

Public Land Auction

Northern Bay Area

August 2nd, 2019

Arenac, Iosco, and Ogemaw Counties



Location:

East Tawas Community Center
760 Newman St, East Tawas, MI
48730

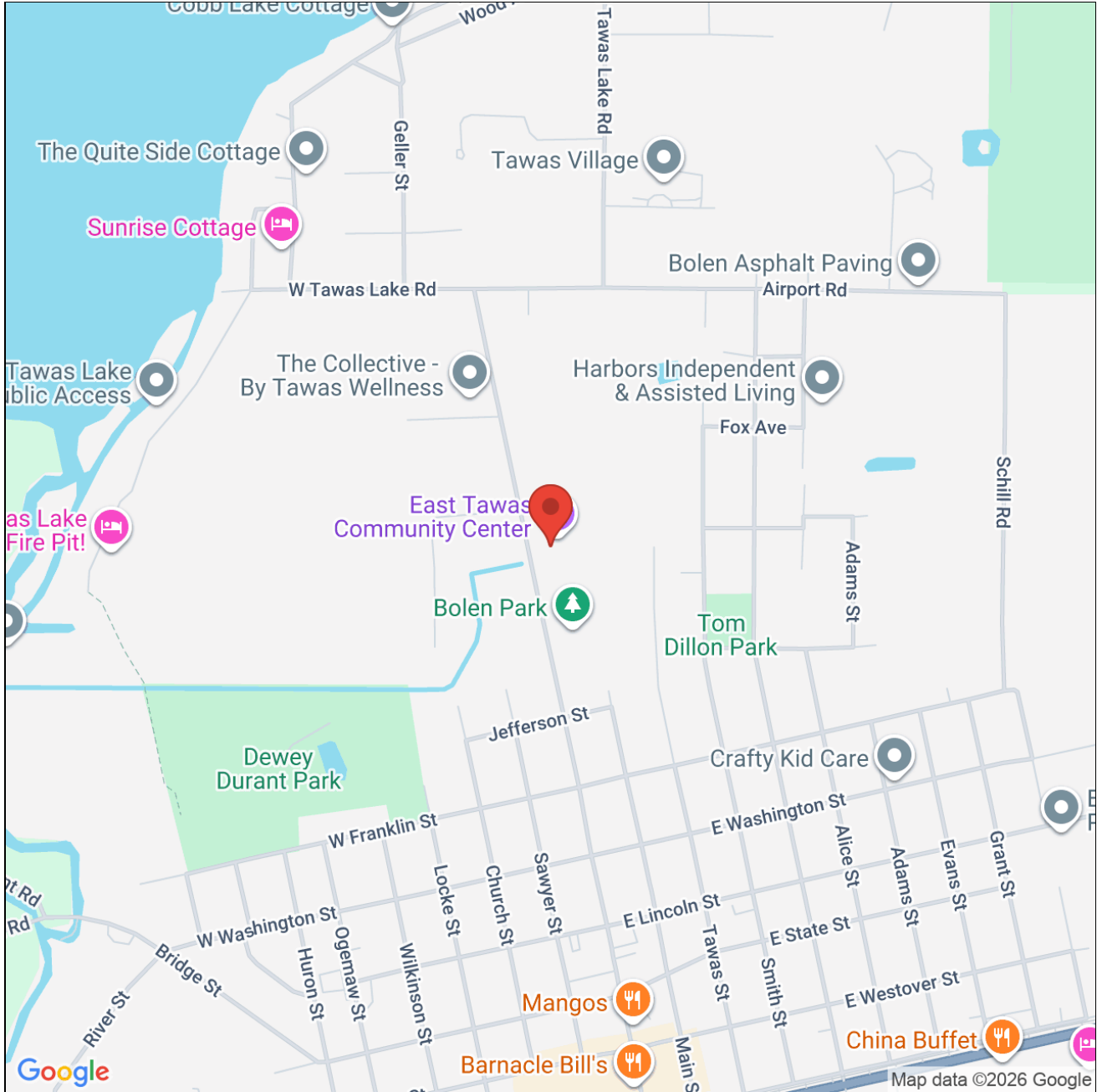
Time:

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

East Tawas Community Center: 760 Newman St, East Tawas, MI 48730





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).*

2025 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

Kent*, Oceana*, Ottawa, Muskegon 8/1/2025	Northwestern Lower Peninsula (Grand Traverse*, Lake*, Leelanau, Manistee*, Mason, Wexford*) 8/4/2025	Branch, Hillsdale, Jackson 8/5/2025
Monroe 8/5/2025	Bay, Gladwin, Arenac 8/6/2025	The Thumb Area (Huron, Lapeer*, Sanilac, Saint Clair, Tuscola) 8/7/2025
City of Highland Park 8/15/2025	Eastern Upper Peninsula (Alger*, Chippewa, Delta, Luce*, Mackinac, Schoolcraft*) 8/18/2025	Western Upper Peninsula (Baraga, Dickinson, Gogebic*, Houghton, Iron, Keweenaw, Marquette*, Menominee, Ontonagon) 8/19/2025
Oakland 8/20/2025	Southern Central Lower Peninsula (Clinton, Gratiot, Ionia, Livingston, Montcalm, Shiawassee, Washtenaw*) 8/21/2025	Central Lower Peninsula (Clare, Isabella, Mecosta*, Osceola, Midland*, Newaygo*) 8/22/2025
Barry*, Calhoun, Kalamazoo, St. Joseph 8/26/2025	Allegan*, Berrien, Cass, Van Buren 8/27/2025	North Central Lower Peninsula (Crawford, Kalkaska, Ogemaw*, Oscoda, Otsego, Missaukee*, Montmorency*, Roscommon) 8/28/2025
Antrim, Charlevoix, Emmet 9/2/2025	North Eastern Lower Peninsula (Alcona, Alpena, Cheboygan, Iosco, Presque Isle) 9/3/2025	Saginaw 9/4/2025
Genesee* 9/5/2025	Minimum Bid Re-Offer Auction 9/26/2025	No Reserve Auction 10/31/2025

Rules and Regulations

1. Registration

You must create an online user account at www.tax-sale.info in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

2. Properties Offered

A. Overview

"Foreclosing Governmental Unit" ("FGU") is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU". The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/FGU.

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

C. Reservations

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

Pursuant to state statutes, where the State of Michigan Department of Treasury is acting as Seller/FGU, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the State may, in its discretion, reserve the mineral rights to offered property as follows:

- *"Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the State does not reserve mineral rights as described above, the State may nonetheless restrict the severance of mineral rights from offered property as follows:

- *"This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan."*

3. Bidding

A. Overview

Live Bidding Auctions:

First round minimum bid auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed for the applicable auction** and the Active Bidding phase then begins.

ii. Active Bidding

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction. All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

Sealed Bid Auctions:

Second round no-minimum sales, unless otherwise specifically noted, are conducted by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

B. Starting Bid Price

The starting bid prices are shown on the online lot description page for each sale unit as well as on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU.

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property **must pay at least minimum bid** for such property even if purchased at a no-minimum auction.

C. Bid Increments

Bids will **only** be accepted in the following increments:

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder:

- The person does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

E. Absentee Bidding

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470.

F. Auction Location

Auctions are conducted online through www.tax-sale.info. An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

G. Bids are Binding

A bid accepted at public auction through www.tax-sale.info is a legal and binding contract to purchase. The FGU reserves the right to reject any or all bids.

H. Limitations on Bidding

The FGU and Auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group of bidders for any reason.

I. Attempts to Bypass These Rules and Regulations

The FGU and Auctioneer reserve the right to reject the bids of any bidder who appears to be acting on behalf of another person who is ineligible to bid on their own.

4. Terms of Sale

A. Payment

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of \$1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. ***Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.***

B. Refund Checks

In some instances it may be necessary to refund to a buyer some or all of the payment tendered by such buyer. This can occur, for example, when a buyer tenders certified funds in an amount greater than their total obligation or if the sale is cancelled under any provision of these Rules and Regulations. Refund checks will be processed and mailed to buyer within approximately ten days of the time such refund becomes due to buyer. Buyer shall cash such refund check within 90 days of the date listed on such refund check. If buyer fails to cash such refund check within 90 days, such refund check shall become void and buyer shall forfeit any refunded amount.

C. Dishonored Payment

A buyer whose payment is dishonored for any reason will have their sale cancelled and will be assessed liquidated damages in the amount of \$1000. Seller may retain any portion of the purchase price which was tendered and not dishonored up to \$1000 to apply toward such liquidated damages assessment. Seller may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

Furthermore, the FGU may seek to prosecute any buyer whose payment is dishonored or who fails to consummate a purchase.

Any buyer who fails to consummate a purchase for any reason will be banned from bidding at all future land auctions.

The buyer's premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

D. Eligible Buyers

In order to take title to purchased property, each party that will be listed on the deed must meet **ALL of the following requirements at the time their winning bid is accepted:**

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/ in the local tax collection unit in which the purchased property is located.

- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

At the time payment is tendered after the auction, the buyer will be required to execute an affidavit affirming, **under penalty of perjury**, that each party that the buyer desires to have listed on the deed to purchased property meets the above requirements.

