

# Public Land Auction

Isabella, Gratiot, Mecosta, Montcalm

*August 10th, 2023*

Gratiot, Isabella, Mecosta, Montcalm, and Montcalm (Dnr) Counties



**Location:**

Online  
[www.tax-sale.info](http://www.tax-sale.info)

**Time:**

Auction: 10:00am EDT to 07:00pm EDT

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



**Follow us on Facebook for the latest updates:**  
**[www.facebook.com/taxsaleinfo](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT WWW.TAX-SALE.INFO**

**-or-**

**ABSENTEE BID**

(For those who have *no* computer access. Please call for assistance)

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

- **Photos** and detailed descriptions of properties (where available)
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Maps links** to satellite images of the area and street views of the property and neighborhood (where available)
- **Save properties** to your personalized "favorites" list
- **Personalized Auction Feed** with live updates on parcels in which you have placed a bid(s)

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting properties in May and release catalogs county by county as they become available. Please be patient and **check back often** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

**CREATE YOUR ACCOUNT TODAY AT**  
**[WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

# Visiting and viewing property BEFORE auction:

The auction list furnished in this salebook contains property that *may* be offered. Please keep checking the catalog on our website as the auction date approaches as some parcels may be removed from the list for a variety of reasons.

**You are NOT AUTHORIZED to enter any buildings**, even if they are unlocked or open to access. Entering a tax auction property to “see it” is considered breaking and entering (a criminal offense). Please limit your review to looking through the windows and other external inspections. We will post exterior and interior photos on the website and provide other commentary whenever possible.

Entering properties (even vacant land) can be dangerous due to unknown conditions of structures and land. **You assume all liability for injuries and other damage** if you choose to visit 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 (including vehicles, furnishings, appliances etc). These items are not sold at our auctions. We are only selling the real estate (land) and whatever is attached to it (buildings and other permanent fixtures).

- **You are not authorized to remove ANY “personal” property, “scrap” metal or fixtures from auction parcels. This is considered theft and will be prosecuted.** We often ask neighbors to watch property for theft and vandalism and report this to local police.
- **Property is sold “as-is” in every respect.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records available to the public.
- **There are no refunds and no sale cancellation at the buyer’s request.**
- **Information offered on the website or in the salebook is deemed reliable but is not guaranteed.** We suggest reviewing the records of the local assessor’s office to be sure that what we are selling is what you think it is. **We sell by the legal description only.**
- **You should consider obtaining professional assistance** from land surveyors, property inspection companies or others if you have questions about property attributes.

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

# Paying for your Auction Purchases

- **The full purchase price must be paid in full within 5 business days of the sale.** No purchases can be made on a time-payment plan.
- No cash or personal checks will be accepted.
- All payments must be made with a **Credit/Debit Card, Wire Transfer, or by certified (cashier's) check.**
- Your sale is not complete until we've received both your payment and your notarized receipt and buyer's affidavit paperwork. This is also due 5 business days from the date of the sale.
- When mailing in your paperwork (especially with a certified check), please use a trackable service like Priority Mail, FedEx, or UPS to ensure timely, verified delivery.

## Bidding Authorization

- Online and absentee bidding requires a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card before any bids will be accepted. Alternatively, bidders can mail in a \$1,000 certified funds deposit if a credit card is unavailable. A 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 calling us.** You will still need to pre-authorize a \$1000 deposit on a major credit card (or mail in a \$1000 certified check deposit). Contact us at 1-800-259-7470 for more information.
  - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

# 2023 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see [www.tax-sale.info](http://www.tax-sale.info) for the latest information

\* = Includes a catalog of DNR Surplus Parcels in this county

<b>Barry, Kalamazoo, Saint Joseph</b> 8/1/2023	<b>Branch, Calhoun</b> 8/2/2023	<b>Berrien, Cass, Van Buren</b> 8/3/2023
<b>Clare, Lake*, Osceola</b> 8/4/2023	<b>Isabella, Gratiot, Mecosta, Montcalm*</b> 8/10/2023	<b>Clinton, Livingston, Shiawassee</b> 8/11/2023
<b>Eastern Upper Peninsula</b> <small>(Alger*, Chippewa*, Delta, Luce, Mackinac (DNR Only), Schoolcraft)</small> 8/15/2023	<b>Western Upper Peninsula</b> <small>(Baraga, Dickinson*, Gogebic, Houghton, Iron Keweenaw, Marquette, Menominee, Ontonagon)</small> 8/16/2023	<b>Antrim, Charlevoix, Otsego</b> 8/17/2023
<b>Crawford, Kalkaska, Missaukee, Roscommon</b> 8/18/2023	<b>Alcona, Alpena, Montmorency, Oscoda*</b> 8/22/2023	<b>Cheboygan, Emmet, Presque Isle*</b> 8/23/2023
<b>Mason, Muskegon, Oceana</b> 8/24/2023	<b>Benzie, Manistee, Wexford, Grand Traverse, Leelanau</b> 8/25/2023	<b>Allegan*, Ionia, Kent*, Ottawa</b> 8/29/2023
<b>Monroe</b> 8/30/2023	<b>Oakland</b> 8/31/2023	<b>Hillsdale, Jackson</b> 9/5/2023
<b>Bay, Gladwin, Tuscola Midland (DNR Only)</b> 9/6/2023	<b>Arenac, Iosco*, Ogemaw</b> 9/7/2023	<b>Lapeer, Saint Clair, Sanilac</b> 9/8/2023
<b>Saginaw</b> 9/12/2023	<b>Genesee</b> 9/13/2023	<b>Minimum Bid Re-Offer Auction</b> 9/29/2023
<b>No Reserve Auction</b> 10/30/2023		

## **Important Information Regarding Rules and Regulations**

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

- Gratiot
- Isabella
- Mecosta
- Montcalm

# Rules and Regulations

## 1. Registration

You must create an online user account at [www.tax-sale.info](http://www.tax-sale.info) in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

## 2. Properties Offered

### A. Overview

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

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

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

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

### B. Know What You Are Buying

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

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

### C. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

First round minimum bid auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

##### i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed for the applicable auction** and the Active Bidding phase then begins.

##### ii. Active Bidding

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction. All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

##### Sealed Bid Auctions:

Second round no-minimum sales, unless otherwise specifically noted, are conducted by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

#### B. Starting Bid Price

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

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

#### C. Bid Increments

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

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

#### D. Eligible Bidders

Any person who meets the following requirements may register as a bidder:

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



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

#### **E. Absentee Bidding**

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. 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.

#### **F. Auction Location**

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

#### **G. Bids are Binding**

A bid accepted at public auction through [www.tax-sale.info](http://www.tax-sale.info) is a legal and binding contract to purchase. The FGU reserves the right to reject any or all bids.

#### **H. Limitations on Bidding**

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

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of \$1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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 have their sale cancelled and will be assessed liquidated damages in the amount of \$1000. Seller may retain any portion of the purchase price which was tendered and not dishonored up to \$1000 to apply toward such liquidated damages assessment. Seller may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 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 for any reason will be banned from bidding at all future land auctions.

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

#### **D. Eligible Buyers**

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

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

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

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

The FGU **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and the **buyer will be assessed liquidated damages in the amount of \$1000**. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

#### **E. Sale to Entities**

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

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

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

#### **F. Cancellation Policy**

Prior to the issuance of a deed, the FGU has the right, in its sole discretion, to cancel any sale for any of the following reasons: transfer of the property at issue is stayed or enjoined by a court of competent jurisdiction; any of the reasons outlined in MCL 211.78m(9); the property at issue becomes the subject of litigation; a defect is discovered in the underlying foreclosure or sale procedures relating to the property at issue; any other reason authorized under these Rules and Regulations.

#### **G. Property Transfer Affidavit**

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

### **5. Purchase Receipts**

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

### **6. Title Being Conveyed**

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

### **7. Special Assessments**

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

### **8. Possession of Property**

#### **A. Possession Pending Deed Delivery**

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

on the site other than:

**I. Securing the Property**

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

**II. Assessing Potential Contamination**

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at <https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments>

**B. Occupied Property**

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

**9. Additional Conditions**

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

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

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

**10. Deeds**

**A. Deed Execution and Delivery**

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

**B. Restrictive Covenants**

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

**11. Property Taxes & Other Fees**

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

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

**12. Other**

**A. Personal Property**

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

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

### **B. Mineral Rights**

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

### **C. Applicability of These Rules and Regulations**

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](http://www.tax-sale.info) ("**Additional Terms**"). If such Additional Terms apply, they will be listed 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. Finally, additional conditions are included on the 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, 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: Additional Terms, Terms of Sale, Rules and Regulations.

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

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

## **Important Information Regarding Rules and Regulations**

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

- Montcalm (DNR)

# Michigan DNR Land Sales Rules and Regulations

## 1. Registration

You must create an online user account at [www.tax-sale.info](http://www.tax-sale.info) in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

## 2. Properties Offered

### A. Overview

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

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

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

### B. Know What You Are Buying

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

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

### C. Reservations

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

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

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

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

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

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

## 3. Bidding

### A. Overview

#### Live Bidding Auctions:

DNR auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

#### i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed**

for the applicable auction and the Active Bidding phase then begins.

