

Public Land Auction

Wexford / Missaukee / Kalkaska

August 14th, 2019

Kalkaska, Missaukee, and Wexford Counties



Location:

Cherry Grove Event Center
5676 East M-55, Cadillac, MI
49601

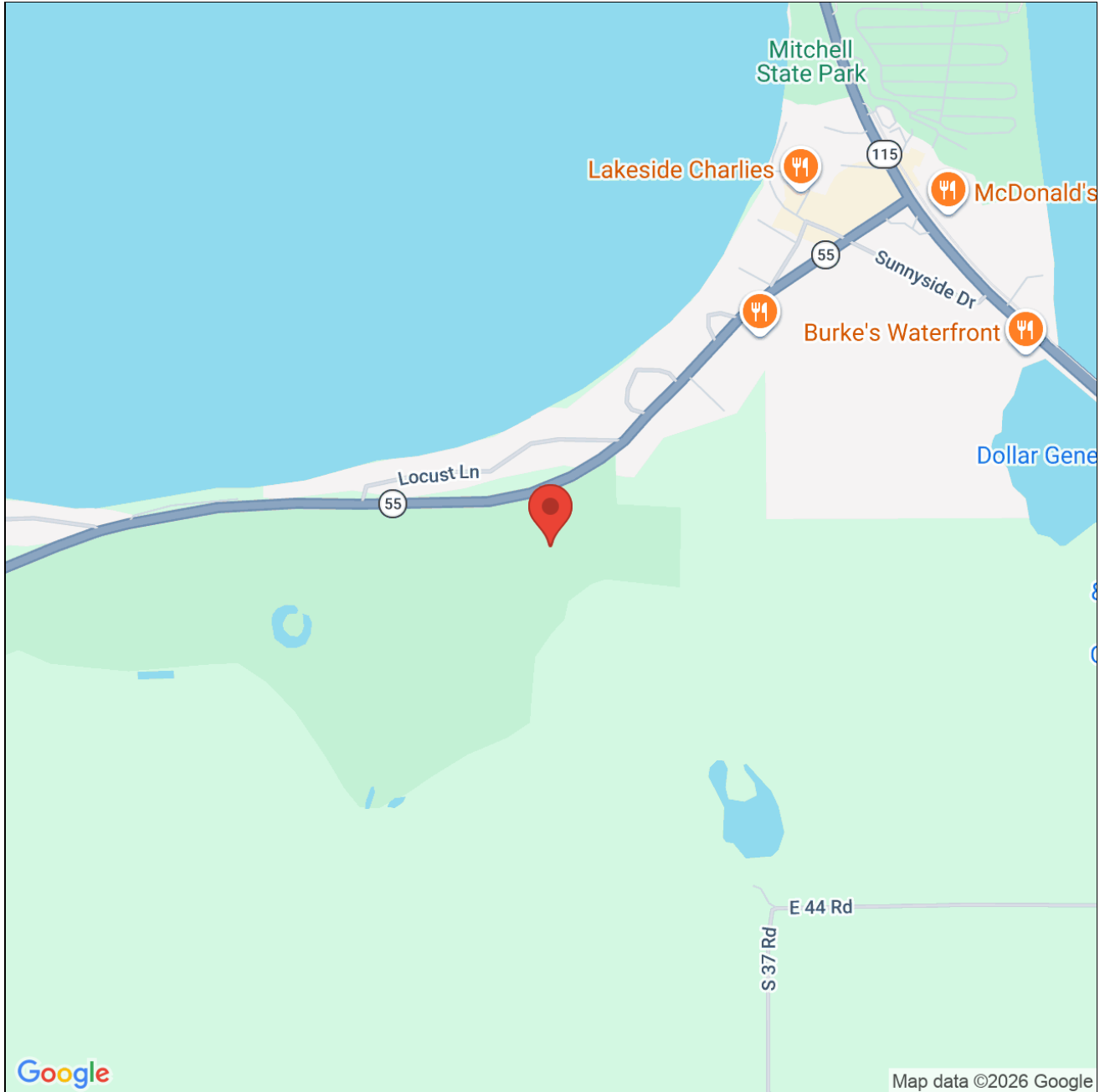
Time:

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

Cherry Grove Event Center: 5676 East M-55, Cadillac, MI 49601





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 recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer pays for all purchases in full and receives a deed, no activities should be conducted

on the site other than:

I. Securing the Property

Buyer should take steps to protect their equity in purchased property **by securing vacant structures against entry and obtaining (homeowners) insurance for occupied property.** Buyer is responsible for contacting local units of government **to prevent possible demolition of structures situated on purchased property.**

II. Assessing Potential Contamination

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at <https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments>

B. Occupied Property

Buyers will be responsible for all procedures and legal requirements for conducting evictions. Occupants of purchased property should be treated as tenants holding over under an expired lease. This means that legal eviction and/or possession proceedings will be necessary to effectuate control over such property if occupants will not otherwise leave voluntarily. You may wish to consult a licensed attorney for additional guidance. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the FGU.

9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents including the Auctioneer from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.

A person who acquires property that is contaminated (a "facility" pursuant to Section 20201(1)(1) of Natural Resources and Environmental Act (NREPA), 1994 P.A. 451, as amended) as a result of release(s) of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other properties impacted by the release(s). Liability may be imposed upon the person acquiring the property even in the absence of any personal responsibility for, or knowledge of, the release. Protection from such liability may be obtained by conducting a Baseline Environmental Assessment (BEA) as provided for under Section 20126(1) (c) of NREPA. However, the BEA must be conducted prior to or within 45 days of the earliest date of purchase or occupancy of the property. Persons who acquire contaminated property may have "due care" obligations under Section 20107a of NREPA even if they conduct a BEA and are not liable for the contamination.

