

Public Land Auction

Northeastern LP

August 18th, 2017

Alcona, Alpena, Montmorency, and Presque Isle Counties



Location:

Alpena Events Complex (A-PLEX)
701 Woodward Ave., Alpena, MI
49707

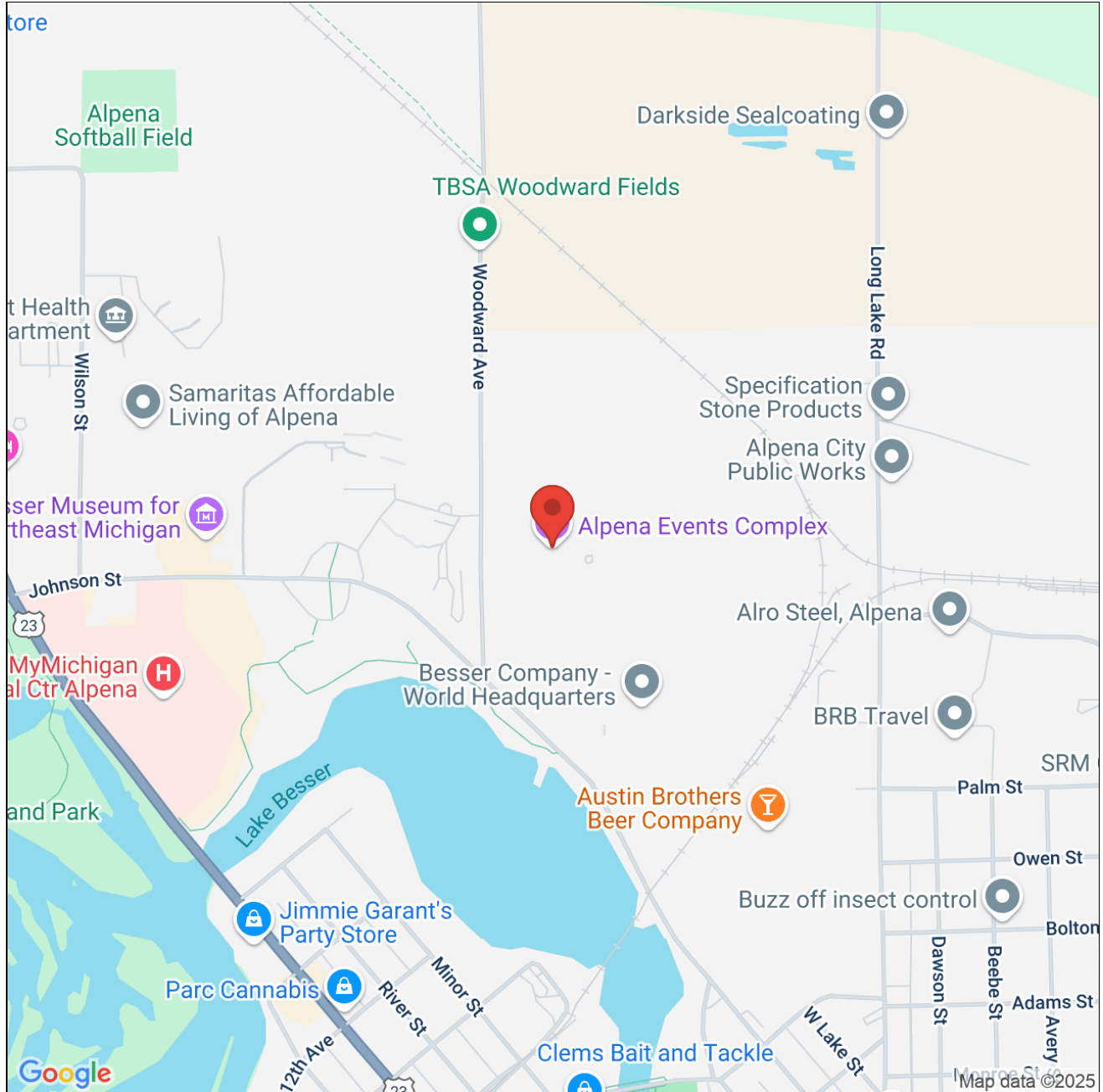
Time:

Registration: 11:30am EDT
Auction: 12:00pm EDT

Printed information is subject to change up to the auction start time. Please listen to the auctioneer closely for updates.

Auction Location

Alpena Events Complex (A-PLEX): 701 Woodward Ave., Alpena, MI 49707





Follow us on Facebook for the latest updates:
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

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).*

2024 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see www.tax-sale.info for the latest information

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

Clare, Isabella, Mecosta, Osceola 8/1/2024	Central Lower Peninsula (Clinton, Eaton*, Gratiot, Ionia, Livingston, Montcalm, Shiawassee) 8/2/2024	Eastern Upper Peninsula (Alger, Chippewa*, Delta, Luce*, Mackinac* (DNR Only), Schoolcraft) 8/6/2024
Western Upper Peninsula (Baraga, Dickinson*, Gogebic, Houghton*, Iron Keweenaw, Marquette*, Menominee*, Ontonagon*) 8/7/2024	North Central Lower Peninsula (Crawford*, Kalkaska, Missaukee*, Montmorency, Ogemaw*, Oscoda, Otsego*, Roscommon*) 8/8/2024	Antrim*, Charlevoix*, Emmet 8/9/2024
Northeastern Lower Peninsula (Alcona, Alpena*, Cheboygan*, Iosco, Presque Isle*) 8/13/2024	Northwestern Lower Peninsula (Benzie, Grand Traverse*, Lake, Leelanau, Manistee*, Mason*, Wexford)) 8/14/2024	Kent, Oceana, Ottawa, Muskegon 8/15/2024
Oakland 8/16/2024	City of Highland Park 8/19/2024	Branch, Hillsdale, Jackson 8/20/2024
Monroe 8/20/2024	Arenac*, Bay, Gladwin*, Midland* (DNR ONLY) 8/21/2024	The Thumb Area (Huron, Lapeer, Macomb* (DNR Only), Saint Clair*, Sanilac, Tuscola) 8/22/2024
Barry, Calhoun, Kalamazoo, Saint Joseph 8/23/2024	Allegan, Berrien*, Cass, Van Buren 9/3/2024	Saginaw 9/4/2024
Genesee 9/5/2024	Minimum Bid Re-Offer Auction 9/26/2024	No Reserve Auction 11/1/2024

Rules and Regulations

1. Registration

You must create an online user account at 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. 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 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 ("**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.

Alcona County

Lot #	Lot Information	Address	Min. Bid
100	Parcel ID: 013-420-012-028-00; Legal Description: T28N R8E SECS 35&36 LOT 28 BLK 12 LOST LAKE WOODS SUB. Comments: This hard wood lot is reasonably flat, features mature trees and is located near well kept neighboring homes. Great building spot for a first home or up north get away within a gated community. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.97	N POPLAR RD LINCOLN	\$700.00
101	Parcel ID: 013-420-026-036-00; Legal Description: T28N R8E SECS 35&36 LOT 36 BLK 26 LOST LAKE WOODS SUB. Comments: Vacant lot in Lost Lake Woods subdivision. Summer Tax Due: \$18.97	N ASH RD LINCOLN	\$700.00
102	Parcel ID: 013-420-059-037-00; Legal Description: T28N R8E SECS 35&36 LOT 37 BLK 59 LOST LAKE WOODS SUB Comments: This pine and hard wood lot is reasonably flat, features younger trees and is located near neighboring homes. Wet ground and difficult building spot for a first home or up north get away within a gated community. Additional Disclosures: 41; 16 (see key for full text) Summer Tax Due: \$18.97	N MOLE RD LINCOLN	\$700.00
103	Parcel ID: 021-005-100-020-01; Legal Description: T28N R7E SEC 5 COM E1/8 PT ON N LN, W 132 FT, S 495 FT, E 132 FT, N 495 FT TO POB Comments: Efficient (Small) 1 Bed 1 Bath Cabin setting on over an acre of land. T111 Siding and older 3 Tab shingles wrap this potently cute and cozy little cabin, front porch welcomes you in the updated (newer than the cabin) entry door. The windows were updated as well, to double pain. entering the home you are greeted with vaulted ceilings and open living/kitchen concept. the foot print of the kitchen has been left open to interruption of the future cabin owners. The main interior load bearing wall is covered with rough sawn lumber, and could be kept and sanded into a feature wall. Add new insulation and sheetrock to the outside walls, hang some pendent lights and we are well on our way to a new vogue living space. Fortunate for you, the main and only, bath has also been left open for interpretation. Polished Carrera? Black Slate? Subway? Make a few trips to the local Habitat for Humanity Restore and you will be surprised at what you can find. The Rooms are so small you can spend more on materials and still not get overwhelmed. Some in-stock cabinets, new tub and toilet will go very far. The Roof will need replaced as well, most like new wiring and box too. Not to forget the plumbing. This little home has loads of potential and possibly a roommate (coons), this theme of potential is carried out to the detached garage. Now the Garage is a different story, more than likely it will make sense to take apart the garage and reuse the building materials for reconstruction. If you are a single person or young couple with energy, seeking to get out of renting here is your opportunity. This home could be made into an efficient little cabin with plenty of elbow grease and money. The home will need a new furnace as well. Additional Disclosures: 63; 21; 5 (see key for full text) Summer Tax Due: \$67.29	2137 W HUBERT RD HUBBARD LAKE	\$900.00
104	Parcel ID: 031-006-400-012-00; Legal Description: T25N R6E SEC 6 N 990 FT, E 50 FT OF W 270 FT OF E1/2 OF SW1/4 OF SE1/4 Comments: This land locked, terrain challenged, swamp is roughly 50' wide and 1320' deep. Take Heley to Smith, then navigate off road. Land features some hardwoods. 5684 Smith is neighboring property. Additional Disclosures: 7; 49 (see key for full text) Summer Tax Due: \$50.60	W. SMITH RD	\$850.00
105	Parcel ID: 031-011-100-020-00; Legal Description: T25N R6E SEC 11 N 340 FT OF S 1700 FT OF NE1/4 E OF CO RD SV PARCEL "E" Comments: The Great Escape, property features a dozer bait mobile home and electric, situated in a hidden clearing located at the end of your long, secluded private driveway. Mobile is not visible from road and is quite a surprise. The properties driveway is flanked with thick wooded swam making it the only access point to the property from Cole Rd. If you are looking for a building site with privacy this is it. Plenty of neighboring property owners out and about on their ATV's traveling on Cole Road, but once you are in your clearing it may as well be your own country of ten acres. Additional Disclosures: 41; 17 (see key for full text) Summer Tax Due: \$323.07	2601 COLE RD GLENNIE	\$2,200.00
106	Parcel ID: 031-018-400-020-11; Legal Description: T25N R6E SEC 18 COM NE COR MAPLE RIDGE SUB SEC 18, N88DEGE 719 FT S1DEGE 608 FT S88DEGW 719 FT, N1DEG W 608 FT ALG E LN SD SUB TO POB-EASEMENTS-SV # 11. Comments: This Hidden property is a little difficult to get to however, across the private roads leading to the property is power lines supplying electric to the area. Take Clause to Little Bear to Lake View, Left onto No Name Right on to a Two Track named Wood Stream. This Property is heavily wooded and boosts mosquitoes the size of small birds. Aprox. 719 feet X 608 feet Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$294.26	S WILDWOOD TRL GLENNIE	\$2,000.00