**ii. Active Bidding**

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction. All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

**Sealed Bid Auctions:**

DNR may, at its discretion, conduct an auction by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

**B. Starting Bid Price**

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

**C. Bid Increments**

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

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

**D. Eligible Bidders**

Any person who meets the following requirements may register as a bidder:

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

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

**E. Absentee Bidding**

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. 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.

**F. Auction Location**

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the DNR.

**G. Bids are Binding**

A bid accepted at public auction through [www.tax-sale.info](http://www.tax-sale.info) is a legal and binding contract to purchase. The DNR reserves the right to reject any or all bids.

## H. Limitations on Bidding

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

## I. Attempts to Bypass These Rules and Regulations

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

## 4. Terms of Sale

### A. Payment

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of \$1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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%.***

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 have their sale cancelled and will be assessed liquidated damages in the amount of \$1000. Seller may retain any portion of the purchase price which was tendered and not dishonored up to \$1000 to apply toward such liquidated damages assessment. Seller may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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

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

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

### D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/ in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

The DNR **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the DNR is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and the **buyer will be assessed liquidated damages in the amount of \$1000.** Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above. Furthermore, the DNR may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on



the affidavit required under this or any other provision of these Rules and Regulations.

#### E. Cancellation Policy

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

#### F. Property Transfer Affidavit

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

### 5. Purchase Receipts

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

### 6. Title Being Conveyed

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

### 7. Special Assessments

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

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

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

##### ***I. Securing the Property***

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

##### ***II. Assessing Potential Contamination***

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at <https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments>

#### B. Occupied Property

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

### 9. Additional Conditions

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

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

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

property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

## 10. Deeds

### A. Deed Execution and Delivery

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

## 11. Property Taxes & Other Fees

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

## 12. Other

### A. Personal Property

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

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### B. Applicability of These Rules and Regulations

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

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# Gratiot

Lot #	Lot Information	Address	Min. Bid	Sold For
2800	<b>Parcel ID:</b> 01-020-013-00; <b>Legal Description:</b> COM AT A PT ON ELY HWY 213 FT SW OF INTER OF SD ELY HWY WITH SEC LINE BETWEEN SEC 17 & 20, TH E 333 FT, S 214 1/2 FT, W TO ELY HWY, NE'LY ALG ELY HWY TO BEG, SEC 20-11-3. <b>Comments:</b> This occupied home on Ely Highway sits on an ~1.62 acre lot. House has a cozy feel with its vinyl siding and smaller size. It looks to be in decent condition and has a detached garage for extra storage. As the property is currently occupied, interior pictures were not taken to respect the privacy of the homeowners. Occupied; Dnvi; Personal Property; <b>Summer Tax Due:</b> \$412.04	2944 N ELY HWY ALMA;	\$12274.15	
2801	<b>Parcel ID:</b> 05-220-024-00; <b>Legal Description:</b> POMPEII W 1/6 OF LOT 24 & LOT 25. FULTON TOWNSHIP, GRATIOT COUNTY <b>Comments:</b> ~0.26 Acre Vacant lot on Fulton Street that is currently being used as a side yard for a nearby house. Personal Property; <b>Summer Tax Due:</b> \$26.66	W FULTON ST POMPEII;	\$881.07	
2802	<b>Parcel ID:</b> 11-009-007-10; <b>Legal Description:</b> WD L 438 P 17 A PARCEL 10 RDS E & W BY 10 RDS N & S IN NE COR OF NW 1/4 OF NW 1/4, SEC 9-10-2. 0.62 A M/L. <b>Comments:</b> Looks like an OLD schoolhouse on ~0.62 acres. This one has seen its days. Property itself is roughly 160' sq surrounded by farm fields. Only one house within eyesight and very quiet country setting. Dangerous Building; Dnvi; Roof Issues; <b>Summer Tax Due:</b> \$65.16	E FILLMORE (2000) RD;	\$2574.50	
2803	<b>Parcel ID:</b> 11-028-003-10; <b>Legal Description:</b> COM 600 FT S OF NE COR OF S 1/2 OF NW 1/4, TH W 218 FT, S 250 FT, E 218 FT, N 250 FT TO POB, SEC 28-10-2. 1.25 A. <b>Comments:</b> ~1.58 acre parcel. In the heart of nowhere, this unique property boasts a little bit of everything, and by everything, I mean a manufactured home that has seen better days, an old mobile home and a semi-decent pole barn (all strewn with garbage and animal excrement). Now, let's not forget that these structures were once part of what some might call a creative horticultural endeavor, if you catch my drift, but fear not, their former use holds no relevance for the future. With the unmistakable charm of faded paint and broken windows, you'll find that the possibilities for this property are as mysterious as its past. Whether you're in the mood for a project that screams DIY or simply enjoy the rustic appeal of a place that time has forgotten, this property promises an adventure in renovation like no other! Animal Damaged; Mobile Home; Mold; <b>Summer Tax Due:</b> \$643.65	4354 S DEAN RD;	\$10293.44	
2804	<b>Parcel ID:</b> 13-502-018-00; <b>Legal Description:</b> JOHN B ADAMS ADD TO RIVERDALE LOTS 18, 19, & 20, BLK 2. SEVILLE TWP, GRATIOT COUNTY. <b>Comments:</b> ~0.19 Acre lot right in the heart of Riverdale. Vacant lot roughly 70' x 130' and a mobile home pad. Utilities ran to pole and Nat Gas on parcel. Possible well house located as well. Mobile Home Pad; <b>Summer Tax Due:</b> \$114.83	6638 N LUMBERJACK RD RIVERDALE;	\$6696.47	
2805	<b>Parcel ID:</b> 14-400-012-00; <b>Legal Description:</b> WD L 513 P 505 TRAPP'S SUB-DIVISION OF THE VILLAGE OF ELM HALL LOT 4 & LOT 5 EX E 60 FT BLOCK 6. <b>Comments:</b> Old church in Sumner Township on ~0.32 acres. Looks like it may have been "repurposed" as residential at some point. Lots of square footage and not in too rough of shape. 3 possible "bedrooms" upstairs. Basement was creepy yet dry. Looks like this one has been here for a while and has a long life ahead! Personal Property; Incomplete Construction; <b>Summer Tax Due:</b> TBA	11602 PINE ST;	\$1880.34	
2806	<b>Parcel ID:</b> 16-400-420-00; <b>Legal Description:</b> M OF LC L 906 P 437; VILLAGE OF WHEELER H C BRECKENRIDGE'S ADDITION S 12 FT OF LOT 15, & LOT 20, BLK 4. WHEELER TOWNSHIP, GRATIOT COUNTY <b>Comments:</b> ~0.21 acre lot on the corner of Lincoln St and Alley St. This vacant lot measures roughly 75' x 130'. Just a flat vacant lot in town here. I did locate a well head on the parcel as well. <b>Summer Tax Due:</b> \$49.46	8547 E LINCOLN STREET WHEELER;	\$4020.25	
2807	<b>Parcel ID:</b> 41-100-120-00; <b>Legal Description:</b> WD L 438 P 270 VILLAGE OF ASHLEY, GRATIOT COUNTY. LOTS 120, 121, & 122. <b>Comments:</b> Nice litte house in Ashley on Pine on ~0.18 acres. Sitting on a slab, this 4 bed 1 bath home doesn't need too much work. Roof leakage only seen in garage (attached 1 1/2 car). Inside could use some work and TLC but overall not bad shape. Some paint, minor repairs and anything else (hopefully nothing major) it needs and you'll be ready to move in or moved somebody in! Roof Issues; <b>Summer Tax Due:</b> \$198.27	E PINE;	\$10596.84	

2808	<p><b>Parcel ID:</b> 51-031-810-00; <b>Legal Description:</b> RIVERVIEW ADDITION, LOTS 19 &amp; 20. <b>Comments:</b> Located in Alma, Michigan, on vibrant State Street, this small house has some cute little curb appeal! Step inside and embark on a unique journey, as the missing flooring reveals glimpses of the underlying charm. With its potential for two-ish bedrooms, this house presents an opportunity to create an extraordinary rental space that will leave tenants both entertained and inspired. Bring your tools and get ready for a rehab! Incomplete Construction;</p> <p><b>Summer Tax Due:</b> \$2,442.94</p>	212 S STATE ST ALMA;	\$13088.82	
2809	<p><b>Parcel ID:</b> 51-342-769-00; <b>Legal Description:</b> FAIRVIEW SUBDIVISION, LOT 9 BLOCK 4 SEC 34-12-3 <b>Comments:</b> ~0.12 acre small lot that sits ruff River Ave. Part of subdivision that was never developed. It is accessible by foot from Fairview and Chatterson intersection if you head north on what would have been Fairview continued. Vul - Vacant Urban Lot; Roads - Platted Or Easement Known, But Unimproved;</p> <p><b>Summer Tax Due:</b> \$82.04</p>	FAIRVIEW ALMA;	\$865.85	
2810	<p><b>Parcel ID:</b> 51-032-796-00; <b>Legal Description:</b> HALL SHARRAR ADD LOT 44 <b>Comments:</b> ~0.15 acre nice little vacant lot on Court Avenue. At one time a home sat here. It is no more. What lies beneath the soil? Who knows? Not US! But the lot is nice and flat and the street is picturesque americana! Vul - Vacant Urban Lot;</p> <p><b>Summer Tax Due:</b> TBA</p>	139 S COURT AVE;	\$1107.96	

