

Public Land Auction

Lapeer / St. Clair

September 12th, 2019

Lapeer and Saint Clair Counties



Location:

American Legion Post 16
1701 W Genesee St, Lapeer, MI 48446

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

American Legion Post 16: 1701 W Genesee St, Lapeer, MI 48446





[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 recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer 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.

Lapeer

Lot #	Lot Information	Address	Min. Bid	Sold For
3800	Parcel ID: 003-015-004-00; Legal Description: SEC 15 T7N R11E THE W 8 RODS OF N 20 RODS OF THE NE 1/4 OF NE 1/4. 1 A. Comments: Occupied Trailer sitting on 1 acre Summer Tax Due: \$96.89	4890 ATTICA RD ATTICA;	\$1,300	
3801	Parcel ID: 003-015-005-00; Legal Description: SEC 15 T7N R11E THE E 16 RODS OF W 24 RODS OF N 20 RODS OF THE W 1/2 OF NE 1/4 OF THE NE 1/4. 2 A. Comments: undeveloped with lots of trees. Summer Tax Due: \$27.04	4890 ATTICA RD ATTICA;	\$850	
3802	Parcel ID: 004-013-007-01; Legal Description: SEC 13 T10N R11E DES AS BEG AT A PT ON THE W SEC LINE N 01-45-11 W 514.60 FT FORM THE SW COR OF SEC 13; TH CONTINUING N 01-45-11 W 300.00 FT; TH N 88-14-49 E 250.00 FT; TH S 01-45-11 E 300.00 FT; TH S 88-14-49 W 250.00 FT TO THE POB. 1.72 ACRES SPLIT FROM -00 5/10/07 BASED UPON 1983 DEED SELLING OFF THIS 1.72 ACRES Comments: Pretty out of the way place surrounded by farmland on 3 sides. Been by there twice and have seen people inside looking out at me each time, kind of a creepy vibe to the place. Noticed some stray cats with kittens. Looks like the deck and steps are rotting away in a few places so watch out there. Has two vehicles parked and neither look like they have moved in a bit and both with expired out of state (Colorado) plates. Be cautious around here as they may be squatters. The yard is being mowed and the trees look pretty nice though. Summer Tax Due: \$183.55	8568 SLATTERY RD CLIFFORD;	\$3,200	
3803	Parcel ID: 004-019-007-43; Legal Description: SEC 19 T10N R11E PART OF E 1/2 OF SW 1/4 COM AT S 1/4 COR TH N 1985 FT TH W 396 FT TO POB TH W 264 FT TH N 330 FT TH E 264 FT TH S 330 FT TO POB PARCEL A-3. 2 ACRES Comments: Its pretty deceiving at first but it is the home behind the other property that is being sold with 3.2 acres. Summer Tax Due: \$564.66	3218 MC KILLOP RD CLIFFORD;	\$8,100	
3804	Parcel ID: 008-008-044-00; Legal Description: SEC 8 T7N R9E COM AT NW COR OF PLAT OF VILLAGE OF ELBA, TH N 102 FT, TH E 170 FT, TH S TO N LINE OF PLAT, TH WLY TO BEG. Comments: Has existing well and septic. Its pretty low but was surprisingly dry after all the rain we had. Has a small shed on parcel... Summer Tax Due: \$76.73	181 S ELBA RD LAPEER;	\$7,400	
3805	Parcel ID: 008-009-008-00; Legal Description: SEC 9 T7N R9E COM AT N 1/4 POST OF SEC TH N 0 DEG 51' 35" E 480.20 FT, TH S 89 DEG 28' 20" W 803 FT, TH S 87 DEG 50' W 508.06 FT, TH S 01 DEG 00' W 511.40 FT ALONG C/L ELM GROVE RD TO PT OF BEG, TH S 01 DEG 00' W93.31 FT, TH S 89 DEG 29' E 116.70 FT, TH N 01 DEG 00' E 93.31 FT, TH N 89 DEG 29' W 116.70 FT TO PT OF BEG. .25 A. Comments: Looks like there use to be a house on it but its gone now. I looked and didn't see the well but it may still be there. There are some old trees and landscaping still existing. It is raised up a bit higher then the rest of the road which is nice. Summer Tax Due: \$17.85	65 S ELM GROVE RD LAPEER;	\$13,750	
3806	Parcel ID: 008-029-011-10; Legal Description: SEC 29 T7N R9E THE W 781.08 FT OF THE N 100 FT OF THE NW 1/4 OF SEC 29. 1.79 A THIS LEGAL CORRECTED 11-26-93 SEE DEEDS Comments: Empty unimproved lot in a sub that consists of mostly modular and trailer homes. Summer Tax Due: \$44.64	S ELBA RD LAPEER;	\$1,300	

