

Public Land Auction

Lake

August 16th, 2019

Lake County



Location:

Amvets Post 1988
1959 W 24th St, Baldwin, MI 49304

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

Amvets Post 1988: 1959 W 24th St, Baldwin, MI 49304





[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.

Lake

Lot #	Lot Information	Address	Min. Bid	Sold For
3600	<p>Parcel ID: 02-511-004-60; Legal Description: S 262', E 333', E 1/2 E 1/2 NE 1/4 NW 1/4 SEC 11 T19N R12W 2 A M/L Comments: Parcel is 262' x 333' in size. Sits several hundred feet off E 5 Mile Road near Luther. We found a place where we could SEE the mobile (across a fence) at the very very end of Jost Road, but there is no legal access there. We suspect that the large fifth wheel trailer parked on a part of RR Road probably is blocking access ... or maybe that the trail is overgrown. Mobile appears to have been abandoned for a while. Chefs surprise! Summer Tax Due: \$109.59</p>	4441 E 5 MILE RD LUTHER;	\$2,000	
3602	<p>Parcel ID: 04-033-013-00; Legal Description: S 627' OF SE 1/4 NW 1/4 EXC BEG 200' W OF SE COR TH W 1118' TO W 1/16 LN, NLY 64', S87 DEG E 206', S 81 DEG E 192', S 86 DEG E 210', N 88 DEG E 400', S 87 DEG E TO PT N OF POB, S TO POB & EXC BEG 423' N OF SE COR TH W 264' N 165' E 264', S 165' TO POB. SEC 33 T20N R14W. 14.13 A. M/L. Comments: 14+ acre parcel is irregular in shape, (see images). Nicely wooded land SW of Irons. Lots of maples here. There is an older vertical log cabin with a couple of additions and a one car detached garage that is in reasonable condition, located at the very SE corner of the property where Bass Lake Road meets Noreika Road . A little spit and polish and it's right back into shape. The roof over the back porch has some rot at the eaves and needs decking and shingles. Inside its got some cobwebs, but won't need all that much work. No "bedrooms", but it has room for a full size bed or two just off the living area. There is a partial basement. Wiring is old and the service entrance has been dropped. Summer Tax Due: \$297.96</p>	6523 N BASS LAKE RD IRONS;	\$4,500	
3603	<p>Parcel ID: 04-490-002-00; Legal Description: LOT 2 RICHMOND ACRES. Comments: Older mobile on a standard platted size lot west of Irons. Roof seems "generally" okay, but there is spongy floor near the bathrooms and laundry area here (some boards thrown down to cover holes) which is an indicator that there has been freeze damage to the plumbing. Not in horrible condition. But it is what it is. The power drop has been cut off by the utility provider. Mobile Home; Freeze Damage; Summer Tax Due: \$156.27</p>	6797 N BASS LAKE RD IRONS;	\$2,800	
3604	<p>Parcel ID: 06-028-097-00; Legal Description: PART N 1/2 SE 1/4; BEG AT A PT 533 FT S AND 2173 FT W OF THE E 1/4 POST; W 100 FT; S 50 FT; E 100 FT; N TO P.O.B. SEC 28 T19N R13W. .12 A. Summer Tax Due: \$2.42</p>		\$600	
3605	<p>Parcel ID: 06-028-102-00; Legal Description: PART N 1/2 SE 1/4; BEG AT A PT 558 FT. S AND 2273 FT W OF THE E 1/4 POST; W 100 FT., S 50 FT, E 100 FT; N TO POB. SEC 28 T19N R13W. .12 A. Summer Tax Due: \$2.42</p>		\$600	
3606	<p>Parcel ID: 06-370-005-00; Legal Description: LOT 5 2ND ADDITION TO WOLF LAKE SUBDIVISION. Comments: According to neighbors, this is an old army barracks building, moved up from Flint many years ago. No well or septic, and the building covers most of the lot, so there is no room to legally put either. This lot is surrounded by properties owned by relatives of the former owner. You may not want to kick the beehive iffen you know what I mean. Does not front on a public street. You will want to check on deeded easement rights. Summer Tax Due: \$111.72</p>	871 N M-37 BALDWIN;	\$900	

3607	Parcel ID: 09-009-001-39; Legal Description: BEGINNING 327 FEET WEST OF NORTH EAST CORNER OF THE SECTION, TH WEST 140 FT, S 315 FT, TH E 140 FT, N 315 FT TO POB ' SEC 9 T18N R11W 1.01 A M/L Comments: Nicely wooded parcel on a paved county road near Reed City and US 131. Fronts 140' feet on the south side of E 8th Street, and runs 315' feet into the woods. There is an army green fifth wheel tucked into the lot that you have to study the roadside to see. We do not have title to this unit and it is not included in the sale. There is a power service pole here (inactive). The drive is crude and requires a truck or SUV to get into until you get the culvert (onsite) installed and the drive graded a little better. We did not see a well out here. Summer Tax Due: \$16.22	8933 E 8TH ST REED CITY;	\$800	
3609	Parcel ID: 10-033-117-00; Legal Description: W 1/4 W 1/2 SE 1/4 SE 1/4. SEC 33 T18N R12W. 5 A Comments: Parcel fronts 165' along the north side of US 10 and runs 1320' feet north all the way to Gladys Street. Gladys Street is gated and may or may not be a public right of way in this area. You'll need to check. Dry, level, wooded lands with 165' feet of frontage on US 10 that does not appear to have ever had structures or anything else on it. . Summer Tax Due: \$36.84	US 10;	\$1,300	
3610	Parcel ID: 10-034-012-00; Legal Description: E 1/2 E 1/2 SE 1/4 NW 1/4 NW 1/4. SEC 34 T18N R12W. 2.5 A Comments: Parcel is 165' feet (east-west) x 660' feet (north-south). Sits south of the property at 3243 E 40th Street. We did not see any obvious improved road access to this parcel. There may be easement rights or a two track that we missed ... of access might be from the south-west over a gated road do your homework ... No Road Access; No Power In Area; Summer Tax Due: \$7.28	(Off) E 40th Street;	\$1,000	
3611	Parcel ID: 10-169-024-00; Legal Description: LOTS 24 TO 27 INC BLK 19 BLASS PARK Summer Tax Due: \$12.14		\$1,100	
3612	This lot is a "bundle" comprised of 3 parcels <i>(1 of 3)</i> Parcel ID: 10-601-017-00; Legal Description: LOT 17 BLK 1 THOMPSON'S ANNEX. Comments: High traffic US 10 location at the corner of US 10 and Buffalo, east of Idlewild and Baldwin, headed toward Reed City. The structure is solid and has a steel roof, but needs some work to the soffits and has broken windows. Partial basement on the east side has cement floor. Three parcels included in this sale. Looks like they took the electric panelboard and heat (if any) with them when they left. Power service is dropped. We did not see a well outside, or any evidence of plumbing inside. <i>(2 of 3)</i> Parcel ID: 10-601-018-00; Legal Description: LOTS 18 TO 20 INC BLK 1 THOMPSON'S ANNEX. <i>(3 of 3)</i> Parcel ID: 10-601-021-00; Legal Description: LOTS 21,22,23,24 BLK 1 THOMPSON'S ANNEX. Summer Tax Due: \$169.97	2514 E US 10;	\$4,900	
3615	Parcel ID: 11-024-006-05; Legal Description: THE EAST ONE (1) ACRES OF THE N 20 RDS OF W 24 RDS OF E 1/2 NW 1/4 NW 1/4. SEC 24 T18N R13W. 1 AC M/L Summer Tax Due: \$19.84		\$1,000	
3616	Parcel ID: 11-026-013-00; Legal Description: W 13 RDS OF E 53 RDS OF S 1/2 SW 1/4 NW 1/4 EXC W 105 FT. SEC 26 T18N R13W. 1.64 A M/L Summer Tax Due: \$280.96	1882 W 36TH ST BALDWIN;	\$5,000	

