

Public Land Auction

Northeastern LP

August 14th, 2018

Alcona, Alpena, Montmorency, and Presque Isle Counties



Location:

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

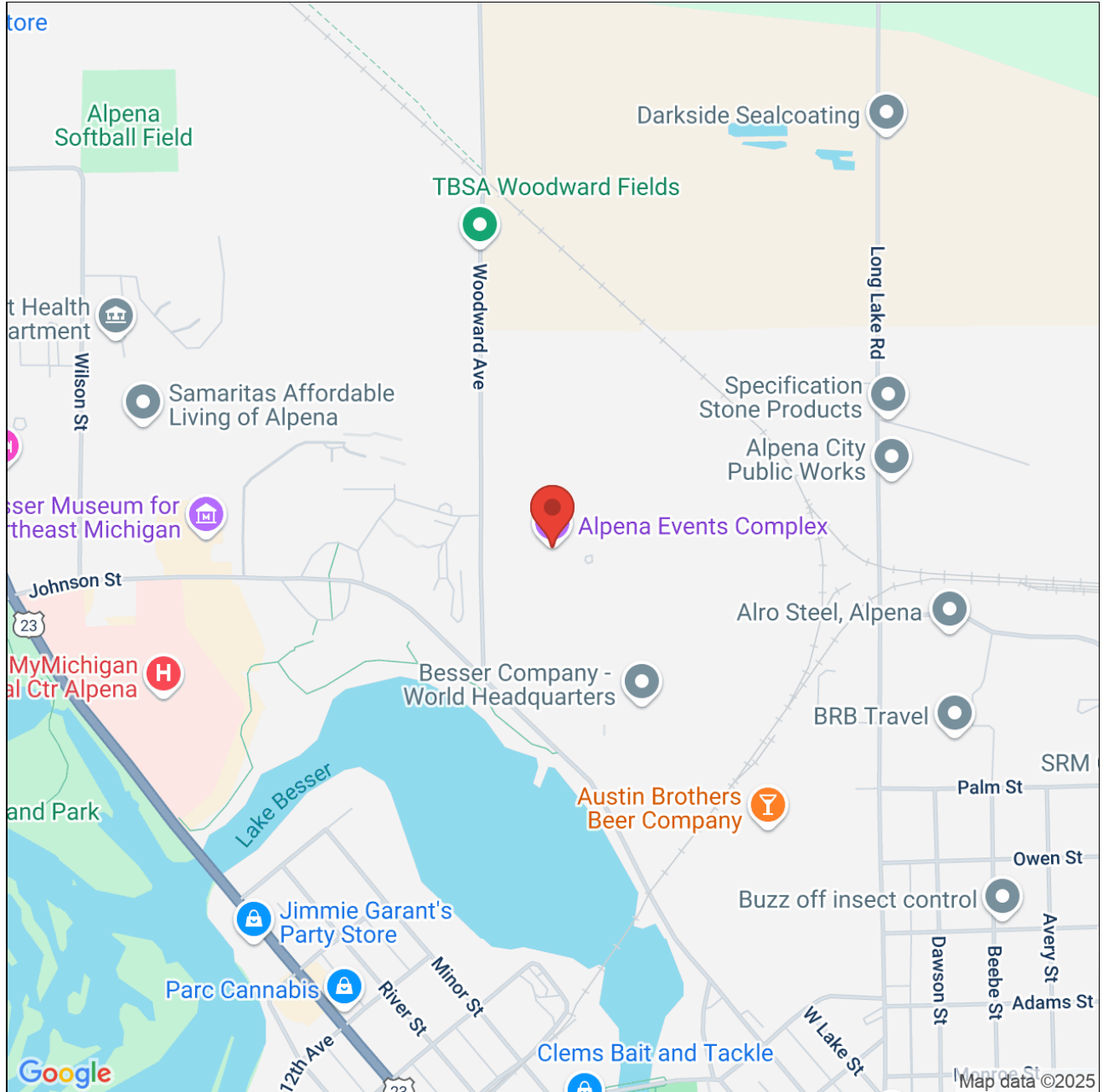
Time:

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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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

Lot #	Lot Information	Address	Min. Bid
100	Parcel ID: 013-420-046-039-00; Legal Description: T28N R8E SEC LOT 39 BLK 46 LOST LAKE WOOD SUB Comments: Gated entrance to lot, Lost Lake Woods, Well maintained area, amenities- Restaurant, club house, beach, pavilion, basketball court, and lake access, there will be membership fees LLWC, hardwooded lot. Summer Tax Due: \$18.97	N CHIPMUNK TRL LINCOLN	\$650.00
101	Parcel ID: 023-150-000-029-00; Legal Description: T28N R7E SEC 3 LOT 29 HUBBARD VIEW ESTATES SUB Comments: Nice level, well drained, building site, walking distance to Hubbard Lake village, country maintained gravel road.39 Summer Tax Due: \$45.55	Martin St HUBBARD LAKE	\$750.00
102	Parcel ID: 023-150-000-037-00; Legal Description: T28N R7E SEC 3 LOT 37 HUBBARD VIEW ESTATES SUB Comments: Level Pine wooded lot Close to Hubbard Lake Village. Street is cleared but not maintained. Cant be certain if it will Perc. Do your homework before bidding. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$45.55	MATTHEW DR HUBBARD LAKE	\$750.00
103	Parcel ID: 032-260-000-014-00; Legal Description: T25N R5E SEC 16 LOT 14 SUPERVISORS SUB OF OAKDALE SUB Comments: A mobile appears to have been removed from this large parcel at Curtisville. This is a well kept older resort community that is mostly summer use. There is a well pit here ... we cannot testify to the condition of whatever of it is left. Additional Disclosures: 62 (see key for full text) Summer Tax Due: \$162.98	3298 BETTY ST SOUTH BRANCH	\$1,400.00
104	Parcel ID: 040-019-100-005-00; Legal Description: T25N R9E SEC 19 NE1/4 OF NE1/4 Comments: This is a square 40 1320' x 1320'. Coville Road runs the full length of the property on its east boundary ... and begins where you'll find a roached old mobile home and ends at the dead end/turnaround. Roughly 1/2 ... the SW half of this parcel is marshlands according to USGS topographical maps. There are several structures here of differing ages but they're all in pretty rough condition. The newest one ... further south along the road off a chained driveway ... may have some potential with a new roof. But it's got DirectTV !!! Summer Tax Due: \$987.92	3530 S COVILLE RD MIKADO	\$5,000.00
105	Parcel ID: 040-021-400-025-00; Legal Description: T25N R9E SEC 21 S1/2 OF SE1/4 OF NW1/4 OF SE1/4 PARCEL "32" Comments: Parcel is 330' (N-S) x 660' (E-W) and is level, wooded, buildable land. Power is hundreds of feet up the road. Take Poor Farm Road to Orr Drive, and follow it about 2500 feet until it turns back to Poor Farm Road again then follow the center or most travelled trail at each fork until you reach the public hunting "HAP" program gate ... and the piece we are offering is that located north of the gate. This is a MAPLE GROVE and has many many nice maple trees on it. The approximate north and south lines are marked with pink surveyors tape where they meet the road. Parcel runs on both sides of the road ... mostly to the east. Additional Disclosures: 43 (see key for full text) Summer Tax Due: \$202.77	S POOR FARM RD GREENBUSH	\$1,500.00
106	Parcel ID: 041-100-000-020-00; Legal Description: T25N R9E SEC 10 LOT 20 ALKAN ACRES SUB Comments: High ground, looks like the lot is buildable, about one mile from Lake Huron. Has some trees on property. Center of the lot is level cleared and suitable for construction. Summer Tax Due: \$71.98	S STEVENS RD GREENBUSH	\$750.00
107	Parcel ID: 041-148-000-503-00; Legal Description: T25N R9E SEC 34 LOTS 503 & 504 HURON CEDAR LAKES SUB #5 Comments: Wooded double lot fronting on a paved county road between Lake Huron (1/2 mile) and Cedar Lake (1/4 mile). Seems a little wet in spots, you might want to have this perc tested if you are thinking about it as a building site. Summer Tax Due: \$97.04	E MARTELL RD GREENBUSH	\$850.00
108	Parcel ID: 041-155-000-021-00; Legal Description: T25N R9E SEC 3 LOT 21 HURON PINES SUB Comments: Two bedroom, wood sided cottage or summer home, quiet neighborhood. Is in pretty decent condition overall and a little paint would put this right back into usefulness. Appears to have been well cared for, but may not have been attended to in a couple years. Summer Tax Due: \$388.20	4994 E CAMPBELL ST GREENBUSH	\$2,400.00
109	Parcel ID: 041-175-001-007-00; Legal Description: T25N R9E SEC 11 LOT 7 BLK 1 EXC US-23 ROW LAKESIDE RESORT & 1/2 VACATED HURON AVE ADJACANT TO LOT 7 BLK 1 Comments: Swampy wet lot right on US 23, lower grade than road. Lake Huron view. Summer Tax Due: \$21.90	S US-23 GREENBUSH	\$600.00