3807	Parcel ID: 008-400-082-00; Legal Description: 3842 HUNT RD T7N R9E SUPERVISOR'S PLAT OF HUNT'S LANDING RECORDED IN L1 P66 OF LAPEER COUNTY PLATS LOTS 81 & 82. Comments: Great location just down from the golf course, comes with a well and room to park. Looks like someone in an R.V. and others are using it as a parking lot. Summer Tax Due: \$59.51	3842 HUNT RD LAPEER;	\$2,900	
3808	Parcel ID: 010-002-079-00; Legal Description: T6N R9E, SEC 2 PT OF NE 1/4 OF SEC COMM AT E 1/4 CORN; TH N 648.25 FT; TH N 86 DEG 29'10" W 1114.50 FT TO POB; TH CONT N 86 DEG 29'10" W 65.62 FT; TH N 0 DEG 02'25" W 588 FT; TH E 66.12 FT; TH S 588 FT TO POB. .89 AC Summer Tax Due: \$19.83	FARMERS CREEK RD HADLEY;	\$850	
3809	Parcel ID: 012-017-008-10; Legal Description: SEC 17 T7N R10E PARCEL C BEG AT EW 1/4 LINE W 756.53 FT TO POB TH W 565.19 FT TH N 680.5 FT TH S 77DEG 40'53" E 585.23 FT TH S 537.19 FT TO POB 7.945 A M/L. TOGETHER WITH AN EXCLUSIVE ESMT FOR INGRESS & EGRESS OVER & ACROSS A 66 FT WIDE STRIP OF LAND FOR INGRESS & EGRESS BEG AT EW 1/4 COR S 146.73 FT TH N 81DEG 39'08" W 709 FT. Comments: This parcel comes with an easement for access to the property, however there is no road access. Access is most likely off of M-24. Driveways off Clark Rd are private property, please do not disturb neighbors. No Road Access; Summer Tax Due: \$103.85	S LAPEER RD LAPEER;	\$2,100	
3810	Parcel ID: 012-017-011-00; Legal Description: SEC 17 T7N R10E THAT PART OF THE W 1/2 OF THE NE 1/4 OF SEC 17, LYING S OF THE I-69 EXPRESSWAY RIGHT OF WAY. 21 A M/L Comments: Undeveloped land that starts begins just east of the I-69 east ramp at M-24 \$\$\$ Development opportunity here! This parcel comes with an easement for access to the property, however there is no road access. Access is most likely off of M-24. Driveways off Clark Rd are private property, please do not disturb neighbors. No Road Access; Summer Tax Due: \$263.91	S LAPEER RD LAPEER;	\$4,400	
3811	Parcel ID: 013-004-042-00; Legal Description: SEC 4 T9N R9E COM AT NW COR OF S 1/2 OF NW FRL 1/4 TH S TO HWY TH NELY ALONG HWY TO N 1/8 LINE, TH W TO BEG. Comments: Nothing remarkable here just an triangular shaped lot. Summer Tax Due: \$30.40	NORTH LAKE RD OTTER LAKE;	\$1,200	
3813	Parcel ID: 017-024-008-00; Legal Description: SEC 24 T8N R9E COM N 0 DEG 43' W 324.05 FT FROM E 1/4 POST, TH N 83 DEG 00' W 129.2 FT, TH N 55 DEG 02' W 125.15 FT, TH N 11 DEG 51' E 73.18 FT, TH N 43 DEG 17' E 61.08 FT, TH N 16 DEG 13' W 132.73 FT TO AN EXISTING FENCE, TH N 86 DEG 07' 56" E 207.11 FT TO E SEC LINE, TH S 0 DEG 43' E 345 FT TO BEG 1.465 A Comments: Has an old garage on the property. Be careful of the hanging electrical wire. There was a house there at some point but I didn't see a well. Summer Tax Due: \$80.88	2307 MILLVILLE RD LAPEER;	\$19,000	