107	Parcel ID: 032-125-000-008-00; Legal Description: T25N R6E SEC 36 LOT 8 BRYANT ACRES SUB Comments: This larger building lot near the town of Gennie is partially wooded with hard woods and also scruff trees. the area is fairly unpopulated and has plenty of room to stretch your arms. Sand road and electricity still connects you with society. Approx 1.94 Acres. Sawmill to Ford to King's Corner to Glennie Grade to Reading Pond Summer Tax Due: \$106.18	REARING POND TRAIL GLENNIE	\$950.00
108	Parcel ID: 032-185-004-026-00; Legal Description: T25N R6E SECS 10&15 LOTS 26 & 27 BLK 4 NORTH LAKE WOODS SUB Comments: This section of swamp has the power at its dirt road. Lot features plenty of beautiful wildlifes in their habitat. Neighbors 109 Additional Disclosures: 41; 10 (see key for full text) Summer Tax Due: \$68.99	WINTER SPORTS DR GLENNIE	\$800.00
109	Parcel ID: 032-320-000-041-00; Legal Description: T25N R6E SEC 16 LOT 41 WOODLAND ACRES SUB Comments: This section of swamp has the power at its dirt road. Lot features plenty of beautiful wildlifes in their habitat. Neighbors 108 Additional Disclosures: 10; 41 (see key for full text) Summer Tax Due: \$42.53	S SPRUCE ST GLENNIE	\$750.00
110	Parcel ID: 041-100-000-033-00; Legal Description: T25N R9E SEC 10 LOT 33 ALKAN ACRES SUB Comments: Near the Great Lake community of Green Bush, this large lot features, built gravel drive, electric service (was disconnected) and a poor condition mobile home. (great for scrap metal enthusiasts) The Good, this property backs up to another auction lot # 111, A wooded lot with mature trees. Additional Disclosures: 47; 17 (see key for full text) Summer Tax Due: \$367.00	2633 S STEVENS RD GREENBUSH	\$2,200.00
111	Parcel ID: 041-100-000-046-00; Legal Description: T25N R9E SEC 10 LOT 46 ALKAN ACRES SUB Comments: This wooded lot has not been cleared and is thick with mature trees. This property touches another auction lot. (#110) Summer Tax Due: \$72.12	S STEVENS RD GREENBUSH	\$850.00
112	Parcel ID: 041-135-000-023-00; Legal Description: T25N R9E SEC 10&11 LOT 23 GREENBUSH SHORES SUB Comments: Cedar and pine swamp with road access. Auction lots 112,113,114 are contiguous. Additional Disclosures: 10; 41 (see key for full text) Summer Tax Due: \$9.39	E SMITH RD GREENBUSH	\$600.00
113	Parcel ID: 041-135-000-024-00; Legal Description: T25N R9E SEC 10&11 LOT 24 GREENBUSH SHORES SUB Comments: Cedar and pine swamp with road access. Auction lots 112,113,114 are contiguous. Additional Disclosures: 10; 41 (see key for full text) Summer Tax Due: \$9.39	E SMITH RD GREENBUSH	\$600.00
114	Parcel ID: 041-135-000-025-00; Legal Description: T25N R9E SEC 10&11 LOT 25 GREENBUSH SHORES SUB Comments: Cedar and pine swamp with road access. Auction lots 112,113,114 are contiguous. Additional Disclosures: 10; 41 (see key for full text) Summer Tax Due: \$9.39	E SMITH RD GREENBUSH	\$600.00
115	Parcel ID: 041-135-000-031-00; Legal Description: T25N R9E SEC 10&11 LOT 31 GREENBUSH SHORES SUB Comments: This wooded partially swamp lot is difficult to access from the trails provided. Auctions Lot #'s 115, 116, 117, 118 are contiguous. Additional Disclosures: 41; 8 (see key for full text) Summer Tax Due: \$9.39	S LOG CABIN TRAIL GREENBUSH	\$600.00
116	Parcel ID: 041-135-000-032-00; Legal Description: T25N R9E SEC 10&11 LOT 32 GREENBUSH SHORES SUB Comments: This wooded partially swamp lot is difficult to access from the trails provided. Auctions Lot #'s 115, 116, 117, 118 are contiguous. Additional Disclosures: 8; 41 (see key for full text) Summer Tax Due: \$9.39	S LOG CABIN TRAIL GREENBUSH	\$600.00
117	Parcel ID: 041-135-000-033-00; Legal Description: T25N R9E SEC 10&11 LOT 33 GREENBUSH SHORES SUB Comments: This wooded partially swamp lot is difficult to access from the trails provided. Auctions Lot #'s 115, 116, 117, 118 are contiguous. Additional Disclosures: 41; 8 (see key for full text) Summer Tax Due: \$9.39	S LOG CABIN TRAIL GREENBUSH	\$600.00
118	Parcel ID: 041-135-000-034-00; Legal Description: T25N R9E SEC 10&11 LOT 34 GREENBUSH SHORES SUB Comments: This wooded partially swamp lot is difficult to access from the trails provided. Auctions Lot #'s 115, 116, 117, 118 are contiguous. Additional Disclosures: 41; 8 (see key for full text) Summer Tax Due: \$9.39	LOG CABIN & MARK TRL GREENBUSH	\$600.00
119	Parcel ID: 041-135-000-053-00; Legal Description: T25N R9E SEC 10&11 LOT 53 GREENBUSH SHORES SUB Comments: This wooded lot is contiguous with auction lot # 119. Features include pine and hardwood trees. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$9.39	E MARK TRAIL GREENBUSH	\$600.00