110	Parcel ID: 041-265-000-020-00; Legal Description: T25N R9E SEC 14 LOT 20 TIMBERLAKES ESTATES SUB Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$40.68	S BIRCHCREST DR GREENBUSH	\$800.00
111	Parcel ID: 041-265-000-043-00; Legal Description: T25N R9E SEC 14 LOT 43 TIMBERLAKES ESTATES SUB Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	S BIRCHCREST DR GREENBUSH	\$650.00
112	Parcel ID: 041-265-000-046-00; Legal Description: T25N R9E SEC 14 LOT 46 TIMBERLAKES ESTATES SUB Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	S BIRCHCREST DR GREENBUSH	\$650.00
113	Parcel ID: 041-265-000-061-00; Legal Description: T25N R9E SEC 14 LOT 61 TIMBERLAKES ESTATES SUB Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	S BIRCHCREST DR GREENBUSH	\$650.00
114	Parcel ID: 041-265-000-080-00; Legal Description: T25N R9E SEC 14 LOT 80 TIMBERLAKES ESTATES SUB Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$40.68	S PINETREE DR GREENBUSH	\$700.00
115	Parcel ID: 041-265-000-130-00; Legal Description: T25N R9E SEC 14 LOT 130 TIMBERLAKES ESTATES SUB Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$40.68	S PINETREE DR GREENBUSH	\$800.00
116	Parcel ID: 041-266-000-153-00; Legal Description: T25N R9E SEC 15 LOT 153 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	E WOODLAND DR GREENBUSH	\$650.00

117	Parcel ID: 041-266-000-162-00; Legal Description: T25N R9E SEC 15 LOT 162 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	E WOODLAND DR GREENBUSH	\$650.00
118	Parcel ID: 041-266-000-192-00; Legal Description: T25N R9E SEC 14 LOT 192 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	E TIMBERLAKES BLVD GREENBUSH	\$650.00
119	Parcel ID: 041-266-000-196-00; Legal Description: T25N R9E SEC 14 LOT 196 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	E DEER RUN DR GREENBUSH	\$650.00
120	Parcel ID: 041-266-000-197-00; Legal Description: T25N R9E SEC 14 LOT 197 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	E DEER RUN DR GREENBUSH	\$650.00
121	Parcel ID: 041-266-000-203-00; Legal Description: T25N R9E SEC 14 LOT 203 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	S DEER RUN DR GREENBUSH	\$650.00
122	Parcel ID: 041-266-000-212-00; Legal Description: T25N R9E SEC 14 LOT 212 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	E TIMBERLAKES BLVD GREENBUSH	\$650.00
123	Parcel ID: 041-266-000-229-00; Legal Description: T25N R9E SEC 14 LOT 229 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	S TIMBERLAKES BLVD GREENBUSH	\$600.00

124	Parcel ID: 041-266-000-233-00; Legal Description: T25N R9E SEC 14 LOT 233 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$40.68	S OAKRIDGE DR GREENBUSH	\$800.00
125	Parcel ID: 041-266-000-311-00; Legal Description: T25N R9E SEC 15 LOT 311 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	E LAKE DR GREENBUSH	\$650.00
126	Parcel ID: 041-266-000-317-00; Legal Description: T25N R9E SEC 15 LOT 317 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	S SUNSET DR GREENBUSH	\$650.00
127	Parcel ID: 052-000-040-001-00; Legal Description: T26N R8E SEC 1 E 50 FT OF LOT 1 BLK 40 VILLAGE OF LINCOLN Summer Tax Due: \$362.19	210 W TRAVERSE BAY STATE LINCOLN	\$2,600.00
128	Parcel ID: 061-115-000-019-00; Legal Description: T26N R9E SEC 35 LOT 19 BIRCHWOOD HILLS SUB Comments: Vacant lot with some trees, can see Lake Huron from lot. On level well drained soil on dead end street. Summer Tax Due: \$77.59	S ELLEN DR HARRISVILLE	\$650.00
129	Parcel ID: 072-191-000-128-00; Legal Description: T27N R7E SEC 33 LOT 128 STUVE RANCH SUB. #2 Comments: Vacant parcel in a newer subdivision that isn't too built up yet. Open lot, level, well drained soils Very buildable ! This parcel lies off an unimproved road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$41.16	STUVE RANCH RD BARTON CITY	\$700.00
130	Parcel ID: 072-191-000-146-00; Legal Description: T27N R7E SEC 33 LOTS 146 & 147 STUVE RANCH SUB #2 Comments: Vacant parcel in a newer subdivision that isn't too built up yet. Nice mix of hard and soft woods. Level well drained soils Very buildable ! Two adjacent lots here sold as one unit !! Summer Tax Due: \$82.35	STUVE RANCH RD BARTON CITY	\$750.00
131	Parcel ID: 073-000-018-004-00; Legal Description: T27N R8E SEC 36 LOT 4 BLK 18 VILLAGE OF LINCOLN Comments: Vacant home site in Lincoln. may have had a home on site at one time that is now removed, pilings on site along with collapsed shed. Summer Tax Due: \$133.02	ALGER ST LINCOLN	\$950.00
132	Parcel ID: 092-200-000-030-00; Legal Description: T25N R8E SEC 24 LOT 30 GOLDEN SUNSET SUB Comments: Nice wooded parcel near Mikado. County maintained paved road. There is natural gas near here ... but not sure if it extends right by the lot or not. Summer Tax Due: \$109.56	3894 POWER DR MIKADO	\$1,100.00
133	Parcel ID: 092-300-000-005-00; Legal Description: T25N R8E SEC 24 LOT 5 LAZY W RANCH ESTATES SUB Comments: This is a nice 100' wide x 150' deep lot on F-41 south of Mikado. It's level, well drained and a buildable piece of land. There is a rough modular home on this parcel that WE DO NOT HAVE TITLE TO and are NOT INCLUDING IT in the sale. It is not on any sort of foundation, has no power, water or septic (as far as we can tell) and it's really just sitting there as if it were being stored. Some other general debris here too. Lot has a culvert and driveway cut in. Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$275.49	F-41 MIKADO	\$1,900.00