3814	Parcel ID: 017-160-024-00; Legal Description: COVENTRY PARK LOT 24. 100 X 436.55 X 100 X 436.16 Comments: Had a very bad odor as we entered home, cat, mold and rotten food. Will need fumigating. Looks like they have been having some problems with the basement flooding for a while now as i found a few burnt out pumps by the basement steps. Maybe they have some serious leakage coming from the basement wall, its hard to tell with all the water in the basement. On top of that its a pretty serious hoarder house with little more than paths through the debris, lots of the doors are busted up. The roof look newer but is leaking in multiple places, the garage roof is baked and starting to cause rot. Pretty sure the plumbing lines were never winterized, also all the furnace, hot water tank and anything else in the basement will need to be replaced. lastly its starting to mold throughout the entire house due to the water in the basement. Summer Tax Due: \$318.38	2531 LISA DR COLUMBIAVILLE;	\$3,500	
3815	Parcel ID: 017-740-063-00; Legal Description: WONDERLAND ESTATES #2 LOT 63. 249.06 X 139.77 X 197.77 Comments: This place has been neglected for a while now, but the roof is still in good shape. Looks like someone had started doing renos on the flooring in the kitchen that they never finished, the hot tub may still work. The cedar siding is getting pretty patchy so it may be best to replace it soon. Its got some wonderful trees and sits on a nice size corner lot with an attached 2 car garage, sun room in the back and was built with higher quality materials throughout. It had a finished basement but parts of the drywall and carpet are going to need to be removed due mold growth. All around its a lot of house but your going to have to put the work into it. Summer Tax Due: \$777.84	2660 REYNOLDS CIR COLUMBIAVILLE;	\$6,800	
3816	Parcel ID: 018-010-006-00; Legal Description: SEC 10 T10N R10E NE 1/4 OF NW 1/4 OF NE 1/4. 10 A. Comments: 10 undeveloped acres that pretty heavily wooded and could make a nice place if your looking to build. Summer Tax Due: \$23.94	SWAFFER RD SILVERWOOD;	\$1,000	
3817	Parcel ID: 018-102-009-00; Legal Description: T10N R10E VILLAGE OF SILVERWOOD LOTS 9, 12, 13 AND 16 BLK 2 EX THAT PART LYING SE OF COUNTY DRAIN AND LOTS 5 & 8. Comments: Its a pretty solid brick building but you have got the pull that entire roof back and fix it up right. Looks like its been being patched up for years and the additions don't even match up right. Its not a complicated fix but it needs to be done right. other than that its got some mold going on and the basement is flooded. Its a pretty big project but its got some nice landscaping. Summer Tax Due: \$241.07	100 WILLARD AVE SILVERWOOD;	\$4,600	
3818	Parcel ID: 042-210-002-00; Legal Description: VILLAGE OF CLIFFORD PEARSON'S ADDITION THE N 40 FEET OF LOT 2 BLK 10. Comments: It starting to get pretty bad in there. Looks like a few busted out windows have been letting moisture in and causing mold growth and some of the ceiling to fall down. If you buy it you should get in there quick and remove all that moldy stuff. The lot its self is pretty nice though. Summer Tax Due: \$552.83	9746 MAIN ST CLIFFORD;	\$5,000	
3819	Parcel ID: 042-222-003-00; Legal Description: VILLAGE OF CLIFFORD PEARSON'S ADDITION LOTS 3 AND 6 BLK 22. Comments: Probably going to have to completely gut this place if you want to try and save it. Summer Tax Due: \$393.55	4420 BURLINGTON ST CLIFFORD;	\$2,900	
3820	Parcel ID: 042-225-002-00; Legal Description: VILLAGE OF CLIFFORD PEARSON'S ADDITION LOT 2 BLK 25. Comments: Looks like this place has been let go for awhile, tried to get a closer look at the place but the dog don't look too friendly. Got some random debris around the yard and a tree on its way down. Summer Tax Due: \$596.48	4416 GERTRUDE ST CLIFFORD;	\$3,500	

