

Eaton County Auction Terms

Announcements made on sale day take precedence over previously printed materials.

To Our Buyers: All buyers are required to sign an Affidavit due to a new state statute stating that they do not directly or indirectly hold interest in any property with delinquent taxes in Eaton County and are not responsible for any unpaid civil fines. If a buyer held an interest in a property at the time of foreclosure, they may only purchase the property back with prior approval of the County Treasurer for an amount of the minimum bid or higher. This requirement includes a second auction purchase as well.

1. **REGISTRATION** - Registration will begin at **5:00 p.m. on auction day.** **Sale starts at 6:00PM.** Bidders must pre-register and receive a pre-numbered bid card to make a bid. A driver's license or state I.D. is required in order to receive a bidder number. It is a requirement of Registration to place a deposit of \$1,000 in cash or certified check with BippusUSA.com. Unused funds will be returned to the bidder. ***Note: Cashier's check needs to be made payable to you and then endorsed when tendered as the deposit.***
2. **PROPERTIES OFFERED** – The attached list of Treasurer-owned properties being offered have been approved for sale at public auction. According to state law, ALL PRIOR liens (other than some IRS and DEQ liens) and taxes are cancelled by Circuit Court Order. These properties are subject to any visible or recorded easement or right of way, private deed restrictions, or restrictions or other governmental interests imposed pursuant to the natural resources and environmental protection act and are further subject to any state, county or local zoning or building ordinances. **The County Treasurer does not guarantee the usability or access to any of these lands. IT IS THE RESPONSIBILITY OF PROSPECTIVE PURCHASER TO DO THEIR OWN RESEARCH AS TO THE USE OF THE LAND FOR THEIR INTENDED PURPOSE. THE COUNTY TREASURER MAKES NEITHER REPRESENTATIONS NOR CLAIMS AS TO FITNESS FOR PURPOSE, INGRESS/EGRESS, CONDITIONS, COVENANTS, OR RESTRICTIONS. OCCUPIED STRUCTURES MAY NOT BE ENTERED WITHOUT THE TENANT'S PERMISSION; SECURED VACANT STRUCTURES MAY NOT BE ENTERED.**
3. **MINIMUM BID PRICE** – The minimum bid prices are on the foreclosed property list.
4. **CONDUCT OF THE AUCTION** – Any registered person may bid on the properties offered. 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. The registered bidder is legally and financially responsible for all parcels bid upon whether representing one's self or acting as an agent. The Auctioneer reserves the right to refuse bids not in line with bid increment progression. The Auctioneer's decision over any dispute is absolute and final.
5. **TERMS OF SALE – FULL PAYMENT** plus ten percent (10%) buyers premium, and a \$59.00 processing fee, must be paid the day of the sale by 8:00 P.M. IF THE TOTAL PURCHASE IS \$1,000.00 OR LESS, payment will be deducted from the required registration deposit. FOR ALL PURCHASES OVER \$1,000.00 the **remaining BALANCE must be paid by 8:00 p.m. the day of the sale.** Payments can be paid in cash, cash equivalent, bank cashier's checks or bank official checks. In the event personal checks do not clear within fourteen (14) days, the deposit paid on the day of the Land Sale Auction will be forfeited to the Treasurer.

6. **PURCHASE RECEIPT** – Successful bidders at the sale will be issued a receipt for their purchases upon payment. Deeds will be executed, recorded and mailed to the buyer within 30 days of auction.
7. **TITLE BEING CONVEYED** – Quit Claim deeds will be issued conveying only such title as received by the County Treasurer through tax foreclosure. Title insurance companies **may or may not** issue title insurance on properties purchased at this sale. The County Treasurer makes no representation as to the availability of title insurance and the UNAVAILABILITY OF TITLE INSURANCE IS NOT A GROUNDS FOR RECONVEYANCE TO THE COUNTY TREASURER. THE PURCHASER MAY INCUR LEGAL COSTS FOR QUIET TITLE ACTION TO SATISFY THE REQUIREMENTS OF TITLE INSURANCE COMPANIES IN ORDER TO OBTAIN TITLE INSURANCE.
8. **SPECIAL ASSESSMENTS** – All bidders should contact city or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties offered.
9. **POSSESSION OF PROPERTY** – We recommend that no buyer take physical possession of any property bid upon at this sale until a deed has been executed and delivered to him or her, and until the buyer has executed proper eviction procedures if necessary. It is the buyer’s responsibility to determine any contamination issues and no activities should be conducted on the site other than a baseline environmental assessment on contaminated properties, if necessary. Buyers are responsible for proper disposition of any personal property left on the real property they purchase. HOWEVER, STEPS SHOULD BE TAKEN TO PROTECT YOUR EQUITY IN THIS PROPERTY BY SECURING VACANT STRUCTURES AGAINST ENTRY AND OBTAINING INSURANCE FOR OCCUPIED PROPERTY. BUYERS ARE RESPONSIBLE FOR CONTACTING LOCAL UNITS OF GOVERNMENT TO PREVENT POSSIBLE DEMOLITION OF STRUCTURES SITUATED ON PARCELS.
10. **CONDITIONS** – The purchaser accepts the premises in its present “as is” condition, and releases the County Treasurer and employees and agents from all liability 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.
11. **PROPERTY TAXES** – THE 2019 JULY SUMMER BILL MUST BE PAID BEFORE A DEED CAN BE ISSUED TO THE BUYER. AFTER PAYING FOR THEIR PURCHASE(S) WITH THE AUCTION COMPANY, THE BUYER CAN PAY THE 2019 SUMMER TAXES AT THE TOWNSHIP OR CITY THE PROPERTY IS LOCATED. VILLAGE TAXES CAN BE PAID AT THE EATON COUNTY TREASURER’S OFFICE THE SAME DAY AS THE AUCTION. All property taxes that become due and payable after the foreclosure will be the responsibility of the purchaser.
12. **RIGHT TO TERMINATE PURCHASE** - The County Treasurer and the Auction Company reserve the Absolute Right to cancel any sale for any reason up to delivery of the deed. The extent of their liability shall be limited to the return of the actual amount paid by the buyer.