120	Parcel ID: 041-135-000-054-00; Legal Description: T25N R9E SECS 10&11 LOT 54 GREENBUSH SHORES SUB Comments: This wooded lot is contiguous with auction lot # 119. Features include pine and hardwood trees. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$9.39	E MARK TRAIL GREENBUSH	\$600.00
121	Parcel ID: 041-266-000-179-00; Legal Description: T25N R9E SEC 14 LOT 179 TIMBERLAKES ESTATES SUB #2 Comments: This larger wooded lot featured mature hardwoods along side birch trees. No neighboring homes. Summer Tax Due: \$12.53	E ARROWHEAD DR GREENBUSH	\$700.00
122	Parcel ID: 050-002-200-015-00; Legal Description: T26N R8E SEC 2 COM SE COR GL 3, N 151.43 FT, N86DEGW 390 FT TO POB, N2DEGE 94.34 FT, WLY 100.60 FT ALG SHR, S2DEGW 104.70 FT, ELY 100 FT ALG CO RD TO POB Comments: Diamond in the ruff, this great little home is seated on larger lot with approximately 100 foot of frontage of Trask Lake. Views of which can be seen from the front living room's large partially upgraded windows. If the view from this room doesn't enchant you, curl up with a book and light a fire in the field stone fireplace complete with monogram grill vent, possibly original to the home. Home features two bedrooms accessed by an arched hall between the kitchen and living room. Where you will find mold covered cabinets, and so soft spots in the floor. Possibly from the various roof leaks dotting the house. The kitchen is truly the heart of the home and features a wood burning stove. The Bathroom looks to be from the mid century with perhaps an original porcelain tub, great chrome hardware and unique sink. Off the kitchen is the Mud/Sun room with adorable lattice style French opening wood windows and hot water heater. This Home is going to need a lot of work and money, Including; Upgrading the wiring and power service, replacing the roof and any rot caused be the leaks, But paint the paneling and replace the cabinets with some in-stock shakers, throw down a wide plank hard wood floor and your well on your way to owing a lake cabin that can be pass down along your family. Making generations of memories playing on the lake Additional Disclosures: 35; 21; 32; 5 (see key for full text) Summer Tax Due: \$370.63	2197 E TRASK LAKE RD LINCOLN	\$4,300.00
123	Parcel ID: 050-002-200-025-00; Legal Description: T26N R8E SEC 2 COM SE COR GL 3, N 151.43 FT, N86DEGW 540 FT TO POB, N2DEGE 109.6 FT TO LK, W 66.50 FT ALG SHR, S2DEGW 106.60 FT, ELY 66 FT ALG N ROW CO RD TO POB 125/513 Comments: This property sloaps down to 66' of Trask Lake front and features standing water and thicket. Additional Disclosures: 10; 41 (see key for full text) Summer Tax Due: \$153.90	E TRASK LAKE RD LINCOLN	\$1,300.00
124	Parcel ID: 060-014-400-205-00; Legal Description: T26N R9E SEC 14 COM NW COR SE1/4 OF SE1/4, E 418.95 FT, S25DEGW 547.9 FT, N70DEGW 192.97 FT, N 431 FT TO POB & N1/2 OF NE1/4 OF SW1/4 OF SE1/4 & 12 FT ROW TO US-23 Comments: A little over 8 acres of interesting landscape including ponds and gravel hills, some grading may be required to smooth this one out, but could be a good building ground. Property is accessed from US23 by crossing neighboring property. Additional Disclosures: 43; 30 (see key for full text) Summer Tax Due: \$365.41	S US-23 HARRISVILLE	\$2,300.00
125	Parcel ID: 072-140-002-040-00; Legal Description: T27N R7E SEC 12 LOTS 40 & 41 BLK B HUBBARD LAKE HWY SITES SUB Comments: This double lot features; a nice neighboring home, partially wooded with pine and hardwoods, large power easement keeping the front section cleared. This is vacant land and there is no structures on the property. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$133.02	N HUBBARD LAKE RD SPRUCE	\$1,000.00
126	Parcel ID: 072-191-000-162-00; Legal Description: T27N R7E SEC 33 LOT 162 STUVE RANCH SUB #2 Comments: A vacant lot in Hawes Township, wooded with birch, pine and aspen. Take North Richardson to West Almond to Stuve Ranch Road (touches auction lot 127) Summer Tax Due: \$50.67	Stuve Ranch Rd	\$850.00
127	Parcel ID: 072-191-000-163-00; Legal Description: T27N R7E SEC 33 LOT 163 STUVE RANCH SUB #2 Comments: A vacant lot in Hawes Township, wooded with birch, pine and aspen. Take North Richardson to West Almond to Stuve Ranch Road (Touches Auction Lot # 126) Summer Tax Due: \$41.16		\$800.00
128	Parcel ID: 072-200-006-025-00; Legal Description: T27N R7E SEC 1&2 LOT 25 BLK 6 SUPERVISORS SUB OF BACKUS BEACH Comments: This triangular shaped lot is located at the end of a hill top road named Nemode St. Lot may contain the pig and well of the neighboring chalet. Property backs up to a recreational area and may have lake views in the Winter Months. Hubbard Lake to Mt. Moria to Hill St to John St to Nemode Summer Tax Due: \$174.22	NEMODE ST SPRUCE	\$1,500.00

129	Parcel ID: 101-010-200-015-00; Legal Description: T26N R7E SEC 10 COM 33 FT E OF NW COR OF SW1/4 OF NW1/4, E 264 FT, S 165 FT, W 264 FT, N 165 FT TO POB Comments: This land has country side views of neighboring farmland and houses. There is no structures on this property. Apprx 165 Feet X 264 Feet Summer Tax Due: \$24.52	N SANBORN RD BARTON CITY	\$700.00
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Alpena County

Lot #	Lot Information	Address	Min. Bid
6400	Parcel ID: 011-005-000-340-00; Legal Description: T30N R8E SEC 5 COM AT NE COR OF S 1/2 OF SE 1/4 OF NW 1/4 TH S 04D 30M W 153.0 FT TH N 85D 30M W 33 FT TO POB TH S 04D 30M W 75.0 FT TH N 85D 30M W 200 FT TH N 04D 30M E 75 FT TH S 85D 30M E 200 FT TO POB PART OF S 1/2 OF SE 1/4 OF NW 1/4 Comments: Midcentury "New Moon" brand mobile home with a roofover. This one is in pretty tough condition. It's been vandalized and there is a substantial decay in most every exterior edifice *except* the roofover itself, which appears to still be pretty solid. This one is probably beyond economic value to restore, but there is some value here in the land, well and septic (condition not guaranteed). You may want to check with code enforcement and health department officials on the requirements for reuse of this property and its improvements. Lot is 75 feet on the road x 200 feet deep. Additional Disclosures: 47 (see key for full text) Summer Tax Due: \$58.31	3440 Lay Road	\$5,300.00
6401	Parcel ID: 011-005-000-345-00; Legal Description: T30N R8E SEC 5 COM 33 FT W & 240 FT N OF CEN OF SEC 5 TH W 167 FT TH N 75 FT TH E 167 FT TO W LN OF LAY RD TH S ON RD LN 75 FT TO POB PART OF SE 1/4 OF NW 1/4 A/K/A 3470 LAY ROAD Comments: Parcel is just over 1/4 acre in size. Fronts 75 feet on Lay Road and runs 167 feet deep. The home that once stood here has been demolished. YOU ARE BUYING A VACANT LOT. Additional Disclosures: 64 (see key for full text) Summer Tax Due: \$64.53	3470 Lay Road	\$2,500.00
6402	Parcel ID: 012-009-000-460-00; Legal Description: T31N R8E SEC 9 COM AT A PT IN NELY LN OF HWY 1497.6 FT SELY FROM INT WITH E & W 1/8 LN IN NW 1/4 TH NELY 525 FT TO SWLY LN OF RR R/W TH NWLY ALG R/W 61.35 FT TH SWLY 537 FT TO A PT IN NWLY LN OF HWY TH SELY ALG HWY 100 FT TO POB PART OF SE 1/4 OF NW 1/4 Comments: Teeny tiny one-roomer with an addition. Home has a newer architectural shingle roof. Could use new siding. Inside, this one has a sagging floor and it's pretty well covered in soot from wood heat. If you opened up the floor, you might be able to shore it up. It needs a complete resurfacing inside, as well as a mechanical upgrade. There is no heat source. Last use about 2013. Parcel fronts 100 feet along French Road and runs over 500 feet deep to the railroad right-of-way. Summer Tax Due: \$88.30	3344 FRENCH RD	\$1,900.00
6403	Parcel ID: 018-300-000-102-00; Legal Description: PROSPECT PARK SUB BLK 7 LOT NO 28 Comments: This is a small parcel (8/100ths of an acre) that is in a plat to which the roads were never improved. The entire plat is 1/2 mile away from the nearest road, and surrounded by marshlands. It's a great location "on a map", but has little practical purpose unless you're looking for a place to park your amphibian plane ... Additional Disclosures: 43; 7 (see key for full text) Summer Tax Due: \$2.18	TAYLOR ST	\$850.00
6404	Parcel ID: 018-405-000-114-00; Legal Description: WATER WORKS PARK PLAT LOT NO 5 9 Comments: Attention Cattail ranchers and frog farmers. This one is for you ! 13/100ths of an acre. Corner lot just off US 23 near the Alpena mall. Knee deep surface water and lots of cattails. Think of all the money you can save on buying them from the craft store and they grow back naturally ! Or you could start your new career in frog farming ! Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$16.36	MAC AVE @ WALL AVENUE	\$1,100.00
6405	Parcel ID: 018-405-000-508-00; Legal Description: WATER WORKS PARK PLAT LOT 265 & NELY 1/2 OF LOT 266 Comments: Older 1.5 story home with two additions ... one to the side (20 years old ?) and one to the rear that is mid century. This home is generally straight and solid, but she's pretty "decor challenged" and grubby. With a thorough resurfacing (inside and out) this could be a decent place. The side addition has a master bedroom and bath. 3 smaller bedrooms up. The upper roof does not leak, but certainly looks like it's going to at any moment. The other two roofs are older but appear much more merchantable. Late century furnace and water heater. Electric service is in the crawlspace and has been subjected to moisture. back porch has some rot and the roof leaks. Repair or remove ... your call. We do not have title to the boat in the driveway. The lot is roughly 1/4 acre. The home does not have a gas meter that we saw, but there is natural gas in the area as well as city water and sewer. Summer Tax Due: \$163.36	770 WALL AVE	\$3,300.00