3821	<p>Parcel ID: 045-509-020-01; Legal Description: SEC 9, T6N R10E. VILLAGE OF METAMORA. COM ON S SEC LN 99 FT E OF S 1/4 POST; ; TH N 181.5 FT TO POB; TH N 148.5 FT; TH W 66 FT; TH S 148.5 FT; TH E 66 FT TO POB. CONTAINS .225 ACRES. Comments: Gps tells me this lot is set in the middle of a pond so do your research first</p> <p>Summer Tax Due: \$14.39</p>	W HIGH ST METAMORA;	\$800	
3822	<p>Parcel ID: L21-07-600-040-00; Legal Description: CITY OF LAPEER AUDUBON PARK ADDITION LOTS 6 & 7, BLK 5 (L=1 P=26 SEC 4, T7N-R10E) Comments: This is the site of a former home that has been demolished. It is being sold as a vacant lot.</p> <p>Summer Tax Due: \$459.04</p>	502 E OREGON ST LAPEER;	\$4,000	
3823	<p>Parcel ID: L21-31-317-040-00; Legal Description: CITY OF LAPEER MOSES' ADDITION LOT 6, BLK 2 (L=1 P=6 SEC 32, T8N-R10E) Comments: Not a bad lot if you wanted to put a modular or trailer on it. Connects with city utilities and close to the hospital. Please check with the local assessor for your plan...</p> <p>Summer Tax Due: \$142.80</p>	867 SECOND ST LAPEER;	\$3,600	