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the Foreclosing Governmental Unit recommends that a person who is interested in acquiring property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

10. Deeds

A. Deed Execution and Delivery

All monies collected will initially be deposited in escrow. Once payment is cleared and verified, funds will be disbursed to the FGU and deeds will be executed and recorded as required by law. The FGU will deliver the deeds to the Register of Deeds for recording and remit them to the buyer after recording is complete. IT CAN TAKE 6 TO 8 WEEKS FOR DEEDS TO ARRIVE. PLEASE BE PATIENT.

B. Restrictive Covenants

Some counties sell properties with deed covenants that will attach to the property. These parcels will be noted online, along with the terms being required. **Please carefully review the information for each specific parcel to make sure you understand the terms of sale.**

11. Property Taxes & Other Fees

All property taxes and associated fees that have accrued on or after April 1 in the year that a property is auctioned must be paid **at the time of checkout** after the auction along with the final bid price, buyer's premium, and deed recording fee.

Furthermore, please understand that the **buyer is responsible for all other fees and liens that accrue against a property on or after April 1 in the year that a property is auctioned.** These items are not prorated. They include, but are not limited to, municipal utility or ordinance fees, and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses **are not collected at the auction** and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

12. Other

A. Personal Property

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the FGU, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. The FGU and Auctioneer make no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

Mobile Homes may be titled separately and considered *personal property*. It is the buyer's responsibility to determine the legal status of any mobile home located on purchased property. A useful first step could include determining whether an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in MCL 125.2330i.

B. Mineral Rights

You will receive any and all title that the FGU obtains via their tax foreclosure through a quit-claim deed. If the owner of the surface rights to the property also owned the mineral rights, those will become part of your title interest. However, this will be subject to the rights of any outstanding leaseholders of oil, gas, mineral or storage rights. You would be obligated to honor the balance of any remaining lease (with automatic renewals if so written). However, if the mineral rights have been severed (split from the surface rights) and are owned by a third party, they have not been foreclosed by the FGU and are not included in the mineral rights conveyed to you. In either instance, the leaseholder still has the right to explore for and/or extract minerals under the terms of any outstanding agreement.

C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at www.tax-sale.info ("**Additional Terms**"). If such Additional Terms apply, they will be listed on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. Finally, additional conditions are included on the auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Additional Terms, Terms of Sale, Rules and Regulations.

These Rules and Regulations are subject to change and should be reviewed frequently.

NOTE: Please review the terms at the top of each online catalog and the addendum pages in the sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.

Kalkaska

Lot #	Lot Information	Address	Min. Bid
7000	Parcel ID: 001-404-002-00; Legal Description: THE N 25 FT OF S 50 FT LOT 2 BLK 29 FIRST ADD CLEARWATER BEACH SEC 18 T27N-R5W Summer Tax Due: \$4.35	vacant	\$1,300.00
7001	Parcel ID: 001-407-010-00; Legal Description: THE S 25 FT OF N 50 FT OF LOT 10 BLK 32 FIRST ADD CLEARWATER BEACH SEC 18 Summer Tax Due: \$4.35	vacant	\$1,300.00
7002	Parcel ID: 001-427-007-00; Legal Description: LOT 7 BLK 2 FIRST ADD PINE GROVE BEACH SEC 17 T27N-R5W Comments: Wooded parcel on dead end road. Grade is higher than road. Summer Tax Due: \$36.45		\$1,000.00
7004	Parcel ID: 004-009-053-01; Legal Description: PARCEL 4 THAT PART OF THE SE 1/4 OF SEC 9 T28N-R8W DESC AS COM AT THE S 1/4 COR OF SD SEC TH E ALG THE S LI OF SD SEC 1343.95 FT TO A PT ON THE E 1/8 LI OF SD SEC TH N ALG SD 1/8 LI 345.97 FT TO A PT IN THE C/L OF VALLEY RD TH N 63 DEG 55' 07W ALG SD C/L 166.11 FT TO THE POB TH CONT N 63 DEG 55'07W ALG SD C/L 177.49 FT TH N 526.96 FT TH E 150.01 FT TH N 150.01 FT TH E 163.74 FT TO A PT ON THE E 1/8 LI OF SD SEC TH S ALG SD 1/8 LI 470 FT TH W 150 FT TH S 282.34 FT TO THE POB CONT 3.76 A SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE S'LY 33 FT THEREOF AS OCCUPIED BY VALLEY RD SUBJECT TO AND TOGETHER WITH AN EASEMENT FURTHER SUBJECT TO EASEMENTS ROWS RESERVATIONS AND RESTRICTIONS OF RECORD Comments: Parcel contains a small 1 one bedroom home that is in need of work, a 2 car garage and a small out building. Summer Tax Due: \$509.00	9298 VALLEY RD NW RAPID CITY MI	\$2,600.00
7006	Parcel ID: 004-654-009-00; Legal Description: LOTS 9 & 10 BLK 9 LITTLE'S FIRST ADDITION TO RAPID CITY SEC 9 T28N-R8W Comments: Parcel contains an older mobile home and small shed. Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$288.49	5612 MADISON ST NW RAPID CITY MI	\$2,300.00
7007	Parcel ID: 005-030-003-20; Legal Description: COMM AT THE E 1/4 POST SEC 30 T28N-R6W TH N 89 DEG DEG 59'28W ON THE 1/4 LI 683.8 FT FOR POB TH N 89 89 DEG 59'28W 331.9 FT TH S 0 DEG 28'35W 1327.23 TH S 89 DEG 45'3E 331.45 FT TH N 0 DEG 29'45E 1328.8 FT TO POB BEING PART OF THE NE 1/4 OF THE SE 1/4 SEC 30 T28N-R6W CONT 10.11 ACRES M/L Comments: Parcel is 330' (east-west) x 1320' (north-south) = 10 acres. Access is by 3rd Road, off Wood Road, near Farrar Lake. There is 430+ acres of State land adjacent to the north of this parcel. There are marshland indicators on the southern 2/3rds. It is bisected by a natural gas pipeline right of way. Property contains a rustic hunting cabin. This property may still be occasionally occupied by the former owner. Exercise caution. PLEASE NOTE: An eviction proceeding is already underway to recover possession of this property. The hearing is October 28th. We cannot guarantee it will be vacant as of sale date, but the finality will be at hand. ALSO PLEASE NOTE: The road in to this parcel is over STATE LAND. There is NO DEEDED EASEMENT to get to this land. It is a casual use and is not a deeded right. Summer Tax Due: \$212.67	4874 WOOD RD NE KALKASKA MI	\$5,700.00
7009	Parcel ID: 008-016-013-00; Legal Description: PART OF SE 1/4 OF SW 1/4 SEC 16 T27N-R7W COMM 60 RDS N & 449.8 FT E OF SW COR TH S 8 RDS 7 FT TH E 13 RDS 1 1/2 FT TH N 8 RDS 7 FT TH W'LY TO POB Comments: Small older home sits on parcel....is in rough shape! Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$308.48	616 KETTLE LK RD NE KALKASKA MI	\$4,100.00
7010	Parcel ID: 008-600-021-00; Legal Description: LOT 21 PLAZA WOODS SEC 8 T27N-R7W Comments: Late century stick built ranch style home in a clean, quiet sub just north of Kalkaska. Home appears to be in generally good repair, and has a fairly new roof and is vinyl sided for low maintenance. This home is currently OCCUPIED and we urge caution in viewing it. we do not recommend making any approach to this parcel. PLEASE NOTE: An eviction proceeding is already underway to recover possession of this property. The hearing is October 28th. We cannot guarantee it will be vacant as of sale date, but the finality will be at hand. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$786.54	2301 TAMARA RD NW KALKASKA MI	\$8,900.00
7011	Parcel ID: 010-021-119-01; Legal Description: UNIT #1 BLUE HERON RESORT CONDO PART OF THE SW 1/4 SEC 21 T26N-R7W Comments: 1.54 acre parcel in Blue Heron Resort....may have association fees. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$43.73	56 BLUE HERON DR SE KALKASKA MI	\$1,400.00