The FGU **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and the **buyer will be assessed liquidated damages in the amount of \$1000**. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

E. Sale to Entities

In order to ensure that individuals do not utilize legal entities to circumvent the sale and ownership restrictions contained in MCL 211.78m(2), the FGU will only sell property to legal entities under certain circumstances. Any buyer desiring to deed a purchased property to a legal entity must disclose the name and address of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of that entity. However, such disclosure will not be required if one or more of the following exceptions are applicable:

- The Entity held a prior recorded interest in each purchased property.
- The Entity is a division, agency, or instrumentality of federal, state, or local government.
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over each purchased property.
- The Entity is a publicly traded company listed on a national securities exchange.
- The Entity is a nonprofit corporation and is qualified as tax exempt under IRC §501.

At the time payment is tendered after the auction, any buyer desiring to deed a purchased property to a legal entity will be required to execute an affidavit affirming, **under penalty of perjury**, that the entity is exempt from disclosure under one of the five exceptions listed above, or in the event that no exception is applicable, the names and addresses of all parties owning any portion of that legal entity.

F. Cancellation Policy

Prior to the issuance of a deed, the FGU has the right, in its sole discretion, to cancel any sale for any of the following reasons: transfer of the property at issue is stayed or enjoined by a court of competent jurisdiction; any of the reasons outlined in MCL 211.78m(9); the property at issue becomes the subject of litigation; a defect is discovered in the underlying foreclosure or sale procedures relating to the property at issue; any other reason authorized under these Rules and Regulations.

G. Property Transfer Affidavit

It is the responsibility of the buyer to file a **Property Transfer Affidavit** with the *assessor for the city or township* where the property is located **within 45 days of the transfer**. If it is not timely filed, a **penalty of \$5/day (maximum \$200) applies**. The information on this Property Transfer Affidavit is NOT CONFIDENTIAL.

5. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases during the checkout process. This receipt does not convey an interest in title to the purchased property unless and until a deed has been issued and recorded. Buyers will be entitled to deeds for the property descriptions identified by the sale unit numbers noted on the receipt unless the sale is cancelled under these Rules and Regulations or other statutory authority.

6. Title Being Conveyed

Quit-claim deeds will be issued conveying **only such title as received by the FGU through tax foreclosure**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The FGU makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the FGU**. The buyer may incur legal costs for Quiet Title Action to satisfy the requirements of title insurance companies in order to obtain title insurance.

7. Special Assessments

Special assessment installments through the most recent prior tax year are included in the starting bids. Seller has attempted to identify those parcels subject to special assessments with a note on the parcel detail page. Parcels sold are subject to property taxes for the entire current tax year, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

8. Possession of Property

A. Possession Pending Deed Delivery

It is recommend 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.

Arenac

Lot #	Lot Information	Address	Min. Bid
700	Parcel ID: 002-0-002-200-020-00; Legal Description: T19N R5E SEC 2 W FRL 1/2 OF NW 1/4 ACRES = 80.81 Comments: SE corner Bessinger and Walker . Appears from Arial maps and visual inspection that the northern half of this parcel has been farmed recently. The southern half seems to be wooded Summer Tax Due: \$739.28	BESSINGER RD TWINING	\$7,100.00
701	Parcel ID: 002-0-011-200-035-05; Legal Description: T19N R5E SEC 11 E 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NW 1/4 ACRES = 5.00 Comments: 5 Acres long and narrow just north Omer . Nicely wooded Summer Tax Due: \$56.87	951 JOSE RD TWINING	\$1,200.00
702	Parcel ID: 004-0-005-300-020-10; Legal Description: T20N R4E SEC 5 THE ELY 128 FT LYING S OF LAGRANT RD; COM AT THE SW COR OF FRL SEC, TH S 88DEG 48MIN 1251 FT ALNG THE S SEC LINE OF SD FRL SEC 5 TO POB, TH N 1DEG 01MIN E 2106.40 FT, PARALLEL TO THE W SEC LINE OF SD FRL SEC 5 TO THE N SEC LINE; TH S 89DEG 36MIN E 208.51 FT ALNG THE N SEC LINE; TH S 1DEG 01MIN W 2109.31 FT PARALLEL TO THE W SEC LINE OF SD FRL SEC 5 TO THE S SEC LINE, TH N 88DEG 48MIN W 208.50 FT ALNG THE S SEC LINE TO POB. ACRES = 2.79 M/L Comments: Just under 3 acres Additional Disclosures: 17; 6 (see key for full text) Summer Tax Due: \$73.25	5356 LAGRANT RD STERLING	\$1,600.00
703	Parcel ID: 004-0-006-400-005-98; Legal Description: T20N R4E SEC 6 BEG 175.14 FT W OF E SEC LN AT CTR OF LAGRANT RD OF S 1/2 OF E 1/2 OF SE FRAC. 1/4. TH W ALG LAGRANT RD 287.5 FT, TH N 206.5 FT, TH E 287.5 FT, TH S 206.5 FT TO POB. ACRES = 1.36 Comments: Very grubby sits on just over an acre Additional Disclosures: 21; 66; 17; 25 (see key for full text) Summer Tax Due: \$69.48	5534 LAGRANT RD STERLING	\$1,800.00
704	Parcel ID: 004-0-019-200-020-00; Legal Description: T20N R4E SEC 19 S 1/3 OF THAT PRT OF S 1/2 OF NW FRL 1/4 LYING E OF RIFLE RIVER ACRES = 17.75 Comments: In the middle of nowhere access via private trails. Great set up for deer camp or just for a get away place . Could not find any source of power for electricity Additional Disclosures: 7; 43 (see key for full text) Summer Tax Due: \$210.19	MAIN ST RD STERLING	\$3,600.00
705	Parcel ID: 004-0-F30-000-063-00; Legal Description: T20N R4E SEC 19 THAT PART OF LOT 63 IN CLAYTON TWP. FOREST LAKE RIVER BLUFFS Additional Disclosures: 9; 16 (see key for full text) Summer Tax Due: \$3.33	5850 BUFFALO TRL ALGER	\$450.00
706	Parcel ID: 005-0-R70-000-014-00; Legal Description: T19N R4E SEC 2 LOT 14 & 15 RIFLE RIV VALLEY PLAT Comments: Really has some roof issues , and might have failed septic system because of standing water on most of property Additional Disclosures: 72; 21; 17; 5 (see key for full text) Summer Tax Due: \$90.11	151 RIFLE RIVER DR OMER	\$1,800.00
707	Parcel ID: 005-1-000-000-295-00; Legal Description: LTS 13 & 14 BLK 7 -STERLING VIL. Comments: Older single wide on 2 lots . Value in the land . Due to condition of rotted porches and dog we were not able to view interior Additional Disclosures: 22; 17; 45 (see key for full text) Summer Tax Due: \$188.28	204 WASHINGTON ST. W. STERLING	\$4,500.00