3617	Parcel ID: 11-026-014-00; Legal Description: PARCEL A E 35 FT OF W 105 FT OF E 53 RDS OF S 1/2 SW 1/4 NW 1/4 AND PARCEL B E 24.24' OF W 540.85' OF S 196.88' S 1/2 SW 1/4 NW 1/4 SEC 26 T18N R13W .63 A M/L Summer Tax Due: \$157.79	1910 W 36TH ST BALDWIN;	\$3,000	
3618	Parcel ID: 11-026-015-00; Legal Description: PT SW 1/4 NW 1/4 BEG 356' E, 33' N OF W 1/4 COR TH E 159', N 164', E 24', N 453', W 96', S 516', W 90', S 100' TO POB SEC 26 T18N R13W. 1.42 A M/L. Summer Tax Due: \$238.69	1934 W 36TH ST BALDWIN;	\$3,000	
3619	Parcel ID: 11-102-083-00; Legal Description: LOT 83 ARROWHEAD VILLAGE #2. Summer Tax Due: \$15.77		\$1,000	
3620	Parcel ID: 11-326-005-00; Legal Description: LOT 5, 6 & 7 BLK 26 LAKELAND ACRES #1. Summer Tax Due: \$7.28		\$900	
3621	Parcel ID: 11-398-017-00; Legal Description: LOTS 17,18,19,20 BLK 98 LAKELAND ACRES #3. Summer Tax Due: \$9.70		\$4,300	
3622	Parcel ID: 11-402-003-00; Legal Description: LOTS 3 & 4 BLK 2 LAKEWOODS ACRES. Summer Tax Due: \$5.48		\$900	
3623	Parcel ID: 11-404-006-00; Legal Description: LOTS 6 & 7 BLK 4 LAKEWOODS ACRES. Summer Tax Due: \$6.07		\$800	
3624	Parcel ID: 11-406-003-00; Legal Description: LOT 3 BLK 6 LAKEWOODS ACRES. Summer Tax Due: \$2.42		\$400	
3625	Parcel ID: 11-418-018-00; Legal Description: LOTS 18 & 19 BLK 18 LAKEWOODS ACRES. Summer Tax Due: \$5.48		\$850	
3626	Parcel ID: 11-419-015-00; Legal Description: LOTS 14 TO 19 INC BLK 19 LAKEWOODS ACRES. Summer Tax Due: \$9.36	2643 W ASHTON RD;	\$850	
3627	Parcel ID: 11-423-043-00; Legal Description: LOTS 43 & 44 BLK 23 LAKEWOODS ACRES. Summer Tax Due: \$5.48		\$850	
3628	Parcel ID: 11-424-004-00; Legal Description: LOTS 4,5,6 BLK 24 LAKEWOODS ACRES. Summer Tax Due: \$8.49		\$800	