7012	Parcel ID: 010-021-119-55; Legal Description: UNIT #55 BLUE HERON RESORT CONDO PART OF THE SW 1/4 SEC 21 T26N-R7W Comments: 2.07 acre parcel in Blue Heron Resort....may have association fees. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.14	211 BLUE HERON DR SE KALKASKA MI	\$1,200.00
7013	Parcel ID: 010-021-119-60; Legal Description: UNIT #60 BLUE HERON RESORT CONDO PART OF THE SW 1/4 SEC 21 T26N-R7W Comments: 2.37 acre parcel in Blue Heron Resort....may have association fees. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.14	31 BLUE HERON DR SE KALKASKA MI	\$1,200.00
7014	Parcel ID: 011-801-003-00; Legal Description: THE E 50 FT OF S 100 FT LOT 1 BLK B WESTWOOD SUBD SEC 1 T28N-R7W Summer Tax Due: \$10.86	Vacant parcel	\$900.00
7015	Parcel ID: 012-022-008-40; Legal Description: PARCEL B: BEG ST THE SW COR OF SEC 22 T25N-R8W BEG AT THE SW COR OF SEC 22 TH E 666 FT TO POB TH N 250 FT TH W 175 FT TH S 250 FT TH E 175 FT TO POB CONT 1.00 ACRE Comments: Parcel is mostly swamp, semi wooded. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$52.06	4882 LUND RD SW FIFE LAKE MI	\$2,200.00
9997011	Parcel ID: 010-021-119-01; Legal Description: UNIT #1 BLUE HERON RESORT CONDO PART OF THE SW 1/4 SEC 21 T26N-R7W Comments: 1.54 acre parcel in Blue Heron Resort....may have association fees. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	56 BLUE HERON DR SE KALKASKA MI	\$1,400.00
9997012	Parcel ID: 010-021-119-55; Legal Description: UNIT #55 BLUE HERON RESORT CONDO PART OF THE SW 1/4 SEC 21 T26N-R7W Comments: 2.07 acre parcel in Blue Heron Resort....may have association fees. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	211 BLUE HERON DR SE KALKASKA MI	\$1,200.00
9997013	Parcel ID: 010-021-119-60; Legal Description: UNIT #60 BLUE HERON RESORT CONDO PART OF THE SW 1/4 SEC 21 T26N-R7W Comments: 2.37 acre parcel in Blue Heron Resort....may have association fees. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	31 BLUE HERON DR SE KALKASKA MI	\$1,200.00

