

Public Land Auction

Northern Bay Area

September 1st, 2020

Arenac, Iosco, and Ogemaw Counties



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am EDT to 07:00pm
EDT

Printed information is subject to change up to the auction start time. Please check each lot listing closely for updates.





Follow us on Facebook for the latest updates:
www.facebook.com/taxsaleinfo

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

(For those who have *no* computer access. Please call for assistance)

For **registered users**, our website features:

- **Photos** and detailed descriptions of properties (where available)
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Maps links** to satellite images of the area and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list
- **Personalized Auction Feed** with live updates on parcels in which you have placed a bid(s)

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting properties in May and release catalogs county by county as they become available. Please be patient and **check back often** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

CREATE YOUR ACCOUNT TODAY AT
WWW.TAX-SALE.INFO

Visiting and viewing property BEFORE auction:

The auction list furnished in this salebook contains property that *may* be offered. Please keep checking the catalog on our website as the auction date approaches as some parcels may be removed from the list for a variety of reasons.

You are NOT AUTHORIZED to enter any buildings, even if they are unlocked or open to access. Entering a tax auction property to “see it” is considered breaking and entering (a criminal offense). Please limit your review to looking through the windows and other external inspections. We will post exterior and interior photos on the website and provide other commentary whenever possible.

Entering properties (even vacant land) can be dangerous due to unknown conditions of structures and land. **You assume all liability for injuries and other damage** if you choose to visit these lands.

Properties may be occupied or “being watched” by former owners or neighbors sympathetic with former owners. Occupants are often unknown and could potentially be volatile, unstable or “anti- government” persons. Even vacant land presents potential for conflict.

Some properties still contain the personal property of former owners (including vehicles, furnishings, appliances etc). These items are not sold at our auctions. We are only selling the real estate (land) and whatever is attached to it (buildings and other permanent fixtures).

- **You are not authorized to remove ANY “personal” property, “scrap” metal or fixtures from auction parcels. This is considered theft and will be prosecuted.** We often ask neighbors to watch property for theft and vandalism and report this to local police.
- **Property is sold “as-is” in every respect.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records available to the public.
- **There are no refunds and no sale cancellation at the buyer’s request.**
- **Information offered on the website or in the salebook is deemed reliable but is not guaranteed.** We suggest reviewing the records of the local assessor’s office to be sure that what we are selling is what you think it is. **We sell by the legal description only.**
- **You should consider obtaining professional assistance** from land surveyors, property inspection companies or others if you have questions about property attributes.

PLEASE REMEMBER that property lists can change up to the day-of-auction.

Paying for your Auction Purchases

- **The full purchase price must be paid in full within 5 business days of the sale.** No purchases can be made on a time-payment plan.
- No cash or personal checks will be accepted.
- All payments must be made with a **Credit/Debit Card, Wire Transfer, or by certified (cashier's) check.**
- Your sale is not complete until we've received both your payment and your notarized receipt and buyer's affidavit paperwork. This is also due 5 business days from the date of the sale.
- When mailing in your paperwork (especially with a certified check), please use a trackable service like Priority Mail, FedEx, or UPS to ensure timely, verified delivery.

Bidding Authorization

- Online and absentee bidding requires a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card before any bids will be accepted. Alternatively, bidders can mail in a \$1,000 certified funds deposit if a credit card is unavailable. A buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.
 - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

Absentee bidding

- If you do not have internet access, **you can submit an absentee bid by calling us.** You will still need to pre-authorize a \$1000 deposit on a major credit card (or mail in a \$1000 certified check deposit). Contact us at 1-800-259-7470 for more information.
 - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

