



Auction Quick Guide



Register online and bid at
www.tax-sale.info



View property and do your research
before bidding.



Pay any outstanding property taxes
you owe or you won't be able to bid.



Payment and paperwork is due
within 5 business days



Recorded Deeds will be delivered
approximately 6 weeks after auction



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

www.tax-sale.info

 facebook.com/taxsaleinfo



Tax-Sale.info

MICHIGAN COUNTY TAX AUCTIONS



**Tax Foreclosure
Public Land
Auctions**

Preparing for the Auction

- Visit www.tax-sale.info and create a free account to view details and photos for each property.
- The schedule of auctions and available properties are posted online at www.tax-sale.info as early as June of each year.
- You should thoroughly research and visit each property you are interested in prior to bidding.
- 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 our auctions.
- 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 and frequently asked questions on www.tax-sale.info/faq
- If you do not have computer or internet access, please call 1-800-259-7470 for assistance.

The Auction Process

- In order to bid, you must provide a **\$1000 pre-authorization** on a major credit card. Authorizations are valid for 30 days.
- Our online auctions are split into two phases: Advanced Bidding and Active Bidding.
- During both phases you enter your maximum desired bid amount. Your maximum bid will only be reached if others bid against you.
- **Advance bids** can be placed online up to **30 days prior** to the auction date. You can increase, decrease, or delete your bid during this time.
- **Active Bidding** takes place from **10am to 7pm EST** on the day of the auction. During this time, you can see the current high bid amount. You can place new bids or increase bids, but you cannot delete your bids.
- **Bidding ends** promptly at **7pm EST**. Winners will be notified by email within 1 hour with additional instructions to complete your sale.
- If you do not have a major credit or debit card to use for pre-authorization, please contact us for alternative arrangements.

Payment and What to Expect After the Sale

- Log in to your account and **complete the online checkout process** to download your paperwork and receive instructions for payment.
- Winning bidders must submit **payment and notarized receipt paperwork within 5 business days** of the auction.
- Payments can be made via wire transfer, certified check, or credit/debit card (Visa, Mastercard, or Discover).
- There is an additional deed recording fee for each lot purchased
- The current year summer taxes are due on each lot purchased and will be collected at checkout.
- Your total amount due includes:
 - **Winning Bid Amount**
 - **Buyer's Premium (10% of winning bid)**
 - **Current Taxes (this year's summer taxes)**
 - **Deed Recording Fee per lot (\$30)**
- Credit/debit card payments will be assessed an additional 2.75% processing fee.
- The recorded quitclaim deeds will be delivered approximately **6 weeks** after the auction.