Missaukee

Lot #	Lot Information	Address	Min. Bid
4701	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3) Parcel ID:</i> 003-005-023-00; Legal Description: SEC 5 T22N R5W COMM 33 FT W OF SE COR OF PLAT OF THE VILLAGE OF MERRITT, TH W 175 FT FOR POB TH S 120 FT E 175 FT S 60 FT W 175 FT S 98 FT W 660 FT N TO S LINE OF FORMER RR R/W NE'LY TO NW COR OF PLAT OF MERRITT S TO SW COR OF PLAT OF MERRITT E TO POB. 4.7363 A. Comments: We are offering three adjoining parcels, totaling over FIVE ACRES that contains a large building with many potential uses. In its original incarnation, this was a public school building. It appears to have been well maintained and modernized during that time, including substantial upgrades as recently as 1995. It appears to have a good roof, likely TPO membrane or a similar product. It appears that the buildings heat pipes are wrapped with fiberglass and not asbestos (generally), another major consideration. This building has two wings, east and west. It is not large as most school properties are, and is likely in the range of 10,000>12,000 square feet or so. All of the improvements are on one floor, which is slab-on-grade, negating almost all ADA design issues. The east (older) wing contains 4 large rooms, probably each in the range of 750 square feet. These have potential either as configured or modified. There are multiple occupancy bathrooms and a boiler room in the east wing, with a fairly modern boiler system. At the west end of the east wing is a small gymnasium (not regulation size) that may have doubled as a cafeteria. This is the largest room in the building, and weighs in around 5,000 square feet. The building has a very modest kitchen area adjacent to this room, which does not have ventilation for cooking. So the mystery meat here would have been cold cuts. The newest part of the building is the west wing, which has one room about 500 square feet, and several smaller rooms (office size) as well as a pair of ADA compliant bathrooms. The building has limited fire sprinkler coverage, which appears to run off its domestic water supply, powered by a 5hp pump. It has 400A single phase electrical service. There is water damage in random spots that appear to be the result off frozen plumbing, and we specifically noticed some cracks in boiler pipe elbows (see photo) and a utility water heater that has stress indicators. The freeze damage is the largest snafu in what is otherwise a pretty solid building. The potential for the building is wide ranging, from charter school to multifamily residential or AFC uses; government office, church, warehousing, light industrial or even grow facility (gasp!) You will want to check your potential use with local zoning officials. There are three parcels here, including substantial parking, 5 acres more or less of vacant land and even your own playground. Additional Disclosures: 35 (see key for full text)</p> <p><i>(2 of 3) Parcel ID:</i> 003-100-007-00; Legal Description: . SEC 5 T22N R5W LOTS 7 TO 15 INCL UNINC VILLAGE OF MERRITT.</p> <p><i>(3 of 3) Parcel ID:</i> 003-100-018-50; Legal Description: . SEC 5 T22N R5W LOT 18 EXC E 31 FT THOF. UNINC VILLAGE OF MERRITT. Summer Tax Due: \$1,643.70</p>	<p>115 South Street, Merritt;</p> <p>115 S ST MERRITT;</p> <p>115 S ST MERRITT</p>	\$24,250.00
4704	<p>Parcel ID: 003-150-041-00; Legal Description: SEC 5 T22N R5W LOT 41 & N 1/2 OF LOT 42 BERT MERRITT'S FIRST ADD. Comments: Eviction is in process as of June 2019. Older mid-century mobile. Has a Updated steel roof and sliding glass door retrofitted in the front end. Appears to be in generally merchantable condition at the time this was written. Will update if that changes. Lot-and-a-half in a plat in Merritt. Paved street. Additional Disclosures: 17; 21; 6; 33 (see key for full text) Summer Tax Due: \$80.34</p>	303 S MERRITT ST MERRITT	\$2,000.00
4705	<p>Parcel ID: 007-025-005-00; Legal Description: . SEC 25 T23N R7W NE 1/4 OF NW 1/4. 40 A. Comments: (Note: What is labeled as W Gaukel Rd on google maps is actually a private road. Please do not trespass.) Nicely wooded square 40, 1320' x 1320'. Appears to be entirely uplands except perhaps a small portion in the NE corner. It appears that there is no legal access to this parcel. From Turnerville Road, the parcel begins at 1/4 mile in, and ends at 1/2 mile in. The property is nicely wooded with many younger maples and white pine predominating the forestry. It is sandy, well drained soil and carpeted in ferns. Beautiful land. Additional Disclosures: 43; 7 (see key for full text) Summer Tax Due: \$76.36</p>	(Off) N Turnerville Rd	\$2,000.00