6406	<p>Parcel ID: 022-030-000-051-02; Legal Description: T31N R5E SEC 30 COM AT NE COR OF SEC 30 TH S 89D 11M 14S W 1312.74 FT TO E 1/16 COR ON N LN OF SD SEC 30 TH S 00D 01M 53S E ALG THE ELY N/S 1/16 LN OF SD SEC 91.26 FT TO SLY 100 FT ROW OF HWY M-32 TH CONT S 00D 01M 53S E 416.10 FT ALG SD 1/16 LN TH S 89D 14M 42S W 100FT TO FOUND 3/4 PIPE TH N 00D 02M 20S E 416.18 FT TO A FOUND 3/4 PIPE AND THE SLY 100 FT ROW OF HWY M-32 TH N 89D 17M 08S E 100.19 FT ALG SD SLY ROW LN TO POB SUBJ TO ESMNT OF REC Comments: And we have another oddball piece. This parcel is about 100' wide along the south side of M-32 just east of Hillman. Runs a little over 400 feet deep. This parcel contains a driveway, and it is subject to an easement for that driveway. So no. You can't "cut them off". The home at 12678 M-32 West has a driveway that pretty much runs right through the middle of this parcel. We'd suggest getting it surveyed prior to bidding so that you're certain of what you're buying Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$57.99</p>	(In front of) 20389 M-32 W	\$1,100.00
6407	<p>Parcel ID: 024-021-000-333-01; Legal Description: T31N R6E SEC 21 COM 100 FT E OF THE SW COR OF THE SE 1/4 OF NW 1/4 AS POB THN N 50FT E 200FT S 50FT W 200 FT TO POB Comments: Parcel fronts 200 foot on M-32 West near radio hill in Green Township. This is an odd one. It is part of the front yard of the home at 12678 M-32 West. It runs 200 feet along the road, but is only 50 feet deep. It might include part of the homes septic field and driveway, not to mention access to their property. This should be surveyed to determine those things. To be truthful, the homeowner should own this to avoid future legal complications. Additional Disclosures: 39 (see key for full text) Summer Tax Due: \$3.09</p>	(In front of) 112678 M-32 W	\$850.00
6408	<p>Parcel ID: 025-090-000-013-00; Legal Description: SUPERS PLAT OF TAYLOR & HAWKS SUB LOT NO 13 Comments: If you're looking for a vacation fixer upper, here it is ! This is a concrete block home with a large tree laying on top of it. Other than the penetration of one branch, there does not appear to be substantial damage from the tree. This is a primitive camp and has no running water or bath facilities. Located in the little settlement just north of Moores Landing at the north end of Fletchers Flooding near Hillman off Taylor-Hawks Road. 2 tiny bedrooms and a combo kitchen/living room. Quaint !! Summer Tax Due: \$51.01</p>	206 DEER AVE	\$1,600.00
6409	<p>Parcel ID: 043-107-000-491-01; Legal Description: THUNDER BAY VILLAGE NO 4 LOTS #491 492 & 493 Comments: This is a hand hewn log home project that stalled prior to completion. It has corrugated steel roof and a block foundation that both seem to be in reasonable condition. Masonry, hand built stone fireplace. We'd guess this is about 10 years old. Sits on a wooded lot, out of sight of passing traffic. Because of the nature of the construction (unconventional materials and workmanship methods) it would be wise to consult with local code enforcement officials about its ability to meet current construction and energy code requirements. We did not notice any utility connection to the home, however there is a SatTV dish in the yard. Genset perhaps ? There is some debris to remove, but overall this is a solid structure worthy of your consideration if you are up to completing a project of this scope. Triple lot in Thunder Bay Village. Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$177.18</p>	465 GERONIMO RD	\$3,600.00

6410	<p>This lot is a "bundle" comprised of 5 parcels</p> <p>(1 of 5) Parcel ID: 043-085-000-085-00; Legal Description: THUNDER BAY VILLAGE SUB LOT #85 Comments: This "bundle" includes 5 parcels, many which have been sold numerous times at the tax sales over the years. They are generally unbuildable swamp lots and have no value to anyone other than an adjacent land owner. This bundle of parcels will be sold with a DEED RESTRICTION and is subject to the requirement of a CASH PERFORMANCE BOND in the amount of \$100,000.00, both at the unilateral discretion of the seller. The deed restriction shall stipulate that the parcels cannot be sold, traded, gifted or otherwise conveyed; or offered for sale or conveyance, either individually or in any combination, until a residential structure is built and an occupancy permit is issued for that parcel. A violation of the restriction shall cause the title to the parcel(s) to revert to the seller without compensation to the bidder or any purchaser from the bidder. In the event a bid is placed on the parcels, no deed shall be issued, and the sale shall be CANCELLED unless the bidder provides a CASH PERFORMANCE BOND or equivalent, accruing to the benefit of the Treasurer, to secure the payment of the property taxes on the parcels for the next 15 years. The form, amount, issuer and other variables of the bond or its equivalent shall be approved by the seller PRIOR TO (not on) THE DATE OF SALE. If such a cash performance bond is not timely submitted and/or approved by the seller, the bid will be CANCELLED and no deed or refund will be issued.</p> <p>(2 of 5) Parcel ID: 043-085-000-086-00; Legal Description: THUNDER BAY VILLAGE SUB LOT #86 Comments: VACANT APPROX 0.25 ACRES</p> <p>(3 of 5) Parcel ID: 043-095-000-099-00; Legal Description: THUNDER BAY VILLAGE SUB NO 2 LOT NO 99 Comments: VACANT APPROX 0.23 ACRES</p> <p>(4 of 5) Parcel ID: 043-095-000-169-00; Legal Description: THUNDER BAY VILLAGE SUB NO 2 LOT NO 169 & 170 Comments: VACANT APPROX 0.42 ACRES</p> <p>(5 of 5) Parcel ID: 043-109-000-575-00; Legal Description: THUNDER BAY VILLAGE # 5 LOT 575 Comments: VACANT APPROX 0.61 ACRES Summer Tax Due: \$40.33</p>	<p>109 DEER CT;</p> <p>105 DEER CT;</p> <p>324 LAKE WINYAH RD;</p> <p>221 LAKE WINYAH RD;</p> <p>104 WABEEK CT</p>	\$4,500.00
6415	<p>Parcel ID: 043-135-000-034-00; Legal Description: 1ST ADD TO WATER WOODLAND SUB LOT NO 34 ALSO INT IN OUTLOT A Comments: Vacant platted lot on Simmons Road in Maple Ridge Township. Roughly 1/2 acre in size. Nicely wooded parcel across the street from the Thunder Bay River. Has DEEDED ACCESS to a WATERFRONT outlot that is commonly held with other lot owners here as a park and Thunder Bay River access! The outlot is a bit overgrown, however. Summer Tax Due: \$21.06</p>	SIMMONS RD/OTTER TRAIL (Private)	\$950.00
6416	<p>Parcel ID: 083-022-000-771-00; Legal Description: T31N R6E SEC 22 COM AT CEN OF SEC 22 TH S 60 FT ON N&S 1/4 LN TO POB & S R/W LN OF M32 TH S 264 FT TH N 89D 2M 45S E 165 FT PAR TO M 32 TH N 264 FT PAR TO N & S 1/4 LN TH S 89D 2M 45S W 165 FT TO POB PRT OF NW 1/4 OF SE 1/4 Comments: Parcel fronts 165' along the south side of M-32 West, and runs 264 feet deep. Contains an older mobile home which has been vacant since 2009. It is likely beyond reasonable repair, as it has partially collapsed and is open to the elements thruout. It's "roached" as the Pickers would say. The value here is in the land, well and septic (condition not guaranteed). There is also an older storage building out back that is in similar condition. Summer Tax Due: \$99.92</p>	11461 M-32 W	\$2,200.00
6417	<p>Parcel ID: 093-347-000-130-00; Legal Description: LOTS 5 & 6 BLK 9 DEADMANS ADD TO THE CITY Comments: This is a dense, brushy lot in a very nice Alpena neighborhood. The terrain part way back drops sharply and rolls toward a ravine/creek. This lot would be an excellent addition to a neighboring yard and it could hold some potential for new construction depending in the exact topography. Please investigate prior to bidding. Summer Tax Due: \$358.31</p>	2663 S SECOND AVENUE	\$2,300.00

Montmorency County

Lot #	Lot Information	Address	Min. Bid
4500	Parcel ID: 001-560-000-051-00; Legal Description: T29N R1E SEC 19 LOT 51 WEST TWIN MOBILE HOME SUB Comments: Mid century mobile with TWO garages, located just outside of Lewiston ... across the street from West Twin Lake, and just a tad from the Montmorency-Otsego County line. This mobile is OCCUPIED by a renter, so we did not have the opportunity to view it in detail. However it appears to be in very merchantable condition. Includes a two car stick built garage in good condition. Please note that the contents here belong to the renter. Nothing that is not attached to the land is included in this sale ! Nice corner lot. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$279.67	1490 CO RD 612 LEWISTON	\$2,000.00
4501	Parcel ID: 002-029-000-120-00; Legal Description: T30N R3E SEC 29 BEG 8 RDS N OF SE COR OF SW 1/4 OF NW 1/4 AS POB TH W 20 RDS. N 4 RDS. E 20 RDS. TH S 4 RDS TO POB Comments: Parcel fronts 66 feet on the west side of Mitchell Road, and runs 330 feet deep. Typically, 66 foot wide parcels like this turn out to be shared roads or other easement parcels, but all of the abutting lands here have their own road frontage, so it appears to simply be a 66 foot wide lot. Parcel is slightly below road grade, and there is a clearing cut into it as if it has been used for some purpose before. Summer Tax Due: \$34.30	Mitchell Road	\$700.00
4502	Parcel ID: 002-055-000-018-00; Legal Description: T30N R3E SEC 17-18 LOT 18 HEPNER HILLS SUB Comments: Parcels 4502 and 4503 are side-by-side lots just south and east of Atlanta on Sturgis Road. Buy one or both ! 4502 is the easternmost lot, and the higher ground of the two. Natural gas is available here, and this is a graded county maintained country road in a nice quiet setting. Wooded in evergreen, maple, polar and a few birch. Nice dry building parcel with well drained soils !! This sale is for 4502 only. Summer Tax Due: \$57.53	Sturgis Road. Atlanta	\$700.00
4503	Parcel ID: 002-055-000-019-00; Legal Description: T30N R3E SEC 17-18 LOT 19 HEPNER HILLS SUB Comments: Parcels 4502 and 4503 are side-by-side lots just south and east of Atlanta on Sturgis Road. Buy one or both ! 4503 is the westernmost lot, and the more level site of the two. Natural gas is available here, and this is a graded county maintained country road in a nice quiet setting. Wooded in evergreen, maple, polar and a few birch. Nice dry building parcel with well drained soils !! Summer Tax Due: \$57.53	Sturgis Road, Atlanta	\$550.00
4504	Parcel ID: 003-012-000-730-00; Legal Description: T30N R2E SEC 12 BEG ON S BDY LINE OF M-32 20 RDS W OF E 1/4 POST, TH W ALONG M-32 16 RDS, TH S 10 RDS, TH E PAR WITH M-32 16 RDS, TH N 10 RDS TO POB LESS HWY ROW OF RECORD. Comments: Modern small 2 bedroom home (1 down, 1 up) just east of Atlanta on M-32/33. This is an updated older frame structure with newer windows, doors and wall heat (natural gas). Without a lot of work, this could be a neat weekender, or starter/retirement place. Mostly needs a good cleaning and going over the systems. We did notice a small deflection in the center of the floor, but it's not a major defect and could likely be corrected with minor surgery. Has a small storage shed and a one acre lot. Runs roughly 264' along the road and 165' deep. Summer Tax Due: \$237.01	12929 M-32/M-33 ATLANTA	\$4,200.00
4505	Parcel ID: 003-024-000-040-00; Legal Description: T30N R2E SEC 24 THE W 1/2 OF N 1/2 OF N 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 Comments: This one is in pretty good condition. Roofover mobile project that appears to be circa 1986. They added an expando to the living room, built a 2 car garage, and attached it with a breezeway/laundry room. It would not take a great deal to make this one your next family home or getaway. 2 bedrooms, 2 baths, 2 car garage and 2.5 acres in size, so there is lots of room to roam. it appears this was occupied as recently as this spring. Summer Tax Due: \$517.63	12893 KOHLMAN RD ATLANTA	\$2,800.00
4506	Parcel ID: 003-419-000-008-00; Legal Description: T30N R2E SEC 12 LOTS 8-9-10 BLK 19 VILLAGE OF ATLANTA Comments: This is a mid-century 2 bedroom frame home that needs a good deep cleaning and resurfacing. It has hints of originally being a knotty pine 50's period home. There is a concrete block 2 car attached garage and a front porch that has been enclosed. The entire thing is really, really grubby, but it appears to be structurally sound and worthy of your attention. Also for your consideration, this one has a mother-in-law unit out back. Also a great place for the teenagers. Or a doghouse when your wife finds out you spent the vacation money on a new camo motorcycle. Newer mechanicals, but you'll still want to have them reviewed for operability. There are a couple of roof leaks evident, one particularly noticeable in the kitchen. This home has potential. Bring the scrub brushes and clean up ! Summer Tax Due: \$312.30	12583 STATE ST ATLANTA	\$2,800.00