Saint Clair

Lot #	Lot Information	Address	Min. Bid	Sold For
6100	Parcel ID: 01-105-0298-000; Legal Description: LOTS 5 & 6 BLK 110 VILLAGE OF ALGONAC SEC 10 T2N R16E Comments: Looks like it was an old gas station or general store. Other than being old it's really a solid structure. Summer Tax Due: \$959.85	421 GREEN ST ALGONAC;	\$4,100	
6101	Parcel ID: 01-107-0016-000; Legal Description: N 80' OF E 181.8' MEAS ALG & AT RT ANG TO N LOT LINE OF THAT PART OF LOT 17 LYING E OF STATE ST EXTD ALGONAC ASSESSORS PLAT SEC 3 T2N R16E Comments: Looks like there was a fire, the back side of the house and the roof is collapsing from structural decay, the garage is huge and even has a second floor and its own well but it pretty cobbled together same with the house. Though it didn't feel weak when walking up the stairs. Possibly a squatter living in there some where so use caution. Seems like a lot of work to me but its also a lot of house that comes with so much storage space. Personal Property; Summer Tax Due: \$1,760.87	815 MILL ST ALGONAC;	\$9,500	
6102	Parcel ID: 01-145-0057-000; Legal Description: LOTS 64 & 65 KENDALL FARM SUBD SEC 02 T2N R16E Comments: Low laying and landlocked but if you want its yours! Summer Tax Due: \$351.19	425 NORTH AVE LANDLOCK VAC ALGONAC;	\$1,400	
6108	Parcel ID: 03-766-0083-000; Legal Description: LOTS 18 & 19 BLK 22 SUBD C VILLAGE OF MARYSVILLE Comments: 2 Vacant lots are possibly landlocked parcel on a nice street. Summer Tax Due: \$42.78	VACANT LOT MARYSVILLE;	\$600	
6109	Parcel ID: 03-767-0043-900; Legal Description: THAT PART OF VAC 7TH ST LYING BETW LOT 17 BLK 15 & LOT 1 BLK 16 SUBDIVISION D VILLAGE OF MARYSVILLE Comments: What looks to be a land locked parcel. We believe the property is located behind the house in the pictures. Summer Tax Due: \$47.03	VACANT LOT MARYSVILLE;	\$5,800	
6110	Parcel ID: 04-100-0086-000; Legal Description: LOT 79 ASSESSORS PLAT OF MEMPHIS Comments: Looks pretty well kept up with from the outside. Occupied; Summer Tax Due: \$1,648.62	35241 BORDMAN RD MEMPHIS;	\$13,000	
6112	Parcel ID: 06-155-0012-000; Legal Description: W 2.02 FT LOT 9 & LOT 10 ASSESSOR'S PLAT OF MILLER LAND Comments: What you see is what you get except for any houses in the pics, land only. Summer Tax Due: \$323.31	1129 MILLER ST PORT HURON;	\$4,500	
6114	Parcel ID: 06-232-0038-000; Legal Description: LOT 5 BLK 4 BALLENTINE'S LAPEER AVENUE SUBDIVISION INCL N 1/2 VAC ALLEY ADJ Comments: Pretty small looking lot across from a car wash on Farrand and 20th Street Summer Tax Due: \$148.50	2000 FARRAND ST VACANT PORT HURON;	\$1,100	
6122	Parcel ID: 06-690-0179-000; Legal Description: LOT 14 BLK 14 TUNNEL DEPOT SUBDIVISION Comments: Looks like a pretty nice large corner lot with some existing landscaping. Summer Tax Due: \$490.97	1902 23RD ST PORT HURON;	\$3,900	