# Isabella

Lot #	Lot Information	Address	Min. Bid	Sold For
7100	<p><b>Parcel ID:</b> 01-014-20-006-03; <b>Legal Description:</b> S 255 FT OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SEC 14 T14N R6W BROOMFIELD TOWNSHIP ISABELLA COUNTY MICHIGAN EXCEPT THE E 50FT THEREOF. <b>Comments:</b> Looks like the former home of some hoarders. Also looks like they left the cats (skeletons and other animal damage). May not be worth saving. Holes in the roof, overgrown outside, limited access for inspection inside and outside due to garbage and piles of things. The garage is as bad as the house. Lots of work and then you can assess the situation at hand here. Roof Issues; Sanitation Issues And Garbage; Animal Damaged; Mobile Home; Personal Property;  <b>Summer Tax Due:</b> \$929.50</p>	2450 S COLDWATER RD MT PLEASANT MI;	\$5175.90	
7101	<p><b>Parcel ID:</b> 02-008-10-003-07; <b>Legal Description:</b> A PARCEL OF LAND BEING PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 8 T.14 N.-R.3 W. CHIPPEWA TOWNSHIP ISABELLA COUNTY MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE S.88°-11'-58E. ON AND ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION AS PREVIOUSLY SURVEYED AND MONUMENTED 528.01 FEET; THENCE N.01°-31'-45W. 82.50 FEET; THENCE N.28°-45'-30W. 56.94 FEET; THENCE N.88°-11'-58W. 151.28 FEET; THENCE N.01°-39'-33E. 116.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.01°-39'-33E. 252.49 FEET TO A POINT ON THE SOUTHERLY LINE OF AN INGRESS/EGRESS AND UTILITY EASEMENT; THENCE S.88°-12'-40E. ON AND ALONG SAID SOUTHERLY EASEMENT LINE 139.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 133.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE 92.59 FEET TO THE POINT OF TANGENCY SAID ARC BEING SUBTENDED BY A CHORD BEARING N.71°-50'-46E. 90.73 FEET TO SAID POINT OF TANGENCY; THENCE N.51°-54'-13E. ON AND ALONG SAID EASEMENT LINE 5.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 83.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE 27.80 FEET TO THE POINT OF TANGENCY SAID ARC BEING SUBTENDED BY A CHORD BEARING N.42°-19'-23E. 27.68 FEET TO SAID POINT OF TANGENCY; THENCE N.32°-42'-34E. ON AND ALONG SAID EASEMENT LINE 17.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 87.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE 89.66 FEET TO THE POINT OF TANGENCY SAID ARC BEING SUBTENDED BY A CHORD BEARING N.62°-13'-58E. 85.74 FEET TO SAID POINT OF TANGENCY; THENCE S.88°-14'-39E. ON AND ALONG SAID EASEMENT LINE 25.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE 40.18 FEET TO THE POINT OF TANGENCY SAID ARC BEING SUBTENDED BY A CHORD BEARING S.71°-03'-44E. 39.58 FEET TO SAID POINT OF TANGENCY; THENCE S.53°-52'-50E. ON AND ALONG SAID EASEMENT LINE 119.30 FEET; THENCE S.47°-50'-01W. 300.67 FEET; THENCE S.72°-58'-11W. 132.02 FEET; THENCE N88°-11'-58W. 203.66 FEET BACK TO THE POINT OF BEGINNING CONTAINING 2.93 ACRES OF LAND AND BEING SUBJECT TO AND TOGETHER WITH ANY EASEMENTS RESTRICTIONS OR RIGHTS OF WAY OF RECORD AND ALSO BEING TOGETHER WITH AN EASEMENT FOR INGRESS/EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: (REFER TO INGRESS/EGRESS AND UTILITY EASEMENT IN THIS SURVEY DOCUMENT) PARCEL #2 2.93 A M/L. <b>Comments:</b> Half log home on ~1.72 acres with a pond. I'm gonna say it. This one is nice. LOTS of potential. Little bit of clean-up and some very minor repairs. Mostly newer updates throughout home. Detached three-car garage (attached by covered outdoor breezeway) and its own pond in the front yard. Built on a crawl, nice bathrooms, nice kitchen and "great" room area. One of the bedrooms needs flooring, but that's about it. Garage has a lot of garbage inside piled up.  <b>Summer Tax Due:</b> \$769.86</p>	7104 RIVER RUN DR MT PLEASANT MI;	\$12768.65	
7102	<p><b>Parcel ID:</b> 02-036-10-001-00; <b>Legal Description:</b> W 1/2 OF N 1/2 OF N 1/2 OF NW 1/4 SECTION 36 T14N R3W EXC E 480 FT EXC W 417.42 FT OF N 208.71 FT  <b>Comments:</b> I'm told the mobile home was removed and returned here. It's not hooked to any utilities and is still on the axles. The garage/pole barn isn't that bad. Needs a little sprucing up but it can hold the tools you're gonna need to build a house here! Mobile Home;  <b>Summer Tax Due:</b> \$254.72</p>	5219 S CHIPPEWA RD SHEPHERD MI;	\$11953.02	

7103	<b>Parcel ID:</b> 02-070-00-003-00; <b>Legal Description:</b> FLORY ACRES LOT #3 <b>Comments:</b> This is an occupied home on Rosemary. Single-story, vinyl siding, attached garage. Looks like a small garage in the back yard. Better pics not available due to occupancy. Neighborhood is pretty decent and quiet. ~.038 Acres. Occupied; Dnvi; <b>Summer Tax Due:</b> \$480.15	2535 ROSEMARY LN MOUNT PLEASANT MI;	\$10719.04	
7104	<b>Parcel ID:</b> 02-080-00-013-00; <b>Legal Description:</b> GREENCREST PARK SUBD. LOT 13 <b>Comments:</b> Vacant residential lot on M-20. Just under 1/2 mile from the casino. Approximately 70' x 170'. Property sits a little lower than road. Sev Not Accurate; <b>Summer Tax Due:</b> \$34.51	E PICKARD RD MOUNT PLEASANT MI;	\$1203.33	
7105	<b>Parcel ID:</b> 06-020-30-003-00; <b>Legal Description:</b> S 9 RDS OF W 9 RDS OF SW 1/4 SEC 20 T15N R3W <b>Comments:</b> What presents itself as vacant land approximately 100' x 130', there appears to be a small garage that has been taken over by the local vegetation. I did not, could not, would not enter that structure so it's a mystery box for the future owners! ~0.30 Acres. Dnvi; Sev Not Accurate; <b>Summer Tax Due:</b> \$98.07	2016 N LEATON RD MT PLEASANT MI;	\$2269.87	
7106	<b>Parcel ID:</b> 07-050-00-013-00; <b>Legal Description:</b> VILLAGE OF WINN W 33 FT OF LOT 4 BLOCK 2 <b>Comments:</b> According to the locals this was once a Bar with dancing and all the likes! Now... It looks like a sad attempt at a "antique" store circa 1998. All kinds of oddities inside and actually structurally speaking, not terrible. NOT great either. This building is OLD and who knows what hides behind the walls and floorings! That being said I did not feel any "soft spots" or feel unsafe walking around. The ceiling shows signs of leakage but nothing is wet. Lot's of possibilities, Lot's of work. Personal Property; <b>Summer Tax Due:</b> \$64.34		\$1733.73	
7107	<b>Parcel ID:</b> 11-007-10-006-00; <b>Legal Description:</b> A PAR COM 47 RDS 13FT S OF NW COR OF SW 1/4 OF NW 1/4 SEC 7 T15N R5W TH E 528FT TH N 85FT TH W 528FT TH S 85FT TO POB <b>Comments:</b> This place is pretty bad inside and out. Lots of "personal" belongings (trash). Not sure if is a modular with and addition or just a bad design. That being said it's small so you could redo what needs redone for a "smaller" amount than normal. Garage/Shed shows signs of being very old originally but it's been re-done with vinyl siding. Saw a few wet spots on the ceiling It's got potential but it needs work, and a dumpster. Did not locate water/sewer/septic. ~0.91 Acres. Personal Property; Incomplete Construction; <b>Summer Tax Due:</b> \$499.39	4600 N WOODRUFF RD WEIDMAN MI;	\$3640.79	
7108	<b>Parcel ID:</b> 11-100-00-020-00; <b>Legal Description:</b> VILLAGE OF WEIDMAN LOTS 3-4 BLK 3 <b>Comments:</b> .26 ac / Looks like there was a house here at one time. Cobblestone foundation and a driveway are all that is left. Minor debris. May not be buildable without lots of cleanup. Lot measures approximately 110' x 105' <b>Summer Tax Due:</b> \$189.30	3165 1ST ST WEIDMAN MI;	\$1639.65	
7109	<b>Parcel ID:</b> 12-023-30-002-01; <b>Legal Description:</b> COM 911.44 FT N OF SW COR TH N 264 FT E 165 FT S 264 FT W 165 FT TO POB SEC 23 <b>Comments:</b> Occupied single story home on Brinton Rd. Aluminum siding, Gravel driveway, single door detached garage with gambrel roof. Pretty secluded area with only a few houses within visibility. Quiet country setting on a dirt road. Limited pictures and info due to occupancy. ~0.91 Acres Dnvi; Occupied; Personal Property; <b>Summer Tax Due:</b> \$424.64	9721 S BRINTON RD;	\$10391.59	
7110	<b>Parcel ID:</b> 13-019-20-004-00; <b>Legal Description:</b> A PARCEL COMMENCING 41 RODS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19 T15N R6W THENCE WEST 220 FEET; THENCE SOUTH 220 FEET; THENCE EAST 220 FEET; THENCE NORTH 220 FEET TO THE POINT OF BEGINNING <b>Comments:</b> This one's a gonner! Ol' farmhouse and looks like she burned up years ago! Lot's to clean up here but the lot is nice and wooded (if you like that kind of thing). Some ol' yard art including an ol' car and an ol' mobile home...and there may be more amongst the vegetation! Quiet country road and few houses around. Mobile Home; Fire Damage; Personal Property; <b>Summer Tax Due:</b> \$308.34	2607 N SHERMAN RD WEIDMAN MI;	\$2721.70	
7111	<b>Parcel ID:</b> 13-093-00-214-00; <b>Legal Description:</b> OJIBWA RECREATION PLAT #3 LOT 214 <b>Comments:</b> Mobile home in Windoga Lake currently occupied. Limited inspection and photos but property is a mobile with an addition and permanent roof structure. Pole barn looks close to the home but not sure if it is attached in any fashion. Quiet northern neighborhood and close to Windoga Lake and beach access and lot backs up to airstrip so you can fly right up! ~0.23 Acres. Mobile Home; Occupied; Dnvi; Personal Property; <b>Summer Tax Due:</b> \$348.30	7691 WINDOGA LAKE DR WEIDMAN MI;	\$2893.57	