4507	<p>Parcel ID: 003-630-000-015-00; Legal Description: SEC 12 T30N R2E LOTS 15 & 16 FOURNIER SUB ALSO COMM AT TH SW COR OF LOT 14 OF SD SUB TH E 10 FT TH NWLY TO NW COR OF SD LOT 14 TH S ALG LOT LINE TO POB LESS COMM AT THE NW COR OF LOT 16 OF SD SUB FOR POB TH S 02 DEG 28' W ALG W LINE OF SD LOT 16 TO N LINE OF JEROME ST TH E 14 FT ALG CURVE TO LEFT ARC ANGLE FO 6 DEG 12'42" L C S87 DEG 21'21" E 14 FT ALG S LINE SD LOT 16 THN 04 DEG 44'21" W 111.61 FT TO POB Comments: Located at the "point" coming into Atlanta from the East, this is a highly visible commercial location lending itself to use as an office or retail building site. The building here is condemned. It has been dormant with a very bad roof for years, and is molded. It is posted as being subject to demolition proceedings by local code enforcement. There IS a steel storage building to the rear that is still in decent condition and could probably be brought into a merchantable condition. Buildings to the west of this one were recently demolished and those lands contain a fairly large septic system. If one was of the mind, you could also acquire that property for a large construction site. Additional Disclosures: 64; 31 (see key for full text)</p> <p>Summer Tax Due: \$517.63</p>	12658 JEROME ST ATLANTA	\$3,000.00
4508	<p>Parcel ID: 004-009-000-080-00; Legal Description: T31N R3E SEC 9 COM AT NW COR OF LOT 106 TWIN DAMS SUB TH N 28.48 FT TO 1/8 LN TH S 88 DEG W 125.61 FT TH S 7 DEG W 164.60 FT TH N 88 DEG E 126.87 FT TH S 2 DEG E 68.71 FT TH S 36 DEG E 26.68 FT TH N 190.56 FT TO POB PARCELS A & C Comments: Parcel is irregular in shape. You will want to consult local records to determine exact dimensions. It has 125' along the extension of Sunset Trail and runs 164' toward the water (but does not reach shore). It has another small dogleg to the west. This parcel sits to the west of the home at 17731 Sunset Trail at Little Brush Lake.</p> <p>Summer Tax Due: \$25.23</p>	(West of) 17731 Sunset Trail	\$700.00
4509	<p>Parcel ID: 004-109-000-170-04; Legal Description: T31N R4E SEC 9 COM AT S 1/4 COR TH S 89 DEG W 1306.4 FT TH N 1301.11 FT TH S 89 DEG W 437.91 FT TH N 564.04 FT TO CN LN OF REDMOND DR TH N 89 DEG W 33.11 FT TH N 10.28 FT TH S 89 DEG W 100 FT TO POB TH W 149.76 FT TH N 175 FT TH N 89 DEG E 148.45 FT TH S 174.98 FT TO POB PART OF PARCEL C Comments: This parcel is roughly 150x175 feet in size. It sits to the rear of the home at 21145 Third Street. There is no improved road that reaches this property. You will want to investigate whether there are any unimproved platted streets or easement rights to this parcel otherwise you may have no right to get to it. This should probably be merged with a neighboring parcel that has road access. Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: \$85.66</p>	(Behind) 21145 Third Street.	\$1,000.00
4513	<p>Parcel ID: 004-270-000-024-00; Legal Description: T31N R4E SEC 4 LOT 24 NORTH SHORE DR ASSESSORS PLAT Comments: This parcel is roughly 2/3 acre in size. About 100' wide and 300' deep. It is situated offroad, between a parcel at 21320 North Shore Road (which contains a home) and a vacant parcel to the north on County Road 459. There is no apparent improved access to this parcel from North Shore Drive, but we did find a two track that comes in to the property north and east of here from CR 459. The two track becomes too narrow for a vehicle several hundred feet before it reaches our sale parcel so we did not pursue it further, but you can likely walk in. There IS a 10' wide deeded easement alongside (to the west) of the home on North Shore Drive, but the easement has never been cleared. The property is rolling and wooded, and would offer a dry, buildable spot. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$156.36</p>	(Behind) 21320 North Shore Drive	\$950.00
4514	<p>Parcel ID: 004-320-000-025-00; Legal Description: T31N R4E SEC 9 N 1/2 OF LOTS 25-26 RT JACKSON SONS SUB Comments: Grandmas cottage type of property in VERY GOOD condition. It appears that this one has not been occupied in a little bit, and there is evidence of a few visits by critters since they were here last. There are tree branches down in the yard and oh the back porch, and they took the power line with them. This is an older "one room cabin" with wood siding that has had a mid-century aluminum sided addition placed on the south side. Inside this place is very clean and in excellent condition. There are contents here that we DO NOT OWN and cannot pass title to. Roof is older but does not leak other than a small area we noticed in the bathroom. Bottle gas space heat. Insulated. You are only about 300 feet from the lake here, which is accessible at the road end . This is in a small community of modest (mostly summer) homes with a few year rounders, about a half dozen miles outside of Hillman. This is going to be a popular property ... bring your checkbooks and be prepared to bid ! Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$397.44</p>	17476 MURRAY ST HILLMAN	\$3,000.00
4515	<p>Parcel ID: 004-340-000-009-00; Legal Description: T31N R3E SEC 9 LOT 9 TA-HO-MI TRAILS SUB #1 Comments: Parcel is located on the west side of Ottawa Court, just off County Road 624 about 200 feet before the end of the street. Nicely wooded, level, dry building site about halfway between Hillman and Atlanta.</p> <p>Summer Tax Due: \$21.83</p>	Ottawa Court	\$650.00

4516	Parcel ID: 044-054-000-007-00; Legal Description: T31N R4E SEC 23 LOT 7 BLK 4 FARRIERS ADD TO VILLAGE OF HILLMAN Comments: Nice level wooded lot in Hillman. Has some towering birch and poplar trees. On a paved village street with trees. Summer Tax Due: \$29.31	Austin Street, Hillman	\$700.00
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Presque Isle County