134	Parcel ID: 101-036-300-023-00; Legal Description: T26N R7E SEC 36 COM W1/4 COR, N89DEGE 973.32 FT TO POB, N89DEGE 24 FT, S1DEGE 658.78 FT, S89DEGW 338.99 FT, N1DEGW 449.56 FT, N89DEGE 315 FT, N1DEGW 210 FT TO POB S321/118 PARCEL "D" Comments: This is an irregularly shaped VACANT parcel that is roughly 5 acres in size. It is accessed by an unimproved 24' wide x 210' long access off Condon Road. This property is behind 429 Condon ... between it and the house to the rear at 455. Level, open well drained soils. A good building site. Gravel county road Summer Tax Due: \$136.19	W CONDON RD MIKADO	\$1,200.00
135	Parcel ID: 102-300-000-011-00; Legal Description: T26N R7E SEC 4 LOT 11 TERRIS RESORT SUB Comments: Well constructed 2 car garage/storage building on a quiet street in Barton City. The adjacent vacant lot is also being offered as sale #136. Concrete floor, 100A electrical service. Was owned by a former (not the current) owner of the place across the street in case you're noticing the similar paint color and fencing. There is still personal property here that belongs to the former owner and is not included in the sale. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$202.27	N EDGEWOOD DR BARTON CITY	\$1,200.00
136	Parcel ID: 102-300-000-012-01; Legal Description: T26N R7E SEC 4 LOT 12 TERRIS RESORT SUB Comments: Nice vacant, wooded lot on a quiet street in Barton City. Sale parcel #135 is right next door. Parcel drops off downhill to the NE corner. Should be enough room for your new McMansion though or have a walkout basement ! Summer Tax Due: \$44.31	DAYTONA & EDGEWOOD BARTON CITY	\$700.00
137	Parcel ID: 102-321-000-042-00; Legal Description: T26N R6E SEC 6 LOT 42 SUPERVISORS SUB OF TWIN MAPLES RANCH #2 Comments: A project for the true optimist. Driveway is the neighbors. Skylight. Air conditioned by nature. Furry occupants. Sunken kitchen. The value here is in the land, folks. Great dumpster filler. Additional Disclosures: 22 (see key for full text) Summer Tax Due: \$64.66	5550 W TWIN MAPLE RD CURRAN	\$850.00
138	Parcel ID: 114-115-003-001-00; Legal Description: T27N R5E SEC 17 LOT 1 BLK 3 CROOKED LAKE CAMP SITE Comments: Vacant parcel in an established resort community near Crooked Lake. Level, well drained soils. Wooded in a mix of hard and soft woods. The lake is a short stroll away ! Summer Tax Due: \$11.16	ALDER ST CURRAN	\$700.00
139	Parcel ID: 120-100-006-004-00; Legal Description: T26N R9E SEC 12 LOT 4 BLK 6 CITY OF HARRISVILLE S LN BEING 164.56 FT, E LN 65.56 FT, N LN 164.56 FT, W LN 65.65 FT Comments: Block foundation, vinyl siding, natural gas, crawl space, open concept one roomer, newer construction, 100 amp electrical service, great vacation or retirement home, block off from the lake, no drive, shed in back yard. Straight shape and study. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$723.36	517 N LAKE ST HARRISVILLE	\$4,400.00
140	Parcel ID: 120-100-011-012-00; Legal Description: T26N R9E SEC 12 LOT 12 E OF D&M ROW BLK 11 CITY OF HARRISVILLE Comments: no road frontage, fronts on recreational area/public trail, no access from street, East of railroad tracks, exact location unknown. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$6.31	(off) N THIRD ST HARRISVILLE	\$600.00

Alpena

Lot #	Lot Information	Address	Min. Bid
6750	<p>Parcel ID: 013-020-000-529-00; Legal Description: T32N R8E SEC 20 COM AT S 1/4 COR OF SEC TH N 00D 03M W 33 FT TH N 86D 59M W 861 FT M/L TO POB TH N 00D 03M E 256 FT TH N 86D 59M W 25.2 FT TH N 00D 03M E 10 FT TH N 86D 59M W 258.4 FT TH S 00D 03M W 266 FT TH S 86D 59M E 283 FT TO POB PART OF SE 1/4 OF SW 1/4</p> <p>Comments: Parcel fronts 283 feet along the north side of Naylor Road, and runs over 250 feet deep. Level, open and dry. Older trailer here has been vinyl sided. We did not see a well, so we're not too certain about its location, depth or function. Septic may be shady as well. Check with the health department about any existing permits or files for these. The trailer is generally solid, but has a localized roof leak. We suspect there is probably freeze damage to the plumbing. Looks like the water here has lots of minerals ... no more vitamins for you ! Tongue still on the trailer in case you want to take it camping this summer. APPROX ACRES: 1.73</p> <p>Summer Tax Due: \$46.90</p>	1630 W. NAYLOR RD. ALPENA	\$1,500.00
6752	<p>Parcel ID: 018-250-000-015-02; Legal Description: OAK RIDGE SUB LOT NO 17</p> <p>Comments: A little less than 1/2 acre, on US 23 south of Alpena. This property is subject to an unpaid balance due on a water line assessment of \$4,965.77 WHICH THE PURCHASER WILL BE REQUIRED TO PAY IN FULL AT THE TIME OF SALE or the sale will be cancelled. This water assessment balance is included in the summer tax amount ... APPROX ACRES: 0.45 Additional Disclosures: 37 (see key for full text)</p> <p>Summer Tax Due: \$4,976.90</p>	US 23 SOUTH OSSINEKE	\$4,700.00
6753	<p>Parcel ID: 023-004-000-083-00; Legal Description: T30N R6E SEC 4 COM 264 FT S OF NE COR OF NW 1/4 OF NE 1/4 TH S 111 FT TH W 377 FT TH N 375 FT TH E 212 FT TH S 264 FT TH E 165 FT TO POB EXC N 33 FT PART OF NW 1/4 OF NE 1/4</p> <p>Comments: This is a very classic old cut stone farmhouse in the Lachine area. The home appears to be generally solid, straight and strong, but needs a mechanical rehabbing and cosmetic resurfacing. It would be a strong candidate for your consideration if you're looking for something to completely gut and "do it right". There is an existing kitchen and bath, but they're low grade. The electrical, plumbing and HVAC systems are either gone or junk. The interior has lost most of whatever original fabric/detail it may have had through a series of low grade upgrades. This home has six tiny bedrooms on the second floor. The parcel is a little over 2 acres in size, and also contains a mother-in-law shack that is dozer bait ... it's pretty much caved in as to both the floor and roof systems.</p> <p>Summer Tax Due: \$403.41</p>	13273 TAYLOR HAWKS RD. LACHINE	\$6,100.00
6754	<p>Parcel ID: 025-100-000-153-00; Legal Description: TAYLOR & HAWKS SUB LOT NO 53</p> <p>Comments: Single platted lot. We suspect this street is not maintained (at least not regularly) by the county, it at all. Resort area ... just a handful of year rounders here. Wooded, level lands. Some construction here is newer, so it should perc ... you may wish to check with the health department on requirements for a septic APPROX ACRES: 0.2</p> <p>Summer Tax Due: \$14.18</p>	317 HAWKS RD. LACHINE	\$950.00
6755	<p>Parcel ID: 042-033-000-254-07; Legal Description: T32N R7E SEC 33 COM AT W 1/4 COR OF SEC TH N 00D 07M 36S W 973.76 FT ALG W SEC LN TO NLY ROW LONG RAPIDS RD TH S 86D 51M 54S E 150.09 FT TO POB TH N 00D 07M 36S W 411.58 FT TO A TRAVERSE LN ALG THE SHORE OF NORTH BRANCH OF THUNDER BAY RIVER TH ALG SD TRAVERSE LN S 54D 31M 41S E 122.93 FT TH LEAVING SD TRAVERSE LN S 00D 07M 36S E 341.27 FT TO NLY ROW LN OF LONG RAPIDS RD TH N 89D 24M 38S W 99.97 FT TO POB INCLUDING ALL THE LAND LYING BET THE TRAVERSE LN & THUNDER BAY RIVER SUBJ TO ESMTS OF REC PART OF NW 1/4 OF NW 1/4 & PART OF SW 1/4 OF NW 1/4</p> <p>Comments: Lazy wandering riverfrontage on the Thunder Bay River, NW of Alpena. Roughly 100' on the north side of Long Rapids Road, and running north to the centerline of the river. Wooded in a mixture of evergreens and softwoods. Vacant lands. Natural gas at the road.</p> <p>Summer Tax Due: \$176.93</p>	LONG RAPIDS RD. ALPENA	\$3,200.00
6756	<p>Parcel ID: 043-095-000-248-01; Legal Description: THUNDER BAY VILLAGE SUB NO 2 LOT NO 248 & 249</p> <p>Comments: Older roofover mobile. Vinyl sided. 2 car detached garage. Weight room. This property still contains personal property and is semi-regularly occupied. With some work it could probably be salvaged. Some damage to siding on garage ... some missing from house. Double lot in Thunder Bay Village. APPROX ACRES: 0.41 Additional Disclosures: 21; 33 (see key for full text)</p> <p>Summer Tax Due: \$147.25</p>	298 GERONIMO RD. ALPENA	\$2,700.00