7112	<p><b>Parcel ID:</b> 17-000-13-685-00; <b>Legal Description:</b> WARDS ADD. LOT 85</p> <p><b>Comments:</b> Small home on Elm in Mt Pleasant. House has lots of overgrowth and limited visibility. Little deck off the back and a shed. Small yard and could make a good rental... from the outside. Neighborhood decent and nicer houses around. ~0.15 Acres. Dnvi; Personal Property;</p> <p><b>Summer Tax Due:</b> \$630.17</p>	1010 ELM MT PLEASANT MI;	\$4750.63	
7113	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 22-062-00-293-00; <b>Legal Description:</b> LAKE ISABELLA FOREST #2 LOT 293 VILLAGE OF LAKE ISABELLA T15N R6W SHERMAN TWP</p> <p><b>Comments:</b> This place is big but did not get the full investigation due to deplorable conditions. Ceilings falling in, animal damaged, lots of mold and mildew smells. Very rough but who knows, may be salvageable but not sure. From the outside it doesn't appear too bad but you will need masks to do any prolonged investigating here. Street is nice and from the outside it appears to have SOME potential. ~0.90 Acres between both parcels. Roof Issues; Mold; Animal Damaged;</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 22-062-00-294-00; <b>Legal Description:</b> LAKE ISABELLA FOREST # 2 LOT 294 VILLAGE OF LAKE ISABELLA T15N R6W SHERMAN TWP</p> <p><b>Comments:</b> Vacant lot adjacent to 1014 Barcelona. Side-yard parcel lot measuring approximately 230' deep 65' wide on one end and 110' of road frontage. fenced in with 1014. Sideyard Parcel;</p> <p><b>Summer Tax Due:</b> \$1,320.69</p>	1014 BARCELONA DR WEIDMAN MI; 1010 BARCELONA DR WEIDMAN MI;	\$6812.42	
7115	<p><b>Parcel ID:</b> 22-073-00-262-00; <b>Legal Description:</b> LAKE ISABELLA PLAT # 3 LOT 262 VILLAGE OF LAKE ISABELLA T15N R6W SHERMAN TWP</p> <p><b>Comments:</b> ~0.36 Acre Vacant lot with some trees but not "wooded". Approximately 110' x 140'.</p> <p><b>Summer Tax Due:</b> \$96.56</p>	1009 ANN ST WEIDMAN MI;	\$1209.60	

## Mecosta

Lot #	Lot Information	Address	Min. Bid	Sold For
4600	<b>Parcel ID:</b> 01 005 012 500; <b>Legal Description:</b> SEC 05 T16N R10W COM AT E 1/4 COR SD SEC TH S 0 DEG 20 M E 153.36 FT TO POB. TH N 89 DEG 42 M W 236 FT TH S 0 DEG 20 M E 255 FT TH S 89 DEG 42 M E 236 FT TO E SEC LINE TH N TO POB. <b>Comments:</b> ~1.45 acres with ~265 ft road frontage to the east and a depth of ~240 ft. Land is clear at the south, and wooded to the north. Nearby area is mostly agricultural. Grass is chest deep in parts, hiding some debris and other treasures. The meter socket on the pole is old enough to not be digital. A septic line is visible where skirting has fallen off. A well is likely, but not seen. The mobile home on the property may have value in scrap. It may have caught fire, or just collapsed, but it's beyond saving. Dangerous Building; Mobile Home; <b>Summer Tax Due:</b> \$34.93	23433 220TH AVE PARIS;	\$1035.52	
4601	<b>Parcel ID:</b> 03 022 001 500; <b>Legal Description:</b> SEC 22 T16N R08W PART OF E 1/2 NE 1/4 BEING E 250 FT OF N 575 FT THEREOF. EXC S 280 FT. <b>Comments:</b> ~1.57 acres with ~235 ft road frontage to the north and ~285 ft to the east. Land is generally flat and clear, with a smattering of trees to the west. Occupied. Structures is a 960 sq ft footprint modular home and ~784 sq ft garage. Both look in fair condition, with a bit of visible soffit rot and skirting issues. Personal Property; Occupied; Dnvi; <b>Summer Tax Due:</b> \$728.37	8023 21 MILE RD EVART;	\$4151.58	
4602	<b>Parcel ID:</b> 03 063 054 000; <b>Legal Description:</b> SEC4&5 T16N R08W LOT 54 LAKE MIRAMICHI SUB #2 <b>Comments:</b> ~0.4 acres vacant land with ~75 ft road frontage to the northeast and a depth of ~230 ft. Association Fees; <b>Summer Tax Due:</b> \$7.89	23054 MIRAMICHI DR EVART;	\$673.77	
4603	<b>Parcel ID:</b> 03 064 110 000; <b>Legal Description:</b> SEC 04 T16N R08W LOT 110 LAKE MIRAMICHI SUB #3 <b>Comments:</b> ~0.37 acres with ~68.5 ft road frontage to the north and a depth of ~226 ft. Association Fees; <b>Summer Tax Due:</b> \$6.57	23110 NAVAJO TRL EVART;	\$692.94	
4606	<b>Parcel ID:</b> 07 048 101 000; <b>Legal Description:</b> SEC 10 T15N R08W JEHNSEN LAKE HIGHLANDS PLAT #2 LOT 1 & N 1/2 LOT 2 <b>Comments:</b> ~0.48 acres with ~180 ft road frontage to the north and ~108 to the east. Wooded along the perimeter. Vehicles, trailers, sheds, etc. on the grounds. Building appears in good shape on the exterior save for some soffit rot. Fresh Amazon package on the porch. Structures are a 1080 sq ft home made up by a mobile and addition. 576 sq ft garage Likely part of the JehnSEN Lake Association Mobile Home; Association Fees; Dnvi; Personal Property; Occupied; <b>Summer Tax Due:</b> \$312.17	8479 WILSON RD RODNEY;	\$2206.40	
4607	<b>Parcel ID:</b> 07 063 033 000; <b>Legal Description:</b> SEC 12 T15N R08W LOTS 33 & 34 RILEY'S MANOR EXC E 1/2 LOT 33 <b>Comments:</b> ~0.22 acres with ~95 ft road frontage to the north and a depth of ~95 ft. Flat lot, entirely clear save one mature tree near a shed. Grass has been recently mowed. There looks to be a pad for a mobile home and addition, 60' x 10' and 18' x 8', plus paved driveway. A small, permanent shed is in the southwest corner, which serves as an electric hook up. This appears to be part of the Riley Manor Association. There are boat slips on a channel a stone's throw away. This looks to connect to Bass, Boom, Dogfish, and Tubbs Lakes... perhaps more. Mobile Home Pad; Association Fees; <b>Summer Tax Due:</b> \$302.76	6613 2ND ST MECOSTA;	\$1956.73	
4608	<b>Parcel ID:</b> 08 006 023 100; <b>Legal Description:</b> SEC 06 T15N R07W COM AT NE COR LOT 62 SPRING HILL ANNEX TH N 53 DEG 25 M W 132 FT TH S 89 DEG 5 M E 222.57 FT ALG FENCE TH N 3 DEG 13 M E 56.4 FT TO POB. TH N 3 DEG 13 M E 73.59 FT ALG CTRLINE 55TH AVE TH N 89 DEG 27 M W 176.49 FT TH S 14 DEG 11 M E 75 FT TH S 89 DEG 5 M E 154 FT TO POB. PARCEL A <b>Comments:</b> ~0.25 acres with ~50 ft road frontage to the east and an average depth of ~110 ft. Small parcel with some roadside parking. Land is very overgrown and difficult to walk around. Diamond Lake is less than 1000 ft to the southwest. The building itself is in dire shape. The roof is on the brink of full collapse, and much of the blockwork is deteriorating or crumbling. There are a couple pieces of equipment remaining, but nothing of much value. Personal Property; Roof Issues; <b>Summer Tax Due:</b> \$135.99	17877 55TH AVE BARRYTON;	\$1047.09	
4609	<b>Parcel ID:</b> 08 037 033 000; <b>Legal Description:</b> SEC 06 T15N R07W DIAMOND SPRING RESERV LOT 33 <b>Comments:</b> ~0.12 acres vacant land with a height of ~50 ft and a depth of ~100 ft. <b>Summer Tax Due:</b> \$26.15	;	\$694.72	