Lot #	Lot Information	Address	Min. Bid
6675	<p>Parcel ID: 011-009-000-023-02; Legal Description: T 34 N R 2 E SEC 9 COM AT S 1/4 COR OF SEC 9 N 89 DEG 52MIN E 1284.38FT ALONG S SEC LI TH N 32M 38S W 310FT TO POB N 0D 32M 38S W 125FT S 89D 52M 52S W 270 FT TO THREAD OF STONEY CR TH S;LY ALG CREEK TO PT S 89DEG 52MIN 52SEC W 270 FT M OR L FROM POB TH N 89D 52M 52S E 270 FT M/L TO THE POB. BEING A PART OF SW 1/4 OF SE 1/4. SUBJ TO EASEMENT FOR INGRESS & EGRESS & UTILITY OVER ELY 33 FT. Comments: Parcel sits about 300 feet north of One Mile Highway and shares a posted private drive with 3 other parcels. The land is level, dry and nicely wooded. The west frontage follows the thread of Stoney Creek, which is a small stream which we could not see where maps showing it crossing the road to the south. The parcel is roughly 2/3 of an acre according to data we reviewed. Located just a couple miles SE of Onaway.</p> <p>Summer Tax Due: \$48.13</p>	(Off) One Mile Highway	\$1,200.00
6676	<p>Parcel ID: 011-035-000-009-00; Legal Description: T 34 N R 2 E SEC 35 PARC IN SE 1/4 OF SW 1/4 COM AT A PT 175 FT FROM SW COR TH ELY 262 FT ALONG SEC LINE N AT RT ANG 330 FT W AT RT ANG & PAR WITH 1ST COURSE 262 FT S AT RT ANG 330 FT TO POB Comments: Parcel fronts 262 feet along Five Mile Highway, and runs 330 feet deep to the north. This property appears to have been a schoolhouse or local hall of some nature. Overall, this building is solid, with some localized spots of decay where the roof has two or three large (12" plus) holes. These are at the front right corner, front left eave and soffit, and the rear right corner. There are two additions to the original building, one to the rear (poor overall condition at the outer corner) and a concrete block room to the left rear that seems very solid. The floors are solid, but the front left corner (kitchen area) is wet and shows signs of decay. With a little rescue, it's probably okay. The central area of the building is dry, solid and in overall good, but dated, condition. We saw a HDTV accessory box here, so it has not been all that long since its last occupancy. Overall, this one can be saved. It needs a roof NOW, and the interior work can follow. It will need a new window or two, but most of the components here are merchantable. It will also likely need all new mechanicals, a kitchen and bath.</p> <p>Summer Tax Due: \$185.96</p>	17700 FIVE MILE HWY ONAWAY MI 49765	\$2,800.00
6677	<p>Parcel ID: 020-016-000-012-00; Legal Description: T 36 N R 2 E SEC 16 COM AT S 1/4 COR N 52MIN 13 SEC W 1313.21FT N 89DEG 19MIN 31SEC E 1317.11FT N 49MIN 44SEC W 1007.48FT TO POB N 49MIN 44 SEC W 245.16FT S 89DEG 21MIN 2SEC W ALONG E/W 1/4 LINE 855.06FT TO MEANDER POST S 38DEG 20 MIN 32SEC E ALONG MEANDER LINE 291.89FT S 89 DEG 26MIN 59SEC E 677.51FT TO POB. PARC 1 Comments: Nicely wooded small acreage, a bit over 7 acres by our estimation, immediately east of Lake Sixteen. The parcel lies on both sides of the road here. The property is wooded in evergreen, oak, maple and assorted softwoods. Serene and quiet location. Great recreational property (ie: no power out here). This sits right at the foot of the Black Mountain recreation area, which is about 1/2 mile away. The legal description contains a meander line for its west boundary, which typically infers ownership to the high water mark or other edge of an adjacent waterway. In this case, that may be Lake Sixteen itself, although topographical maps show several hundred feet of marshland between the meander line and the lake. It is conceivable that you have be able to access the lake over the land in between, but that's subject to many other factors. At a minimum, there does not appear to be anything in between you and the lake, except cattails and Lilli pads. There are wetlands indicators here, mostly west of the road towards the lake. USGS topographical maps do indicate that there are marshlands on the parcel as well. There is no power or telephone on this road, and few other structures anywhere near here. Additional Disclosures: 43 (see key for full text)</p> <p>Summer Tax Due: \$45.04</p>	Lake Sixteen Road	\$1,200.00
6678	<p>Parcel ID: 021-008-000-001-29; Legal Description: T37N R2E SEC 8 THE S 597 FT OF THE SW 1/4 LYING W OF MULLIGAN CREEK. Comments: Parcel does not front on an improved public road. Mulligan Creek Road, from the north, is gated before it even gets into this area. Access is by two tracks, many over private lands. Please investigate easement rights to this parcel prior to bidding. Great hunt camp potential here. Thousands of acres of wildlife here with little human presence. Additional Disclosures: 43; 7 (see key for full text)</p> <p>Summer Tax Due: \$21.17</p>	(Off) Mulligan Creek Road	\$900.00
6679	<p>Parcel ID: 021-091-000-110-00; Legal Description: 1ST ADD TO GRACE PARK LOT 110 Comments: Parcel is several hundred feet south of Grace Harbor Road off US 23 on South Road. Level, nicely wooded. A quiet and pretty location.</p> <p>Summer Tax Due: \$11.84</p>	South Road. Grace Harbor	\$800.00

6680	Parcel ID: 021-140-000-474-00; Legal Description: SURF PARK LOT 473 Comments: Access Marlin Lane off lane marker 59 on US 23, then go right (south) one block. It's the first lot on the right. Lake Huron (There's a 5 ft shared lake access easement that lot owners can use. See plat map for specific location.) is about 500 feet away. The lake bottom is public, so you can walk the shoreline for miles here. Level, wooded lands. Could be a wonderful getaway location ! Summer Tax Due: \$27.49	Marlin Lane (Off Lane 59)	\$900.00
6681	Parcel ID: 030-003-000-040-00; Legal Description: T 34 N R 5 E SEC 3 PARC COM AT N 1/4 POST IN SEC 3 ON TOWN LINE E 1196 FT S 5DEG 30MIN 20SEC W 33 FT TO POB E 60 FT S 200 FT W 60 FT N 200 FT TO POB. Comments: Parcel fronts 60 feet along the south side of the Heythaler Highway and runs 200 feet deep. USGS topographical maps indicate this parcel is all or mostly marshlands. Summer Tax Due: \$18.51	West Heythaler Highway	\$800.00
6682	Parcel ID: 041-025-000-185-00; Legal Description: T34N R4E SEC 25 PARC IN SE 1/4 OF SE 1/4 COM AT SE COR OF SEC 25 TH W 264FT TO POB TH N 104.5 FT TH W 100FT TH S 104.5FT TH E 100FT TO POB. Summer Tax Due: \$11.84		\$800.00
6683	Parcel ID: 051-104-000-073-01; Legal Description: MARJUNE HEIGHTS SUBD #4 LOTS 73 & 74 Comments: This one is so new that it's not even finished yet ! This is a wood frame home with log siding, across the street from Lower Barnhart Lake, east of Millersburg. The home is not complete, but may have been used for residential purposes during construction, as there are some furnishings there. It appears that the last regular occupancy may have been about 2011. It has a steel roof that shows no evidence of leaks. Some of the interior finish is original and of nice quality, but most is unfinished. The electric service, well and septic appear to be merchantable, but are not guaranteed. Unless there are hidden secrets here that we're not aware of, this one is ready for you to finish and call your own ! Great flip project !!! Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$385.24	6792 KELLEY DR MILLERSBURG MI 49759	\$10,500.00
6684	Parcel ID: 052-130-000-057-00; Legal Description: VILLAGE OF MILLERSBURG BLOCK 10 LOT 10 EXC SOUTH 25FT AND LOT 11 Comments: The building housed "Alices Restaurant" for some time, and could be returned to that use, or converted into retail or office purposes as well. Mid century construction with great exposure to the steady traffic through downtown Millersburg, just north of State Highway M-68. The property is served by natural gas, and is in generally merchantable and sound condition, tho we did notice some deferred maintenance in the eaves and soffits at the rear of the building. Prior to being a restaurant, this property was a gas station. At one point in the past there was a release here from underground storage tanks (UST) and tanks were removed from the property. It is listed on the Michigan DEQ site as "Facility ID 00035664". The DEQ website (see link) indicates that there are 2 tanks remaining here, but we are told they have been removed. You will want to verify this with DEQ staff if you have interest in this property. We also highly recommend obtaining a baseline environmental assessment (BEA) within 45 days of your purchase. The restaurant property is solid and merchantable. Slab on grade concrete floors, good roof, solid construction. Clean. Municipal water. Natural gas. There are two walk in coolers, a vent hood and other built-ins that are sold as fixtures attached to the property. Please remember that the "smalls" (contents that are not affixed) are not ours to sell. They remain the property of the last owner. The septic system here appears to be modern. You may wish to check with health department officials if you're contemplating reuse as a restaurant property. Additional Disclosures: 21; 13 (see key for full text) Summer Tax Due: \$511.35	5352 MAIN ST MILLERSBURG MI 49759	\$5,800.00
6685	Parcel ID: 061-035-000-009-00; Legal Description: T 34 N R 7 E SEC 35 PARC IN SW 1/4 OF NW 1/4 COM S 4DEG W 1370FT ON W SEC LINE FROM NW COR OF SEC 35 S 4DEG W 50FT S 81DEG 10MIN E 179.1FT N 27DEG 52MIN E 50FT N 81DEG 10MIN W 206FT TO POB. Comments: Parcel fronts 50 feet along the Grand Lake Highway at Presque Isle, and runs about 200 feet deep. This parcel is just a few hundred feet west of US 23. There is a driveway cut into the parcel and it has been built up with gravel. It has a street address, but we did not see any permanent utility or other improvements here indicating a past structure or similar use. Summer Tax Due: \$29.63	14318 N GRAND LAKE HWY PRESQUE ISLE MI 49777	\$1,100.00
6686	Parcel ID: 061-090-000-033-00; Legal Description: GRAND PINES SUB. #1 LOT 33 Summer Tax Due: \$5.91		\$700.00