6757	<p>This lot is a "bundle" comprised of 4 parcels</p> <p>(1 of 4) Parcel ID: 043-105-000-366-00; Legal Description: THUNDER BAY VILLAGE SUB NO 3 LOT NO 366 Comments: This lot consists of four vacant lots in Thunder Bay Village subdivision. These lots do not "perc" ... they will not support onsite septic systems, and as such, they are unbuildable in their present condition. Any prospective purchaser, as a condition of sale, is required to demonstrate having a feasible plan (ie: a wetlands mitigation study or other engineered proposal) to make these lands buildable, or they must own adjacent property with which to combine these parcels for purpose of future assessment. Any purchaser that cannot evidence one of these two optional requirements being achievable to the satisfaction of the seller or its designee within TWENTY DAYS of the sale, will have their sale CANCELLED and no deed will be issued. The acceptability of any proposals shall be solely at the discretion of the seller. Seller may require a performance bond or other surety to assure the completion of any proposal, and may cancel such sale if purchaser cannot furnish such bond in a reasonable time, including the option of retaining a right of reverter in said lands. Additional Disclosures: 41 (see key for full text)</p> <p>(2 of 4) Parcel ID: 043-107-000-538-00; Legal Description: THUNDER BAY VILLAGE SUB NO 4 LOT NO 538 Comments: APPROX ACRES: 0.35</p> <p>(3 of 4) Parcel ID: 043-107-000-539-00; Legal Description: THUNDER BAY VILLAGE SUB NO 4 LOT NO 539 Comments: APPROX ACRES: 0.35</p> <p>(4 of 4) Parcel ID: 043-107-000-540-00; Legal Description: THUNDER BAY VILLAGE SUB NO 4 LOT NO 540 Comments: APPROX ACRES: 0.35 Summer Tax Due: \$35.97</p>	<p>129 KEMNITZ RD. ALPENA;</p> <p>456 GERONIMO RD. ALPENA;</p> <p>460 GERONIMO RD. ALPENA;</p> <p>464 GERONIMO RD. ALPENA</p>	\$3,700.00
6758	<p>Parcel ID: 043-109-000-574-00; Legal Description: THUNDER BAY VILLAGE SUB NO 5 LOT NO 574 Comments: Home is unfinished. Appears to be a roofed over mobile home. Missing siding and other exterior trim work. Because the property is occupied, we did not have the opportunity to view it in detail. Water feature in front yard. APPROX ACRES: 0.67 Additional Disclosures: 6; 50; 33 (see key for full text) Summer Tax Due: \$83.99</p>	106 WABEEK CT. Alpena	\$2,200.00
6760	<p>Parcel ID: 061-027-000-753-00; Legal Description: T29N R8E SEC 27 THE W 20 RODS OF S 16 RODS OF E 1/2 OF SE 1/4. Comments: This is vacant cropland that a neighboring farmer plants. Not sure if there was an "understanding" in place, or if it was just easier to disc it than to turn the tractor around it. 330x264 feet in size. Dirt. Just dirt. No crops included in sale. Buildable, dry level land. APPROX ACRES: 2 Additional Disclosures: 60 (see key for full text) Summer Tax Due: \$16.34</p>	1910 SCOTT RD. OSSINEKE	\$1,100.00
6761	<p>Parcel ID: 063-045-000-001-01; Legal Description: TIMBER ESTATES SUB LOT NO 18 & 19 LESS LOT 20 Comments: Parcel consists of two lots just north of Ossineke. A driveway has been cut in and the lot cleared toward the rear. This is a typical cedar thicket type of parcel. It would be debatable whether you could build here and have a conventional septic system ... so you should check on that with the health department. We didn't drive back into this not knowing the conditions, but clearly there has been equipment in and out of here during the lot clearing. Might want to investigate on foot before driving in yourself. There are modern homes on nearby lots, so perhaps this can be backfilled to permit construction. APPROX ACRES: 0.67 Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$25.20</p>	9082 CURTIS DR. OSSINEKE	\$1,200.00
6762	<p>Parcel ID: 072-007-000-761-00; Legal Description: T32N R5E SEC 7 THE N 900 FT OF E 484 FT OF NE 1/4 OF SE 1/4 Comments: Parcel is 900' along the road and 484' deep to the west. The home here is generally solid, with the exception of the rear bedroom having some ceiling and floor damage from a localized roof leak. The roof here is older and probably should be replaced. We suspect that there are hardwood oak floors thru most of the main floor under the tile and carpet. Two bedrooms and one bath down, and a full attic room that could be additional space if dormers were added. The basement is damp but not wet. It's not clear how long this has been vacant. We saw three calendars inside that dated from 1976 and 1977, but the water heater and a few other items looked to be far newer than that date. Oil fired forced air heat. There are numerous outbuildings, which could use some help but are preservable if you got on it. The largest of the outbuildings has a pretty serious deflection (lean) in the front wall ... and that should be corrected before any heavy snow tempts it to give way. Overall, this is a great rural homestead that could be sharp with a little elbow grease. We were here for about 1/2 hour in late May and not one single car drove by. If that's what you're after, this is it ! APPROX ACRES: 10 Summer Tax Due: \$358.27</p>	9238 TRUAX RD. HILLMAN	\$3,000.00

6763	<p>Parcel ID: 082-023-000-050-01; Legal Description: T30N R7E SEC 23 COM 50 FT N & 300 FT E OF SW COR OF SE 1/4 OF NE 1/4 TH N 200 FT TH E 250 FT TH S 200 FT TO N LN WERTH RD TH W 250 FT TO POB LESS W 30 FT THEREOF PART OF SE 1/4 OF NE 1/4</p> <p>Comments: On approx. 1.1 acres, this ranch home has seen better days, and needs quite a bit of work on the interior.</p> <p>Summer Tax Due: \$186.59</p>	5154 WERTH RD. ALPENA	\$2,000.00
6764	<p>Parcel ID: 082-028-000-850-00; Legal Description: T30N R7E SEC 28 COM AT SE SEC COR TH N 01D 23M 47S E 1329.84 FT ALG E SEC LN & C/L OF HUBBARD LAKE RD TO S E-W 1/8 LN TH N 88D 14M 47S W 50.00 FT TO W R/W LN SD RD TO POB TH CONT N 88D 14M 47S W 117.00 FT ALG SD 1/8 LN TH S 03D 33M 29S W 265.13 FT TH S 88D 14M 47S E 127.00 FT TO W LN SD RD TH N 01D 23M 47S E 265.00 FT ALG SD R/W TO POB PART OF S 1/2 OF SE 1/4</p> <p>Comments: Yeah ... there's a house hidden back in there that's hard to see from the road. Slightly less than one acre here. The house is a real classic but has several issue, primarily that of collapse in the living room and pantry floor. This could be repaired, but is the investment worth the end product? You be the judge of that. The roof actually appears to be merchantable, so we're not certain what caused the "sunken living room". We did not investigate from below. You'll want to bring in dumpsters and just look, stabilize and repair as you clear it out. The power service is down. We did not see the well ... or for that fact a bathroom. This is a handyman special ... or bulldozer bait. Your call. APPROX ACRES: 0.74 NOTE: The Barn behind the house is NOT part of this property.</p> <p>Additional Disclosures: 22 (see key for full text)</p> <p>Summer Tax Due: \$145.82</p>	7442 HUBBARD LAKE RD. ALPENA	\$1,800.00
6765	<p>Parcel ID: 092-307-000-175-00; Legal Description: 1006 N. SECOND AVE. LOT 7 BLK 5 WADES ADD TO THE CITY</p> <p>Comments: If you've ever dreamed of being on "Hoarders", here is your head start. Older two story wood frame home in Alpena. The exterior is old wood siding, and it shows its age, but its really not in bad condition and appears to have been kept painted. Older windows and doors. The roof is checkered and has a few missing shingles, so its probably in its last few years of service. The house has a foundation under it that it not all that old. Maybe 20-30 years (?) and its was waterproofed. The real special part of this deal is inside. There is SO MUCH STUFF in here that we have no way to properly assess the condition. In fact we could not see either the second floor (impassable stairway), or the front rooms because of chest deep STUFF. We couldn't even see the floor. There is probably a basement, but we couldn't find our way to that either. You will need to start at the door and fill dumpsters to make your way in. This house *appears* to be straight and strong and worthy of your investment. But we can't make any sort of real report, because it is literally buried in STUFF. We believe that the vacant lot next to the house is part of the parcel ... but you'd be wise to verify that with local records.</p> <p>Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$873.50</p>	1006 N. SECOND AVE. ALPENA	\$4,000.00
6766	<p>Parcel ID: 093-657-000-028-00; Legal Description: 427 MC KINLEY AVE. NWLY 1/2 OF LOT 8 BLK 2 REPLAT OF WHEELERS ADD TO THE CITY</p> <p>Comments: APPROX ACRES: 0.11</p> <p>Additional Disclosures: 21; 33; 6 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	427 MCKINLEY AVE. ALPENA	\$3,100.00