2024 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Arenac

Lot #	Lot Information	Address	Min. Bid
808	Parcel ID: 003-2-G60-000-035-00; Legal Description: T19N R7E SEC 25 LOT NO. 35 GREEN PLAT OF AG SH. Comments: We found it for you. 80s double wide right on Saginaw Bay. 3 bedroom move in condition. Roof leak needs attention. Nice pole barn to store the toys Additional Disclosures: 5; 21; 17 (see key for full text) Summer Tax Due: \$748.79	2293 GREEN DR	\$5,200.00
810	Parcel ID: 004-0-F30-000-079-00; Legal Description: T20N R4E SEC 19 LOT 79 FOREST LAKE RIVER BLUFFS Comments: Mature trees. Please always check with Local Unit Assessor to know you can build. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$29.01	BUFFALO TRL ALGER MI 48610	\$850.00
811	Parcel ID: 004-0-F30-000-080-00; Legal Description: T20N R4E SEC 19 LOT 80 FOREST LAKE RIVER BLUFFS Comments: Just north of Sale # 810 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$25.26	BUFFALO TRL ALGER MI 48610	\$800.00
815	Parcel ID: 005-0-R20-000-090-00; Legal Description: LOTS 90 & 91 RIFLE RIVER VALLEY ESTATES Comments: High Bank from the water , but like they say, no more land is being made . What a great spot to relax and enjoy Summer Tax Due: \$109.61	PINNACLE DR. OMER MI 48749	\$2,400.00
816	Parcel ID: 005-0-R21-000-196-00; Legal Description: LOTS 196 & 197 RIFLE RIVER VALLEY ESTATES NO. 2 Comments: Time to start again with a house . Existing mobile was killed by a tree. Garage is in good condition. Great camp site while you build your dreams . Note double lot Additional Disclosures: 21; 36 (see key for full text) Summer Tax Due: \$149.30	4098 RIVERSITES DR OMER MI 48749	\$2,400.00
817	Parcel ID: 005-0-R23-000-397-00; Legal Description: T19N R4E SEC 4 LOT 397 RIFLE RIVER VALLEY ESTATES #4 Comments: wooded lot across from Rifle River Summer Tax Due: \$31.15	FRANKLIN TR STERLING MI 48659	\$850.00
818	Parcel ID: 005-0-R70-000-018-00; Legal Description: T19N R4E SEC 2 LOT 18 RIFLE RIVER VALLEY PLAT Comments: Large crawl space poured wall foundation that looks like it had a structure at on time Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$298.62	187 RIFLE RIVER TR. OMER MI 48749	\$5,200.00
820	Parcel ID: 006-0-011-300-125-00; Legal Description: T18N R4E SEC 11 BEG 10 RDS S OF W 1/4 POST, TH E 148 FT, S 8 RDS, W 148 FT, N 8 RDS TO POB ACRES = .45 Comments: Sits a small lot, small house with detached 1 car garage. Newer steel roof looks like minor work on inside to be livable Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$140.78	3777 JOHNSON RD STANDISH MI 48658	\$2,400.00
823	Parcel ID: 007-1-000-000-285-00; Legal Description: W 50 FT OF LOTS 1, 2, 3, 4, BLK 8. TWIN. VIL. Comments: Clean ranch with newer windows Additional Disclosures: 21; 6 (see key for full text) Summer Tax Due: \$860.73		\$4,600.00
826	Parcel ID: 008-0-F10-000-101-00; Legal Description: T20N R3E SEC 25 LOT 101 FOREST GROVE Comments: Level with nice trees Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.40		\$700.00
829	Parcel ID: 008-0-F20-000-115-00; Legal Description: T20N R3E SEC 25 LOT 115 FOREST LAKE BLUEBERRY HILLS Comments: Has culvert installed for driveway on paved road Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.84		\$600.00
833	Parcel ID: 008-0-F50-000-124-00; Legal Description: T20N R3E SEC 23 LOT 124 FOREST LAKE HEIGHTS SUB. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.84		\$650.00
834	Parcel ID: 008-0-F50-000-204-00; Legal Description: T20N R3E SEC 23 LOTS 204-205 FOREST LAKE HEIGHTS SUB. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.79		\$800.00
835	Parcel ID: 008-0-F70-000-066-00; Legal Description: T20N R3E SEC 24 THAT PART OF LOT 66 IN MOFFATT TWP. FOREST LAKE RIVER BLUFFS Summer Tax Due: \$3.46		\$500.00