3629	<p>This lot is a "bundle" comprised of 5 parcels</p> <p>(1 of 5) Parcel ID: 11-425-014-00; Legal Description: LOTS 14,15,32,33 BLK 25 LAKEWOODS ACRES. Comments: Bundle of 5 parcels containing many lots in block 25 Lakewoods Acres</p> <p>(2 of 5) Parcel ID: 11-425-016-00; Legal Description: LOTS 16,17,30,31 BLK 25 LAKEWOODS ACRES.</p> <p>(3 of 5) Parcel ID: 11-425-018-00; Legal Description: LOTS 18,19,20 BLK 25 LAKEWOODS ACRES.</p> <p>(4 of 5) Parcel ID: 11-425-021-00; Legal Description: LOTS 21,22,23 BLK 25 LAKEWOODS ACRES. Personal Property;</p> <p>(5 of 5) Parcel ID: 11-425-028-00; Legal Description: LOT 28 BLK 25 LAKEWOODS ACRES. Summer Tax Due: \$43.68</p>		\$4,500	
3634	<p>Parcel ID: 11-438-015-00; Legal Description: LOTS 15 & 16 BLK 38 LAKEWOODS ACRES #2 Summer Tax Due: \$6.07</p>		\$850	
3635	<p>Parcel ID: 11-442-029-00; Legal Description: LOTS 29,30,31 BLK 42 LAKEWOODS ACRES #2 Summer Tax Due: \$8.49</p>		\$900	
3636	<p>Parcel ID: 11-444-016-01; Legal Description: LOTS 16 TO 20 INC BLK 44 LAKEWOODS ACRES #2. Comments: Mobile on a corner lot. Steel roof over, natural gas, 4" well. Appears to have been well taken care of over time, last regular occupancy 2006 or so. Floors and roof are solid. A little trash thrown around, but a couple days worth of cleaning and that should be all set. Updated bathroom. One block off US 10/M-37 just north of Baldwin. Tax roll address is Springtime Street, but it is marked as 4209 Yale, which seems to be the address for the place next door (?). 3 bedrooms with 2 baths including a Jack-and-Jill setup at the front. Summer Tax Due: \$111.87</p>	2542 W Springtime Street;	\$2,700	
3637	<p>Parcel ID: 11-445-047-00; Legal Description: LOTS 47,48,49,50 BLK 45 LAKEWOODS ACRES #2. Summer Tax Due: \$12.14</p>		\$2,800	
3638	<p>Parcel ID: 11-446-003-00; Legal Description: LOTS 3, 4, 6, 7 & 8 BLK 46 LAKEWOODS ACRES #2. Summer Tax Due: \$14.56</p>		\$1,000	
3639	<p>Parcel ID: 11-446-022-00; Legal Description: LOT 22 BLK 46 LAKEWOODS ACRES #2. Summer Tax Due: \$2.42</p>		\$800	
3640	<p>Parcel ID: 11-447-023-00; Legal Description: LOTS 23,24,25 BLK 47 LAKEWOODS ACRES #2. Summer Tax Due: \$8.49</p>	2698 W ONTARIO;	\$6,200	
3641	<p>Parcel ID: 11-452-005-00; Legal Description: LOTS 5 & 6 BLK 52 LAKEWOODS ACRES #2. Summer Tax Due: \$6.07</p>		\$850	
3642	<p>Parcel ID: 11-452-011-00; Legal Description: LOTS 11,THRU 14, INCL & 20, THRU 23 INCL BLK 52 LAKEWOODS ACRES 2. Summer Tax Due: \$23.05</p>		\$1,100	

3643	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 11-452-024-00; Legal Description: LOTS 24 & 25 BLK 52 LAKEWOODS ACRES #2.</p> <p>(2 of 2) Parcel ID: 11-452-026-00; Legal Description: LOT 26 BLK 52 LAKEWOODS ACRES #2.</p> <p>Summer Tax Due: \$8.49</p>	2726 W 32ND ST;	\$1,700	
3645	<p>Parcel ID: 11-453-007-01; Legal Description: LOTS 7 TO 9 INC & 43 & 44 BLK 53 LAKEWOODS ACRES #2. Comments: This one is actually straight and solid, just beat up. We would consider it a sheel that needs resurfacing, doors and windows and mechanicals updated. Missing most of the windows, and it has been busted into a few times (I know, shocker). Power drop is still attached. Full basement. Roof isn't leaking, but soffits and eaves are in need of work, so you might as well put new shingle on it while you're up there, eh? With a once-over, this one isn't all that bad. Just off M37/US-10 north of Baldwin.</p> <p>Summer Tax Due: \$151.05</p>	2605 W BYRON ST;	\$2,900	
3646	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 11-456-007-00; Legal Description: LOTS 7 & 8 BLK 56 LAKEWOODS ACRES 2.</p> <p>(2 of 2) Parcel ID: 11-456-009-00; Legal Description: LOTS 9,10,11 BLK 56 LAKEWOODS ACRES 2.</p> <p>Summer Tax Due: \$14.56</p>	2605 W ST LAWRENCE ST;	\$900	
3648	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 11-456-014-00; Legal Description: LOTS 14,15,16 BLK 56 LAKEWOODS ACRES 2. Comments: Bundle of two lots</p> <p>(2 of 2) Parcel ID: 11-456-034-00; Legal Description: LOTS 34 TO 38 INC BLK 56 LAKEWOODS ACRES 2.</p> <p>Summer Tax Due: \$23.05</p>		\$3,000	
3650	<p>Parcel ID: 11-461-027-00; Legal Description: LOTS 27 TO 30 INC BLK 61 LAKEWOODS ACRES #3.</p> <p>Summer Tax Due: \$12.14</p>		\$900	
3651	<p>Parcel ID: 11-468-018-00; Legal Description: LOTS 18 TO 21 INC BLK 68 LAKEWOODS ACRES #3.</p> <p>Summer Tax Due: \$12.14</p>		\$950	
3652	<p>Parcel ID: 11-477-030-00; Legal Description: LOTS 30 & 31 BLK 77 LAKEWOODS ACRES #3. Personal Property;</p> <p>Summer Tax Due: \$6.07</p>		\$850	
3653	<p>Parcel ID: 11-493-019-00; Legal Description: LOTS 19 TO 22 INC BLK 93 LAKEWOODS ACRES #4</p> <p>Summer Tax Due: \$12.14</p>		\$800	
3654	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 11-498-015-00; Legal Description: LOTS 15,16,17,18 BLK 98 LAKEWOODS ACRES #4.</p> <p>(2 of 2) Parcel ID: 11-498-019-02; Legal Description: LOTS 19,20, BLK 98 LAKEWOODS ACRES #4.</p> <p>Summer Tax Due: \$18.21</p>	3353 S CORNELL AVE;	\$1,800	