Montmorency

Lot #	Lot Information	Address	Min. Bid
4800	Parcel ID: 001-129-000-250-00; Legal Description: T29N R2E SEC 29 1 SQ A IN NE COR SE 1/4 OF SE 1/4 Comments: This is a level, open parcel of land ... 208.75 x 208.75. It is fenced and appears to be part of the yard/pasture of the neighbor. Not sure why they'd let it go (?) Additional Disclosures: 44 (see key for full text) Summer Tax Due: \$30.00	2248 GRANHOLM RD LEWISTON	\$2,200.00
4801	Parcel ID: 001-330-000-129-00; Legal Description: T29N R1E SEC 26 LOT 129 FOREST PARK # 2 Comments: This subdivision is just SE of Lewiston. Newer well maintained homes here. Paved county maintained road. Natural gas is here. Power and phone at the road. A nice lot in a great little resort communitiy. Summer Tax Due: \$60.00	Big Buck Drive - Lewiston	\$850.00
4802	Parcel ID: 001-560-000-060-00; Legal Description: T29N R1E SEC 19 LOT 60 & 61 WEST TWIN MOBILE HOME SUB Comments: The is a modern roofover mobile with addition, located west of Lewiston in a quiet residential neighborhood. This one was still occupied when we were by there in May, so we didn't get a real good look at it up close. Appears to be in overall decent repair from a cursory view from curbside. Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$350.00	3220 PARKWOOD RD LEWISTON	\$3,600.00
4804	Parcel ID: 002-055-000-020-00; Legal Description: T30N R3E SEC 17-18 LOT 20 HEPPNER HILLS SUB Comments: Older, somewhat beat up mobile home. The floors are a bit wavy, and there is a roof leak apparent at the left back corner (see tarp). Well, septic and power here ready to go. Just outside Atlanta on a gravel county road. Probably wouldn't be too expensive to put back into use. Lot is roughly 1/2 acre. Has been vacant for a while from appearances. Probable freeze damage to plumbing. Additional Disclosures: 35 (see key for full text) Summer Tax Due: \$280.00	13790 STURGIS RD ATLANTA	\$1,600.00
4805	Parcel ID: 003-022-000-190-03; Legal Description: T30N R2E SEC 22 E 1/3 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 R/W OF RECORD ON S AND E SIDE PAR 3 Comments: Level, dry, wooded building site at the NW corner of the intersection of CR 489 and Ryan Road. The neighbors driveway (neighbor was the former owner) cuts thru the lot about halfway back. 220' on CR489 and 330' on Ryan Road more or less. CR489 is paved. Ryan is gravel. Summer Tax Due: \$75.00	CR 489 at Ryan Road - Atlanta	\$1,100.00
4806	Parcel ID: 003-127-000-020-00; Legal Description: T31N R2E SEC 27 NW 1/4 OF NE 1/4 Comments: Offroad 40 acre parcel north of Atlanta. It's located about a mile away from power as best we can tell on the ground (unless it is closer on the backside somewhere). This parcel does not have public road frontage, and is located about 300 feet east of Decheau Lake Road. Access to a rustic cabin (in poor condition) is via a well site access road off M-33 North, south of Rouse Road. The structure is on the East side of the parcel, midway between the north and south line. The building is in serious disrepair and has large critter size inhabitants (probably raccoons) in the attic. The drive is near an ORV trail. Building is on pier footings and has no power or water. Very difficult to locate. An earlier deed in the title chain to this parcel reserved the mineral rights. We're not sure if they are still held by a third party, or if they've reverted to the surface owner, but because of the active natural gas production activity around here, its unlikely that they have reverted under the Michigan Marketable Title Act. USGS topographical surveys indicate that this is level, wooded, DRY land. If you're chasing this one, you'll want to verify the mineral rights (if that is important to you) as well as deeded easement rights to the property, if any exist. Additional Disclosures: 43; 7; 27 (see key for full text) Summer Tax Due: \$575.00	14875 DECHEAU LAKE RD ATLANTA	\$6,900.00
4807	Parcel ID: 003-710-000-004-00; Legal Description: T30N R2E SEC. 14 LOT # 04 METZGER SUB. Comments: Older mobile on a small lot. Just west of the high school ... second one in on Culver Road. The roof is generally okay. Floors feel a bit springy in spots, but not horrible. A little clean out and clean up and this one will serve its purpose. Natural gas forced air heat. There is a fifth wheel trailer on this parcel that we do not have title to and it is NOT INCLUDED IN THE SALE. A couple of storage shed on parcel as well. Lot is roughly 1/3rd of an acre. Additional Disclosures: 21; 17 (see key for full text) Summer Tax Due: \$95.00	10540 CULVER RD ATLANTA	\$1,200.00

4808	<p>Parcel ID: 004-220-000-198-00; Legal Description: T31N R4E SEC 6 LOT # 198 ESS LAKE ESTATES #5 Comments: Newer construction. Beautiful wooded lot with a peek-a-boo view of Ess Lake. There is a POA here, so please check on the membership requirements before bidding. The exterior is generally solid. Could use fresh stain and a few deck boards replaced. Two car driveunder garage. Home has a cedar interior and a balcony concept the the upper two bedrooms. There are 4 bedrooms, three baths and a spare kitchen in the lower level mother-in-law space. Natural gas hot water heat. 200 A electric. This is a well constructed, well maintained home. Some personal property remains, but nothing of significant value. The last proof of regular occupancy we saw was a 2006 calendar. We assume someone has been here since then, but it appears to not have been occupied on a daily basis in some time. Additional Disclosures: 16; 21 (see key for full text)</p> <p>Summer Tax Due: \$1,525.00</p>	18750 RED PINE DR HILLMAN	\$8,300.00
4809	<p>Parcel ID: 004-360-000-173-00; Legal Description: T31N R3E SEC 10 LOT 173 TWIN DAMS ADD #1 Comments: High, level well drained parcel at Twin Dams. This is across the Second Street bridge and to the east. Sits atop a knob on the curve and has a thru-the-trees view of the Lake. May be too small to support construction. Check the codes !</p> <p>Summer Tax Due: \$55.00</p>	HIAWATHA TRAIL	\$900.00
4810	<p>Parcel ID: 006-480-000-047-00; Legal Description: T32N R3E SEC 32 LOT 47 OAK GROVE SUB & PART OF LOT 1 MOWERY ADD RUSH LK Comments: This one won't need much work to make into your summer getaway or retirement place !! Roofover mobile with additions AND a detached 2 car garage on a corner lot near Rush Lake !! This one has been well taken care of and needs minimal work. There is some personal property here that remains titled to the last owner. Two bedrooms. Well kept. Separate dining area at the end past the kitchen. There is a leak in the roof between the house and garage, and the wall around the small window there will need so rehabbing, but otherwise the inside here is solid and dry. Shallow well in the pumphouse just off the back porch. Natural gas. 100A service. This one is pretty clean, folks. Bring the checkbook, it will be popular !!</p> <p>Additional Disclosures: 21; 17 (see key for full text)</p> <p>Summer Tax Due: \$275.00</p>	14736 CLARK ST ATLANTA	\$2,400.00
4811	<p>Parcel ID: 006-510-000-025-00; Legal Description: T32N R4E SEC 29 LOT 25 TRI ALSO 1/46 INT IN LOT 54 WEI LESS W 147.65 FT Comments: The parcel sits a few hundred feet past the end of the improved Valley Ct near Bedore and Long Lakes. There is presently no road access to it as far as we can tell. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$90.00</p>	(Unimproved) Valley Ct	\$1,100.00
4812	<p>Parcel ID: 007-116-000-200-00; Legal Description: T30N R4E SEC 16 COM AT SE SEC COR TH W 6 RDS TO POB TH N 10 RDS W 4 RDS S 10 RDS E 4 RDS TO POB Comments: If you are looking for a swamp to drain, here it is. 66 feet on the north side of Cohoon Road. 165 feet deep. Additional Disclosures: 41 (see key for full text)</p> <p>Summer Tax Due: \$20.00</p>	COHOON ROAD	\$700.00
4813	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 044-024-000-001-03; Legal Description: T31N R4E SEC 24 COM AT W 1/4 COR OF SEC; TH N 89DEG 55' 00" E 254 FT ALG E/W 1/4 LN; TH N 00DEG 05' 10" W 443 FT TO POB; TH S 89DEG 55" 00" W 71 FT; TH N 00DEG 05' 10" W 150 FT; TH N 89DEG 55' 00" E 71 FT; TH S 00DEG 05' 10" E 150 FT TO POB. Comments: Sale includes two commercial parcels on the main drag in Hillman. Directly across the street from the Food Pride grocery store. Municipal water. Natural gas. All utilities right at the street. 150' on State Street and 221' deep.</p> <p>(2 of 2) Parcel ID: 044-024-000-014-00; Legal Description: T31N R4E SEC 24 COM 594 FT 8 INCHES N OF W 1/4 POST TH E 33FT TO POB; TH E 150FT; TH S 150FT; TH W 150FT; TH N 150FT TO POB</p> <p>Summer Tax Due: \$445.00</p>	520 N State Street - Hillman; 520 N STATE ST HILLMAN	\$3,400.00