708	Parcel ID: 005-1-000-000-845-01; Legal Description: T19N R4E SEC 20 PART OF SW 1/4 OF NW 1/4 BEG ON ELY R/W OF M-76 1016 FT SELY OF ELY R/W M-76 & N 1/8 LINE FOR POB, TH NELY AT RT ANGLES TO M-76 150 FT, TH NWLY 150 FT, TH NELY AT RT ANGLES WITH HWY 153 FT, TH N 419 FT TO 1/8 LINE, TH E TO W1/8 LINE, S ON W 1/8 LINE TO A PNT 455.42 FT N OF E & W 1/4 LINE, W 300 FT M/L TO A PNT 131 FT AT RT ANGLES TO M-76, BEING NELY COR OF GERMAN LUTHERN CHURCH, TH SWLY 131 FT TO ELY R/W M-76 NWLY ALNG SAID R/W 215 FT M/L TO POB; EXC : BEG AT THE NW CORNER OF SD SEC; TH S 00 DEG 28' 26" W ON THE W LINE OF SD SEC 1300.90 FT TO THE N 1/8 LN OF SD SEC; TH S 89 DEG 58' 46" E ON SD N 1/8 LN 905.08 FT TO THE POB, TH S 89 DEG 58' 46" E, CONT ON SD N 1/8 LN 421.98 FT TO THE W 1/8 LN OF SD SEC, TH S 00 DEG 22' 39" W ON SD W 1/8 LN, 851.66 FT TO A PT 455.12 FT N OF THE E/W 1/4 LN OF SD SEC, TH N 89 DEG 57' 55" W 220.03 FT, TH N 02 DEG 35' 07" E 321.67 FT TH N 66 DEG 51' 57" E 90.13 FT, TH N 17 DEG 28' 35" W 112.75 FT, TH S 71 DEG 27' 48" W, 277.39 FT, TH N 00 DEG 22' 39" E 475.56 FT TO THE POB (6.08 AC) AND EXC; BEG AT NE COR OF SD SEC, TH S 00 DEG 28' 26" W ON THE W LN OF SD SEC 1300.90 FT TO THE N 1/8 LN OF SD SEC, TH S 89 DEG 58' 46" E ON SAID N 1/8 LN, 905.08 FT TH S 00 DEG 22' 39" W 475.56 FT TO POB, TH N 71 DEG 27' 48" E 277.39 FT, TH S 17 DEG 28' 35" E 112.75 FT, TH S 66 DEG 51' 57" W 90.13 FT, TH S 02 DEG 35' 07" W 93.97 FT, TH S 33 DEG 58' 31" W, 131.54 FT, TH N 30 DEG 04' 16" W, 293.59 FT TH N 71 DEG 27' 48" E 11.48 FT TO POB (1.16 AC) . STERL.VIL. Comments: Older cape with a failing roof system. detached 3 car garage Should be utilized as a commercial use rather than a residence Additional Disclosures: 5; 21 (see key for full text) Summer Tax Due: \$1,208.02	310 SAGINAW ST STERLING	\$10,250.00
709	Parcel ID: 007-1-000-000-110-00; Legal Description: LOTS 8 & 9 BLK 15 VIL. OF TWINING Comments: Parcel recently had house, vacant lots now... Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$356.82	208 MAIN ST TWINING	\$2,600.00
710	Parcel ID: 008-0-A20-003-001-00; Legal Description: T20N R3E LTS 1, 2, & W 1/2 OF LT 3 BLK 4 Comments: 2.5 lots on the corner Summer Tax Due: \$6.99		\$500.00
711	Parcel ID: 008-0-F15-000-116-00; Legal Description: T20N R3E SEC 24 LOT 116 FOREST LAKE-ARENAC HILLS EACH 1/3 INT Comments: Lightly wooded Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.04	ALGER	\$600.00
712	Parcel ID: 008-0-F54-000-029-00; Legal Description: T20N R3E SEC 15 LOT 29 FOREST LAKE HIGHLANDS Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.40		\$600.00
713	Parcel ID: 008-0-F54-000-037-00; Legal Description: T20N R3E SEC 15 LOT 37 FOREST LAKE HIGHLANDS Comments: Meadow lot Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$17.57		\$650.00
714	Parcel ID: 008-0-F70-000-063-00; Legal Description: T20N R3E SEC 24 THAT PART OF LOT 63 IN MOFFATT TWP. FOREST LAKE RIVER BLUFFS Comments: Nice pine trees Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$10.54	5850 BUFFALO TRL ALGER	\$550.00
715	Parcel ID: 008-0-F70-000-123-00; Legal Description: T20N R3E SEC 24 LOT 123 FOREST LAKE RIVER BLUFFS Comments: Single Lot Gravel Road Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$11.71		\$550.00
716	Parcel ID: 008-0-F70-000-157-00; Legal Description: T20N R3E SEC 24 LOT 157 FOREST LAKE RIVER BLUFFS Comments: Wooded lot paved road Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.04		\$1,100.00
717	Parcel ID: 008-0-F80-000-016-00; Legal Description: T20N R3E SEC 24 LOT 16 FOREST LAKE SUB. #1 Comments: Paved Road Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$10.54		\$550.00
718	Parcel ID: 008-0-F80-000-157-00; Legal Description: T20N R3E SEC 24 LOTS 157-158 FOREST LAKE SUB. #1 Comments: Roof might have some issues. Solid 2 story with a family room addition with a great fireplace. Large pole barn to store the toys. Elbow grease and paint this puppy is ready to go! Additional Disclosures: 21; 16 (see key for full text) Summer Tax Due: \$449.50	12000 COYOTE DEN ALGER	\$9,000.00

719	Parcel ID: 008-0-F80-000-241-00; Legal Description: T20N R3E SEC 24 LOT 241 FOREST LAKE SUB. #1 Comments: Lightly wooded on paved road Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$11.71		\$1,000.00
720	Parcel ID: 008-0-F81-000-634-00; Legal Description: T20N R3E SEC 24 LOTS 634, 635 FOREST LAKE SUB. #2 Comments: Pretty good shape other than roof issues that need to be addressed asap. Mature wooded lot and 2 car attached garage, with newer windows Additional Disclosures: 21; 16; 5 (see key for full text) Summer Tax Due: \$399.43	6205 ERMINE TRL ALGER	\$4,500.00
721	Parcel ID: 008-0-F81-000-728-00; Legal Description: T20N R3E SEC 24 LOT 728 FOREST LAKE SUB. #2 Comments: Fairly Level Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.04		\$600.00
722	Parcel ID: 009-2-L25-000-048-00; Legal Description: T19N R7E SEC 9 LOT 48 LAKE HURON VILLAGE ACRES Comments: Next to sale # 723 Summer Tax Due: \$127.67	DELANO RD AU GRES	\$2,000.00
723	Parcel ID: 009-2-L25-000-049-00; Legal Description: T19N R7E SEC 9 LOT 49 LAKE HURON VILLAGE ACRES Comments: Great area close to the lake Summer Tax Due: \$127.67	DELANO RD AU GRES	\$2,000.00
724	Parcel ID: 010-0-024-200-020-01; Legal Description: T18N R4E SEC 24 COM ATT NW COR OF SEC TH N90DEGE ALG N SEC LN 208.71 FT TO POB TH S1DEG3'19"W 208.71 FT TH W TO SEC LN TH S1DEG3'19"W 208.71 FT TH N90DEGE 397.42 FT TH N1DEG3'19"E 417.42 FT TH N SEC LN TH N90DEGW 188.71 FT TO POB ACRES=2.81 Comments: Well built 3 BR ranch with 2 car detached garage and a pole barn on just under 3 acres Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$528.15	3483 SAGATOO RD STANDISH	\$4,900.00
725	Parcel ID: 010-0-036-100-065-00; Legal Description: T18N R4E SEC 36 SE 1/4 OF NE 1/4 LYING NWLY OF SAGINAW AUSABE ST ROAD ACRES = 1.00 Comments: Please note that our research indicates this parcel is on State Road Summer Tax Due: \$22.24	3339 MEYETTE RD	\$750.00
726	Parcel ID: 010-1-009-100-035-00; Legal Description: T18N R5E SEC 9 THAT PRT OF NE 1/4 OF NE 1/4 LYING N OF PINE RIVER & W OF KRAUSHAAR RD ACRES = 1.00 Comments: River frontage , Low and Swampy Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$10.45	PINE RIVER ROAD STANDISH	\$550.00
727	Parcel ID: 010-2-W20-007-004-00; Legal Description: T18N R5E SEC 29 LTS 4-5-6 BLK 7 ALL THAT PORTION OF THE ALLEY ADJOINING BLK 7 WHITES BEACH SUB Comments: 3 lots and attached garage. Construction started to replace rotted floor joists. Newer windows and steel roof. Right around the corner from the expanding casino Additional Disclosures: 50; 22; 21 (see key for full text) Summer Tax Due: \$195.99	5310 LIBERTY AVE STANDISH	\$3,800.00
728	Parcel ID: 011-0-016-100-005-18; Legal Description: T20N R6E SEC 16 A PARCEL OF LNAD SITUATED IN THE NW 1/4 OF NE 1/4 OF SEC 16 DESC AS BEG AT THE N 1/4 CORNER OF SD SEC TH N 90DEG00'00"E 400 FT A/L THE N SEC LN TH S 00DEG55'15"E 218.00 FT TH S 90DEG00'00"W 400 FT TO THE N/S 1/4 LN TH N00DEG55'15"W 218 FT A/L THE N/S 1/4 LN TO POB SUBJECT TO ROW FOR GAWLIK RD OVER THE W 33 FT THEREOF & FOR TURNER RD OVER THE N 33 FEET THEREOF ACRES = 2.00 Comments: Vacant grassy, level, 2 acre lot on the corner of Turner and Gawlik. There are no structures on this property Summer Tax Due: \$232.53	GAWLIK RD TURNER	\$5,100.00
729	Parcel ID: 011-1-000-000-480-00; Legal Description: A PC OF LAND COM AT A PT ON THE E BOUNDARY LINE OF RR ST. 53 RDS 8 FT 3 IN. SWLY FROM A PT WHERE E BOUNDARY LINE OF RR ST CROSSES THE SEC LINE BETWEEN SEC 17 & 8 T20N R6E RUNNING E 264 FT, TH S ABOUT 94 FT, TH W ABOUT 314 FT TO E BOUNDARY LINE OF RR ST, TH NELY ALNG RR ST. ABOUT 105 FT TO POB BEING A PORTION OF OUT LOT 5 VIL OF TUR. ALSO A PAR OF LAND DESC. AS COM AT A PT ON THE E SIDE OF RR ST. 25 FT E 143 FT N & 365.5 FT NELY FROM THE SW COR POST OF THE NW 1/4 OF THE NW 1/4 OF SEC 17 RUNNING TH NELY ALNG RR ST. 16 FT TH E 297 FT, TH S 16 FT W TO POB Comments: Very Dangerous structure Additional Disclosures: 22; 5; 34; 36 (see key for full text) Summer Tax Due: \$288.04	207 RAILROAD ST TURNER	\$2,900.00