3656	Parcel ID: 11-503-042-00; Legal Description: LOTS 42 & 43 BLK 103 LAKEWOODS ACRES #4. Summer Tax Due: \$5.48		\$850	
3657	Parcel ID: 11-506-030-00; Legal Description: LOTS 30 & 31 BLK 106 LAKEWOODS ACRES #4. Personal Property; Summer Tax Due: \$6.07	2662 W FERNDAL ST;	\$500	
3658	Parcel ID: 11-507-022-00; Legal Description: LOTS 22 TO 28 INC BLK 107 LAKEWOODS ACRES #4. Summer Tax Due: \$20.63		\$600	
3659	Parcel ID: 11-510-028-01; Legal Description: LOTS 28 TO 31 INC BLK 110 LAKEWOODS ACRES #4. Summer Tax Due: \$12.14		\$950	
3660	Parcel ID: 11-513-022-01; Legal Description: LOTS 22 TO 24 INC BLK 113 LAKEWOODS ACRES #4. Summer Tax Due: \$8.49		\$850	
3661	Parcel ID: 11-513-027-00; Legal Description: LOTS 27 TO 33 INC BLK 113 LAKEWOODS ACRES #4. Summer Tax Due: \$20.63		\$1,100	
3662	Parcel ID: 11-533-010-00; Legal Description: LOTS 10,50,51 BLK 133 LAKEWOODS ACRES #8. Summer Tax Due: \$14.56		\$500	
3663	Parcel ID: 12-017-003-60; Legal Description: PT S 1/2 NW 1/4, BEG GEN. 1/4 COR, TH N275', W TO R/W LN CO RD, SLY TO E & W 1/4 LINE, E 380' TO P.O.B. SEC 17 T 18N R14W. 2.44 A Comments: Just off US 10 on Shepperd Road. About 275' feet along the east side of the road, and 380 feet deep. Old foundation on the parcel. 2.44 acres more or less. Real quiet country setting. Dry, level lot with the front half open, back half young hardwoods, many oaks. Summer Tax Due: \$17.68	2460 S SHEPPERD RD;	\$800	
3664	Parcel ID: 12-019-014-00; Legal Description: PT W 1/2 NW 1/4, BEG 290 FT S OF NW COR THEREOF, TH E 264 FT, TH S 75', TH W 264', TH N TO POB. SEC 19 T18N R14W. .36 A Comments: Parcel fronts 75' on Tyndall Road, just south of Branch off US 10, and runs 264' feet deep. May have been a trailer or something here in the past, but there is no power service that we can see. There IS natural gas here at the road. Summer Tax Due: \$19.17	3044 S TYNDALL RD;	\$800	
3665	Parcel ID: 12-252-166-01; Legal Description: LOT 166 - 168 INC NUGENT LAKE HILLS #2 Comments: Nice hillside lot at Nugent Hills. Has a cruddy old trailer with addition on it. Roof has been leaking for eons and if you weigh more than about three pounds you WILL go thru it. Trailer still has axle and tongue, so easy haul away. Driveway needs grading, as the approach from the road is steep and has a substantial rollover potential. Power service has been dropped. No obvious well or septic indicators unless it is inside the shed. Nugent Lake Hills is a private association, and there are likely bylaws and membership fees for maintaining the private road and shared WATERFRONT access park that you will want to investigate before bidding. Association Fees; Dangerous Building; Summer Tax Due: \$92.03	6204 W PINE CREST DR;	\$1,800	
3666	Parcel ID: 13-111-018-00; Legal Description: LOTS 18,31 & 32 BLK 11 CHAIN O LAKES. Comments: Sale includes 3 lots, with frontage on Honeymoon Lake! The street to this parcel is somewhat 2-trackish and it bisects the lots, with some of the land on each side. Summer Tax Due: \$11.49	Honeymoon Lake Drive;	\$700	

3667	Parcel ID: 13-128-016-00; Legal Description: LOTS 16 TO 21 INC BLK 28 CHAIN O LAKES. Comments: Six lots on a paved road near the Star Lakes. Nicely wooded in pines. Summer Tax Due: \$13.43	W Central Park Blvd;	\$700	
3668	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 13-191-034-00; Legal Description: LOTS 34,35 & 36 BLK 91 CHAIN O LAKES. Comments: 2 parcels in this sale. One is a modern one room cottage with modern electric, well and septic ... and the other a vacant lot where the well and power service are located. There is a mold issue in this one as a result of the roof leaking. But it's so small you can demo and redo this one in a week. Even faster without beer. Power service has been dropped. No heat source other than electric space heaters. Mold; (2 of 2) Parcel ID: 13-191-037-00; Legal Description: LOTS 37,38 & 39 BLK 91 CHAIN O LAKES. Summer Tax Due: \$81.56	8275 W BURDOCK AVE; 8293 W BURDOCK AVE;	\$3,100	
3670	Parcel ID: 13-206-022-00; Legal Description: LOTS 22 & 23 BLK 106 CHAIN O LAKES. Comments: Small vacant parcel. See plat map link for lot size. Double lot Summer Tax Due: \$3.70	W Horizon Drive;	\$600	
3671	This lot is a "bundle" comprised of 3 parcels (1 of 3) Parcel ID: 13-227-011-00; Legal Description: LOTS 11, 12, 28 & 29 BLK 127 CHAIN O LAKES #1. Comments: Bundle of 3 parcels containing many lots in block 127 of Chain O Lakes (2 of 3) Parcel ID: 13-227-013-00; Legal Description: LOTS 13 TO 20 INC BLK 127 CHAIN O LAKES #1. (3 of 3) Parcel ID: 13-227-044-00; Legal Description: LOTS 44 TO 49 INC BLK 127 CHAIN O LAKES #1. Summer Tax Due: \$30.11	8163 W BUTTERCUP AVE;	\$2,200	
3674	Parcel ID: 13-241-027-00; Legal Description: LOTS 27 TO 30 INC BLK 141 CHAIN O LAKES #1. Summer Tax Due: \$7.58		\$700	
3675	Parcel ID: 13-263-005-00; Legal Description: LOTS 5,6,7 & 8 BLK 163 CHAIN O LAKES #1. Summer Tax Due: \$7.58		\$700	
3676	Parcel ID: 14-002-065-00; Legal Description: N 1/2 S 1/2 SE 1/4 SW 1/4 NW 1/4 SE 1/4 SEC 2 T17N R13W. .625 A. Summer Tax Due: \$6.37		\$850	
3677	Parcel ID: 14-024-032-00; Legal Description: N 1/2 N 1/2 S 1/2 SE 1/4 NE 1/4 SEC 24 T17N R13W. 5 A. Comments: Parcel fronts 165' on the west side of Forman Road, and runs 1320' deep = 5 acres. There is an old foundation on the parcel. Paved county road. Summer Tax Due: \$38.26	S Forman Road;	\$1,300	
3678	Parcel ID: 14-049-042-00; Legal Description: LOTS 42 & 43 BLK 129 LAKEWOODS ACRES #6. Summer Tax Due: \$5.06		\$800	
3679	Parcel ID: 14-111-010-00; Legal Description: LOT 10 BLK 11 BALDWIN AVE SUBDIVISION. Summer Tax Due: \$2.42		\$800	