9994806	<p>Parcel ID: 003-127-000-020-00; Legal Description: T31N R2E SEC 27 NW 1/4 OF NE 1/4</p> <p>Comments: Offroad 40 acre parcel north of Atlanta. It's located about a mile away from power as best we can tell on the ground (unless it is closer on the backside somewhere). This parcel does not have public road frontage, and is located about 300 feet east of Decheau Lake Road. Access to a rustic cabin (in poor condition) is via a well site access road off M-33 North, south of Rouse Road. The structure is on the East side of the parcel, midway between the north and south line. The building is in serious disrepair and has large critter size inhabitants (probably raccoons) in the attic. The drive is near an ORV trail. Building is on pier footings and has no power or water. Very difficult to locate. An earlier deed in the title chain to this parcel reserved the mineral rights. We're not sure if they are still held by a third party, or if they've reverted to the surface owner, but because of the active natural gas production activity around here, its unlikely that they have reverted under the Michigan Marketable Title Act. USGS topographical surveys indicate that this is level, wooded, DRY land. If you're chasing this one, you'll want to verify the mineral rights (if that is important to you) as well as deeded easement rights to the property, if any exist.</p> <p>Summer Tax Due: TBA</p>	14875 DECHEAU LAKE RD ATLANTA	\$0.00
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Presque Isle

Lot #	Lot Information	Address	Min. Bid
7050	Parcel ID: 021-008-000-001-03; Legal Description: T 37 N R 2 E SEC 8 THAT PART OF E 1295' OF NE 1/4 LYING N OF CENTER THREAD OF MULLIGAN CREEK. Comments: Parcel is irregular in shape, but is 3.69 acres in size. Fronts on Mulligan Creek. Excellent hunting habitat. It is a few hundred feet off Mulligan Creek Road and has no direct improved road frontage. There is an ungated 2 track that provides access from the NE corner, but we're not certain whether or not this is a legal easement. Wooded level lands. Some wetlands indicators. There is no power out here. Additional Disclosures: 43; 7 (see key for full text) Summer Tax Due: \$3.57	(Off) Mulligan Creek Road	\$700.00
7051	Parcel ID: 021-140-000-083-00; Legal Description: SURF PARK LOT 83 Comments: Nice wooded lot in an area of rustic, classic summer cottages. Halfway between Cheboygan and Rogers City. Lot is roughly 1/4 acre and irregular in shape. Many folks pick up one or two of these lots and then acquire neighboring lots for more room. Seasonal roads. Utilities available here at the road: Power, natural gas. Summer Tax Due: \$17.93	Pine Tree Tr between Jicarilla and Klamath Lanes	\$900.00
7052	Parcel ID: 051-120-000-031-01; Legal Description: OTTAWA TRAILS PARC IN NE 1/4 OF NW 1/4 OF SEC 23 T 34 N R 3 E COM AT MOST SELY COR OF LOT 32 OTTAWA TRAILS TH E 25FT N 4DEG 56MIN E 155FT W 25FT TO M.E COR OF SAID LOT 32 TH S 4DEG 56MIN W 155 FT TO POB. Comments: Parcel is 25' wide x 155 feet deep. We could not get access to it without trespassing *and* getting wet, so we didn't. Fronts on the channel that feeds into Upper Barnhart Lake from the north. Probably some good fishing here. Birchwood Lake dead ends before you can access the property from the west. Likely marshy and a cattail farm. Additional Disclosures: 8; 9 (see key for full text) Summer Tax Due: \$19.56	(Off) Birchwood Lane - Millersburg	\$900.00
7053	Parcel ID: 061-090-000-028-00; Legal Description: GRAND PINES SUB. #1 LOT 28 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.91	COUNTY ROAD 638 PRESQUE ISLE	\$800.00
7054	Parcel ID: 061-090-000-029-00; Legal Description: GRAND PINES SUB. #1 LOT 29 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.91	COUNTY ROAD 638 PRESQUE ISLE	\$800.00
7055	Parcel ID: 122-115-000-150-00; Legal Description: ESAU TERRACE LOT 150 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.29	CEDARCREST CT PRESQUE ISLE	\$800.00

7056	<p>Parcel ID: 122-145-000-226-00; Legal Description: GRAND PINES SUBD #2 LOT 226</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$8.29</p>	PINEVIEW DR PRESQUE ISLE	\$800.00
7057	<p>Parcel ID: 122-145-000-227-00; Legal Description: GRAND PINES SUBD #2 LOT 227</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$8.29</p>	PINEVIEW DR PRESQUE ISLE	\$800.00
7058	<p>Parcel ID: 122-145-000-348-00; Legal Description: GRAND PINES SUBD #2 LOT 348</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$8.29</p>	BALSAM DR PRESQUE ISLE	\$800.00
7059	<p>Parcel ID: 122-145-000-385-00; Legal Description: GRAND PINES SUBD #2 LOT 385</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$8.29</p>	BALSAM DR PRESQUE ISLE	\$800.00
7060	<p>Parcel ID: 122-160-000-025-00; Legal Description: HARBOR MANOR LOT 25</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$8.29</p>	HARBORVIEW DR PRESQUE ISLE	\$800.00

7061	<p>Parcel ID: 122-165-000-133-00; Legal Description: HARBOR VIEW LOT 133</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$8.29</p>	LAURELHILL CIRCLE PRESQUE ISLE	\$800.00
7062	<p>Parcel ID: 122-165-000-147-00; Legal Description: HARBOR VIEW LOT 147</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$8.29</p>	KAUFFMAN RD PRESQUE ISLE	\$800.00
7063	<p>Parcel ID: 122-165-000-248-00; Legal Description: HARBOR VIEW LOT 248</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$8.29</p>	KAUFFMAN RD PRESQUE ISLE	\$800.00
7064	<p>Parcel ID: 122-165-000-266-00; Legal Description: HARBOR VIEW LOT 266</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$8.29</p>	KAUFFMAN RD PRESQUE ISLE	\$800.00
7065	<p>Parcel ID: 122-165-000-267-00; Legal Description: HARBOR VIEW LOT 267</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$8.29</p>	KAUFFMAN RD PRESQUE ISLE	\$800.00

7066	<p>Parcel ID: 122-165-000-282-00;Legal Description: HARBOR VIEW LOT 282</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$8.29</p>	WHITESANDS DR PRESQUE ISLE	\$800.00
7067	<p>Parcel ID: 122-200-000-026-00;Legal Description: NORTH BAY HEIGHTS LOT 26</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	RENWICK CIRCLE EAST PRESQUE ISLE	\$800.00
7068	<p>Parcel ID: 122-200-000-063-00;Legal Description: NORTH BAY HEIGHTS LOT 63</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	RENWICK CIRCLE EAST PRESQUE ISLE	\$500.00
7069	<p>Parcel ID: 122-200-000-066-00;Legal Description: NORTH BAY HEIGHTS LOT 66</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	RENWICK CIRCLE EAST PRESQUE ISLE	\$400.00
7070	<p>Parcel ID: 122-200-000-067-00;Legal Description: NORTH BAY HEIGHTS LOT 67</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	17134 RENWICK CIRCLE EAST PRESQUE ISLE	\$800.00