6124	Parcel ID: 06-743-0862-000; Legal Description: PART OF LOTS 6 & 7 BLK 102 & PART OF VAC N & S ALLEY WHITE'S PLAT, COMM AT NW COR LOT 7 BLK 101 WHITE'S PLAT, TH S 01D 22M 00S E 178.01' ALG E LINE OF 10TH ST TO C/L OF VAC E-W ALLEY (FORMER GILLETT ST), TH S 81D 45M 00S E 120.3' ALG C/L OF VAC E-W ALLEY (FORMER GILLETT ST), TH S 08D 15M 00S W 10' TO POB, TH S 81D 45M 00S E 127.89' ALG S LINE OF VAC E-W ALLEY (FORMER GILLETT ST) TO C/L OF VAC N & S ALLEY, TH S 01D 22M 00S E 73.13' ALG C/L OF VAC N & S ALLEY, TH S 88D 13M 30S W 10' TO E OF LOT 6 BLK 102, TH S 01D 22M 00S E 48.68' ALG E LINE OF LOT 6 BLK 102 TO SE COR OF SAID LOT 6, TH S 88D 13M 30S W 233.36' ALG S LINE OF SAID LOT 6 TO E LINE OF 10TH ST, TH N 01D 22M 00S W 66' ALG E LINE OF 10TH ST TO NW COR OF LOT 6, BLK 102, TH N 88D 13M 30S E 117.26' ALG N LINE OF SAID LOT 6, TH N 01D 22M 00S W 78.07', PARALLEL WITH E LINE OF 10TH ST TO S LINE OF VAC E & W ALLEY (FORMER GILLETT ST) & THE POB CONT 0.55 A Comments: Irregular shaped lot located behind the CVS with some nice trees and its own lane. Summer Tax Due: \$3,435.52	700 10TH ST VACANT LOT PORT HURON;	\$16,000	
6126	Parcel ID: 07-582-0006-000; Legal Description: SE 1/4 OF LOT 2 BLK 1 OAKALND, W S HOPKINS ADDT Comments: This place is going to need a bit of work but with a solid structure and desirable location its probably worth the effort. Plan on some new subfloors, carpeting, updating the kitchen, fuse box, hot water tank plumbing and furnace. The roof over the front porch roof is shot but the rest looks pretty good. Personal Property; Summer Tax Due: \$1,451.04	1310 S RIVERSIDE AVE SAINT CLAIR;	\$14,500	
6127	Parcel ID: 07-970-0018-000; Legal Description: UNIT 18 JORDAN CREEK CONDOMINIUMS ST CLAIR COUNTY CONDOMINIUM Comments: Small and unimproved lot. Summer Tax Due: \$53.75	802 JORDAN CREEK DR SAINT CLAIR;	\$700	
6129	Parcel ID: 09-110-0011-000; Legal Description: LOTS 15 TO 20 INC BLK 2 ALLENTON SEC 28 & 29 T6N R13E Comments: Property appears to be behind the house in these pictures. Summer Tax Due: \$235.65	MAPLE ST LL- UNDEV RD ALLENTON;	\$4,500	
6130	Parcel ID: 10-006-1002-200; Legal Description: E 200' OF N 650' OF E 25 A OF N 65.01 A OF NW 1/4 SEC 6 T8N R14E 2.98 A Comments: Wooded lot on a dirt road. Summer Tax Due: \$122.92	FISHER RD BROCKWAY;	\$4,600	
6132	Parcel ID: 11-145-0008-000; Legal Description: THAT PART OF LOTS 8, 9, & 10 LYING W OF W LINE OF RELOC US-25 BROWNS FAIRVIEW PLAT Comments: 3 undeveloped lots on the corner of Lakeshore road and Myrtle drive just a few minutes drive from Port Huron. Check with local unit assessor to find out if buildable. Summer Tax Due: \$279.22	LAKESHORE RD;	\$1,900	
6133	Parcel ID: 13-026-2004-300; Legal Description: S 1/2 OF S 1/2 OF S 600' OF N 783' OF E 225' OF NE 1/4 SEC 26 T4N R16E 0.77 A Comments: Empty lot next to some power lines, looks like its pretty dry with some nice homes in the area. Check with the local unit assessor if it's buildable. Summer Tax Due: \$307.04	KING RD;	\$1,900	
6134	Parcel ID: 14-181-0017-000; Legal Description: LOT 21 EXC E 10' & E 20' OF LOT 22 SUPERVISOR'S BLUE WATER ISLES Comments: Ready to build? Check with local unit assessor for buildable lot. Just need a place to dock the boat and enjoy the summer? Either way this sets you in a popular spot with a huge willow tree right on along the canal for shade. If you find an R.V. out there having a party when you come to take a look don't be surprised :) Summer Tax Due: \$1,156.68	AUDUBON RD ALGONAC;	\$6,100	