3680	Parcel ID: 14-111-018-00; Legal Description: LOT 18 BLOCK 11 BALDWIN AVE SUBDIVISION. Summer Tax Due: \$2.42		\$800	
3681	Parcel ID: 14-123-010-00; Legal Description: LOTS 10 TO 13 INC BLOCK 23 BALDWIN AVENUE SUBDIVISION #1. Summer Tax Due: \$9.70	W Whipple St;	\$900	
3682	Parcel ID: 14-150-004-00; Legal Description: LOT 4 DORSEY'S WOODS. Summer Tax Due: \$6.33		\$850	
3683	Parcel ID: 14-215-047-00; Legal Description: LOTS 47,48 BLOCK 15 IDLEWILD HEIGHTS #1. Summer Tax Due: \$3.81		\$800	
3684	Parcel ID: 14-216-011-01; Legal Description: LOTS 11 TO 14 INC 37 TO 40 INC BLK 16 IDLEWILD HEIGHTS #1. Comments: 8 lots in Idlewild. Contains an older concrete block building that has 4 one room motel room type units. Overall this one is very solid and worth rehabbing. Each has a very spartan kitchen and bath setup and a spot for a bed and that's about all. Roof and soffits need some work. It needs to be emptied out, cleaned up and put back to use! Dnvi; Summer Tax Due: TBA	62 W ALBANY AVE;	\$2,000	
3685	Parcel ID: 14-219-036-00; Legal Description: LOTS 36 & 37 BLK 19 IDLEWILD HEIGHTS #1. Summer Tax Due: \$3.81		\$800	
3686	Parcel ID: 14-222-037-00; Legal Description: LOTS 37 & 38 BLK 22 IDLEWILD HEIGHTS #1. Summer Tax Due: \$3.81		\$800	
3687	Parcel ID: 14-227-022-00; Legal Description: LOTS 22 TO 37 INC BLOCK 27 IDLEWILD HEIGHTS #2 Summer Tax Due: \$15.34		\$900	
3688	Parcel ID: 14-240-075-00; Legal Description: LOT 75 IDLEWILD PINES ESTATES. Summer Tax Due: \$5.09		\$800	
3689	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 14-242-012-00; Legal Description: * LOTS 12,17,18 BLOCK 2 IDLEWILD TERRACE. Comments: DOUBLE waterfront lot on Watermill Lake, south of Idlewild. Lot is firm right to the shoreline. There is a driveway cut in and the lot is level and open to the water. Just off Forman Road on a good gravel road. <i>(2 of 2)</i> Parcel ID: 14-242-015-00; Legal Description: LOT 15 BLOCK 2 IDLEWILD TERRACE. Summer Tax Due: \$44.48	66 W WATERWAY DR / LAKE DR;	\$2,100	
3691	Parcel ID: 14-288-010-00; Legal Description: LOT 10 BLK 48 IDLEWILD TERRACE #1. Summer Tax Due: \$1.21		\$700	
3692	Parcel ID: 14-309-035-00; Legal Description: LOTS 35 TO 38 INC BLOCK 79 IDLEWILD TERRACE #3. Summer Tax Due: \$6.07		\$850	
3693	Parcel ID: 14-312-017-00; Legal Description: LOTS 17 & 18 BLK 82 IDLEWILD TERRACE #3. Summer Tax Due: \$3.63		\$800	
3694	Parcel ID: 14-319-010-00; Legal Description: LOTS 10 & 11 BLK 89 IDLEWILD TERRACE #3. Summer Tax Due: \$3.63		\$800	

3695	Parcel ID: 14-320-001-00; Legal Description: LOTS 1 TO 8 INC BLOCK 90 IDLEWILD TERRACE #3. Summer Tax Due: \$13.35		\$1,000	
3696	Parcel ID: 14-334-037-00; Legal Description: LOTS 37 TO 42 INC BLK 134 IDLEWILD TERRACE #5. Summer Tax Due: \$9.70		\$900	
3697	Parcel ID: 14-342-001-00; Legal Description: ENTIRE BLOCK 142 (BEING LOTS 1 TO 22 INC) IDLEWILD TERRACE #5. Summer Tax Due: \$23.81		\$1,100	
3699	Parcel ID: 14-363-004-00; Legal Description: LOT 4 BLOCK 3 IDLEWILD TWIN LAKES. Summer Tax Due: \$2.42		\$800	
3700	Parcel ID: 14-365-018-00; Legal Description: LOTS 18,19,21,22 BLOCK 5 IDLEWILD TWIN LAKES. Summer Tax Due: \$10.91		\$900	
3701	Parcel ID: 14-624-046-00; Legal Description: LOTS 46 & 47 BLK 4 THOMPSON'S TERRACE. Summer Tax Due: \$3.63		\$800	
3702	Parcel ID: 14-631-032-00; Legal Description: LOTS 32 TO 36 INC BLOCK 11 THOMPSON'S TERRACE. Summer Tax Due: \$8.49		\$900	
3703	Parcel ID: 14-651-001-00; Legal Description: LOT 1 BLOCK 1 THOMPSON'S TERRACE #2. Summer Tax Due: \$3.95	16 W BALDWIN RD;	\$800	
3704	Parcel ID: 15-041-001-00; Legal Description: ENTIRE BLKS 1 & 2 EXC LOTS 29 TO 32 INC BLK 2 ARMSTRONGS ADDITION TO IDLEWILD. Comments: Parcel is almost two entire city blocks in the Armstrong Addition to Idlewild. There was a mobile/RV/camper here in the past, and a power service (still active) remains. There might be a well or septic here in the weeds, but we did not see it during our visit. Very quiet gravel road south of Idlewild. Great up north campspot! Summer Tax Due: \$64.34	Toledo Road;	\$1,800	
3705	Parcel ID: 15-088-001-00; Legal Description: LOTS 1, 2 & 3 BLK 8 GLEASONS ADDITION TO IDLEWILD. Summer Tax Due: \$4.12		\$800	
3706	Parcel ID: 15-117-047-00; Legal Description: LOTS 47 TO 50 INC BLK 17 IDLEWILD. Summer Tax Due: \$5.50		\$800	
3707	Parcel ID: 15-146-034-00; Legal Description: LOTS 34 TO 37 INC BLK 46 IDLEWILD. Summer Tax Due: \$8.49		\$850	
3708	Parcel ID: 15-152-037-00; Legal Description: LOT 37 BLK 52 IDLEWILD Summer Tax Due: \$1.33		\$800	
3709	Parcel ID: 15-155-022-00; Legal Description: LOTS 22 TO 25 INC BLK 55 IDLEWILD. Summer Tax Due: \$8.49		\$850	
3710	Parcel ID: 15-155-043-00; Legal Description: LOTS 43 & 44 BLK 55 IDLEWILD. Summer Tax Due: \$3.81		\$800	