730	Parcel ID: 011-1-000-000-575-10; Legal Description: T20N R6E Sec 17 A par in outlot 5 W POB S 88Deg 54 Min 33sec E 33 ft TH N 01DEg 03Min 46Sec E 137 ft Th N 28Deg 11Min E 83.18 Ft, from the SW cor of the NW 1/4 of NW 1/4 Sec 17 AS POB, Th N 28Deg 11Min E 176.2 Ft, Th E 198 Ft, Th SWly to a Point S 64Deg 07Min E 230 Ft from the POB, Th N 64Deg 07Min W 230.0 Ft to POB. Reserving an easement to sellers across the NEly 30 FT. Additional Disclosures: 6; 17 (see key for full text) Summer Tax Due: \$300.04	215 RAILROAD ST TURNER	\$2,200.00
731	Parcel ID: 012-2-H19-000-011-00; Legal Description: LT 11 HAMMELL BEACH PINES SUB. Comments: Single wooded lot on private road Summer Tax Due: \$70.05		\$750.00
732	Parcel ID: 020-0-026-000-006-00; Legal Description: LOTS 6, 7, 8, 11, 12, AND 13 MUSKODAY SUB AND BEG AT NE COR LOT 25 S 30 FT NWLY TO A PT DUE S 30 FT FROM SW COR LOT 13 N TO SW COR LOT 13 SELY ALG S LOT LN OF LOTS 13, 12, AND 11 TO POB Comments: This Parcel appears to have over 6 acres right in town Summer Tax Due: \$358.31	MAIN STREET AU GRES	\$2,200.00
733	Parcel ID: 020-0-029-002-175-00; Legal Description: UNIT 175 SLEEPY OAKS CAMPGROUND CONDO Comments: Please note that the trailer is personal property, so we did not inspect. Great amenities and close to the river and the lake Additional Disclosures: 21; 15; 16 (see key for full text) Summer Tax Due: \$276.55	MAIN STREET AU GRES	\$1,600.00
735	Parcel ID: 020-0-C35-005-027-00; Legal Description: AUGRES YACHT CLUB CONDOMINIUM UNIT 27 Comments: This is *NOT* a boat slip, but rather a unit in a proposed condominium building that has *NOT* been built yet. Please be aware that you are bidding on a unit in a project that has not been built yet. Additional Disclosures: 15; 16 (see key for full text) Summer Tax Due: \$40.34	AU GRES	\$600.00
736	Parcel ID: 020-0-H10-000-002-00; Legal Description: UNIT 2 HARBORTOWN CONDOMINIUM MARINA Comments: Unit # 2 Additional Disclosures: 16; 15 (see key for full text) Summer Tax Due: \$27.80	MAIN STREET AU GRES	\$500.00
737	Parcel ID: 030-0-000-008-012-00; Legal Description: T19N R5E LT 12 BLK 8 VIL OF OMER Comments: Fix the roof issues and flooring in bath, you could have a great small home. Great area in the biggest little town in Michigan. Additional Disclosures: 22; 21; 5 (see key for full text) Summer Tax Due: \$401.75	217 PINE ST OMER	\$3,900.00
738	Parcel ID: 030-0-000-013-006-00; Legal Description: T19N R5E LOTS 6 & 7 BLK 13 VIL OF OMER Comments: Very solid slab on grade Chalet/Cape Cod on 2 corner lot and detached 2 car garage. New roof needed yesterday, and exterior paint . Good bones Summer Tax Due: \$630.46	208 CLYDE ST OMER	\$6,100.00
999700	Parcel ID: 002-0-002-200-020-00; Legal Description: T19N R5E SEC 2 W FRL 1/2 OF NW 1/4 ACRES = 80.81 Comments: SE corner Bessinger and Walker . Appears from Arial maps and visual inspection that the northern half of this parcel has been farmed recently. The southern half seems to be wooded Summer Tax Due: TBA	BESSINGER RD TWINING	\$7,100.00
999702	Parcel ID: 004-0-005-300-020-10; Legal Description: T20N R4E SEC 5 THE ELY 128 FT LYING S OF LAGRANT RD; COM AT THE SW COR OF FRL SEC, TH S 88DEG 48MINE 1251 FT ALNG THE S SEC LINE OF SD FRL SEC 5 TO POB, TH N 1DEG 01MIN E 2106.40 FT, PARALLEL TO THE W SEC LINE OF SD FRL SEC 5 TO THE N SEC LINE; TH S 89DEG 36MIN E 208.51 FT ALNG THE N SEC LINE; TH S 1DEG 01MIN W 2109.31 FT PARALLEL TO THE W SEC LINE OF SD FRL SEC 5 TO THE S SEC LINE, TH N 88DEG 48MIN W 208.50 FT ALNG THE S SEC LINE TO POB. ACRES = 2.79 M/L Comments: Just under 3 acres Summer Tax Due: TBA	5356 LAGRANT RD STERLING	\$1,600.00
999734	Parcel ID: 020-0-C35-002-089-00; Legal Description: UNIT 89 AU GRES YACHT CLUB MARINA CONDOMINIUM TIFA Comments: Great time to buy Additional Disclosures: 16; 15 (see key for full text) Summer Tax Due: TBA	MIDSHIPMAN DRIVE AU GRES	\$550.00
999735	Parcel ID: 020-0-C35-005-027-00; Legal Description: AUGRES YACHT CLUB CONDOMINIUM UNIT 27 Comments: Condo boat slip Additional Disclosures: 15; 16 (see key for full text) Summer Tax Due: \$40.34	AU GRES	\$600.00

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Lot #	Lot Information	Address	Min. Bid
2900	Parcel ID: 021-H20-000-011-00; Legal Description: SUPERVISORS PLAT OF HOMESTEAD GARDENS LOT 11 Comments: Tough to get to based on hill Additional Disclosures: 41; 49; 10 (see key for full text) Summer Tax Due: \$19.03	OLD US-23 OSCODA	\$750.00
2901	Parcel ID: 021-L11-016-010-00; Legal Description: PLAT OF LOUD GAY & COS ADDITION TO THE VILLAGE OF OSCODA LOT 10 BLK 16 Comments: Low and swampy lot Additional Disclosures: 41; 10 (see key for full text) Summer Tax Due: \$6.18	OLD US-23 OSCODA	\$700.00
2902	Parcel ID: 021-M15-000-032-00; Legal Description: MAIN PIER CONDOMINIUM MARINA UNIT 32, ICCSP NO.10 Comments: Gated slip , adjacent to the Ausable river and 200 yards from Lake Huron .Water levels are back up Additional Disclosures: 15; 16 (see key for full text) Summer Tax Due: \$49.52	4498 N US-23 OSCODA	\$900.00
2903	Parcel ID: 021-S10-018-011-00; Legal Description: PLAT OF HORACE. D. STOCKMANS ADDITION TOTHE VILLAGE OF AUSABLE LOTS 11 & 12 BLK R Comments: On paved road, looks like all sand . Note no sewer Summer Tax Due: \$22.27	THIRD ST OSCODA	\$800.00
2904	Parcel ID: 040-008-100-004-00; Legal Description: T21N R5E SEC 8 A-10 SE 1/4 OF SE 1/4 OF NE 1/4 Comments: This old gal sits on 10 acres . All brick cape cod with extensive ornamental brick work. Newer roof and some windows. comes with 10 acres and many smaller out buildings of little or no value Additional Disclosures: 21; 6 (see key for full text) Summer Tax Due: \$201.68	8022 PRESCOTT RD WHITTEMORE	\$2,000.00
2905	Parcel ID: 040-021-400-007-00; Legal Description: T21N R5E SEC 21 A-10 E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 Comments: Lightly wooded, area for drive has been cleared . Deer camp for next year? Summer Tax Due: \$102.12	TURTLE RD WHITTEMORE	\$2,400.00
2906	Parcel ID: 050-029-100-017-00; Legal Description: T22N R6E SEC 29 PART OF W 1/2 OF NE 1/4 COM 33 FT W & 739 FT N OF SE COR OF SD 80-A TH W 209 FT TH N 200 FT TH E 209 FT TH S 200 FT TO POB Comments: Has roached out single wide with no value, Nice pine trees on a gravel road Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$143.21	180 S IMPERIAL DR TAWAS CITY	\$1,400.00
2907	Parcel ID: 051-E10-000-203-00; Legal Description: EAGLE PARK N 1/2 OF LOTS 203 & 204 Comments: Nice level lot Adjacent to Sale # 2908 Summer Tax Due: \$18.74	SAGINAW ST NATIONAL CITY	\$800.00
2908	Parcel ID: 051-E10-000-204-00; Legal Description: EAGLE PARK S 1/2 OF LOTS 203 & 204 Comments: Has newer roof and detached garage , mid 50s construction looks to be solid Summer Tax Due: \$189.67	1861 SAGINAW ST NATIONAL CITY	\$1,700.00
2909	Parcel ID: 051-Q10-000-036-00; Legal Description: QUIET ACRES LOT 36 Comments: Gravel road and lightly wooded Summer Tax Due: \$24.76	WELCOME AVE NATIONAL CITY	\$3,400.00
2910	Parcel ID: 051-Q10-000-041-00; Legal Description: QUIET ACRES LOT 41 Comments: Value in the land older single wide beyond repair Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$110.79	1690 WELCOME AVE NATIONAL CITY	\$5,000.00
2911	Parcel ID: 064-J50-000-090-00; Legal Description: JORDANVILLE SUB LOT 90 Comments: Should be cost effective lot , close to Lake Huron Make sure you check with local unit assessor (Oscoda Township) about your plan before bidding. Additional Disclosures: 42; 62 (see key for full text) Summer Tax Due: \$139.30	6340 IROQUOIS ST OSCODA	\$6,300.00
2912	Parcel ID: 064-J50-000-213-00; Legal Description: JORDANVILLE SUB LOTS 213, 214 & 215 Comments: Property consists of 3 lots has 4 car attached garage, looks to be a good project. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$432.44	4829 CHEROKEE AVE OSCODA	\$2,900.00
2913	Parcel ID: 064-J50-000-302-00; Legal Description: JORDANVILLE SUB LOT 302 Comments: Had mobile on it recently, all set to put another unit here. Additional Disclosures: 62 (see key for full text) Summer Tax Due: \$50.67	4777 CHIPPEWA AVE OSCODA	\$800.00