6135	Parcel ID: 14-280-0016-000; Legal Description: LOT 17 C F HOLSWORTH SUBD. SECS 5 & 8 T2N R16E Comments: Small lot with some nice trees on it. Summer Tax Due: \$287.67	ISLAND DR ALGONAC;	\$1,900	
6139	Parcel ID: 20-020-3001-002; Legal Description: BEG N00^ 2'17" W 1901.93' FROM S 1/4 COR, TH S85^ 3'39" E 208.36', TH S51^ 28'56" E 128.35', TH 109.99' ALG AN ARC TO THE RIGHT CHORD BEARS N48^ 21'1" E 109.58', TH N41^ 17'27" W 118.09', TH N00^ 34'53" E 63.27', TH N36^ 9'15" W 78.87', TH N39^ 59'38" E 135.71', TH S28^ 26' 47" E 133.52', TH S38^ 53'48" E 44.59', TH S52^ 55'36" E 179.76', TH N89^ 49'25" E 33.04', TH N 52^ 55'36" W 203.6', TH N38^ 53'48" W 42.13', TH N28^ 26'47" W 162.93', TH N46^ 20'45" W 491.07', TH S00^ 2'17" E 672.01' TO BEG SECTION 20 T7N R17E 4.26 A Comments: This lot is subject to a conservation easement with the Michigan Department of Environmental Quality (recorded at liber 3576 page 872, St Clair County Register of Deeds). Please be aware and do your homework before bidding on this. Wetland Indicators; Summer Tax Due: \$458.36	3742 KRAFFT RD FORT GRATIOT;	\$2,800	
6140	Parcel ID: 20-020-3002-001; Legal Description: BEG N00^ 2'17" W 1901.93', S85^ 3'39" E 208.36' & S51^ 28'56" E 194.37' FROM S 1/4 COR, TH S 51^ 28'56" E 73.06', TH S14^ 39'29" E 112.42', TH S6^ 9'54" W 288.88', TH S89^ 56'21" E 242.83', TH S00^ 6'24" E 460.55', TH N89^ 49'6" E 324.58', TH N00^ 10'35" W 187.47', TH S89^ 55'11" W 90.11', TH N00^ 12'8" W 130.36', TH N56^ 12'30" W 31.19', TH N58^ 17'52" W 71.09', TH N64^ 10'23" W 83.13', TH N41^ 4'8" W 102.8', TH N8^ 45'5" W 31.33', TH N00^ 3'54" E 68.06', TH N11^ 53'6" W 40.34', TH N7^ 37'39" W 54.38', TH N38^ 51'29" E 71.4', TH S70^ 25'55" E 21.19', TH N39^ 41'33" E 16.91', TH N00^ 10'22" W 111.13', TH S89^ 55'42" W 41.62', TH N58^ 23'31" W 65.35', TH N21^ 14' 28" W 131.43', TH 245.01' ALG ARC TO THE LEFT CHORD BEARS S63^ 24'46" W 238.26' TO BEG SECTION 20 T7N R17E 5.39 A Comments: This lot is subject to a conservation easement with the Michigan Department of Environmental Quality (recorded at liber 3576 page 872, St Clair County Register of Deeds). Please be aware and do your homework before bidding on this. Wetland Indicators; Summer Tax Due: \$520.50	KRAFFT RD FORT GRATIOT;	\$3,100	
6141	Parcel ID: 23-002-3010-000; Legal Description: BEG S 88D 45M 28S W 314.29' FROM S 1/4 COR, TH S 88D 45M 28S W 136.75', TH N 2D 33M 50S E 352', TH N 88D 45M 28S E 110.75', TH S 2D 33M 50S W 144.36', TH N 88D 45M 28S E 26', TH S 2D 33M 50S W 207.64' TO BEG SECTION 2 T3N R15E 1.01 A Comments: Looks like a pretty nice place with a large pole barn and smaller storage shed behind the property. Occupied; Summer Tax Due: \$1,104.60	8306 ARNOLD RD FAIR HAVEN;	\$18,000	
6142	This lot is a "bundle" comprised of 4 parcels (1 of 4) Parcel ID: 23-320-0018-000; Legal Description: LOT 18 HARMONY COURT SUBDIVISION Comments: Four adjoining vacant lots at the end of Harmony drive. (2 of 4) Parcel ID: 23-320-0019-000; Legal Description: LOT 19 HARMONY COURT SUBDIVISION Comments: This lot is adjacent to Lot 6143 which is a bundle of 3 lots. (3 of 4) Parcel ID: 23-320-0020-000; Legal Description: LOT 20 HARMONY COURT SUBDIVISION (4 of 4) Parcel ID: 23-320-0021-000; Legal Description: LOT 21 HARMONY COURT SUBDIVISION Summer Tax Due: \$113.20	HARMONY RD FAIR HAVEN; HARMONY RD FAIR HAVEN; HARMONY RD FAIR HAVEN; HARMONY RD FAIR HAVEN;	\$2,400	