3711	Parcel ID: 15-173-013-00; Legal Description: LOTS 13 TO 15 INC BLK 73 IDLEWILD. Summer Tax Due: \$6.93		\$850	
3712	Parcel ID: 15-197-005-00; Legal Description: LOTS 5 TO 8 INC BLK 97 IDLEWILD #1. Summer Tax Due: \$13.14		\$950	
3713	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 15-207-011-00; Legal Description: LOTS 11 & 12 BLK 107 IDLEWILD #1. Comments: High traffic location for two parcels 6 platted lots, on US 10 at Idlewild. Last use was "Hoskins Bait". Building is narrow and long, steel roof. The value here is in the land. Location, location, location! You don't get much better visibility than a spot like this! Great place for your new Whippy Dip or taco stand! (2 of 2) Parcel ID: 15-207-013-00; Legal Description: LOTS 13 TO 16 INC BLK 107 IDLEWILD #1. Summer Tax Due: \$30.47	1441 East US 10, Idlewild; 1441 E US 10;	\$2,000	
3715	Parcel ID: 15-208-030-00; Legal Description: LOTS 30 TO 33 INC BLK 108 IDLEWILD #1. Comments: Just a block off US 10. Concrete block construction, with a newer roof on the home in recent years. We did notice some structural cracking where the garage attaches at the rear, but it could be repaired with quick action. One bedroom. Spartan accommodations. A couple of missing windows, and some knotty pine accents. Power service has been dropped. This one is solid and worth a re-do. The heat, plumbing, electric all need replacement. Summer Tax Due: \$99.15	1456 E LYNNNDON ST IDLEWILD;	\$2,100	
3716	Parcel ID: 15-215-044-00; Legal Description: LOTS 44 TO 46 INC BLK 115 IDLEWILD #1. Summer Tax Due: \$5.02		\$800	
3717	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 15-217-001-01; Legal Description: LOTS 1, 2, 3, & 4 BLK 117 IDLEWILD #1 (2 of 2) Parcel ID: 15-217-005-00; Legal Description: LOTS 5,6,7 & 8 BLK 117 IDLEWILD #1. Summer Tax Due: \$21.25		\$1,900	
3719	Parcel ID: 15-240-010-00; Legal Description: LOTS 10 TO 13 INC, 39 & 40 BLK 140 IDLEWILD #2. Summer Tax Due: \$10.20		\$900	
3720	Parcel ID: 15-252-022-00; Legal Description: LOTS 22, 23, 24 & 25 BLK 152 IDLEWILD #2. Summer Tax Due: \$7.43		\$850	

3721	Parcel ID: 15-258-007-00; Legal Description: LOTS 7, 8, 37 & 38 BLK 158 IDLEWILD #3. Comments: At one time, this was a great lakefront resort home, with a panoramic view of the lake from the round-fronted living room on the lake.. But that was a while ago. It has fallen into disrepair, but it is certainly not too late to put it back together. First, the roof needs complete replacement, including decking and probably some soffit and edges as well. The one story portions of the home have been leaking inside for some time, and the rear (kitchen/back door) area is the worst section. There is daylight visible thru the roof in both one story sections.. The two story portion of the house is fairly solid, with one serious leak on the north side. The lot is narrow. Power and all mechanicals will need a redo. Essentially this one has potential, but it needs a lot of work. You could also just take it down and start over. Didn't see access to the basement/crawlspace. The power service has been dropped. Roof Issues; Summer Tax Due: \$194.09	7036 S GENEVA;	\$5,300	
3722	Parcel ID: 15-262-013-01; Legal Description: LOT 13 BLK 162 IDLEWILD #3. Summer Tax Due: \$2.72		\$800	
3723	Parcel ID: 15-268-011-00; Legal Description: LOTS 11 & 12 BLK 168 IDLEWILD #3. Summer Tax Due: \$3.81		\$700	
3724	Parcel ID: 15-270-009-00; Legal Description: LOT 9 BLK 170 IDLEWILD #3. Summer Tax Due: \$2.30		\$400	
3725	Parcel ID: 15-278-043-00; Legal Description: LOTS 43 TO 46 INC BLK 178 IDLEWILD #3. Summer Tax Due: \$6.37		\$850	
3726	Parcel ID: 15-289-045-00; Legal Description: LOTS 45 & 46 BLK 189 IDLEWILD #3. Summer Tax Due: \$3.03		\$800	
3727	Parcel ID: 15-290-047-00; Legal Description: LOTS 47 TO 50 INC BLK 190 IDLEWILD #3. Summer Tax Due: \$8.49		\$800	
3728	Parcel ID: 15-291-034-00; Legal Description: LOTS 34, 35 & 36 BLK 191 IDLEWILD #3. Summer Tax Due: \$6.07		\$800	
3729	Parcel ID: 15-317-025-00; Legal Description: LOTS 25 & 26 BLK 217 IDLEWILD #3. Summer Tax Due: \$4.35		\$800	
3730	Parcel ID: 15-343-038-00; Legal Description: LOTS 38 TO 41 INC BLK 243 IDLEWILD #3. Summer Tax Due: \$5.50		\$800	
3731	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 15-383-030-00; Legal Description: LOTS 30 TO 33 INC BLK 283 IDLEWILD #4 (2 of 2) Parcel ID: 15-383-034-00; Legal Description: LOT 34 BLK 283 IDLEWILD #4 Summer Tax Due: \$10.91	702 E LIMA;	\$1,700	