2914	Parcel ID: 064-L15-000-629-00; Legal Description: LAKE HURON SAND BEACH NO. 5 SUB LOT 629 Comments: Has great potential Summer Tax Due: \$38.39	WOODLEA RD OSCODA	\$800.00
2915	Parcel ID: 064-L20-000-036-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 36 Comments: See sale #'s 2916 & 2917 could be interesting. Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.28	WESTWOOD DR OSCODA	\$700.00
2916	Parcel ID: 064-L20-000-037-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 37 Comments: Please note adjacent to sale # 2917 Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.28	WESTWOOD DR OSCODA	\$700.00
2917	Parcel ID: 064-L20-000-038-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 38 Comments: Please note adjacent to sale #2916 Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot meet health department approval for a cost effective septic system. Very active POA with yearly dues. Summer Tax Due: \$6.28	WESTWOOD DR OSCODA	\$700.00
2918	Parcel ID: 064-L20-000-047-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 47 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.28	WESTWOOD DR OSCODA	\$700.00
2919	Parcel ID: 064-L22-000-372-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 372 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.28	GREENBRIAR RD OSCODA	\$700.00
2920	Parcel ID: 064-L22-000-403-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 403 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.28	BRIAR RIDGE WAY OSCODA	\$400.00
2921	Parcel ID: 064-L23-000-470-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 4 LOT 470 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.28	ASPEN DR OSCODA	\$750.00
2922	Parcel ID: 064-L25-000-663-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 663 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.28	WOODLAWN DR OSCODA	\$700.00
2923	Parcel ID: 064-L26-000-861-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 7 LOT 861 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot meet health department approval for a cost effective septic system. Very active POA with yearly dues. Summer Tax Due: \$6.28	E GOLFVIEW CIRCLE OSCODA	\$700.00
2924	Parcel ID: 064-L27-000-950-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 950 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.28	CONIFER TR OSCODA	\$400.00

2925	Parcel ID: 064-L27-000-961-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 961 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Summer Tax Due: \$6.28	DEERFIELD WAY OSCODA	\$700.00
2926	Parcel ID: 064-L27-000-967-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 967 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.28	DEERFIELD WAY OSCODA	\$700.00
2927	Parcel ID: 064-L27-000-986-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 986 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.28	DEERFIELD WAY OSCODA	\$700.00
2928	Parcel ID: 064-L30-000-028-00; Legal Description: LAKEWOOD SHORES SUB LOT 28 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$27.85	WOODLEA RD OSCODA	\$850.00
2929	Parcel ID: 064-L33-000-150-00; Legal Description: LAKEWOOD SHORES NO.3 SUB LOTS 150 & 151 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$40.22	LAKWOOD DR OSCODA	\$900.00
2930	Parcel ID: 064-L37-000-615-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 615 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot to meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$43.32	BRENTWOOD TR OSCODA	\$850.00
2931	Parcel ID: 064-L40-000-912-00; Legal Description: LAKEWOOD SHORES NO. 10 SUB LOT 912 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$26.03	CEDARBROOK DR OSCODA	\$900.00
2932	Parcel ID: 064-L42-001-131-00; Legal Description: LAKEWOOD SHORES NO. 12 SUB LOT 1131 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.28	OAKRIDGE DR OSCODA	\$700.00
2933	Parcel ID: 064-L42-001-142-00; Legal Description: LAKEWOOD SHORES NO. 12 SUB LOT 1142 Comments: Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.28	PINEWOOD LN OSCODA	\$700.00
2934	Parcel ID: 064-V35-000-053-50; Legal Description: VAN ETTAN EAST SHORES SUB N 10 FT OF LOT 53 Comments: 10 X 212 path to Lake. Just north 6899 Van Ettan Lake Road . Could be interesting Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$55.71	LOUD DR OSCODA	\$1,300.00
2935	Parcel ID: 064-W40-000-003-00; Legal Description: WEIR PINES NO. 1 SUB LOT 3 Comments: Nice ranch style home on US 23 across from Lake Huron. Newer roof, siding, and windows. Last time I checked on this parcel it was gutted to studs and floor joists on the inside. Detached 2 car to stage rebuilding efforts Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$595.97	5515 N US-23 OSCODA	\$3,800.00

2938	Parcel ID: 070-030-200-005-20; Legal Description: T23N R5E SEC 30 PARCEL 2 PART OF GOVT LOT 1 COM 200 FT N OF NW COR OF NORTH LONDO SHORES SUB TH E 200 FT TH N 100 FT TH W 200 FT TH S 100 FT TO POB Comments: Old single wide that has seen better days . Value in the land . Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$256.11	2796 COUNTY LINE RD HALE	\$2,100.00
2939	Parcel ID: 070-031-200-006-00; Legal Description: T23N R5E SEC 31 A-.585 PART OF N 1/2 OF NW 1/4 COM 500 FT E OF SW COR OF LOT 1 BLK 13 OF IOSCO HGHTSUB TH S 85 FT TH E 300 FT TH N 85 FT TH W TO POB Comments: Walk to the lake this area has a fair amount of seasonal camp sites Summer Tax Due: \$70.96	W RILEY RD HALE	\$950.00
2940	Parcel ID: 071-036-100-001-35; Legal Description: PARCEL J - PART OF GOVT LOT 2 SEC 36, T23N R6E DESC AS BEG AT A PT DISTANT 1294.60 FT S 88D 01M 30S W AND 660.00 FT S 00D 02M 20S E FROM THE N 1/4 COR OF SD SEC 36 AND EXT TH N 89D 57M 40S E 133.19 FT, TH S 60D 00M 15 S EAST 959.16 FT, TH S 51D 59M 35S EAST 256.64 FT TH S 43D 07M 50S WEST 174.87 FT AND S 38D 41M 25S WEST 424.65 FT AND S 20D 28M W 111.43 FT ALG THE SHORELINE OF INDIAN LAKE, TH N 17D 45M 53S W 1104.12 FT , TH S 89D 57M 40S W 186.24 FT TH N 00D 02M 20S W 429.74 FT TO THE POB. Comments: Grab your 4 X 4 and check this puppy on secluded 2 track of a road. Could be a great investment. **This property is adjacent to LOT#2941 in our auction (10 acres lakefront with a house), buy them both and build your dream waterfront compound. Summer Tax Due: \$2,887.42	BIRCH GROVE TR NATIONAL CITY	\$15,000.00
2941	Parcel ID: 071-036-100-001-36; Legal Description: PARCEL K - PRT OF GOVT LOT 2 OF SEC 36 T23N R6E DESC AS BEG AT A PT ON THE W LNE OF SD LOT 2 DISTANT 1294.60 FT S 88D 01M 30S W AND 1089.74 FT S 00D 02M 20S E FROM THE N 1/4 COR OF SD SEC 36 AND EXTENDING TH N 89D 57M 40S E 186.24 FT, TH S 17D 45M 53S EAST 1104.12 FT TH S 20D 28M W 296.29 FT ALG THE SHORE OF INDIAN LAKE, TH N 51D 03M 53S W 538.46 FT TH N 00D 02M 20S W 990.55 FT ALG THE W LNE OF SD LOT 2 TO THE POB. RESERVING EASEMENT FOR INGRESS AND EGRESS AS EXISTING. Comments: 10 acres with frontage on Indian Lake. Newer 2 story walkout basement with 2 car attached garage Should have a view of the lake from deck. From the exterior this appears to be well built house. We're not sure if its all finished by only looking through the windows, but what has been done is quality. **This property is adjacent to LOT#2940 (16 acres) in our auction, buy them both and build your dream waterfront compound. Additional Disclosures: 41; 50 (see key for full text) Summer Tax Due: \$6,696.11	BLISS LANE NATIONAL CITY	\$32,000.00
2943	Parcel ID: 072-026-300-003-50; Legal Description: T24N R5E SEC 26 PART OF NW 1/4 OF SW 1/4 COM 14 RDS N OF SW COR THEREOF TH E 10 RDS TH N 2 RDS TH 10 RDS TH S 2 RDS TO POB Comments: Note Size Additional Disclosures: 52 (see key for full text) Summer Tax Due: \$22.26	M-65 HALE	\$800.00
2944	Parcel ID: 073-E90-000-036-00; Legal Description: ASSESSORS PLAT OF EVERGREEN FOREST LOT 36 Comments: This one is a bit confusing because Google has the incorrect street names in this area. This is a square parcel on Salisbury Rd, which appears as Pfeiffer Trail on google maps. Our inspector was thrown off and visited the wrong property when they were out there due to this. There may be a small structure on this property from the aerial visual, but please do your homework to determine the condition and status of this property. Occupancy and Utilities are unknown. Additional Disclosures: 40 (see key for full text) Summer Tax Due: \$296.13	5781 SALISBURY RD HALE	\$2,300.00
2945	Parcel ID: 073-110-012-004-00; Legal Description: IOSCO HEIGHTS LOTS 4 & 5 BLK 12 Comments: No redeeming value in structure . Seems to have a lot of seasonal campers in the area Additional Disclosures: 22; 36 (see key for full text) Summer Tax Due: \$262.28	8992 W RILEY RD HALE	\$2,100.00
2946	Parcel ID: 073-120-000-018-00; Legal Description: SUPERVISORS PLAT OF INDIAN HEAD POINT LOT 18 EXC COM @ SWLY COR OF SD LOT TH N 41D 42M W ON LOT LNE 76 FT TH S 72D 5M2S E 80.65 FT TO SE LNE OF SD LOT TH SWLY 41 FT TO POB & EXC NELY 40 FT OF LOT 18 Comments: Appears to have frontage on Indian Lake . Greenwood is not extended or improved this far west. Do your Research on this on! Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$919.60	GREENWOOD RD NATIONAL CITY	\$13,750.00
2947	Parcel ID: 073-K10-000-403-00; Legal Description: KOKOSING SUBDIVISION LOTS 403 & 404 Comments: Rough and tuff mobile on a seasonal road . Could not get to structure because of road. No that is not a drive through car wash! Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$168.16	8155 PENDLETON AVE HALE	\$5,400.00