6146	Parcel ID: 25-295-0013-000; Legal Description: LOTS 148 & 149 HURON BLVD SUBD. SEC 25 T6N R16E Summer Tax Due: \$1.26	PICKFORD AVE KIMBALL;	\$700	
6147	Parcel ID: 28-020-2023-000; Legal Description: W66 FT OF SE 1/4 OF SW 1/4 OF NE 1/4 SEC 20 T6N R17E 1 A Comments: Pretty sure there is someone squatting in this place so be careful around here. The electrical is on but the only activity signs are a foot pathway through the long grass going into the garage. Summer Tax Due: \$301.15	3494 MOAK ST PORT HURON;	\$3,500	
6148	Parcel ID: 28-253-0153-000; Legal Description: LOTS 12 & 13 BLK 15 ELMWOOD PLAT Comments: Well the word sketchy comes to mind here, seemed like a few of the neighbors were watching me around this place. Personal Property; Summer Tax Due: \$499.89	2514 MINNIE ST PORT HURON;	\$18,250	
6149	Parcel ID: 28-610-0002-000; Legal Description: LOT 5 PARK VIEW Comments: Wooded and unimproved lot Summer Tax Due: \$26.98	MOAK ST PORT HURON;	\$800	
6150	Parcel ID: 28-610-0028-000; Legal Description: LOTS 196 & 197 PARK VIEW Comments: Port Huron Township has gutted and boarded up this property, which will need to be demolished and cleared as part of the terms of this purchase. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$20,000.00 (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. Summer Tax Due: \$241.50	3502 RAVENSWOOD RD PORT HURON;	\$5,200	
6151	Parcel ID: 30-900-0007-000; Legal Description: LOT 6 WILEY GRATIOT LITTLE FARMS T5NR16E Comments: Decent looking form the outside. Sitting on 2.3 Acres in St. Clair township Occupied; Summer Tax Due: \$761.33	1124 RICHMAN RD;	\$4,900	

6153	<p>Parcel ID: 31-013-4003-100; Legal Description: BEG. N 0D 06M 08S W 756.71' FROM THE SW COR. N 00D 06M 08S W 306'; TH S 89D 25M 38S E 383'; TH S 0D 06M 08S E 306.40'; TH N 89D 25M 38S W 383.00' TO THE PT OF BEG. 2.69 ACRES Comments: Lot on Palms Road with a dilapidated structure that needs to be demolished. We are told oil was reportedly dumped on this property as well, so a BEA should be performed within 45 days of the auction as well. Note: The county treasurer is requiring a performance bond to be paid in the amount of \$80,000 to ensure demolition of the structure and cleanup of the site is done within 60 days of purchase. Bidders must also prove they are a contiguous owner due to encroachment issues. For that reason online bidding is not available for this property. Please see details below. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$80,000.00 (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. Contamination Indicators; Summer Tax Due: \$387.49</p>	1574 PALMS RD GOODELLS;	\$10,750	
6154	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 40-750-0065-000; Legal Description: LOT 31 SUPERVISOR JOHN BOWERS PLAT OF THE VILLAGE OF CAPAC SEC 21, 22, 27 & 28 T7N R13E Comments: Two adjoining lots in Capac between Mill street on the north and fourth street on the west. There are no houses on these parcels.</p> <p><i>(2 of 2)</i> Parcel ID: 40-750-0066-000; Legal Description: LOTS 32-38 INCL SUPERVISOR JOHN BOWERS PLAT OF THE VILLAGE OF CAPAC SEC 21, 22, 27 & 28 T7N R13E Summer Tax Due: \$299.68</p>	E MILL ST LL- UNDEV RD; FOURTH ST;	\$3,200	

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 *if applicable*)

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

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

- A Corporation Limited Liability Company A Trust
 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). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
6. Seller's (Transferor) Name		8. Buyer's (Transferee) Name and Mailing Address
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. 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.		9. Buyer's (Transferee) Telephone Number

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

10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

EXEMPTIONS

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

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

CERTIFICATION

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

Printed Name

Signature

Date

Name and title, if signer is other than the owner

Daytime Phone Number

E-mail Address

Instructions:

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

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

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

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

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

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

Penalties:

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

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