6687	<p>This lot is a "bundle" comprised of 3 parcels</p> <p>(1 of 3) Parcel ID: 090-120-000-026-00; Legal Description: PLAT OF DOUGLAS BEACH LOT 26 Comments: Triple lot across the street from Black Lake ! Has a "Biltmore" cottage that needs help ... or perhaps removal. The cottage has mold and rot in nearly every room. The roof does not appear to be the source of most of the moisture, (there are one or two very localized leaks) so we'd theorize that it is creeping up through the concrete floor, mostly the result of being closed up for an extended period without climate control and/or a sump pump without power in the small partial crawlspace (which was inaccessible during our visit). The home is a mid-century knotty pine place, and the fairly recent onset of the moisture issue is probably a result of disuse and lack of maintenance.. It will almost certainly require a complete strip out to determine the extent of the damage to the structural framing. Fortunately, most of the home is slab-on-grade. However the kitchen area is over some form of crawlspace and its floor is very spongy and on the verge of collapse into whatever is below. Most all of the visible rot damage is in the 12 inches closest to the floor, but there is visible mold (white) on the wall surfaces in pretty much every room. This may not be past the point of gut and re-do. But it will be difficult to determine that until you actually reach that point of deconstruction. This is a triple lot, and located across the street from the sunset side of popular Black Lake ! Location, location, location !! Additional Disclosures: 32 (see key for full text)</p> <p>(2 of 3) Parcel ID: 090-120-000-027-00; Legal Description: PLAT OF DOUGLAS BEACH LOT 27</p> <p>(3 of 3) Parcel ID: 090-120-000-028-00; Legal Description: PLAT OF DOUGLAS BEACH LOT 28 Summer Tax Due: \$254.21</p>	<p>3861 County Road 489. Onaway MI;</p> <p>3861 CO RD 489 ONAWAY MI 49765;</p>	\$5,500.00
6690	<p>Parcel ID: 110-008-000-007-00; Legal Description: T 33 N R 6 E SEC 8 PARC COM 523 FT W FROM SE COR OF SW 1/4 OF SE 1/4 N 140 FT E 60 FT S 140 FT W 60 FT TO POB EXC SLY 40 FT FOR HWY. Comments: Parcel fronts 60 feet on County Road 634 just west of Posen, and runs 140 feet deep. There is a (mostly) concrete block warehouse structure/barn here that has potential to be saved and reused. it needs a new roof and a couple of gaping holes plugged, but the structure is steel trussed and worthy of the effort. it is roughly 26 x 60 in size, not counting a frame side bay that probably could either be enclosed (one wall is missing) or simply removed. Newer 100A power service here. We assume there is no well or septic (we saw no signs of plumbing). Summer Tax Due: \$190.77</p>	5664 E 634 HWY POSEN MI 49776	\$4,200.00
6691	<p>Parcel ID: 122-115-000-184-00; Legal Description: ESAU TERRACE LOT 184 Summer Tax Due: \$8.29</p>		\$800.00
6692	<p>Parcel ID: 122-115-000-193-00; Legal Description: ESAU TERRACE LOT 193 Summer Tax Due: \$8.29</p>		\$800.00
6693	<p>Parcel ID: 122-145-000-137-00; Legal Description: GRAND PINES SUBD #2 LOT 137 Summer Tax Due: \$8.29</p>		\$800.00
6694	<p>Parcel ID: 122-145-000-327-00; Legal Description: GRAND PINES SUBD #2 LOT 327 Summer Tax Due: \$8.29</p>		\$800.00
6695	<p>Parcel ID: 122-165-000-175-00; Legal Description: HARBOR VIEW LOT 175 Summer Tax Due: \$8.29</p>		\$700.00
6696	<p>Parcel ID: 122-165-000-257-00; Legal Description: HARBOR VIEW LOT 257 Summer Tax Due: \$8.29</p>		\$700.00
6697	<p>Parcel ID: 122-165-000-270-00; Legal Description: HARBOR VIEW LOT 270 Summer Tax Due: \$8.29</p>		\$800.00
6698	<p>Parcel ID: 122-200-000-092-00; Legal Description: NORTH BAY HEIGHTS LOT 92 Summer Tax Due: \$7.10</p>		\$700.00
6699	<p>Parcel ID: 122-200-000-104-00; Legal Description: NORTH BAY HEIGHTS LOT 104 Summer Tax Due: \$7.10</p>		\$700.00
6700	<p>Parcel ID: 122-200-000-172-00; Legal Description: NORTH BAY HEIGHTS LOT 172 Summer Tax Due: \$7.10</p>		\$700.00
6701	<p>Parcel ID: 122-200-000-383-00; Legal Description: NORTH BAY HEIGHTS LOT 383 Summer Tax Due: \$7.10</p>		\$700.00
6702	<p>Parcel ID: 122-205-000-116-00; Legal Description: NORTH BAY SHORES LOT 116 Summer Tax Due: \$7.10</p>		\$800.00
6703	<p>Parcel ID: 122-205-000-262-00; Legal Description: NORTH BAY SHORES LOT 262 Summer Tax Due: \$35.56</p>		\$1,100.00

6704	Parcel ID: 122-205-000-263-00; Legal Description: NORTH BAY SHORES LOT 263 Summer Tax Due: \$35.56		\$1,100.00
6705	Parcel ID: 122-210-000-089-00; Legal Description: NORTHLAND HEIGHTS LOT 89 Summer Tax Due: \$5.91		\$700.00
6706	Parcel ID: 122-210-000-131-00; Legal Description: NORTHLAND HEIGHTS LOT 131 Summer Tax Due: \$5.91		\$700.00
6707	Parcel ID: 122-210-000-157-00; Legal Description: NORTHLAND HEIGHTS LOT 157 Summer Tax Due: \$5.91		\$700.00
6708	Parcel ID: 122-211-000-356-00; Legal Description: NORTHLAND HEIGHTS #2 LOT 356 Summer Tax Due: \$8.29		\$700.00
6709	Parcel ID: 122-211-000-440-00; Legal Description: NORTHLAND HEIGHTS #2 LOT 440 Summer Tax Due: \$8.29		\$700.00
6710	Parcel ID: 122-225-000-182-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 182 Summer Tax Due: \$7.10		\$700.00
6711	Parcel ID: 122-225-000-224-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 224 Summer Tax Due: \$7.10		\$700.00
6712	Parcel ID: 122-225-000-225-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 225 Summer Tax Due: \$7.10		\$700.00
6713	Parcel ID: 122-225-000-274-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 274 Summer Tax Due: \$7.10		\$700.00
6714	Parcel ID: 122-225-000-312-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 312 Summer Tax Due: \$7.10		\$700.00
6715	Parcel ID: 122-225-000-346-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 346 Summer Tax Due: \$7.10		\$700.00
6716	Parcel ID: 140-021-000-017-00; Legal Description: T 36 N R 4 E SEC 21 PARC COM 750FT W & 465FT N OF SE COR OF NW 1/4 OF SW 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. Comments: 30x80 foot wooded parcel is about 300 feet north of US 23 and surrounded and isolated by state lands. The anticipated trail from the county road has never been improved. As it presently lies, it is too small to support construction. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$1.18	(Off) US 23	\$700.00
6717	Parcel ID: 140-021-000-087-00; Legal Description: T 36 N R 4 E SEC 21 PARC COM 1110FT W & 315FT N OF SE COR OF NW 1/4 OF SE 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. Comments: 30x80 foot wooded parcel is about 300 feet north of US 23 and surrounded and isolated by lands owned by others. The anticipated trail from the county road has never been improved. As it presently lies, it is too small to support construction. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$1.18	(Off) US 23	\$700.00
6718	Parcel ID: 140-021-000-157-00; Legal Description: T 36 N R 4 E SEC 21 PARC IN LOT 2 COM 390FT W & 240FT N OF SE COR; W 80FT N 60FT E 80FT S 60FT TO POB. Comments: 60x80 foot wooded parcel is about 300 feet south of Kane Drive and surrounded by lands owned by others. The anticipated trail from the county road has never been improved. Please investigate access rights prior to bidding ! Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$2.15	(Off) Kane Drive	\$700.00
6719	Parcel ID: 140-029-000-024-00; Legal Description: T 36 N R 4 E SEC 29 PARC COM 930FT W & 975FT N OF SE COR OF NE 1/4 OF NE 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. Comments: 30x80 foot wooded parcel is about 300 feet south of CR 646 east of Spens Road. The anticipated trail from the county road has never been improved. As it presently lies, it is too small to support construction. Additional Disclosures: 9; 8 (see key for full text) Summer Tax Due: \$1.18	(Off) CR 646.	\$700.00
6720	Parcel ID: 140-029-000-128-00; Legal Description: T 36 N R 4 E SEC 29 PARC COM 1190FT W & 1275FT N OF SE COR OF NW 1/4 OF NW 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. Comments: Parcel is 30' x 80' in size. Too small to support construction, but a great recreational parcel ! This lot sits at the SE corner of the intersection of Spens Road and County Road 646. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$1.18	Spens Road @ CR 646	\$700.00

