOD DR GLADWIN; PARKWOOD DR GLADWIN;	\$3,800	
2487	<p>Parcel ID: 140-090-000-506-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOT 506 Comments: Serious roof issues and some structural wall problems . For the right person this could be a great project Seasonal Road; Structural Issues; Roof Issues;</p> <p>Summer Tax Due: \$61.96</p>	5407 PINE ST GLADWIN;	\$2,800	
2488	<p>Parcel ID: 170-160-004-004-00; Legal Description: GLADWIN CITY MAP OF RAYMOND & CHESSERS ADD BLK 4 LOTS 4 & 11. DESC CORR 5/15/14</p> <p>Comments: Newer well manufactured home on 2 lots. Might have a better use as commercial. Very clean condition on the inside . Bank Repo; Roof Issues;</p> <p>Summer Tax Due: \$741.44</p>	740 N SILVERLEAF STREET GLADWIN;	\$6,700	

Tenancy

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

Check One Box Below:

TENANTS IN COMMON

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

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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

TENANTS BY THE ENTIRETIES (A married couple)

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

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

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

SCHEDULE OF ENTITY OWNERSHIP

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

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

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

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

Property Transfer Affidavit

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

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. **It must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		6. Seller's (Transferor) Name
		8. Buyer's (Transferee) Name and Mailing Address
		9. Buyer's (Transferee) Telephone Number

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

10. Type of Transfer. Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

EXEMPTIONS

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the taxable value must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (**State Equalized Value**). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- transfer from one spouse to the other spouse
- change in ownership solely to exclude or include a spouse
- transfer is by blood or affinity to the first degree
- transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- transfer to effect the foreclosure or forfeiture of real property
- transfer by redemption from a tax sale
- transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- transfer resulting from a court order unless the order specifies a monetary payment
- transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- transfer to establish or release a security interest (collateral)
- transfer of real estate through normal public trading of stocks
- transfer between entities under common control or among members of an affiliated group
- transfer resulting from transactions that qualify as a tax-free reorganization
- transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- transfer of land with qualified conservation easement (land only - not improvements)
- other, specify: _____

CERTIFICATION

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

Signature	Date
Name and title, if signer is other than the owner	Daytime Phone Number
	E-mail Address

Instructions:

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

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

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. It includes, but is not limited to, the following conveyances:

- Deed.
- Land contract.
- Transfer into a trust, unless the sole beneficiary is the settlor (creator of the trust), the settlor's spouse, or both.
- Transfer from a trust, unless the distributee is the sole present beneficiary, the spouse of the sole present beneficiary, or both.
- Changes in the sole present beneficiary of a trust, unless the change only adds or substitutes the spouse of the sole present beneficiary.
- Distributions by a will or intestate succession, unless to the decedent's spouse.
- Leases, if the total duration of the lease is more than 35 years, including the initial term and all options for renewal, or if the lease grants the lessee the right to purchase the property at the end of the lease for not more than 80 percent of the property's projected true cash value at the end of the lease. This only applies to the portion of the property subject to the lease described above.
- Transfers of more than a 50 percent interest in the ownership of a business, unless the ownership is gained through the normal public trading of shares of stock.
- Transfers of property held as a tenancy in common, except the portion of the property not subject to the ownership interest conveyed.
- A conveyance of an ownership interest in a cooperative housing corporation, except the portion of the property not subject to the ownership interest conveyed.

For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

Penalties:

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

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