3733	Parcel ID: 15-422-001-00; Legal Description: LOTS 1 & 36 BLK 322 IDLEWILD #4. Comments: Waterfront lot on Idlewild Lake. Lot is brushy and could be decent with manicuring. Right across the street from the Red Rooster and just around the corner from the boat launch and beach. There may have been a campspot here in the past, but it's overgrown. Summer Tax Due: \$37.63	E ML King Boulevard;	\$1,400	
3734	Parcel ID: 15-432-028-00; Legal Description: LOT 28 BLK 332 IDLEWILD #4. Summer Tax Due: \$1.33		\$800	
3735	Parcel ID: 15-442-023-00; Legal Description: LOTS 23, 24, 25 & 26 BLK 342 IDLEWILD #5. Comments: Home is not occupied, but may still be in the possession of former owners. Aluminum sided 1.5 story home that needs roof, soffit and fascia work. The lot is brushy at the waterfront and needs to be manicured to be useful waterfront. This is a great lake ... the lot could be great access with some work. Beware of man-eating dogs in back yard. Personal Property; Dnvi; Summer Tax Due: \$326.57	6353 S IDLEWILD BLVD;	\$5,700	
3736	Parcel ID: 15-462-007-00; Legal Description: LOTS 7, 8, 9, 10 & 11 BLK 362 IDLEWILD #5. Comments: Older OCCUPIED wood frame home. Has a bad roof. Five lots and has frontage on a small pond to the west. At the end of a dead end street. Idlewild. Personal Property; Occupied; Dnvi; Roof Issues; Summer Tax Due: \$109.59	644 E ESSEX IDLEWILD;	\$1,800	
3737	Parcel ID: 15-464-022-00; Legal Description: LOTS 22 TO 25 INC BLK 364 IDLEWILD #6. Summer Tax Due: \$5.50		\$750	
3738	Parcel ID: 15-474-013-00; Legal Description: LOT 13 BLK 374 IDLEWILD #6 Summer Tax Due: \$1.33		\$750	
3739	Parcel ID: 15-496-038-01; Legal Description: LOTS 38 TO 45 INCLUSIVE BLOCK 396 IDLEWILD #7. COMBINED ON 10/20/2015 FROM 15-496-038-00, 15-496-043-00; Summer Tax Due: \$6.91		\$850	
3740	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 15-502-012-00; Legal Description: LOTS 12 TO 15 INC BLK 402 IDLEWILD #8. Comments: Bundle of 2 lots (2 of 2) Parcel ID: 15-502-020-00; Legal Description: LOTS 20 TO 26 INC BLK 402 IDLEWILD #8. Summer Tax Due: \$19.90		\$1,800	
3742	Parcel ID: 15-510-023-00; Legal Description: LOTS 23 & 24 BLK 410 IDLEWILD #8. Summer Tax Due: \$3.81		\$800	
3743	Parcel ID: 15-521-013-00; Legal Description: LOTS 13 & 14 BLK 1 IDLEWILD HEIGHTS. Summer Tax Due: \$5.09		\$750	
3744	Parcel ID: 15-524-038-00; Legal Description: LOTS 38 TO 41 INC BLK 4 IDLEWILD HEIGHTS. Summer Tax Due: \$5.50		\$850	
3745	Parcel ID: 15-565-038-00; Legal Description: LOTS 38 TO 42 INC BLK 55 IDLEWILD TERRACE #2. Comments: 5 lots. Older one story home and garage in final death throes. Home is a Biltmore that has advanced roof decay in a center section. Floor rot. Bad garage. Condemned by the township and MUST BE REMOVED. Power service dropped. Condemned; Summer Tax Due: \$33.89	156 E BATES;	\$1,300	

3746	Parcel ID: 15-566-039-00; Legal Description: LOTS 39 TO 42 INC BLK 56 IDLEWILD TERRACE #2. Summer Tax Due: \$7.98		\$850	
3747	Parcel ID: 15-571-023-00; Legal Description: LOTS 23 TO 25 INC BLK 61 IDLEWILD TERRACE #2. Summer Tax Due: \$4.12		\$750	
3748	Parcel ID: 15-575-009-00; Legal Description: LOT 9 BLK 65 IDLEWILD TERRACE #2. Summer Tax Due: \$1.67		\$750	
3749	Parcel ID: 15-601-007-00; Legal Description: LOTS 7 TO 10 INC BLK 101 IDLEWILD TERRACE #4. Personal Property; Summer Tax Due: \$8.49	8632 S CUSTER RD;	\$900	
3750	Parcel ID: 15-617-025-00; Legal Description: LOTS 25 TO 30 INC BLK 117 IDLEWILD TERRACE #4. Summer Tax Due: \$8.31		\$900	
3751	Parcel ID: 15-619-040-00; Legal Description: LOTS 40 & 41 BLK 119 IDLEWILD TERRACE #4. Summer Tax Due: \$3.03		\$800	
3752	Parcel ID: 15-623-007-00; Legal Description: LOTS 7 & 8 BLK 123 IDLEWILD TERRACE #4. Summer Tax Due: \$2.72		\$800	
3753	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 15-635-014-00; Legal Description: LOTS 14 TO 17 INC BLK 155 IDLEWILD TERRACE #6. Comments: Bundle of two lots <i>(2 of 2)</i> Parcel ID: 15-635-031-00; Legal Description: LOTS 31 & 32 BLK 155 IDLEWILD TERRACE #6. Summer Tax Due: \$11.21		\$1,700	
3755	Parcel ID: 15-636-029-00; Legal Description: LOTS 29 TO 32 INC BLK 156 IDLEWILD TERRACE #6. Summer Tax Due: \$7.98		\$750	
3756	Parcel ID: 15-681-015-00; Legal Description: LOTS 15,16,17,43 & 44 BLK 1 STEWARTS SUBDIVISION TO IDLEWILD Comments: FIVE lots on the north end of Paradise Lake. Beautiful southern exposures over a popular lake that has great fishing! Summer Tax Due: \$74.05	Washington Street, Idlewild;	\$1,100	
3757	This lot is a "bundle" comprised of 3 parcels <i>(1 of 3)</i> Parcel ID: 15-729-033-00; Legal Description: LOTS 33 & 34 BLK 19 WILSONS PARADISE GARDEN. <i>(2 of 3)</i> Parcel ID: 15-729-035-00; Legal Description: LOTS 35 & 36 BLK 19 WILSONS PARADISE GARDEN. <i>(3 of 3)</i> Parcel ID: 15-729-038-00; Legal Description: LOT 38 BLK 19 WILSONS PARADISE GARDEN. Summer Tax Due: \$11.20	313 E DECATUR;	\$2,400	
3760	Parcel ID: 15-740-030-00; Legal Description: LOT 30 BLK 30 WILSONS PARADISE GARDEN #1. Summer Tax Due: \$1.45		\$800	