4706	<p>Parcel ID: 007-031-073-90; Legal Description: . SEC 31 T23N R7W S 285 FT OF W 766.5 FT OF N FRL 1/2 OF SE FRL 1/4. 5.015A. Comments: Older mobile is solid and worthy of restoring. Has been empty 2.5 years or so. Mostly needs to be cleaned out. Great steel barn, roughly 32 x 40 with steel roof can't be too old. Has a 10'x10' or so overhead door and a short-term wood floor until you pour your new slab. The largest issue here is the "man stuff". It's all over the property. There are (at least) 4 vehicles, a camper and who-knows-what-else off in the weeds. Parcel is 285' feet along the east side of Decker Road and runs 766.5' feet deep = 5 acres more or less. Mostly open, level land. Needs a good mowing and cleanup. Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$166.23</p>	252 N DECKER RD LAKE CITY	\$2,600.00
4707	<p>Parcel ID: 008-007-028-00; Legal Description: SEC 7 T21N R5W BEG AT SE COR OF E 1/2 OF SW 1/4 OF SE 1/4; TH W 12 RDS 10 FT; N 14RDS; E 12 RDS 10 FT; S 14 RDS TO BEG, EXC E 2 RDS. .9280 A. Comments: Older wood frame one story bungalow just west of the town hall at Moddersville. No one has lived here in a coons age, except the coons. Most recent date we saw on anything here was 1982. Needs a roof, but hasn't really been leaking. Will need a general overhaul of wiring and plumbing. The well is lost in the grass. One bedroom, one bath, one car attached garage/shed. The major issue with this one is some washout to the foundation. It has not transmitted itself to the structure (yet) but it will if not attended to. Parcel is irregular in shape, and equals about one acre in area. Has had coons in the attic. They left poo to clean up. Summer Tax Due: \$112.40</p>	6701 E FINKLE RD FALMOUTH	\$2,300.00
4708	<p>Parcel ID: 009-017-008-90; Legal Description: SEC 17 T22N R8W W 330 FT OF NE 1/4 OF SE 1/4 & W 330 FT OF N 60 FT OF SE 1/4 OF SE 1/4. 10.1121A. Comments: Parcel fronts 330' feet on the north side of Rosted Road, and runs 1320' feet deep. The west side of the property has an older mobile that we believe has freeze damage in the left/west end around the bathroom based on the sponginess in the floors. Also a bucket hanging from the skylight infers that the roof leaks there (not unusual in mobile skylights). Other than the floor in the west end, it seems fairly solid, just stinky and needs a good cleaning. Something in the east end bedroom smells of urine or such. The two care garage has some food garbage stinking it up. It'll be really ripe by sale day. No extra charge. There is a camper out in the woods behind the mobile, and we don't have title to it. The east side of the property appears to have been a mobile home pad, and the power service is still there. Did not see a well, but there could be one in the weeds. The property has been used for pasture or such in the front, as there is an electric fence there. Several sheds and outbuildings appear to have been used to house their critters. Nice level wooded property with nice oaks in the mix. With some repair, this could be a decent little pad. Additional Disclosures: 35 (see key for full text) Summer Tax Due: \$382.90</p>	10240 W ROSTED RD LAKE CITY	\$6,600.00
4709	<p>Parcel ID: 009-035-019-80; Legal Description: SEC 35 T22N R8W N 160 FT OF W 300 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 EXC N 33 FT THOF. .8747A. Comments: Parcel is just shy of one acre. It is OCCUPIED and we did not have the opportunity to view it in detail. Mid century ranch style home and oversized two car garage. The former owner is still in possession of the property and may be operating an automotive repair or similar business here (there are a lot of vehicles here). Or maybe they just have a lot of stuff (?). Home has a newer architectural series shingle roof and is vinyl sided for low maintenance. Central air. Former owner will be at the sale. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$457.86</p>	5661 S DICKERSON RD LAKE CITY	\$3,400.00
4710	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 010-086-011-85; Legal Description: . SEC 36 T24N R6W BEG 400 FT N OF SE COR OF NW 1/4 OF SW 1/4, TH N 100 FT, W 200 FT, S 100 FT, E 200 FT TO POB. .4591 A. Comments: Two adjacent parcels here. The first fronts 200' feet along the north side of Warson Road, and the second one is north of, and adjacent to that. There is an old mobile here that is open to the elements, as well as three campers (we do not have title to these and are not selling them) as well as an abandoned car and random other castoff. If there is a well here, its out in the weeds. There is a power service near the mobile. The land surrounding this parcel is fenced for pasture use, and there is what's left of the beginning of a pole barn that has been sitting there unfinished for a few years now. Has a bath-with-a-path in the yard. Hard to tell exactly where the boundaries are, or what is ON this property without a survey. Additional Disclosures: 17 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 010-086-015-00; Legal Description: . SEC 36 T24N R6W BEG 300 FT N OF SE COR OF NW 1/4 OF SW 1/4 TH N 100 FT, W 200 FT, S 100 FT, E 200 FT TO POB. .4591 A. Summer Tax Due: \$23.91</p>	5241 Warson Road;	\$1,800.00

9994700	Parcel ID: 002-016-001-65; Legal Description: SEC 16 T24N R8W W 132 FT OF E 858 FT OF SE 1/4 OF SW 1/4 LYING S'LY OF MOORESTOWN ROAD. APPROX .4A. Comments: Parcel fronts 132' feet along the south side of Moorestown Road. Nice red pines and carpeted in ferns. There is a power line easement a short distance back from the road. May have been used for primitive camping in the past and there is a driveway cut in on ... or very close to ... this parcel. 132' feet along the road and about 165' feet deep. Nice quiet spot. Summer Tax Due: TBA	Moorestown Road	\$900.00
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Wexford

Lot #	Lot Information	Address	Min. Bid
6700	Parcel ID: 10-062-50-002-00; Legal Description: LOT 2, FRANKE ESTATES CITY OF CADILLAC Comments: Low maintenance, late century vinyl sided bi-level home with attached two car garage. Mismatched siding on the garage infers a repair or later addition of that portion. Home appears to need a little cleanup, but is straight and square from outward appearance. Because this home is OCCUPIED, we did not have the opportunity to view it in detail. Quiet neighborhood north of Lake Mitchell on the west side. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$1,435.42	1723 KETHA DR CADILLAC	\$5,700.00
6701	Parcel ID: 10-097-00-069-00; Legal Description: LOTS 19 & 20 BLK 264 WEBBERS SECOND ADD, CITY OF CADILLAC Comments: Older 1.5 story wood frame home with detached one car garage/storage building. Because this home was OCCUPIED, we did not have the opportunity to view it in detail. Front porch has been enclosed to add living space, upper floor space (if any) is going to be small and low ceiling. Older roof and siding. Corner lot on the north east side of Cadillac. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$854.35	1101 MANNING ST CADILLAC	\$4,700.00
6702	Parcel ID: 2112-06-4203; Legal Description: PAR IN W 1/2 OF SE 1/4 BEG AT NE COR GARLET'S SUBDIV. N24D10'E 109.38 FT; N89D44'W 150 FT; S24D10'W 109.38 FT; S89D44'E 150 FT. TO BEG. .34 A M/L SB. SEC. 6 T21N R12W Comments: Small parcel has 109' feet along the west side of M-37 and runs 150 feet deep. Roughly 1/3rd acre. Buildings are older wood frame and include a house with addition (or two) and an older garage. The home is slab-on-grade with a crawlspace under the bathroom area. It's generally filthy and stinky but seems structurally sound and worthy of a rehab. Serviceable steel roof and two bedrooms. Probably some critters living here based on poo samples (raccoons probably) . Food garbage in mid-summer for that extra special ambiance. The garage is pole style and has neither a foundation or floor. Log shed has a collapsed roof. 60A electric service, discombobulated. Did not see a well, but assume there is one here somewhere. Two junk vehicles and a camper, to which we do NOT have titles and as such we are not selling them. Summer Tax Due: \$375.04	6658 S M-37 HWY HARRIETTA	\$2,600.00
6703	Parcel ID: 2112-28-2404; Legal Description: THAT PART OF SE 1/4 OF NW 1/4 LYING E OF 5 1/2 MILE RD EXC THAT PART LYING N OF ZISKA RD EXTENDED. .47 A M/L SB. SEC. 28 T21N R12W Comments: Parcel sit on the east side of 5 1/2 Road, between Ziska Road and W 48 1/2 Road. There is a campground to the east of this parcel, and there could be encroachment. It is roughly 560 feet long (north-south) and mayyyyyybe 35 feet wide, tho irregular in shape. Mostly of use to the campground. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$40.15	S 5 1/2 Road	\$700.00
6704	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 2112-MZ3-68; Legal Description: LOT 68 MARX-ZISKA PINEVIEW PLAT #3 SB. SEC. 28 T21N R12W Comments: Two side-by-side lots being sold together in the Marx-Ziska Pineview plat, about a mile east of Kestlewood Corners. Nicely wooded. Had a campspot on the west lot, and there is a junk van and camper abandoned here (we don't have title to them) that need to be removed. Each lot is 125' along the road x 250' deep. Nicely wooded with a couple of very nice oaks. (2 of 2) Parcel ID: 2112-MZ3-69; Legal Description: LOT 69 MARZ-ZISKA PINEVIEW PLAT #3 SB. SEC. 28 T21N R12W -CAPS- Summer Tax Due: \$136.20	Ziska Road;	\$1,700.00
6706	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 2210-FW0401; Legal Description: LOTS 1 & 2 BLK. 4 FLOWING WELL PARK SEL. SEC. 35 T22N R10W -CAPS- Comments: Three platted lots across the street from Lake Mitchell. Front on Toledo, Akron and W Lake Mitchell Drive. These are swamp lots, however we see other fairly modern homes built near here so mayyyyyybe they can be filled. Check before bidding :) A great gift for the cat tail rancher or frog farmer in your family. Additional Disclosures: 10 (see key for full text) (2 of 2) Parcel ID: 2210-FW0405; Legal Description: LOT 5 BLK. 4 FLOWING WELL PARK SEL. SEC. 35 T22N R10W -CAPS- Summer Tax Due: \$163.15	W Lake Mitchell Drive, Akron, Toledo Streets;	\$1,700.00