4610	<b>Parcel ID:</b> 08 049 224 000; <b>Legal Description:</b> SEC 7&8 T15N R07W LOT 224, 225 LACKIES BIRCH HAVEN #6 <b>Comments:</b> ~0.21 acres with ~90 ft road frontage on Airstrip Dr to the north and a depth of ~100 ft. Within Lackies Birch Haven. Land is clear at the roadside and wooded in the south. There's some debris at the behind the mobile home, including mattresses and other household stuff. There is a tarped vehicle and mini excavator near the driveway. A rickety shed that is hardly worth the mention is in the rear. The mobile home itself very much shows its age. Roof isn't visible. Skirting is missing in parts, giving clear view of the well and septic hookup. The stairs and porch to the front door are very rickety. Inside also shows its age. Numerous bags of belongings are in many of the rooms, but no odor of garbage or rot. Overall, the interior is unremarkable other than the floor, which is very soft in parts. There are many holes hidden under rugs or carpets. Some of the corners look to be sagging, notably around a toilet. Lackies Birch Haven is likely to be an association. Mobile Home; Association Fees; Personal Property; <b>Summer Tax Due:</b> \$542.30	4833 AIRSTRIP DR BARRYTON;	\$3070.61	
4611	<b>Parcel ID:</b> 08 055 165 000; <b>Legal Description:</b> SEC 06 T15N R07W LOT 165 SPRING HILL ANNEX <b>Comments:</b> ~0.18 acres with ~100 ft road frontage to the north and a depth of ~80 ft. Diamond Lake is a little more than 1000 ft directly to the NNW. Land is rutted up, soft, and sandy. Looks like a building used to be here. All that remains is the foundation. Most of the slab still looks in good shape, however the block crawlspace area is falling in. Septic may still be usable, well status is undetermined. Sev Not Accurate; <b>Summer Tax Due:</b> \$146.73	17510 PRETTY ST BARRYTON;	\$668.42	
4612	<b>Parcel ID:</b> 09 008 001 900; <b>Legal Description:</b> PART OF NE 1/4 NE 1/4 SEC 8 T 14N R10W DESC AS COMM SE COR TH 415 FT W, TH 515 FT N, TH 415 FT E, TH 515 FT S TO POB. SUBJ TO EASEMENTS, RESV AND RESTRICTIONS <b>Comments:</b> ~5.0 acres with ~525 ft road frontage and a depth of ~405 ft to the west of 220th Ave. Lot is mostly wooded and undisturbed, with a clearing in the northeast containing a modular home. Soil near the structure is soft and sandy. There is a small carport near the home, and storage shed in the back. Deck boards are lifting in spots, but the joists feel solid enough. Some obvious lifting and cupping on the ridge cap. A couple foundation blocks are loose, but appears solid otherwise. Windows and exterior look in good shape. The first noticeable thing upon entering this ~1560 sq ft modular home is the smell. Some is likely from a full fridge, but it also seems that pets were allowed to use the floor as they saw fit. Interior is generally grimy. Toilet tanks are busted up. There are several spots around the building where the floor has had gaps sealed with spray foam. Some skylights are showing some water infiltration. The master bath is carpeted. Well pump and septic were not located, but is stated to exist in the assessor card. No fusebox was found inside, but there is a 200 amp box outside. Roof Issues; Personal Property; Animal Damaged; <b>Summer Tax Due:</b> \$646.87	10805 220TH AVE BIG RAPIDS;	\$5263.98	
4613	<b>Parcel ID:</b> 10 038 314 000; <b>Legal Description:</b> SEC 13&24 T14N R09W LOT 314 LAKE OF THE CLOUDS #2 Association Fees; <b>Summer Tax Due:</b> \$14.16	12093 ST JOHNS DR STANWOOD;	\$675.59	
4614	<b>Parcel ID:</b> 10 038 327 000; <b>Legal Description:</b> SEC 13&24 T14N R9W LOT 327 LAKE OF THE CLOUDS #2 Association Fees; <b>Summer Tax Due:</b> \$14.16	12132 ST JOHNS DR STANWOOD;	\$671.13	
4615	<b>Parcel ID:</b> 10 038 492 000; <b>Legal Description:</b> SEC 13&24 T14N R09W LOT 492 LAKE OF THE CLOUDS #2 Association Fees; <b>Summer Tax Due:</b> \$14.16	12060 SABLE DR STANWOOD;	\$653.22	
4616	<b>Parcel ID:</b> 10 038 521 000; <b>Legal Description:</b> SEC 13&24 T14N R09W LOT 521 LAKE OF THE CLOUDS # 2 Association Fees; <b>Summer Tax Due:</b> \$14.16	12060 DUBOIS DR STANWOOD;	\$661.28	
4617	<b>Parcel ID:</b> 10 039 281 000; <b>Legal Description:</b> SEC 13 T14N R09W LOT 281 GOLF PORT ESTATE #1 Association Fees; <b>Summer Tax Due:</b> \$14.16	9843 FRONTENAC DR STANWOOD;	\$675.59	