3761	Parcel ID: 15-743-039-00; Legal Description: LOTS 39, 40, 41 & 42 BLK 33 WILSONS PARADISE GARDEN #1. Summer Tax Due: \$5.50		\$750	
3762	Parcel ID: 15-758-007-00; Legal Description: LOTS 7 & 8 BLK 48 WILSONS PARADISE GARDEN #1. Summer Tax Due: \$3.81		\$750	
3763	Parcel ID: 41-118-013-00; Legal Description: LOTS 13,14,15 BLOCK 18 VILLAGE OF BALDWIN. Comments: Older Biltmore home in Baldwin. RB&B siding is weatherbeaten. Has a newer steel roof. Debris inside and out to be removed. South wall has a definite lean to it. Eaves and soffits need work. Windows are not realllly well suited for cold weather. This one is rough. Value is in the land. Summer Tax Due: \$293.77	860 CHERRY ST - VOB BALDWIN;	\$3,000	
3764	Parcel ID: 42-388-015-00; Legal Description: LOTS 15,16 BLK 88 LAKELAND ACRES #3. Summer Tax Due: \$10.60		\$650	
3765	Parcel ID: 42-388-025-00; Legal Description: LOT 25 BLK 88 LAKELAND ACRES #3. Summer Tax Due: \$5.29		\$600	
3766	Parcel ID: 14-653-001-01; Legal Description: LOT 1 BLOCK 3 THOMPSON'S TERRACE #2 Personal Property; Summer Tax Due: \$21.55		\$1,500	
3767	Parcel ID: 04-015-019-00; Legal Description: PT GOV LT 3 BEG E LINE 1000' N E 1/4 COR, SLY 255.7' WLY 343.5' NWLY TO COR LT 23 & 24 HARPER L R #4, NELY ALG PLAT 243.4 SELY 519.9 TO SHR, SELY ALG SHR TO E LINE, SLY TO POB SEC 15 T20N R14W. 4 A. Comments: Parcel is between 4 and 6 acres, depending on exactly where you decide the shoreline is. This land is GATED and it is posted by an adjacent property owner. It is unclear from recorded documents of recent vintage whether or not this property has deeded access from Granger Road. You may want to have a complete title search done prior to bidding. No Road Access; Summer Tax Due: \$266.28	9708 N GRANGER RD IRONS;	\$6,500	
3768	Parcel ID: 09-014-010-20; Legal Description: PAR D PT SW 1/4 SW 1/4 BEG 990' E OF SW COR, TH N 1321', E 330', S 1321', W 330' TO POB. SEC 14 T18N R11W. 10 A M/L. Comments: North of US 10 between Chase and Reed City. Parcel is 165' (east-west) on E 24th Street, and runs 1320' feet north. Property rolls downward to the east side toward a small pond which attracts wildlife. The mobile is a roofover with shingle roof and does not appear to have leaks. We suspect there is or has been freeze damage to the plumbing, as there is chipboard laid down over a spongy floor area at the entrance to the west bedroom near the bathroom. Mobile, yard and garage have a lot of rummage sale grade stuff and some food garbage, but mostly the non-stink kind of stuff. Very quiet country setting for this ten acre location! Summer Tax Due: \$202.17	10220 E 24TH ST REED CITY;	\$4,500	
3769	Parcel ID: 10-108-001-00; Legal Description: LOTS 1,2,3,4 BLK 8 BELL'S IDLEWILD. Summer Tax Due: \$12.14		\$1,600	
3770	Parcel ID: 14-002-114-00; Legal Description: N 40 FT OF S 85 FT OF E 125 FT OF S 1/2 NE 1/4 SE 1/4 SW 1/4 SE 1/4 SEC 2 T17N R13W. .12 A. Summer Tax Due: TBA		\$1,100	

DEED INFORMATION

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

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

Bidder Information

Name: _____ Bidder #: _____
Email Address: _____ Phone: _____

Deed Information

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

Name (or names if married couple): _____ _____
Address: _____ street city state zip
Marital Status: (check box <i>if applicable</i>)
<input type="checkbox"/> A Single Person <input type="checkbox"/> A Married Man <input type="checkbox"/> A Married Woman Taking Title in Her Name Only
<input type="checkbox"/> Married Persons
Entity Type: (check box <i>if applicable</i> and complete Schedule of Entity Ownership below)
<input type="checkbox"/> A Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> A Trust
<input type="checkbox"/> A Partnership

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

Additional Party 1 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

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

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

- A Corporation Limited Liability Company A Trust
 A Partnership

Additional Party 2 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

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

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

- A Corporation Limited Liability Company A Trust
 A Partnership

Additional Party 3 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

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

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

- A Corporation Limited Liability Company A Trust
 A Partnership

Tenancy

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

Check One Box Below:

TENANTS IN COMMON

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

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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

TENANTS BY THE ENTIRETIES (A married couple)

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

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

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

SCHEDULE OF ENTITY OWNERSHIP

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

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

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

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

Property Transfer Affidavit

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

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). 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	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	

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

10. Type of Transfer. Transfers include 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.