6708	Parcel ID: 2210-RV-14; Legal Description: LOTS 14 & 15 RED'S VILLAGE SEL SEC 35 T22N R10W -CAPS- [[ASSESSSED W/ RV-02 '03 Comments: Parcel is trapezoidal in shape, roughly 120' x 75' in size, has no road access. Plat shows "Jeannette Avenue", but it's not there :) Oh yeah, and it's swamp. How many would you like? Additional Disclosures: 10; 8 (see key for full text) Summer Tax Due: \$15.69	(Off) W Lake Mitchell Dr	\$450.00
6709	Parcel ID: 2212-CV4-36; Legal Description: LOT 36 CABERFAE VILLAGE #4 SL. SEC. 35 T22N R12W - CAPS Comments: Nice platted lot in Caberfae Village #4. Paved county maintained road in a quiet resort area west of Cadillac NE of the M-55/M-37 intersection. Caberfae skiing and golf nearby! There may be deed restrictions and association membership/fees here, so we'd suggest checking on that prior to bidding. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$29.61	W 38 Road	\$550.00
6710	Parcel ID: 2309-05-3215; Legal Description: UNIT 13 GOLFVIEW ESTATES SITE CONDO L377 P225 SUB TO EASMT CC SEC 5 T23N R9W -MANTON- Comments: Newer residential site condo community near Emerald Vale golf course west of Manton. At the end of the road at the cul-de-sac and sits high above most of the other homes here. Has a sweeping southward panoramic view of the countryside. Great spot for a solar home or at least a terrific sun-soaked deck! This is a site condo, not a subdivision lot. As such, there are restrictions and likely fees for maintaining the private road. You'll want to check on those before bidding. Additional Disclosures: 68 (see key for full text) Summer Tax Due: \$85.98	Fairview Drive	\$1,600.00
6711	Parcel ID: 2309-27-2202; Legal Description: PAR DESC AS COM AT NW COR OF SECTION; TH S 1630.74 FT TO POB: E 828.33 FT TO A PT ON W'LY R/W US-131; TH SW'LY 611.74 FT ALONG R/W; TH CONTINUING ALONG R/W S13D41'42" W 47.56 FT; TH W 728.72 FT TO W SEC LINE; TH N 652.30 FT TO POB. SUB TO EASMT 663/465 --11.82 A. M/L-- CC SEC. 27 T23N R9W - MANTON Comments: Parcel is 11.82 acres in size and has 658' feet of frontage on the west side of "Old" US 131 north of Manton. There is an OCCUPIED 14' x 70' mobile home and outbuildings here that cannot be seen from the road up a POSTED driveway at the south end of the parcel. Because of the occupancy, we did not have the opportunity to view this parcel, but it appeared to be occupied at the time of our visit in June. Parcel is rolling, wooded and appears to all be dry, buildable lands. Additional Disclosures: 33; 21; 6 (see key for full text) Summer Tax Due: \$234.91	1645 N US 131 HWY MANTON	\$2,500.00
6712	Parcel ID: 2311-06-2219; Legal Description: COM 26 RDS E & 30 RDS S OF NW COR: S 8 RDS; E 6 RDS; N 8 RDS; W 6 RDS TO BEG. --.3 A M/L-- ANT. SEC. 6 T23N R11W - MESICK Comments: Parcel fronts 132' feet along Sherman Street and 99' feet deep along Pine Street. You can see noticeable deflection in the roofline and angle of the walls from the street. Inside the floors bow and weave. We're suspecting it's a wooden foundation system that has rotted away and should be raised onto a new footing and foundation ... or just dozed and start over. Two bedrooms and a bathroom large enough for a square dance. Looooo ceilings. Dated electrical and the plumbing and heating are junk. Roof is ancient and leaks in a couple of spots. Summer Tax Due: \$197.41	219 SHERMAN ST, MESICK	\$2,800.00
6713	Parcel ID: 2311-06-2220; Legal Description: COM 30 RDS S & 32 RDS E OF NW COR: S 8 RDS; E 6 RDS; N 8 RDS; W 6 RDS TO BEG. --.3 A M/L-- ANT. SEC. 6 T23N R11W - MESICK Comments: Collapsed roof. Parcel fronts 99' feet along Pine Street and runs 132' feet deep. Corner lot on Short Street. House is beyond sane repair value. Whatever has not collapsed is gonna. Soon. Additional Disclosures: 33; 36 (see key for full text) Summer Tax Due: \$215.10	219 E PINE ST MESICK	\$3,100.00
6714	Parcel ID: 2311-06-2223; Legal Description: COM 42 RDS E & 30 RDS S OF NW COR: S 8 RDS; E 18 RDS; N 8 RDS; W 18 RDS TO BEG. --.9 A M/L-- SEC. 6 T23N R11W Comments: Two story home in Sherman in need of a handyman. The core structure here is in restorable condition. Front porch and attached garage are junk. Two bedrooms up plus a walk-thru playroom or study, and one bedroom down. There is a rear addition that also needs work, and the whole house will need a roof. Vinyl sided. On a crawlspace/Michigan cellar. Large corner lot is 297 feet along Pine Street and runs 132' feet deep. BONUS; Also includes two guest homes for the in-laws. Need windows, doors, roofs and all mechanicals, but are restorable and could also be a mancave or she-shed too! Also has a large vacant parcel at the east end. All of these structures have been vacant probably close to 20 years (or more) Additional Disclosures: 5; 22 (see key for full text) Summer Tax Due: \$239.62	321 E PINE ST MESICK	\$3,400.00