4618	<b>Parcel ID:</b> 10 040 209 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 209 HIGHLAND WOODS #1 Association Fees; <b>Summer Tax Due:</b> \$4.98	8284 TANGLEWOOD TRL STANWOOD;	\$672.52	
4619	<b>Parcel ID:</b> 10 040 375 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 375 HIGHLAND WOODS #1 Association Fees; <b>Summer Tax Due:</b> \$4.98	8348 HIGHLAND TRL STANWOOD;	\$659.54	
4620	<b>Parcel ID:</b> 10 040 381 000; <b>Legal Description:</b> SEC 24 T14N R09W LOT 381 HIGHLAND WOODS #1 Association Fees; <b>Summer Tax Due:</b> \$4.98	8376 HIGHLAND TRL STANWOOD;	\$672.52	
4621	<b>Parcel ID:</b> 10 042 190 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 190 LOST CANYON Association Fees; <b>Summer Tax Due:</b> \$14.16	9966 GOLF PORT DR STANWOOD;	\$655.74	
4622	<b>Parcel ID:</b> 10 042 382 000; <b>Legal Description:</b> SEC 12&13 T14N R09W LOT 382 LOST CANYON Association Fees; <b>Summer Tax Due:</b> \$14.16	10428 MEDICINE LODGE LN STANWOOD;	\$675.59	
4624	<b>Parcel ID:</b> 11 140 225 000; <b>Legal Description:</b> SEC 19 & 30 T14N R8W LOT 225 CANADIAN LAKES #3 <b>Comments:</b> Vacant, unimproved, wooded lot between 12th and 13th streets. Association Fees; <b>Summer Tax Due:</b> \$15.83	11640 13TH ST STANWOOD;	\$684.91	
4625	<b>Parcel ID:</b> 11 141 362 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 362 CANADIAN LAKES # 4 <b>Comments:</b> Vacant, unimproved, wooded lot. At the end of where Quebec St is developed. Association Fees; <b>Summer Tax Due:</b> \$15.83	8367 QUEBEC RD STANWOOD;	\$684.91	
4626	<b>Parcel ID:</b> 11 141 531 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 531 CANADIAN LAKES #4 <b>Comments:</b> Vacant, unimproved, wooded land on Winnipeg Lane. Frontage on Buchanan Rd to the north provides no access. Located at the end of Winnipeg Ln cul-de-sac. This road and properties are undeveloped. Some ATV trails cross the property. Association Fees; <b>Summer Tax Due:</b> \$71.15	8478 WINNIPEG ST STANWOOD;	\$944.54	
4627	<b>Parcel ID:</b> 11 147 812 000; <b>Legal Description:</b> SEC 30 T14N R08W CANADIAN LAKES #10 LOT 812 Association Fees; <b>Summer Tax Due:</b> \$18.41	11505 OAK RIDGE DR STANWOOD;	\$692.29	
4628	<b>Parcel ID:</b> 11 147 880 000; <b>Legal Description:</b> SEC 30 T14N R08W LOT 880 CANADIAN LAKES #10 <b>Comments:</b> Vacant lot on Short St near Pierce Rd. Land is slightly above road grade, and lightly wooded. A portion looks to have been cleared for RV/Trailer access. Association Fees; <b>Summer Tax Due:</b> \$19.82	11486 SHORT ST STANWOOD;	\$703.18	
4629	<b>Parcel ID:</b> 11 156 208 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 208 GOLF PORT ESTATES #1 Association Fees; <b>Summer Tax Due:</b> \$21.46	9610 GOLF PORT DR STANWOOD;	\$683.37	
4630	<b>Parcel ID:</b> 11 158 187 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 187 HIGHLAND WOODS #1 <b>Comments:</b> Adjacent to Lot 4631 Association Fees; <b>Summer Tax Due:</b> \$19.82	8101 HIGHLAND TRL STANWOOD;	\$703.18	
4631	<b>Parcel ID:</b> 11 158 188 000; <b>Legal Description:</b> SEC 19 T14N R8W LOT 188 HIGHLAND WOODS #1 <b>Comments:</b> Adjacent to Lot 4630 Association Fees; <b>Summer Tax Due:</b> \$23.80	8107 HIGHLAND TRL STANWOOD;	\$721.80	
4632	<b>Parcel ID:</b> 11 162 091 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 91 LAKE OF THE CLOUDS #2 Association Fees; <b>Summer Tax Due:</b> \$18.41	11915 WALES DR STANWOOD;	\$908.18	

4633	<b>Parcel ID:</b> 11 162 123 000; <b>Legal Description:</b> SEC 19 T14N R08W LOT 123 OF LAKE OF THE CLOUDS #2 Association Fees; <b>Summer Tax Due:</b> \$18.41	11915 TIMBERLANE DR STANWOOD;	\$697.23	
4634	<b>Parcel ID:</b> 11 170 018 000; <b>Legal Description:</b> SEC 18 T14N R08W PLAT OF RANGER LAKE HILLS #1 LOT 18 <b>Comments:</b> Vacant, unimproved lot on Ranger Dr. Parcel has an odd shape, and borders golf greens on every side but the east. Land grades down from the road, flattening out somewhat at the rear. Association Fees; <b>Summer Tax Due:</b> \$112.47	9205 RANGER DR STANWOOD;	\$1162.31	
4635	<b>Parcel ID:</b> 11 179 006 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 6 FAWN RIDGE ESTATES Association Fees; <b>Summer Tax Due:</b> \$60.49	9392 E CIRCLE DR STANWOOD;	\$894.30	
4636	<b>Parcel ID:</b> 11 179 052 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 52 FAWN RIDGE ESTATES #1 <b>Comments:</b> Vacant, unimproved, wooded land on W Circle Dr. Land is wooded with mature trees, sparse enough for grass coverage. Land grades up from the roadside. Association Fees; <b>Summer Tax Due:</b> \$95.43	9357 W CIRCLE DR STANWOOD;	\$1058.64	
4637	<b>Parcel ID:</b> 11 179 055 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 55 FAWN RIDGE ESTATES #1 <b>Comments:</b> Vacant, unimproved wooded lot on W Circle Dr. Land is wooded with mature trees and grass coverage. Slopes well upwell from roadside. Association Fees; <b>Summer Tax Due:</b> \$60.49	9345 W CIRCLE DR STANWOOD;	\$850.29	
4638	<b>Parcel ID:</b> 11 181 360 000; <b>Legal Description:</b> SEC 07 T14N R08W LOT 360 LOST CANYON Association Fees; <b>Summer Tax Due:</b> \$17.87	11975 RED FEATHER LN STANWOOD;	\$696.47	
4639	<b>Parcel ID:</b> 11 182 565 000; <b>Legal Description:</b> SEC 7 T14N R08W LOT 565 LOST CANYON #2 Association Fees; <b>Summer Tax Due:</b> \$17.87	10012 SWEET TREE LN STANWOOD;	\$671.40	
4640	<b>Parcel ID:</b> 11 182 607 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 607 LOST CANYON #2 <b>Comments:</b> Adjacent to Lot # 4641 Association Fees; <b>Summer Tax Due:</b> \$15.83	11280 APACHE WELLS CT STANWOOD;	\$684.91	
4641	<b>Parcel ID:</b> 11 182 608 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 608 LOST CANYON #2 <b>Comments:</b> Adjacent to Lot # 4641 Association Fees; <b>Summer Tax Due:</b> \$15.83	11270 APACHE WELLS CT STANWOOD;	\$684.91	
4642	<b>Parcel ID:</b> 11 182 717 000; <b>Legal Description:</b> SEC 18 T14N R08W LOT 717 LOST CANYON #2 Association Fees; <b>Summer Tax Due:</b> \$15.83	9809 BIRDIE DR STANWOOD;	\$692.58	
4643	<b>Parcel ID:</b> 11 186 027 000; <b>Legal Description:</b> SEC 29 T14N R08W LOT 27 CANADIAN LAKES PINES #1 Association Fees; <b>Summer Tax Due:</b> \$15.83	7637 LAKE VIEW DR STANWOOD;	\$684.91	
4644	<b>Parcel ID:</b> 11 186 065 000; <b>Legal Description:</b> SEC 29 T14N R08W LOT 65 CANADIAN LAKES PINES #1 Association Fees; <b>Summer Tax Due:</b> \$18.41	10120 SUMMERSET DR STANWOOD;	\$697.23	
4645	<b>Parcel ID:</b> 11 187 005 000; <b>Legal Description:</b> SEC 20 T14N R08W LOT 5 NORTH SHORE ESTATES #1 <b>Comments:</b> Vacant, unimproved lot near the end of Arlene Ave. A good portion of this lot has been cleared. There is an excavated portion near the center, with no clear indication as to why. Association Fees; <b>Summer Tax Due:</b> \$53.35	8319 ARLENE AVE STANWOOD;	\$860.87	
4646	<b>Parcel ID:</b> 11 189 225 000; <b>Legal Description:</b> SEC 28 T14N R08W LOT 225 ROYAL CANADIAN SUB #1 Association Fees; <b>Summer Tax Due:</b> \$19.82	9706 KILLDEER CT STANWOOD;	\$703.18	