2948	Parcel ID: 073-K20-000-067-00; Legal Description: PLAT OF FIRST ADDITION TO KOKOSING LOTS 67 & 68 Comments: Take a 4 X 4 truck Summer Tax Due: \$26.26	CHEROKEE HALE	\$800.00
2949	Parcel ID: 073-L60-999-007-60; Legal Description: SUPERVISORS PLAT OF LONG LAKE VILLAGE PART OF OUT LOT G COM AT SE COR THEREOF TH N 47D 21M 32S W 68 FT TO POB TH S 80D 12M 35 S W 82.01 FT TH N 42D 38M 28S E 65 FT TO SW LINE OF MAIN ST TH S 47D 21M 32S E 50 FT TO POB Comments: Looks like a converted 2 car garage located on Long Lake Road Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$73.03	4965 LONG LAKE RD LONG LAKE	\$1,500.00
2950	Parcel ID: 073-L90-000-360-00; Legal Description: PLAT OF LAKESIDE HEIGHTS LOT 360 Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$27.11	ELM ST HALE	\$900.00
2951	Parcel ID: 073-L90-000-484-00; Legal Description: PLAT OF LAKESIDE HEIGHTS LOT 484 Comments: Road does not extend this far Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$15.05	PINE ST HALE	\$750.00
2952	Parcel ID: 073-L90-000-517-00; Legal Description: PLAT OF LAKESIDE HEIGHTS LOT 517 Comments: Covered with scrub trees road never extended or improved Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$27.11	PINE ST HALE	\$900.00
2953	Parcel ID: 073-L90-000-519-00; Legal Description: PLAT OF LAKESIDE HEIGHTS LOT 519 Comments: Wooded vacant lot on Pine St in the Lakeside Heights subdivision. Summer Tax Due: \$115.72	PINE ST HALE	\$1,800.00
2954	Parcel ID: 073-W30-000-023-00; Legal Description: PLAT OF WOODS WONDERLAND LOTS 23 & 24 Comments: My research indicates the 2 wooded lots are on Lakeside Summer Tax Due: \$90.51	WONDERLAND RD HALE	\$1,100.00
2955	Parcel ID: 081-N10-000-001-50; Legal Description: NORTHWOOD SUBDIVISION LOT 1 EXC N 200 FT& THAT PART OF LOTS 2,3,4, & 5 LYING NELY OF THE WATERS OF LATTER CREEK Comments: Modern double wide in the woods and has a creek Additional Disclosures: 6; 17 (see key for full text) Summer Tax Due: \$204.87	35 S TOWERLINE RD WHITTEMORE	\$2,000.00
2956	Parcel ID: 081-N10-000-033-50; Legal Description: NORTHWOOD SUBDIVISION W 47 FT OF LOTS 33, 34 & 35 Comments: This is the west 47 feet of 3 consecutive lots with mature pine trees. Summer Tax Due: \$15.81		\$800.00
2957	Parcel ID: 101-027-200-002-00; Legal Description: T22N R7E SEC 27 PART OF NW 1/4 OF NW 1/4 COM @ A PT ON S LINE OF M-55, 33 FT E OF ITS INT WITH W LINE OF SD 40A, TH E 120 FT, TH S 355 FT TH W 120 FT, TH N 355 FT TO POB Comments: Older cinderblock building with many garage additions. Has failing roof, note garage door header and jack post. Get through the debris to uncover the potential Additional Disclosures: 66; 22; 5 (see key for full text) Summer Tax Due: \$259.76	1497 M-55 TAWAS CITY	\$1,800.00
2958	Parcel ID: 111-002-300-001-10; Legal Description: T23N R8E SEC 2 E 328 FT OF W 984 FT OF S 1/2 OF SW 1/4 (PARCEL 3) Comments: Private road access . Close to Foote Dam and Huron National Forest Summer Tax Due: \$896.26	FOOTE DAM RD OSCODA	\$3,600.00
2959	Parcel ID: 112-V10-006-004-00; Legal Description: VN 6 4 VANNATTERS SUBDIVISION LOTS 4 & 5 BLK 6 Additional Disclosures: 41; 10 (see key for full text) Summer Tax Due: \$95.56	INDIAN LAKE DR NATIONAL CITY	\$1,900.00
2960	Parcel ID: 121-O10-001-003-00; Legal Description: OAK DALE LOT 3 BLK 1 Comments: Nice lot , walk to the lake Summer Tax Due: \$100.97	CLIFFORD ST EAST TAWAS	\$1,200.00
2961	Parcel ID: 121-O10-001-009-00; Legal Description: OAK DALE LOTS 9 & 10 BLK 1 Comments: Double lot on paved road with water and sewer . Attached garage needs to be removed. Has roof and foundation issues. Location, location, location Additional Disclosures: 21; 34; 5 (see key for full text) Summer Tax Due: \$1,629.21	1023 CLIFFORD ST EAST TAWAS	\$3,800.00
2962	Parcel ID: 121-P10-001-013-00; Legal Description: PELTON & CHITTICKS SUBDIVISION LOT 13 BLK 1 Comments: 50 X 100 Lake front lot on Tawas Lake . Great view and play with the geese . Level lot on paved road , water and sewer . Appears to have had structure on lot recently that has been removed Summer Tax Due: \$959.62	329 LAKEWOOD DR EAST TAWAS	\$3,400.00

2963	Parcel ID: 132-011-054-016-00; Legal Description: MAP OF TAWAS CITY LOT 16 BLK 54 Comments: Cement block bungalow with attached garage. Has newer roof on main house, roof on back addition needs attention asap. Check out the fireplace to help on heating costs Summer Tax Due: \$797.62	508 ELEVENTH AVE TAWAS CITY	\$4,700.00
2964	Parcel ID: 141-020-020-004-00; Legal Description: MAP OF THE VILLAGE OF WHITTEMORE LOT 4 BLK 20 Comments: Paved road in quiet residential area Summer Tax Due: \$5.58	FOURTH ST WHITTEMORE	\$400.00
9992905	Parcel ID: 040-021-400-007-00; Legal Description: T21N R5E SEC 21 A-10 E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 Comments: Lightly wooded, area for drive has been cleared . Deer camp for next year? Summer Tax Due: TBA	TURTLE RD WHITTEMORE	\$2,400.00
9992934	Parcel ID: 064-V35-000-053-50; Legal Description: VAN ETTAN EAST SHORES SUB N 10 FT OF LOT 53 Comments: 10 X 212 path to Lake. Just north 6899 Van Ettan Lake Road . Could be interesting Additional Disclosures: 9 (see key for full text) Summer Tax Due: TBA	LOUD DR OSCODA	\$1,300.00
9992958	Parcel ID: 111-002-300-001-10; Legal Description: T23N R8E SEC 2 E 328 FT OF W 984 FT OF S 1/2 OF SW 1/4 (PARCEL 3) Comments: Private road access . Close to Foote Dam and Huron National Forest Summer Tax Due: TBA	FOOTE DAM RD OSCODA	\$3,600.00
9992963	Parcel ID: 132-011-054-016-00; Legal Description: MAP OF TAWAS CITY LOT 16 BLK 54 Comments: Cement block bungalow with attached garage. Has newer roof on main house, roof on back addition needs attention asap. Check out the fireplace to help on heating costs Summer Tax Due: TBA	508 ELEVENTH AVE TAWAS CITY	\$4,700.00