6715	Parcel ID: 2311-07-1103; Legal Description: COM 26 RDS S OF NE COR OF NE 1/4: S ALONG E SEC LINE 4 RDS; W 16 RDS; N 4 RDS; E 16 RDS TO POB. --.4 A.-- SEC. 7 T23N R11W Comments: Make this your morel hunting compound! Located just east of Mesick off W 16 Road. Small RUSTIC one roomer that is actually in pretty decent shape. No well, septic or heat.. Minimal 60A power service. The roof doesn't leak, but it's gonna! Back porch and roof need work right away. The ground here is not soggy but certainly a little spongy from high water. The floor bounced when you jump and and down, so we'd recommend sliding a steel beam or such across the bottom to firm it up. NO POTTY HERE, folks. Bring a camper, hook up to the power and have room for the whole tribe! Parcel is 66' along the road and runs 264' feet deep. Quiet, gravel county road. Summer Tax Due: \$155.86	4877 N 15 RD MESICK	\$2,300.00
6718	Parcel ID: 2411-04-4401; Legal Description: S 1/4 OF E 1/2 OF SE 1/4 20 A. SEC. 4 T24N R11W Comments: Parcel is level and lightly wooded. Could be tillable or great pastureland. Sandy soils. 1320' feet of paved road, running along W 4 Road, and 660' feet deep to the north. Parcel begins at the east end about even with N 19 Road, and ends at the west where a two track runs along the line between this parcel and the next one to the west. Summer Tax Due: \$132.12	W 4 Road, Buckley	\$2,000.00
6719	Parcel ID: 2411-10-3201; Legal Description: PAR COM 869.59 FT S OF W 1/4 COR: E 297 FT; S 165 FT; W 297 FT; N 165 FT TO POB. --1.13 A.-- SEC. 10 T24N R11W -BUCKLEY- Comments: Parcel runs 165 feet along the east side of 19 Road to the SE of Buckley. Runs 297 feet deep = 1.13 acres. There is an older mobile here that has seen better days. The value is in the lot (nice mature hardwoods!) and the improvements (well, septic, power). Great place for a new home! Additional Disclosures: 33; 17 (see key for full text) Summer Tax Due: \$103.25	10330 N 19 RD BUCKLEY	\$1,800.00
6720	Parcel ID: 2411-LG4-515; Legal Description: LOTS 515 & 516 LAKE GITCHEGUMEE PLAT #4 SEC 7 T24N R11W Comments: Two adjacent building lots at Mel Brimmers beloved Lake Gitch-e-gumee near Buckley. Corner parcel with evergreens for year round coloration! Level, sandy, well drained soils and a paven road. The HOA park is right across the road! Shared water access, HOA fees, deed restricted. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$20.64	Gitch-e-gumee Drive @ Wawa Trail	\$700.00
6721	Parcel ID: 2412-25-2303; Legal Description: W 1/4 OF E 1/2 OF SW 1/4 OF NW 1/4 SUB TO ESMNT OVER S 2 RDS. --5.13 A M/L-- SEC. 25 T24N R12W Comments: Once upon a time, this was a sharp A-frame nestled in the pines. Yeah. That was probably last century. She's in pretty tough condition now, and has been used as a dumping ground for building materials, old vehicles, tires and you-name-it. It's actually a nice parcel of land with some great red pines here! The A-frame is roached. The foundation is caving into the basement on the west side, and it's been collecting water from the roof on the east side for decades. The roof has noticeable deflection (bowing in) and it's a couple years away from a mid-winter WHOOSH into the basement. You'll want to view the extent of the junk here before bidding. It's gonna be a major feat to clean it all up. We have no title to any of the vehicles here. There could be a dozen or more. Parcel fronts 165' feet more or less along W 10 1/2 Road, and runs 1320' feet deep. When looking at the property from the road the pines are roughly the west one-half of the parcel, and the east half ... roughly 82.5 feet ... is open. That's where the trash is. Because the trash is spread pretty much all over this property *and* the adjoining parcel to the east, it may require a survey to be sure exactly what you are inheriting. PLEASE BE AWARE that the road on the east side of this parcel only goes back about 100 feet. As soon as it veers to the right/east, it is no longer on the parcel being sold and you may not be welcome there. You'll probably have to walk in to see what is at the rear (see photo). Sandy, well drained soils. The power service here has been dropped. Additional Disclosures: 36; 33 (see key for full text) Summer Tax Due: \$322.49	6870 W 10 1/2 RD MESICK	\$4,800.00
6722	Parcel ID: 2412-35-1103; Legal Description: PARCEL "C" DESC AS COM AT N 1/4 COR OF SEC; TH E 680.24 FT TO POB: TH CON'T E 340.12 FT; TH S 1302.82 FT; TH W 340.11 FT; TH N 1302.71 FT TO POB. SUB TO EASMNT. --10.17 A.-- SEC. 35 T24N R12W Comments: Parcel fronts 340' along the south side of W 12 Road, and runs 1302' feet deep. There is a trail about halfway to the center of the roadfrontage that leads back to an older mobile. It's not in horrible condition (we've certainly seen far worse that were restored). But it is open to the elements and not *really* affixed. Sitting on blocks, axle and wheel intact, and the tongue ready to haul her away if that's your choice. There is no well or septic, just a one holer (well ventilated) and a power mast where the service has been dropped. Nice sandy, well drained soils. County maintained gravel road to the NW of Sherman. Nice dirt! Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$110.63	7343 W 12 RD MESICK	\$1,800.00