4647	<b>Parcel ID:</b> 11 190 099 000; <b>Legal Description:</b> SEC 33 T14N R08W LOT 99 ROYAL CANADIAN SO.#1 Association Fees; <b>Summer Tax Due:</b> \$23.80	9202 WALNUT GRV STANWOOD;	\$691.13	
4648	<b>Parcel ID:</b> 11 193 513 000; <b>Legal Description:</b> SEC 33 T14N R08W ROYAL CANADIAN SO. # 3 LOT 513 Association Fees; <b>Summer Tax Due:</b> \$35.77	9050 LONGVIEW DR STANWOOD;	\$706.05	
4649	<b>Parcel ID:</b> 11 194 606 000; <b>Legal Description:</b> SEC 32 T14N R08W PLAT ROYAL CANADIAN SOUTH #4 LOT #606 <b>Comments:</b> Vacant, unimproved, mostly wooded lot on the corner of Fawn Lake Dr and Fox Run Circle. Looks like a portion may have been cleared for RV/Trailer use. Association Fees; <b>Summer Tax Due:</b> \$39.78	6185 FAWN LAKE DR STANWOOD;	\$797.13	
4650	<b>Parcel ID:</b> 11 194 645 000; <b>Legal Description:</b> SEC 33 T14N R08W PLAT ROYAL CANADIAN SOUTH NO. 4 LOT #645 <b>Comments:</b> Vacant, unimproved, wooded lot on Fawn Ridge Rd at the Hoover Dr tee. Predominately wooded with mature trees, with the northernmost portion being low lying muck growing cattails. Wetland Indicators; Association Fees; <b>Summer Tax Due:</b> \$31.77	9740 FAWN RIDGE RD STANWOOD;	\$716.24	
4651	<b>Parcel ID:</b> 11 194 729 000; <b>Legal Description:</b> SEC 33 T14N R08W PLAT ROYAL CANADINA SOUTH NO. 4 LOT #729 <b>Comments:</b> Vacant, unimproved lot. Generally flat and wooded. Association Fees; <b>Summer Tax Due:</b> \$27.78	9292 FAWN LAKE DR STANWOOD;	\$740.78	
4652	<b>Parcel ID:</b> 11 895 014 400; <b>Legal Description:</b> VILLAGE OF MECOSTA WEBBER BROS & GILBERTS ADD E 100 FT OF LOT 34 <b>Comments:</b> ~0.78 acres with 100~ft road frontage to the northeast and a depth of ~297 ft. Property is occupied, and they made it clear they don't want any visitors. Structure is a single story house with a ~1456 sq ft footprint. It's not much too look at from the roadside. Plenty of personal property around. Occupied; Personal Property; Dnvi; <b>Summer Tax Due:</b> \$413.39	895 MOORE ST MECOSTA;	\$2790.12	
4653	<b>Parcel ID:</b> 12 007 014 000; <b>Legal Description:</b> SEC 07 T14N R07W COM AT SW COR SW 1/4 TH E 280.50 FT TO POB. TH N 330 FT TH E 165 FT TH S 330 FT TH W 165 FT TO POB. <b>Comments:</b> ~1.0 acres with ~160 ft road frontage on 10 Mile road to the south and a depth of ~325 ft. Near the intersection of 60th Avenue. Lots of farmland nearby. Land is fairly flat and clear, with some larger trees dotting the landscape. Lawn is overgrown, and bushes obscure the mobile home and garage. There are piles of debris tucked away around many of the bushes. Structure is a roofed over ~720 sq ft 1972 mobile home with ~400 sq ft garage connected by a porch. It's difficult to see much of the mobile home, but the siding doesn't look bad for a '72 vintage. There are spots where the roof decking is visible underneath, showing a bit of water stains and rot. Mobile home looks to be on a nice pad with block foundation looking good. Garbage is everywhere inside. Some kind of critters have been nesting in some drawers. Roof over the porch is in bad shape. Garage is unwalkable through the trash, but joists and decking looks good above. Roof Issues; Personal Property; Mobile Home; <b>Summer Tax Due:</b> \$442.98	5950 10 MILE RD;	\$2560.84	
4654	<b>Parcel ID:</b> 12 088 005 000; <b>Legal Description:</b> SEC 21 T14N R07W VILLAGE OF REMUS SWISHERS ADD BLK 1 LOTS 10, 11 AND E 2.66 FT LOT 12 <b>Comments:</b> ~0.35 acres with ~100 ft road frontage to the north and a depth of ~150 ft. Overgrown, with gravel driveway. Really nice location. Fair amount of trash and debris in driveway and around building. Garage has a lot of contents. 1006 sq ft footprint. 480 sq ft garage. Siding is weathered. Roof looks old. Interior is garbaged out and gross. There may be a nice wood floor hiding under the trash. A large fishtank still full of water. Clouds of flies swirl in the air. Some signs of localized roof leaks. Sanitation Issues And Garbage; Personal Property; Roof Issues; <b>Summer Tax Due:</b> \$586.04	351 CHURCH ST REMUS;	\$5305.73	
4655	<b>Parcel ID:</b> 13 891 054 000; <b>Legal Description:</b> SEC 25 T13N R10W VILLAGE OF MORLEY O P BLK 13 LOT 8 AND S 10 FT LOT 5 <b>Comments:</b> ~0.21 acres with ~60 ft road frontage to the east and a depth of ~150 ft. Right near the center of Morley Village. Property also has access from an alley to the west. Structure has a ~1184 sq ft footprint. Extensive fire damage, almost entirely burnt down. There are also a couple of storage sheds, neither in good condition, one sans roof. Dangerous Building; Sev Not Accurate; Fire Damage; <b>Summer Tax Due:</b> \$418.86	163 N SCOTT ST MORLEY;	\$2563.25	

4657	<p><b>Parcel ID:</b> 15 008 016 600; <b>Legal Description:</b> SEC 08 T13N R08W BEG AT SE COR W 1/2 SE 1/4 TH W 125 FT TH N 653.4 FT TH E 125 FT TH S 653.4 FT TO POB. <b>Comments:</b> ~1.74 acres with ~115 ft road frontage to the south and a depth of ~655 ft. Land is fairly flat and clear, with a gravel driveway. There are some mature trees at the roadside, and lined around the boundaries. Some minor debris is around the rear of the structure. Structure is a roofed over mobile home with addition. The mobile home portion of the structure is sheathed in weathered plywood. The rest is vinyl siding, in good shape. Some rot is evident in the soffit and fascia, and some of the plywood is rotting out in the rear. Roof looks to be in overall good shape. The inside is unremarkable, other than dingy. Electric and plumbing both appear to be done to no kind of standard. A neighbor states that the well and septic are nonfunctional or nonexistent. Claims Of Defect From Third Parties; Mobile Home;</p> <p><b>Summer Tax Due:</b> \$214.69</p>	10252 4 MILE RD MORLEY;	\$1909.18	
4658	<p><b>Parcel ID:</b> 15 012 008 000; <b>Legal Description:</b> SEC 12 T13N R08W PART OF SW 1/4 NW 1/4 BEG AT NE COR TH W 14 FT TH SELY TO A PT 14 FT S OF POB TH N TO POB Wetland Indicators; Roads - None Known (Possibly Landlocked);</p> <p><b>Summer Tax Due:</b> \$3.54</p>	6886 5 MILE RD BLANCHARD;	\$630.64	
4659	<p><b>Parcel ID:</b> 16 004 015 003; <b>Legal Description:</b> SEC 04 T13N R07W COM AT S 1/4 COR SEC 4 TH S 89 DEG 25 M E 2054.92 FT TO POB TH N 7 DEG 23 M E 235 FT TH S 89 DEG 43 M E 325 FT TH S 1 DEG 16 M W 235 FT TH N 89 DEG 25 M W 350 FT TO POB SPLIT/COMBINED ON 08/09/2019 FROM 16 004 015 000; <b>Comments:</b> ~1.81 acres with ~350 ft road frontage on 5 Mile Rd to the south and a depth of ~225 ft. Right off M-66. Wooded at roadside, and clear beyond, sloping down to the north. Secluded dead end road, surrounded by agricultural land and woods. The temporary plates on the parked truck, active electric meter, and indoor cats indicate this place is occupied. Structures are a two story house with ~1734 sq ft footprint, 672 sq ft garage, 1344 sq ft pole barn. All appear to be in generally good condition from the outside, with the exception of the shingles on the house looking rough, and a tarp hanging off the roof at the west side. The pool also looks shot. Roof Issues; Personal Property; Occupied; Dnvi;</p> <p><b>Summer Tax Due:</b> \$797.41</p>	3088 5 MILE RD BLANCHARD;	\$5076.23	
4660	<p><b>Parcel ID:</b> 17-10-425-003; <b>Legal Description:</b> FINLEY AVENUE: BAUGHN'S ADDITION -- BLK 2, LOT 4. <b>Comments:</b> Lot size of 52x150 for ~0.18 acres to the west of Finley Ave. Gravel driveway at the south corner. Land is generally flat and clear, with a few large trees near the driveway. There's a small shed and garden area at the rear. Lawn is very overgrown, with ordinance violation notices on the door going back two years. The 1.75 story house has a footprint of ~685 sq ft. Roof issues are apparent from most angles. A visible portion of the foundation and porch are crumbling. The floors for the kitchen and bath are collapsing. Many wall cavities are opened up, and there's a good amount of unfinished drywall hung. Wiring looks to be incomplete or in-process. Plumbing is unviewable. The building is fairly dingy throughout. Upstairs looks to have been used for indoor gardening. Structural Issues; Personal Property; Roof Issues;</p> <p><b>Summer Tax Due:</b> \$1,108.30</p>	419 FINLEY AVE BIG RAPIDS;	\$5682.69	