7071	<p>Parcel ID: 122-200-000-073-00; Legal Description: NORTH BAY HEIGHTS LOT 73</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	RENWICK CIRCLE EAST PRESQUE ISLE	\$800.00
7072	<p>Parcel ID: 122-200-000-150-00; Legal Description: NORTH BAY HEIGHTS LOT 150</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	RENWICK CIRCLE WEST PRESQUE ISLE	\$800.00
7073	<p>Parcel ID: 122-200-000-270-00; Legal Description: NORTH BAY HEIGHTS LOT 270</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	PINEVIEW DR PRESQUE ISLE	\$800.00
7074	<p>Parcel ID: 122-200-000-321-00; Legal Description: NORTH BAY HEIGHTS LOT 321</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	PINEVIEW DR PRESQUE ISLE	\$800.00
7075	<p>Parcel ID: 122-205-000-144-00; Legal Description: NORTH BAY SHORES LOT 144</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	COUNTY RD 638 PRESQUE ISLE	\$800.00

7076	<p>Parcel ID: 122-205-000-165-00; Legal Description: NORTH BAY SHORES LOT 165</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	TIMBERWAY DR PRESQUE ISLE	\$800.00
7077	<p>Parcel ID: 122-205-000-195-00; Legal Description: NORTH BAY SHORES LOT 195</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	SHORHAM CT PRESQUE ISLE	\$800.00
7078	<p>Parcel ID: 122-205-000-211-00; Legal Description: NORTH BAY SHORES LOT 211</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	SHORHAM CT PRESQUE ISLE	\$800.00
7079	<p>Parcel ID: 122-205-000-259-00; Legal Description: NORTH BAY SHORES LOT 259</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$35.56</p>	BAYSHORE DR PRESQUE ISLE	\$1,100.00
7080	<p>Parcel ID: 122-210-000-060-00; Legal Description: NORTHLAND HEIGHTS LOT 60</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$5.91</p>	BELFAIR DR PRESQUE ISLE	\$800.00

7081	<p>Parcel ID: 122-210-000-109-00; Legal Description: NORTHLAND HEIGHTS LOT 109</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$5.91</p>	SUNAQUA DR PRESQUE ISLE	\$800.00
7082	<p>Parcel ID: 122-211-000-430-00; Legal Description: NORTHLAND HEIGHTS #2 LOT 430</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$8.29</p>	WOODHAVEN DR PRESQUE ISLE	\$800.00
7083	<p>Parcel ID: 122-225-000-046-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 46</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	MISTYMORN CT PRESQUE ISLE	\$800.00
7084	<p>Parcel ID: 122-225-000-047-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 47</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	MISTYMORN CT PRESQUE ISLE	\$800.00
7085	<p>Parcel ID: 122-225-000-048-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 48</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	MISTYMORN CT PRESQUE ISLE	\$800.00

7086	<p>Parcel ID: 122-225-000-086-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 86</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	BONITA DR PRESQUE ISLE	\$800.00
7087	<p>Parcel ID: 122-225-000-121-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 121</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	BONITA DR PRESQUE ISLE	\$800.00
7088	<p>Parcel ID: 122-225-000-150-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 150</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	WILDERNESS DR PRESQUE ISLE	\$500.00
7089	<p>Parcel ID: 122-225-000-157-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 157</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	6384 WILDERNESS DR PRESQUE ISLE	\$800.00
7090	<p>Parcel ID: 122-225-000-158-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 158</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	WILDERNESS DR PRESQUE ISLE	\$800.00

7091	<p>Parcel ID: 122-225-000-159-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 159</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	WILDERNESS DR PRESQUE ISLE	\$800.00
7092	<p>Parcel ID: 122-225-000-234-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 234</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	TIMBERWAY CT PRESQUE ISLE	\$800.00
7093	<p>Parcel ID: 122-225-000-238-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 238</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	TIMBERWAY CT PRESQUE ISLE	\$500.00
7094	<p>Parcel ID: 122-225-000-302-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 302</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	GILMET DR PRESQUE ISLE	\$400.00
7095	<p>Parcel ID: 122-225-000-401-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 401</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	FALLEN TIMBERS DR PRESQUE ISLE	\$800.00

7096	Parcel ID: 122-225-000-402-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 402 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.10	FALLEN TIMBERS DR PRESQUE ISLE	\$800.00
7097	Parcel ID: 140-019-000-150-00; Legal Description: T 36 N R 4 E SEC 19 PARC COM 570FT W & 1215FT N OF SE COR OF SE 1/4 OF SE 1/4; W 80FT N 30FT E 80FT S 30FT TO P O B. Comments: This is a 30x80 foot parcel that is surrounded by government land. It does not front on a public road, however there is a two track that runs into this area from the east. Level, wooded lands. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$1.18	(Off) Spens Road	\$700.00
7098	Parcel ID: 140-022-000-048-00; Legal Description: SEC 22 36N 4E PARC IN LOT 3 COM 430FT W & 210FT N OF SE COR; W 80FT N 30FT E 80FT S 30FT TO POB. Comments: Parcel does not front on a public road. Access is uncertain. Just a few hundred feet from Lake Huron. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$1.18		\$700.00
7099	Parcel ID: 142-140-000-069-00; Legal Description: MANITOU SHORES SUBD BLOCK 8 LOTS 20 & 21 & LOTS 46 & 47 Comments: 4 lots ... each about 40x75. Fronts 80' on Cedar Street and runs 150'+/- deep. Paved Road. Spitting distance to Lake Huron. Sits below road grade, but level, dry and buildable! Summer Tax Due: \$33.19	Cedar Street	\$1,100.00
7100	Parcel ID: 142-150-000-006-00; Legal Description: MANITOU TRAILS LOTS 11 & 12. Comments: Vacant building site in the Manitou Trails subdivision. Mostly newer construction here ... many second homes but a healthy number of year rounders also. There is an active owners association here, the Twin Lakes Association ... you'll want to check on restrictions/fees before bidding. Many hardwoods mixed in with the evergreens and softwoods here. Pretty lots near Lake Huron! Summer Tax Due: \$23.71	Clay Banks Rd	\$1,000.00
7101	Parcel ID: 142-150-000-012-01; Legal Description: MANITOU TRAILS LOT 20. Comments: Vacant building site in the Manitou Trails subdivision. Mostly newer construction here ... many second homes but a healthy number of year rounders also. There is an active owners association here, the Twin Lakes Association ... you'll want to check on restrictions/fees before bidding. Many hardwoods mixed in with the evergreens and softwoods here. Pretty lots near Lake Huron! Summer Tax Due: \$11.84	Apache Trail	\$1,500.00
7102	Parcel ID: 142-150-000-051-00; Legal Description: MANITOU TRAILS LOT 79 & LOT 80 Comments: Vacant building site in the Manitou Trails subdivision. Mostly newer construction here ... many second homes but a healthy number of year rounders also. There is an active owners association here, the Twin Lakes Association ... you'll want to check on restrictions/fees before bidding. Many hardwoods mixed in with the evergreens and softwoods here. Pretty lots near Lake Huron! Summer Tax Due: \$23.71	Chippewa Trail	\$2,300.00
7103	Parcel ID: 142-150-000-062-00; Legal Description: MANITOU TRAILS LOT 93 Comments: Vacant building site in the Manitou Trails subdivision. Mostly newer construction here ... many second homes but a healthy number of year rounders also. There is an active owners association here, the Twin Lakes Association ... you'll want to check on restrictions/fees before bidding. Many hardwoods mixed in with the evergreens and softwoods here. Pretty lots near Lake Huron! Summer Tax Due: \$11.84	Souix Trail	\$800.00
7104	Parcel ID: 142-150-000-137-00; Legal Description: MANITOU TRAILS LOT 234 Comments: Vacant building site in the Manitou Trails subdivision. Mostly newer construction here ... many second homes but a healthy number of year rounders also. There is an active owners association here, the Twin Lakes Association ... you'll want to check on restrictions/fees before bidding. Many hardwoods mixed in with the evergreens and softwoods here. Pretty lots near Lake Huron! Summer Tax Due: \$13.02	Winona Trail	\$1,600.00