6723	<p>Parcel ID: 2412-35-4409; Legal Description: PAR COM 10 RDS S OF NE COR OF W 1/2 OF SE 1/4 OF SE 1/4; W 32 RDS TO POB: S 10 RDS; W TO 1/8 LN; N 10 RDS; E TO POB. .51 A M/L WEX SEC 35 T24N R12 W Comments: Parcel does not front on any improved road. May share a driveway with 6221 N 11 Road, but you'll want to take a gander at the public records for easement rights on this one. Parcel is 165' feet (north-south) x 132'feet more or less (east-west). Not much back here but pine trees and some sandy hills that we saw. Dry, sandy soils, should be septic ready! Summer Tax Due: \$14.52</p>	(Behind) 6221 N 11 Road, Mesick	\$500.00
6724	<p>Parcel ID: MN-CC-01-01; Legal Description: LOT 1, BLK. 1 EXC W 20 FT. CEDAR CREEK PLAT CITY OF MANTON Comments: Appears to have been a gas station in a prior life ... we'd guess a Sinclair by the color scheme. The front overhead doors have been closed in, and another replaced it off the alley to the north. Has an updated 200A electric service and modern natural gas forced air heat. Right at the heavily trafficked main four in Downtown Manton and on "Old" US 131. Great visibility and traffic counts here! Building is cinderblock and has a built up roof with a little tiny bit of trouble seen in the west storage room in one itsy bitsy spot. This is (or has been ... not sure which) the location of UNDERGROUND STORAGE TANKS (gas tanks) in the past. There are no *listed* contamination events. It is unclear whether or not the tanks have been removed, but we see no signs or remaining pipes or venting. It is listed in State records as FACILITY ID # 00003505. You will want to perform a baseline environmental assessment within 45 days of purchase ... there have been 4 BEA's conducted at this site in the past. Short version: No past known contamination, possible tanks. Verify status and protect yourself. Has a countertop level bathtub. Great for really, really tall people. Additional Disclosures: 12 (see key for full text) Summer Tax Due: \$549.49</p>	105 N MICHIGAN AV MANTON	\$16,250.00
6725	<p>Parcel ID: MN-S-MQ-H03A; Legal Description: A PAR COM 150 FT E OF NW COR LOT 3, BLK H: S 133 2/3 FT; E 60 FT; S 11 1/3 FT. E 120 FT; N 145 FT; W TO BEG. SEAMAN & MAQUESTON ADDITION CITY OF MANTON Comments: Kitchen fire special in Manton! The west one-third of the house is pretty well dozer bait from fire damage that involved the roof system. The eastern two-thirds of the house are lesser affected. Posted as condemned, so we did not enter it to investigate its integrity. From what we could see through (what's left of the) windows, the entire house has water and smoke damage. Power service here has been dropped. Other than that, it's a great spot! Additional Disclosures: 31; 11 (see key for full text) Summer Tax Due: \$291.68</p>	206 SECOND ST MANTON	\$8,200.00

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 [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.

12: This parcel may contain buried storage tanks from previous use as a gas station or similar enterprise. Our analysis is based **solely on visual inspection** of the property surface as further detailed in the lot description. The State of Michigan may require a new owner to remove any remaining tanks and remediate environmental concerns at their sole expense. The State of Michigan provides additional [information about underground storage tanks](#). The Michigan Department of Environment, Great Lakes, and Energy also maintains an interactive mapping tool: the [EGLE RIDE Mapper](#) which tracks known environmental contamination sites. Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of buried tanks on this parcel. You should conduct careful and thorough research prior to bidding on this parcel.

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

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

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.

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

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

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

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.

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.

68: This parcel is part of a site condominium development. A condominium "unit" is a form of land ownership which is similar to a traditional subdivision "lot" but is also different in some important respects. Each condominium development is laid out in a document called the **master deed** which outlines the extent and nature of each condominium unit. The master deed also contains rules and restrictions related to construction and permitted use. Construction requirements can include everything from the size or design of buildings to color and orientation on the site. Condominium developments also include "common elements" like streets and sidewalks which are shared across all units. Some developments include amenities like golf courses, clubhouses, beaches, pools, and parks whereas others include only basic infrastructure like roads and sidewalks. Site condominiums also **include association fees** which can be significant. Prospective bidders should **carefully review and understand the master deed and investigate association fees prior to bidding.**