## Montcalm

Lot #	Lot Information	Address	Min. Bid	Sold For
5000	<b>Parcel ID:</b> 001-009-027-11; <b>Legal Description:</b> THAT PART OF SE1/4 OF SE 1/4 SEC 9 DES AS COM 245 FT E & 185 FT S OF NW COR HEREOF; THE E 245 FT; S 178 FT; W 245 FT; N 178 FT TO P OF BEG SEC 9 T12N R7W. 1 AC <b>Comments:</b> Mobile Home with additions on ~1 Acre in Belvidere Twp. A 2 car garage ,deck and an enclosed porch have been added to the mobile. lots of signs of animal damage (heard a very large racoon under trailer) and floors appear to be rotted out and collapsing from outside view. Property has a driveway extending south from Yankee Rd which runs through an adjacent parcel. Parcel was previously split from a larger parcel and likely has a recorded easement for the driveway, although we were unable to located it in the chain of title. 1993 Mobile Home with attached garage appears to have been empty for some time. We did not view the interior of this property. Dnvi; Roads - None Known (Possibly Landlocked); Mobile Home; Animal Damaged; <b>Summer Tax Due:</b> \$345.72	3161 W YANKEE RD SIX LAKES;	\$6050.00	
5001	<b>Parcel ID:</b> 001-200-044-00; <b>Legal Description:</b> LOTS 44, 45 & 48 BUBNAR'S SUB-DIVISION. <b>Comments:</b> Property is low lying, mostly dry, but has a drainage running through the center. Has frontage on a private drive and frontage on what looks to be a public dirt road. Property may not be buildable are due to drainage, please check with local building officials to make sure property is suitable for your intended use. Wetland Indicators; <b>Summer Tax Due:</b> \$557.12	MAYFIELD RD SIX LAKES;	\$3450.00	
5002	<b>Parcel ID:</b> 004-220-126-00; <b>Legal Description:</b> LOTS 126 & 127 HONEYMOON HEIGHTS NO 2 <b>Comments:</b> 0.17 ac / roughly 66 ft x 120 ft parcel. Semi wooded and lies a little low. I walked on it and it was squishy but not wet. We are in a little bit of a drought though, and there are cat tails. Quiet paved Street in Honeymoon Heights Wetland Indicators; <b>Summer Tax Due:</b> \$140.22	ELM DR LAKEVIEW;	\$1250.00	
5003	<b>Parcel ID:</b> 004-220-131-00; <b>Legal Description:</b> LOT 131 HONEYMOON HEIGHTS NO 2. <b>Comments:</b> ~0.16 Acre small lot on Elm with evidence of swamp/wet ground and lots of cat tails. Roughly 120' x 60'. Wetland Indicators; <b>Summer Tax Due:</b> \$10.27	ELM DR LAKEVIEW;	\$650.00	
5004	<b>Parcel ID:</b> 004-220-135-01; <b>Legal Description:</b> LOTS 135,136, 138, 139, 140, 189, 190, 191, 192, 193, 194, 195, 196 HONEYMOON HEIGHTS NO 2. <b>Comments:</b> ~1.6 Acres. Parcel measures roughly 350' x 120'. Mostly wooded but signs of some possible swamp conditions or wetlands. Parcel is an odd shape with 120 ft of road frontage on Elm. Wetland Indicators; <b>Summer Tax Due:</b> \$75.33	ELM DR LAKEVIEW;	\$1150.00	
5005	<b>Parcel ID:</b> 004-230-439-00; <b>Legal Description:</b> LOT 439 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> ~0.16 Acres. Lot measures roughly 60' x 120' and looks predominately wooded with low lying ground. Ground appears dry and no visible wetland indicators. <b>Summer Tax Due:</b> \$71.91	CHERRY DR LAKEVIEW;	\$800.00	
5006	<b>Parcel ID:</b> 004-230-487-00; <b>Legal Description:</b> LOT 487 HONEYMOON HEIGHTS NO 3. <b>Comments:</b> ~0.16 Acres. Small wooded lot roughly 60' x 120'. Sits on Cherry Dr about 900 ft from Townline Lake. Lot sits low. <b>Summer Tax Due:</b> \$71.91	CHERRY DR LAKEVIEW;	\$1000.00	
5007	<b>Parcel ID:</b> 004-240-753-00; <b>Legal Description:</b> LOT 753 HONEYMOON HEIGHTS NO 4. <b>Comments:</b> ~0.19 Acre vacant triangular lot in Cato Twp. Lot has ~110 ft of frontage on Hazel Rd. Nice site near Townline Lake. <b>Summer Tax Due:</b> \$11.97	HAZEL RD LAKEVIEW;	\$800.00	
5008	<b>Parcel ID:</b> 004-240-774-00; <b>Legal Description:</b> LOTS 774 & 775 HONEYMOON HEIGHTS NO 4. <b>Comments:</b> ~0.33 Acres. A vacant lot on Schmeid rd. Looks like there was something here at one point ground leveled off (may have just been a campsite). Power ran to the pole and possibly a septic tank or drainage tank of some type. Lots of debris, not sure if buildable because of property showing signs of erosion. Tree root system sticking out of the ground and such. May just need a retaining wall. Approximately 120' x 120'. <b>Summer Tax Due:</b> \$84.88	6698 W SCHMEID RD LAKEVIEW;	\$1350.00	

5009	<b>Parcel ID:</b> 014-032-019-20; <b>Legal Description:</b> PART OF SW 1/4 OF SEC 32; COM 30 FT E OF THE SW COR OF SD SEC; THE N 350 FT TO POB; TH N 34 FT; TH E 152 FT; TH S 34 FT; TH W 152 FT TO P OF BEG SEC 32 T10N R8W <b>Comments:</b> ~0.12 Acres. Roughly 36 ft x 150 ft parcel. Appears to be on a private drive off Wise Rd. Probably not buildable and a little practical use. Fenced in with fence post and wire fencing. Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> \$9.82	WISE RD;	\$2900.00	
5010	<b>Parcel ID:</b> 017-017-003-01; <b>Legal Description:</b> PARCEL A PART OF NE 1/4 OF NW 1/4 DES AS COM AT N 1/4 COR OF SEC 17; TH S 85 DEG W 1327.08 FT ALONG N SE LINE; S 03 DEG E 245.96 FT TO POB; TH N 85 DEG E 353.51 FT; S 03 DEG E 247.03 FT; S 85 DEG W 352.04 FT; N 03 DEG W 247 FT TO P OF BEG SEC 17 T12N R10W 2 AC M/L <b>Comments:</b> ~1.98 Acres. Small single story occupied home on Dagget Rd. Looks to be built on a slab. Vinyl siding, enclosed porch in the rear of home, no garage. Roof looks in decent shape from the road. Did not get inside pictures due to occupancy. Quiet area without too many houses nearby. Occupied; Dnvi; Personal Property; <b>Summer Tax Due:</b> \$243.11	9960 N DAGGET RD HOWARD CITY;	\$3850.00	
5011	<b>Parcel ID:</b> 017-500-344-00; <b>Legal Description:</b> LOTS 344 & 345 THE WOODS, CLEARWATER RESORT <b>Comments:</b> 0.33 ac / property is a vacant lot, measuring roughly 120 x 120 square. Heavy woods but does not appear to be wet. Sits on to private dirt roads in a quiet little northern subdivision. <b>Summer Tax Due:</b> \$15.19	SAGINAW DR HOWARD CITY;	\$800.00	
5014	<b>Parcel ID:</b> 052-101-005-00; <b>Legal Description:</b> S 47 FT OF N 55 FT OF LOT 2, EX E 51 FT, EXC W 9.2 FT BLK 1 ORIGINAL PLAT (RUTAN'S PLAT SO CALLED) OF CITY OF GREENVILLE. <b>Comments:</b> Property is the old Jacobson's store in downtown Greenville. Last operating as a paint store, this building has history and what looks like good potential (did not visually inspect interior). Nice frontage on street and public rear entrance makes for easy parking behind the building. Old construction so be prepared to make some updates and improvements I'm sure but that being said the building looks to be functional and has been used as commercial recently. Dnvi; Personal Property; <b>Summer Tax Due:</b> \$3,699.92	314 S LAFAYETTE ST GREENVILLE;	\$17600.00	

## Montcalm (DNR)

Lot #	Lot Information	Address	Min. Bid	Sold For
10074	<p><b>Parcel ID:</b> 008-022-002-50; <b>Legal Description:</b> Th pt of Govt Lot 1 desc as beg at a pt on the S li of Govt Lot 1 where it inter the c/l of Bracey Ave (also known as River Rd) th N'yly alg sd c/l Bracey Ave for the foll courses: N 13d51' E 154.49 ft N 7d12' E 185.88 ft N 6d50' W 213.02 ft N 16d26' W 30 ft th W 225 ft to a meander li of the Flat River th S'yly alg sd meander li and the Flat River for the foll courses S 33d E 160 ft S 16d E 114.86 ft S 9d06' W 332.98 ft to the S li Govt Govt Lot 1 th E alg S li sd Govt Lot 1 a dist of 120 ft to c/l Bracey Ave and the POB <b>Comments:</b> The subject property is in Eureka Township and consists of a 2+ acre parcel located on the west side of S River Road at the Cooper Ct. intersection about 1.5 miles south of Greenville MI. The property has over 600 ft. of frontage on the Flat River. The parcel width is between ~200 ft. (northern part of the property) and ~100 ft (southern part of the property). The northern part of the property consists of poorly drained loamy fine sand soils while the southern part consists of well drained loamy sand soils. The property is within the SR - Suburban Residential district which requires 0.75 acres and 130 ft of width to build. Potential buyers may be able to build on the northern part of the property. The local township should be contacted to check if this is a possibility. Dnr Aa;</p> <p><b>Summer Tax Due:</b> TBA</p>		\$4600.00	





# Property Transfer Affidavit

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

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

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

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

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

## EXEMPTIONS

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

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

## CERTIFICATION

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

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

## Instructions:

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

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

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

## Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

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

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

## Penalties:

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

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