Ogemaw

Lot #	Lot Information	Address	Min. Bid
5300	Parcel ID: 003-029-001-10; Legal Description: SEC 29 T21N R1E 12.4 A COM AT NE COR OF SEC TH S 0 DEG 00'00"W 815 FT N 88 DEG 10'53" W 160 FT N 0 DEG 00'00" E 150 FT N 88 DEG 10'53" W 595 FT N 0 DEG 00'00" E 665 FT S 88 DEG 10'53"E 755 FT TO POB. BEING PART OF NE 1/4 OF NE 1/4. Comments: Great acreage to start a new homestead Summer Tax Due: \$303.16		\$3,300.00
5301	Parcel ID: 003-240-047-00; Legal Description: SPRINGHILL SUBD LOT 47. Comments: Vacant lot on Lake George Rd. Walking distance to Lake Summer Tax Due: \$40.33	Lake George Rd	\$1,000.00
5302	Parcel ID: 003-300-004-00; Legal Description: CHAPMAN LAKE ESTATES LOT 4. Comments: Appears to have at one time a home on this parcel Additional Disclosures: 73 (see key for full text) Summer Tax Due: \$46.44	5959 RAYMOND ROAD GLADWIN	\$1,500.00
5303	Parcel ID: 003-300-006-00; Legal Description: CHAPMAN LAKE ESTATES LOT 6. Comments: Lightly wooded Additional Disclosures: 73 (see key for full text) Summer Tax Due: \$46.44		\$1,500.00
5304	Parcel ID: 004-051-007-00; Legal Description: SEC 1 T24N R1E. 10.01 A M/L COM AT E 1/4 COR N 0 DEG 45' 11" W 329.51 FT TO POB TH N 0 DEG 45' 11" W 330.01 FT TH S 89 DEG 42' 10" W 1320.52 FT TH S 0 DEG 25' 56" E 330 FT TH N 89 DEG 42' 10" E 1322.37 FT TO POB. Comments: 10 Acres on Lemon Road, Seasonal road only. Perfect for deer camp or seasonal camping Summer Tax Due: \$162.57		\$2,700.00
5306	Parcel ID: 005-102-008-00; Legal Description: VILLAGE OF SOUTH BRANCH LOT 8, BLOCK 2. Comments: 60s single wide full of trash and animal feces Additional Disclosures: 66; 17 (see key for full text) Summer Tax Due: \$60.04	5939 GRANT STREET SOUTH BRANCH	\$1,100.00
5307	Parcel ID: 006-013-017-50; Legal Description: SEC 13 T23N R4E .53 A COM AT SE COR OF LOT 40 OF BIRCH HILLS SUBD TH S 41 DEG 05'03" W 39.55 FT S 13 DEG 11'15" W 40.45 FT S 05 DEG 59'56" E 160.00 FT FOR POB.TH S 10 DEG 03'57" W 107.94 FT S 53 DEG 46'36" W 52.24 FT S 27 DEG 36'13" W 109.17 FT N 27 DEG 38'27" W 198.83 FT N 74 DEG 10'46"E 211.86 FT TO POB. BEING PARCEL D. Comments: Approx 3/4 acres , some wet lands but appears to have building envelop Summer Tax Due: \$667.36		\$4,000.00
5308	Parcel ID: 006-025-001-00; Legal Description: SEC 25 T23N R4E. 10 A M/L S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4. Comments: Occupied ranch on long private drive with attached 2 + Garage Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$497.68	2967 E COUNTY LINE ROAD HALE	\$3,000.00
5309	Parcel ID: 006-030-003-00; Legal Description: SEC 30 T23N R4E. 1 A COM AT NE COR OF NW 1/4 S 20 RDS W 8 RDS N 20 RDS E 8 RDS TO POB. Comments: Newer windows, and siding. Detached 2 car garage. Could not view inside because of animal odor and debris Additional Disclosures: 17; 63; 66 (see key for full text) Summer Tax Due: \$209.12	3276 E SAGE LAKE ROAD LUPTON	\$3,200.00
5310	Parcel ID: 007-300-010-00; Legal Description: BOBECK'S PLAT OF LAKE GEORGE LOT 10. Comments: Walking distance to Lake Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$14.30		\$750.00
5311	Parcel ID: 010-034-001-05; Legal Description: SEC 34 T21N R3E 4.44 M/L 372-432 NW 1/4 OF NW 1/4 OF NW 1/4 EX THE PLAT OF RIVER VALLEY VIEW SUBD. Comments: Access has to determined Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$55.03		\$1,200.00
5312	Parcel ID: 010-080-012-00; Legal Description: CLEAR LAKE PARK LOTS 12, 99 & 100. Comments: Low and and standing water Additional Disclosures: 41; 10 (see key for full text) Summer Tax Due: \$12.50	5208 MICHIGAN AVENUE PRESCOTT	\$1,400.00
5313	Parcel ID: 010-160-020-00; Legal Description: LOST LAKE HEIGHTS LOT 20. Comments: Corner Lot Summer Tax Due: \$4.88		\$700.00
5314	Parcel ID: 010-180-043-00; Legal Description: PINE LODGE SUBD LOT 43. Comments: Lightly wooded Summer Tax Due: \$7.33		\$700.00

5315	Parcel ID: 010-215-009-00; Legal Description: HEDLEY L & DOROTHY M TURNER SUB NO. 1 LOT 9. Comments: Lightly wooded Summer Tax Due: \$12.50		\$700.00
5318	Parcel ID: 010-273-011-00; Legal Description: SILVER CREEK SUBD #3 LOT 11, BLOCK 3. Comments: Wooded lot Summer Tax Due: \$12.50		\$750.00
5319	Parcel ID: 010-280-017-00; Legal Description: SPRING VALLEY HEIGHTS LOT 17. Comments: For the right person this might make sense, but its not for the faint hearted, this single wide need a lot work Additional Disclosures: 21; 17; 66 (see key for full text) Summer Tax Due: \$67.57	5287 SPRING CREEK DRIVE PRESCOTT	\$1,500.00
5320	Parcel ID: 010-287-061-00; Legal Description: HEDLEY L. AND DOROTHY M. TURNER SUB NO. 7 LOT 61. Additional Disclosures: 73 (see key for full text) Summer Tax Due: \$12.50	2142 SILVER CREEK ROAD PRESCOTT	\$800.00
5321	Parcel ID: 010-300-007-00; Legal Description: HEDLEY L DOROTHY M TURNER SUBD NO. 8 LOT 7. Comments: Cleared lot Additional Disclosures: 73 (see key for full text) Summer Tax Due: \$13.75		\$800.00
5322	Parcel ID: 010-310-023-00; Legal Description: HOOKS NORTH WOODS LOTS 23 & 24. Comments: Note 2 lots Summer Tax Due: \$18.76		\$1,400.00
5323	Parcel ID: 010-310-063-00; Legal Description: HOOKS NORTH WOODS LOT 63. Comments: Some Trees Summer Tax Due: \$9.77		\$750.00
5324	Parcel ID: 010-320-046-01; Legal Description: ELMER KNIGHT'S SPORTSMAN'S SUBD LOTS 46 & 47. Comments: Lightly wooded Summer Tax Due: \$22.51		\$900.00
5325	Parcel ID: 010-340-021-00; Legal Description: HOOKS NORTH WOODS SUBD #2 LOTS 21 & 22. Comments: Hey I don't make up road names. But we got another double header with 2 lots Summer Tax Due: \$20.00		\$900.00
5326	Parcel ID: 010-340-060-00; Legal Description: HOOKS NORTH WOODS SUBD #2 LOTS 60 & 61. Comments: 2 lots just outside of town Summer Tax Due: \$20.00		\$900.00
5327	Parcel ID: 010-395-135-00; Legal Description: SILVER CREEK SUBD #5 LOTS 135 & 136. Comments: Recent fire, Very rough road Additional Disclosures: 17; 11 (see key for full text) Summer Tax Due: \$34.91	1857 W SECOND STREET PRESCOTT	\$2,100.00
5329	Parcel ID: 010-395-142-00; Legal Description: SILVER CREEK SUBD #5 LOTS 142 & 143. Comments: Nice lightly wooded lots Summer Tax Due: \$22.51	1763 W SECOND STREET PRESCOTT	\$1,300.00
5330	Parcel ID: 010-400-019-00; Legal Description: HEDLEY L. AND DOROTHY M. TURNER SUBD NO. 10 LOT 19. Comments: Could be great camping sight Summer Tax Due: \$9.77		\$750.00
5331	Parcel ID: 010-415-097-00; Legal Description: HILLSTREAM SUBDIVSION LOT 97. Comments: Partially cleared level lot Summer Tax Due: \$14.99		\$950.00
5332	Parcel ID: 010-470-022-00; Legal Description: ELMER KNIGHTS RAVINES LOT 22. Comments: Summer Tax Due: \$12.50	4977 TURNER PINE PRESCOTT	\$750.00
5333	Parcel ID: 010-475-039-00; Legal Description: CHIPPEWA TRAILS SUBD LOTS 39 & 40. Comments: 2 lots could be of value Summer Tax Due: \$20.00		\$1,200.00
5334	Parcel ID: 010-510-025-00; Legal Description: TURNERS RIFLE RIVER SUB LOT 25. Comments: Wooded lot Additional Disclosures: 73 (see key for full text) Summer Tax Due: \$7.33		\$1,000.00
5335	Parcel ID: 010-650-009-00; Legal Description: RIVER VALLEY VIEW SUBD LOT 9. Comments: Please note next to sale # 5336 Nice Mature Trees Summer Tax Due: \$20.00		\$900.00