7105	<p>Parcel ID: 142-150-000-153-01; Legal Description: MANITOU TRAILS LOT 265</p> <p>Comments: Vacant building site in the Manitou Trails subdivision. Mostly newer construction here ... many second homes but a healthy number of year rounders also. There is an active owners association here, the Twin Lakes Association ... you'll want to check on restrictions/fees before bidding. Many hardwoods mixed in with the evergreens and softwoods here. Pretty lots near Lake Huron!</p> <p>Summer Tax Due: \$11.84</p>	Pawnee Trail	\$800.00
7107	<p>Parcel ID: 150-115-000-051-00; Legal Description: UNPLATTED LANDS T 35 N R 5 E SEC 15 PARC IN SW 1/4 OF SW 1/4 COM N 34DEG 30MIN W 700FT FROM MOST NLY COR OF LOT 15 BLK 5 LINCOLN & PLATZ ADD N 34DEG 30MIN W 50FT S 55DEG 30MIN W 140FT S 34DEG 30MIN E 50FT N 55DEG 30MIN E 140FT TO POB. Comments: Older 2 story home with a partially finished basement. Attached 1.5 car garage. This one is actually in decent condition and was occupied through last fall (we saw a September 2017 calendar inside). Needs a good clean out and scrubbing. The whole place is layered in some kind of white powder (?) that could be an odor controller or pest control (?) we saw no bugs and couldn't detect any odors ... so it must work. Maybe its talcum powder ? Who knows ... There are 4 bedrooms plus a walk-thru bedroom. We saw 4 bathrooms in various states of function or disrepair. Will need a kitchen and some bathroom upgrades. Natural gas forced air heat. Paved driveway. Some hardwood (maple) floors in places that could be restored. We didn't see any serious roof leaks, but there is roof shingle in the yard and driveway and its looks a little sketchy. Soffits need some work. Hardboard siding. This one is worth your consideration if you're looking for a flip project or something for your own use.</p> <p>Summer Tax Due: \$1,419.70</p>	365 N 6TH ST ROGERS CITY	\$4,600.00
7108	<p>Parcel ID: 160-040-000-035-00; Legal Description: GLASIERS 1ST ADD. BLOCK 3 N 60 FT OF LOTS 7 & 8. Comments: This one has good bones, but needs a good clean out and resurfacing. Its got some decor challenge issues that can be fixed with a little lipstick. The roof does not appear to be leaking (yet) but it's pretty sketchy ... so it's just a matter of time before it does. We did not find a stairway to the basement ... we assume that the scuttle in the back storage room is the only access to below that there is. We also didn't see an electric panel board. Hard to say where they tucked that. There are 4 or 5 bedrooms here, and 2 baths. Hardboard siding. Could be a solid place with some investment. The pool in the yard is roached.</p> <p>Summer Tax Due: \$166.11</p>	3790 S 2ND ST ONAWAY	\$4,000.00
7109	<p>Parcel ID: 160-040-000-053-00; Legal Description: GLASIERS 1ST ADD. BLOCK 6 N 1/2 OF LOTS 1 & 2. Comments: This was a very nice home in its day. Much of the original fabric has been neutered however, by a series of low grade remodel jobs. It appears that someone may have been in the middle of splitting it into multiple units when they walked away from it. The main floor has some low budget upgrades, but the upper floor is pretty much still in the rough in stages. Two furnaces and water heaters in the basement. There is some deflection in the floor joists upstairs. The roof appears to have one localized leak which transmits thru both floors on the south side. Its time for a new roof here. This one is shot. Basement is Michigan style ...</p> <p>Summer Tax Due: \$168.54</p>	3826 S 2ND ST ONAWAY	\$3,100.00
7110	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 160-140-000-104-00; Legal Description: YOUNGS ADD BLOCK 14 PARC COM AT SE COR OF LOT 1 N 75 FT W 36 FT S 75 FT E 36 FT TO POB. Comments: Last use was as a restaurant, but this property holds great design for nearly any commercial activity requiring high visibility. Would make a great office, retail, food service or other use. Slab on grade. Existing vent hoods with make up air unit. She's a dirty girl, but a little elbow grease and this one could be a winner. 150A single phase. Natural gas. City water and sewer.</p> <p>(2 of 2) Parcel ID: 160-140-000-103-00; Legal Description: YOUNGS ADD BLOCK 14 PARC COM AT NE COR OF LOT 1 S 45 FT W 36 FT N 45 FT E 36 FT TO POB.</p> <p>Summer Tax Due: \$391.27</p>	20454 STATE ST ONAWAY;	\$10,250.00
9997050	<p>Parcel ID: 021-008-000-001-03; Legal Description: T 37 N R 2 E SEC 8 THAT PART OF E 1295' OF NE 1/4 LYING N OF CENTER THREAD OF MULLIGAN CREEK. Comments: Parcel is irregular in shape, but is 3.69 acres in size. Fronts on Mulligan Creek. Excellent hunting habitat. It is a few hundred feet off Mulligan Creek Road and has no direct improved road frontage. There is an ungated 2 track that provides access from the NE corner, but we're not certain whether or not this is a legal easement. Wooded level lands. Some wetlands indicators. There is no power out here.</p> <p>Summer Tax Due: TBA</p>	(Off) Mulligan Creek Road	\$0.00

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.

12: This parcel may contain buried storage tanks from previous use as a gas station or similar enterprise. Our analysis is based **solely on visual inspection** of the property surface as further detailed in the lot description. The State of Michigan may require a new owner to remove any remaining tanks and remediate environmental concerns at their sole expense. Additional information about underground storage tanks is available from the State of Michigan [here](#). The Michigan Department of Environment, Great Lakes, and Energy also 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 buried tanks on this parcel. You should conduct careful and thorough research prior to bidding on this parcel.

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.

18: The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

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.

22: This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be brought into compliance with local building regulations prior to use. We **strongly** recommend that you contact the local building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

27: In some cases, a party other than the surface land owner may own the right to explore for and remove oil, natural gas, and other minerals from a property. Such "severed" mineral rights generally include the right to enter upon the surface of the land in order to prospect or remove minerals located beneath the surface. If you are purchasing property of

any substantial size (over a few acres), you may wish to investigate whether the mineral rights are included in the sale or if they have been severed and are owned by third parties. Significant mineral interests are held by the State of Michigan. Information about mineral interests held by the State can be found [here](#). Even if not owned by the State, mineral rights may have been sold to third parties or retained by a previous owner. Oil, gas, and other severed mineral interests are not affected by property tax foreclosure. Furthermore, due to the complicated nature of mineral abstracting, such severed interests have not been examined during the foreclosure process. ***Severed mineral interest are not included as part of this sale.*** If the mineral interests have not been severed, such interests are included. However, it is the sole responsibility of a prospective purchaser to determine the state of any mineral interests associated with this property prior to bidding. Seller makes no representations or warranties regarding the state of title to any mineral interests associated with this parcel.

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.

37: This property includes an outstanding special assessment. Local units of government often borrow money for projects such as streets, water/sewer, lighting, and other public infrastructure improvements. These costs are then assessed to the owners of affected property over a period of years in installments added to the annual tax bill. All past installments of these assessments are included in the minimum bid price. ***The purchaser assumes liability for all future installments of these assessments.*** We would advise prospective bidders to investigate the balance due on all special assessments as well as the ongoing annual cost *before bidding*.

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.

44: This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.

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.

60: A visual inspection of this parcel indicates that it contains a crop or planting which may have been made by a third party. These can range from single year crops like corn or grain to items such as Christmas trees or other nursery stock which require more than one year to mature before harvest. Any third party lease has been voided through the foreclosure process. However, these situations can become points of potential litigation. In an effort to prevent dispute, the Foreclosing Governmental Unit will often grant single year farmers the right to harvest their crop as a condition of sale.

62: This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.