



## Auction Quick Guide

-  Register online at [www.tax-sale.info](http://www.tax-sale.info) and save time at the auction.
-  View property and do your research before bidding.
-  Pay any outstanding property taxes you owe or you won't be able to bid.
-  Come to the auction prepared to pay in full the same day.
-  Deeds will be delivered after recording within about 4 to 6 weeks.



Visit our website or find us on Facebook for more information:

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

 [facebook.com/taxsaleinfo](https://facebook.com/taxsaleinfo)

 **Tax-Sale.info**  
MICHIGAN COUNTY TAX AUCTIONS



**Tax Foreclosure  
Public Land  
Auctions**

## Preparing for the Auction

- Available properties are posted online at [www.tax-sale.info](http://www.tax-sale.info) as early as June of each year.
- Create a free account to view details and photos for each property. Enter deed and other contact information online before the auction to *cut your wait time in half* on auction day.
- You should thoroughly research and visit property that you plan to bid on before attending the auction.
- All property is sold based on the *assessed legal description only*. Any personal property or other items not physically attached to the land remain the property of the previous owner and are not included in auction lots.
- You will *not* be allowed to bid on parcels located in a county in which *you owe outstanding property taxes*. Please confirm all property taxes are paid before the auction takes place.
- Review the full auction rules at [www.tax-sale.info/forms/Standard-Rules.pdf](http://www.tax-sale.info/forms/Standard-Rules.pdf)

## The Auction Process

- Arrive at the auction approximately 30 minutes before the stated start time to register.
- Bidders who pre-register online must still check in with the auction clerk but will typically be ready in *half the time* of those who don't pre-register.
- You will be assigned a bidder number and bid card to use during the auction.
- Auctions take place both live in person and online. You will be bidding against other floor bidders as well as online and absentee bidders throughout the auction.
- You can bid online from home if you choose. However, we recommend that you attend the auction in person if you are able to avoid technological or other issues.
- The bidding process is explained by the auctioneer in detail before the sale so *don't arrive late!*
- Once you're done bidding, you can checkout immediately. There is no need to wait for the auction to conclude.

## Payment and What to Expect After the Sale

- You must pay for your purchases *in full within 30 minutes after the auction ends*.
- **No Cash Will be Accepted!**
- If your total purchase is *less than \$1000* you may pay by **Certified Check, Money Order, Personal Check, Visa, MasterCard, or Discover**.
- Credit card payments will be assessed an additional fee.
- If your total is *greater than \$1000* you must pay a portion of your total with **certified funds** (a cashier's check from your bank). **Make check payable to your own name**, and submit it with your payment at the auction.
  - \$1000 or more, **first \$1,000 certified**
  - \$50,000 or more, **first \$5,000 certified**
- The remaining balance can be paid by any form of payment listed above. Please come prepared with certified funds *or your purchase will be cancelled*.
- A 10% buyer's premium will be added to your total bid for each lot.
- There is an additional deed recording fee for each lot purchased.
- The current summer taxes due on each lot purchased will be collected at checkout.
- Deeds will be delivered after recording within 4 to 6 weeks.