5336	Parcel ID: 010-650-010-00; Legal Description: RIVER VALLEY VIEW SUBD LOTS 10 & 11. Comments: Single wide with roof over. Look at the foundation what a great start to stabilize this single wide, but you must deal with some issues. 2 lots in a quiet area . Additional Disclosures: 5; 17; 21 (see key for full text) Summer Tax Due: \$77.15	5568 S CHIPPEWA TRAIL PRESCOTT	\$2,000.00
5337	Parcel ID: 010-655-114-00; Legal Description: RIVER BEND SUBD LOTS 114 & 115. Comments: 2 Lightly wooded corner lots Summer Tax Due: \$28.78		\$950.00
5338	Parcel ID: 010-710-099-00; Legal Description: SILVER ACRES SUBD LOT 99. Comments: Private Road Summer Tax Due: \$34.21		\$1,000.00
5339	Parcel ID: 012-020-015-00; Legal Description: SEC 20 T21N R4E 9 A SW 1/4 OF SE 1/4 EX W 627 FT & EX E 330 FT & EX COM AT SE COR OF SEC TH W 1650 FT FOR POB TH N 580 FT W 150 FT S 580 FT E 150 FT TO POB. Comments: Recently remolded in a quality manner . Newer kitchen, steel roof, siding and windows. Also includes detached 2 car garage all on 9 acres! Summer Tax Due: \$405.26	3815 E GREENWOOD ROAD PRESCOTT	\$5,500.00
5340	Parcel ID: 012-020-015-50; Legal Description: SEC 20 T21N R4E 2 A COM AT SE COR OF SEC TH W 1650 FT FOR POB TH N 580 FT W 150 FT S 580 FT E 150 FT TO POB. Comments: 2 Acres with some woods Summer Tax Due: \$48.55		\$1,200.00
5341	Parcel ID: 013-110-004-55; Legal Description: SEC 10 T24N R3E 10.01 A COM AT E 1/4 COR TH N 2 DEG 19'40" E 39.4 FT N 87 DEG 40' W 2582.5 FT N 1 DEG 58' E 643.9 FT FOR POB TH N 1 DEG 58' E 643.9 FT S 87 DEG 23' E 678 FT S 1 DEG 58' W 642.19 FT N 87 DEG 31'30" W 678 FT TO POB. PARCEL F Comments: Secluded on private 2 track roads, off from Deckerville road. Bring Quad or 4 X 4 and GPS Summer Tax Due: \$94.47		\$1,800.00
5342	Parcel ID: 051-306-034-00; Legal Description: SEC 6 T23N R3E BEG AT SW COR BLK 20 TH S 42 FT TH E 166.5 FT TH N 42 FT TH W 166.5 FT TO POB. Comments: Nice trees on paved road Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$26.11		\$800.00
9995309	Parcel ID: 006-030-003-00; Legal Description: SEC 30 T23N R4E. 1 A COM AT NE COR OF NW 1/4 S 20 RDS W 8 RDS N 20 RDS E 8 RDS TO POB. Comments: Newer windows, and siding. Detached 2 car garage. Could not view inside because of animal odor and debris Summer Tax Due: TBA	3276 E SAGE LAKE ROAD LUPTON	\$3,200.00
9995317	Parcel ID: 010-263-013-00; Legal Description: SILVER CREEK SUBD #2 LOT 13 BLK 3. Comments: Occupied at time of inspection Summer Tax Due: TBA	5365 SILVER CREEK RD PRESCOTT	\$1,800.00
9995341	Parcel ID: 013-110-004-55; Legal Description: SEC 10 T24N R3E 10.01 A COM AT E 1/4 COR TH N 2 DEG 19'40" E 39.4 FT N 87 DEG 40' W 2582.5 FT N 1 DEG 58' E 643.9 FT FOR POB TH N 1 DEG 58' E 643.9 FT S 87 DEG 23' E 678 FT S 1 DEG 58' W 642.19 FT N 87 DEG 31'30" W 678 FT TO POB. PARCEL F Comments: Secluded on private 2 track roads, off from Deckerville road. Bring Quad or 4 X 4 and GPS Summer Tax Due: TBA		\$1,800.00

Additional Disclosures Key

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

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

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

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

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

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

11: This parcel includes structures which have been damaged by fire. It is up to the auction purchaser to determine if this property can be restored to a safe condition and to comply with all relevant local regulations and building codes. Please research thoroughly prior to bidding.

15: This lot is part of a condominium development. A condominium is a form of land ownership which is divided up into individual "units." Owners are required to be part of the applicable condominium association (COA) which includes rules and regulations related to the use and ownership of each unit. Additional restrictions will be spelled out in the development's **master deed**. Condominiums also **include association fees** which can be significant. Some condominium units delegate things like exterior maintenance and repair to the COA whereas the owner remains responsible for the unit's interior. However, there are many varieties of condominiums including residential and commercial interior space, condo subdivision lots, condo boat slips, condo campsites and others. Prospective bidders should **carefully review and understand the master deed, COA rules and regulations, and investigate association fees prior to bidding**.

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

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

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

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.

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

25: There is evidence posted which indicates that a lender may be attempting to foreclose upon this parcel **after** such parcel was foreclosed for delinquent property taxes. A purchaser may encounter future contact from this lender. Tax foreclosure supersedes the rights of mortgage holders. If a mortgage holder does not foreclose upon their mortgage interest prior to tax foreclosure, their right to do so is generally lost. Typically such mortgage holders were provided all necessary notice of tax foreclosure but failed to act in a timely fashion to preserve their interest. In rare instances it may be necessary to cancel a sale if a deficiency in notice to such a lender is discovered. Please contact us or ask questions at the sale if you have concerns about this issue.

34: The foundation of one or more buildings located on this parcel appears to be failing. Correcting foundation issues can be very expensive and issues are often more complex than they initially appear. You should research this issue thoroughly prior to bidding on this parcel.

36: This parcel includes a structure which should be considered **DANGEROUS**. This building has suffered structural damage which creates substantial risk of harm from falling through damaged areas or collapse from above. It may also contain extensive debris which could fall or collapse, rusty nails, broken glass, and other hazards. **You are not permitted to enter this or any other structure offered at tax sale. You should limit your inspection only to what can be safely observed from the building's exterior.** Trespassers are subject to prosecution.

40: This parcel is accessible by a road that is believed to be a seasonal or non-maintained public road. While we make no representations or warranties as to the precise nature of such road access, our research suggests that this road is either **1)** Not regularly graded; and/or **2)** Not snow plowed in winters; and/or **3)** Appears subject to fallen trees or other events which have not been addressed by the county road commission. You should conduct your own research into this issue prior to 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.

42: Our review of this parcel indicates that the noted State Equalized Value (SEV) does not appear to reflect the current value of the property. This is often due to buildings or other improvements being demolished or fire damaged or other similar items included in the SEV being removed from the property. It can also be due to market changes in the area in which the property is located. It should be further noted that the SEV/assessed value of the parcel as noted in this listing may be several years old. You should consult a local real estate professional or appraiser to help you assess the current market value of this property before bidding and **should not base your valuation on the stated SEV.**

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.

45: Our inspectors encountered aggressive dogs in the vicinity of this parcel. Please **exercise caution** if you choose to assess this property in person.

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

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

52: This parcel is what we refer to as a 33'/66'. We frequently see foreclosed parcels that are either 33 or 66 feet wide. These parcels are often a result of existing or former road rights of way. A common road right of way is 66 feet wide. Half of that is 33 feet. There are two common scenarios that we see. **Scenario 1:** A land owner splits a tract of land and creates a common easement parcel for access. They might then quit paying taxes on the parcel with road frontage knowing that the easement would remain even after foreclosure. Such easements are generally either 33 or 66 feet wide. **Scenario 2:** Rural land generally runs to the *center* of any public road on which it fronts whereas subdivided land usually runs to the *edge* of the road right-of-way. Sometimes during surveys or other splits, half of the right-of-way (usually 33 feet) can become orphaned, effectively turning to no-man's-land. Potential bidders should be aware that 33 and 66 foot wide parcels are **very likely to include easements**. That means that there are people who *have a right to use the property* even though they do not own the land. It is unlawful to cut off access over a 33 or 66 foot parcel where an easement already exists. Even if an easement doesn't already exist, courts will frequently create such an easement to prevent a neighboring parcel from becoming landlocked. Potential bidders should consider that this parcel likely has little value and cannot be used to landlock a neighboring parcel when there is no other path for ingress and egress.

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.

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

66: This property is unsanitary and poses a potential health hazard because of raw food garbage, backed up sewer lines, or other similar waste. Such conditions can attract rodents, wild animals, and other vermin. You should bid accordingly and be prepared to mitigate the situation immediately upon purchase.

72: There is evidence that the septic/drainfield system has been modified, excavated or otherwise disturbed. This suggests that the system may be inoperable or in need of replacement. You may wish to have an expert evaluate it or consult with the local health department for additional information.

73: This property may not be suitable for the installation of onsite sewage disposal. High water table indicators were observed and/or similar issues exist in the surrounding area. In some jurisdictions holding tanks and berm/mound sewage systems may not be allowed, making many sites unbuildable. Please consult with the local health department for requirements specific to this property.