6721	Parcel ID: 142-150-000-071-01; Legal Description: MANITOU TRAILS LOT 110. Comments: Nice, level wooded parcel in the Manitou Trails plat. Owners here typically join the Twin Lakes Property Owners Association, which maintains the roads and other infrastructure. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.22	Souix Trail	\$800.00
6722	Parcel ID: 160-040-000-020-00; Legal Description: GLASIERS 1ST ADD BLOCK 1 LOT 7 & 8 Comments: Level, wooded open parcel in Onaway. All municipal utilities and natural gas are available at this location ! Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$73.50	3790 S 4TH ST ONAWAY MI 49765	\$2,800.00
6723	Parcel ID: 160-040-000-022-00; Legal Description: GLASIERS 1ST ADD BLOCK 2 LOT 2 Comments: This parcel is on the "main drag", State Street, in Onaway. The lot contains the remains of a poured concrete foundation ... not horribly old that with some repair, probably could host a new structure. The lot has alley service, municipal utilities and natural gas. Summer Tax Due: \$40.30	20345 STATE ST ONAWAY MI 49765	\$4,700.00
6724	Parcel ID: 160-040-000-061-00; Legal Description: GLASIERS 1ST ADD. BLOCK 7 S 1/2 OF LOTS 3 & 4. Comments: Older 2 story frame home. 4 bedrooms. This was probably a grand home at one time, but it has been vacant for a while (calendar on the wall says 1992). It was modernized (we'd guess the 1960-70 period) with paneling and shag carpet ... and that's how it remains today. It appears that there was a fire in the kitchen area of this house in the past, and someone came in afterward and did the rehab. There are a few remnants of its past glory (staircase railings) but for the most part it has been poorly modernized. The roof has a few localized leaks, and there are several spots where older, repaired leaks have caused damage to the interior. We would view this one as a shell, and would recommend that it be gutted and fully rehabbed, mechanicals and all surfaces.. Summer Tax Due: \$137.34	3841 S 2ND ST ONAWAY MI 49765	\$5,700.00
6725	Parcel ID: 160-080-000-066-00; Legal Description: ROBINSONS ADD BLOCK 8 LOT # 1 Comments: Parcel is roughly 30 x 132 in size. Across the street from the First Baptist Church in Onaway. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$8.29	Elsden Street @ S. Lynn Street	\$800.00
6726	Parcel ID: 160-140-000-064-00; Legal Description: YOUNGS ADD BLOCK 11 LOTS 1 & 2 Comments: This home has has a very, very bad roof, for a very, very long time. The decay in places here is advanced. This was a very good quality mid-century home that probably was in pretty decent condition until the last 10 or 15 years. The roof should have been replaced outright at that point, but instead, several poorly executed attempts were made to extend its life with patches and seals that did not work particularly well. Inside, most spots are unaffected, in the locations where the leaks were prolonged, the decay went unabated for years and there will be significant repair to do. There is a fine mold covering many surfaces here. It likely needs to be completely gutted and all surfaces (except some maple flooring that can be preserved) redone after first getting a new roof. We believe that the substructure here is still generally sound, but there are certainly pockets of advanced decay. The basement exhibits upgraded mechanicals, but they need attention. Our synopsis of this one is that it is not in such a condition that it needs to be demolished .. "yet" ... but it is headed that way. It could still be restored, but you're looking at a good deal of work. And there may be some surprises once you start deconstruction toward that goal. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$182.37	20398 SPRUCE ST ONAWAY MI 49765	\$4,400.00
6727	Parcel ID: 160-140-000-093-02; Legal Description: YOUNGS ADD BLOCK 13 LOT 1 AND N 1/3 OF E 1/2 OF LOT 2 Comments: Parcel contains an older mobile home with a carport. It is OCCUPIED and there are a couple of smaller dogs here tending to guard duty. Because it is occupied, we did not have the opportunity to view it in detail. Small lot in the village of Onaway. Overall this one is in merchantable condition and appears to be fairly well maintained. Additional Disclosures: 17; 6; 33 (see key for full text) Summer Tax Due: \$70.77	3594 N 1ST ST ONAWAY MI 49765	\$2,400.00

Additional Disclosures Key

5: One or more buildings on this parcel has a roof which is either leaking to the interior or appears close to failure. Failing roofs often indicate substantial structural decay inside the building. You should investigate the integrity of this structure(s) prior to bidding.

6: This property is **occupied**. Please respect the privacy of current occupants and limit any inspection to what can be **safely observed from the road**. Some occupants may be upset or angry and may meet contact with aggression or violence. **Please use discretion and caution when researching this or other occupied properties**. Furthermore, although this property has been foreclosed for unpaid taxes, occupants have certain rights under Michigan law and must be formally evicted if unwilling to leave voluntarily. You may wish to consult a licensed attorney for more information.

7: This parcel does not front on a public or privately deeded improved road. Often times there are easements in the recorded chain-of-title that provide legal access to such parcels but other times there are not. You should thoroughly research this parcel's access rights prior to bidding. It can require expensive, complicated, and time consuming legal proceedings to secure legal access to landlocked parcels that do not have easements for ingress and egress.

8: The roads which are shown on plat or tax maps for this parcel do not appear to exist or may be located in a different location than shown on such maps. While a legal right to build such roads may remain, this construction would likely be very expensive. However, in some instances these unimproved roads have been vacated or abandoned by action of the local government and no such right to construct the roads remains. Issues surrounding unimproved roads can be complicated and expensive to resolve. You should investigate the existence of any roads and the ability to access this parcel thoroughly before bidding.

9: This parcel is too small to be practically useful under most circumstances. Many times such parcels are the result of survey or property transfer errors which create small orphaned slivers of land. These parcels are frequently too small to allow construction or any other practical use. They often have no road frontage or legal means of access. These parcels can often lead to **adverse claims or encroachments by neighboring land owners** which can be complicated legal issues to resolve. Please investigate this parcel thoroughly prior to bidding.

10: This parcel has surface water, soil, or vegetation conditions indicating that it may include wetland habitat. Such habitat may comprise all or part of the parcel's area. However, it is possible that this parcel contains buildable areas as well. There are many environmental and building regulations related to wetlands which you should consult before bidding on this parcel. The Michigan Department of Environment, Great Lakes, and Energy maintains a Wetland Map Viewer which provides easy access to wetland data and can be found [here](#). It is your responsibility to determine if this parcel is suitable for your desired use.

13: A visual inspection of this parcel indicates **potential environmental contamination**. Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites and can be accessed [here](#). Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of contamination on this parcel. Purchasers are strongly advised to obtain a **Baseline Environmental Assessment (BEA)**. Some basic information about BEAs can be found [here](#). All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

16: This parcel is likely subject to ASSOCIATION FEES which are assessed to cover maintenance and other costs associated with the development in which the parcel is located. Interested parties should verify the existence and extent of association fees and costs prior to bidding.

17: Mobile homes (and some modular homes) can be separately titled and considered personal property. In these instances, there may be third parties that have the legal right to remove that mobile home from the parcel whether or not it has been assessed as part of the property in the past. We make no representations or warranties as to whether such mobile or modular homes are included with the real property offered for sale. It is the buyer's responsibility to conduct their own research as to the state of title. As a preliminary step, it may be useful to determine if an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in [MCL 125.2330i](#). You may wish to consult a licensed attorney or title company to assist in this research.

21: This parcel appears to contain "personal property" that may be of value. Property tax foreclosure affects **only "real property."** In general, real property includes the land and those things physically attached to it. **This sale includes only such real property.** However, some parcels also contain personal property such as cars, furniture, clothing, and other things which aren't physically attached to the land. Such **personal property is not included as part of this sale**. It is strongly suggested that the purchaser of this parcel contact the former owner and provide them the opportunity to remove this personal property before disposing of it. Minimum reasonable steps could include sending a letter by certified and first class mail to the former owner at their last known address. However, it is the responsibility of the winning bidder to determine what personal property is present on the parcel and the appropriate measures for handling such personal property.

23: This parcel is located within a municipality which monitors property maintenance and condition. You may be assessed fees and fines if you fail to mow the grass or do not otherwise properly maintain the property after purchase. One advantage to these parcels is that they typically have infrastructure nearby (water, sewer, power). However, you should confirm the availability of such utilities as well as the connection costs prior to bidding. It is your responsibility to determine whether a parcel is suitable for your desired purpose.

30: This parcel may be subject to utility, road, driveway right-of-way, or other easements which could allow third parties access to the property. Easements are not extinguished by tax foreclosure and foreclosed parcels are sold subject to these preexisting rights, if any. You should conduct your own investigation into the existence of any such easements prior to bidding.

31: This parcel has been posted as "Condemned" by the local building authority. Properties are generally condemned when they are deemed substandard, unsafe, or otherwise unfit for use and habitation. Condemned property **must** be rehabilitated to meet local building codes **prior to use or occupancy**. A building is not automatically slated for demolition when condemned. However, this does not necessarily mean that demolition will not also be pursued by the local unit. Please check with the local building official before bidding to determine the specific status and requirements for this property.

32: This building contains evidence of **mold**. Mold is an indication of excess moisture which can come from a variety of sources including high ground water, improper sealing of foundation walls, damaged roofs, and other conditions which can be expensive to correct. Mold can pose significant health risks and, if extensive, may require a complete renovation which could exceed the value of the building. Please conduct your own research and bid accordingly.

33: The interior of this property was not viewed during our inspection. Buildings which are dangerous, occupied, boarded, condemned, or otherwise difficult to enter are inspected from the exterior/curbside only. You are NOT authorized to enter these or any other buildings offered for sale. You should limit your inspection to that which can be made safely from the building's exterior.

35: This property contains physical indications that one or more water lines have frozen, ruptured, and leaked for a significant period of time prior to being shut off. Such indications can include damage to ceilings and floors and visibly damaged pipes and fixtures. Damage from freeze bursts can be substantial including significant harm to structural components such as framing and foundations.

39: This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-is, where-is" without warranty based upon the assessed legal description.

41: This parcel has surface water, soil, or vegetation conditions indicating that it may include wetland habitat. Such habitat may comprise all or part of the parcel's area. However, it is possible that this parcel contains buildable areas as well. There are many environmental and building regulations related to wetlands which you should consult before bidding on this parcel. The Michigan Department of Environment, Great Lakes, and Energy maintains a Wetland Map Viewer which provides easy access to wetland data and can be found [here](#). It is your responsibility to determine if this parcel is suitable for your desired use.

43: Our visual inspection indicated that electrical service was not available on or near this parcel. The nearest electric service appeared to be a considerable distance (hundreds or perhaps thousands of feet) from the property. As such, electrifying this parcel could be costly. Please conduct your own research prior to bidding.

47: This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and doorjambs, and other damage which can add to the cost of repair and rehabilitation. You should conduct your own research prior to bidding on this parcel.

49: This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

50: The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.

63: Pet and/or wild animal waste was observed within this property. Potential bidders should consider that urine stains/odors can be difficult to remove from porous surfaces such as wood floors or underlayment.

64: The structure(s) on this parcel have been slated for **demolition** by the local unit of government prior to sale. As such, it is being presented here as a vacant lot. You should confirm the status of this parcel as well as the allocation of the cost of demolition prior to bidding.