836	Parcel ID: 008-0-F81-000-729-00; Legal Description: T20N R3E SEC 24 LOT 729 FOREST LAKE SUB. #2 Summer Tax Due: \$14.84		\$650.00
838	Parcel ID: 009-2-N20-001-131-00; Legal Description: UNIT 131 OF NORTHPORT CONDO MARINA SPLIT FROM 009-2-N20-001-001-00 Comments: High and dry Additional Disclosures: 15; 16 (see key for full text) Summer Tax Due: \$17.23	MICHIGAN AVE AU GRES MI 48703	\$500.00
839	Parcel ID: 009-2-W11-010-014-00; Legal Description: T19N R7E SEC 11 LOTS 14-15 & 106 -107 BLK 10 WALLACE & ORR PARK COMBINED WITH 009-2-W11-010-106-00 Comments: Note 4 contiguous lots. Walking distance to Lake Huron Additional Disclosures: 22; 5; 21; 36 (see key for full text) Summer Tax Due: \$598.41	5396 10TH ST AU GRES MI 48703	\$4,400.00
854	Parcel ID: 011-1-000-000-250-00; Legal Description: LOTS 13 & 14 LESS E 16 1/2 FT OF LOT 13 BLK 12 TUR VIL Comments: Extra large lot Additional Disclosures: 21; 5; 36 (see key for full text) Summer Tax Due: \$526.24	200 MAIN ST TURNER MI 48765	\$2,800.00
859	Parcel ID: 012-2-S60-000-029-00; Legal Description: LOT 29 SNOW WHITE SUB. Comments: Mature Trees, could be great weekend camping site Additional Disclosures: 62 (see key for full text) Summer Tax Due: \$141.79	5790 VERA LANE AUGRES MI 48703	\$10,250.00
861	Parcel ID: 020-0-018-000-099-00; Legal Description: LOT 99 WILLIAMS MEADOWBROOK #1 Comments: Adjacent to sale # 862. Just over 11, 000 SF. Church st was never extended this far. This lot has been a frequent flyer. All utilities appear to have to be extended Summer Tax Due: \$128.85	CHURCH STREET VACANT AU GRES MI 48703	\$1,000.00
862	Parcel ID: 020-0-018-000-100-00; Legal Description: LOT 100 WILLIAMS MEADOWBROOK #1 Comments: Adjacent to sale # 861. Just over 11, 000 SF. Church st was never extended this far. This lot has been a frequent flyer. All utilities appear to have to be extended Summer Tax Due: \$128.85	CHURCH STREET VACANT AU GRES MI 48703	\$1,000.00
864	Parcel ID: 020-0-035-000-006-50; Legal Description: COM AT NW COR OF SEC 24 S 1320 FT E 3601 FT ALG SOUTH STREET S 528.18 FT TO POB W 253 FT S 263.75 FT E 263.80 FT N TO POB CURRENT ZONING DOES NOT ALLOW RESIDENTIAL BUILDINGS ON THIS PARCEL Summer Tax Due: \$363.92	KEN DRIVE AU GRES MI 48703	\$2,100.00
865	Parcel ID: 020-0-C35-002-080-00; Legal Description: UNIT 80 AU GRES YACHT CLUB MARINA CONDOMINIUM TIFA Comments: Newer dock and ready for your boat Additional Disclosures: 15; 16 (see key for full text) Summer Tax Due: \$32.57	MIDSHIPMAN DRIVE AU GRES MI 48703	\$600.00
866	Parcel ID: 020-0-C35-002-090-05; Legal Description: THE NWLY 1/2 OF UNIT 90 AUGRES YACHT CLUB MARINA CONDOMINIUM TIFA Comments: Close to the Lake Boat slip Additional Disclosures: 15; 16 (see key for full text) Summer Tax Due: \$39.85	MIDSHIPMAN DRIVE AU GRES MI 48703	\$950.00
867	Parcel ID: 020-0-H10-000-026-00; Legal Description: UNITS 26 HARBORTOWN CONDOMINIUM MARINA SPLIT FROM 020-0-H10-000-011-00 Comments: Close to parking lot , dock needs to be raised and install new wood Additional Disclosures: 15; 16 (see key for full text) Summer Tax Due: \$25.94	MIDSHIPMAN DRIVE AU GRES MI 48703	\$550.00
868	Parcel ID: 020-0-H10-000-035-00; Legal Description: UNIT 35 HARBORTOWN CONDOMINIUM MARINA SPLIT FROM 020-0-H10-000-000-00 Comments: Dock Needs to be raised and new deck Additional Disclosures: 15; 16 (see key for full text) Summer Tax Due: \$25.94	MIDSHIPMAN DRIVE AU GRES MI 48703	\$550.00
871	Parcel ID: 030-0-000-014-001-00; Legal Description: T19N R5E SEC 15 LOT 1 & 9 BLK 14 AND ALL THAT PART OF LOT 10 BLK 14 LYING W OF D&M & MACKINAC RR ROW, AND ALL THAT PART OF LOT 15 BLK 15 LYING WEST OF D&M & MACK INAC RR ROW AND THAT PART OF HIGH ST EXT FROM THE D&MRR ROW N TO FRANKLIN ST BET WEEN BLK 14 & 15 ALL IN GORRIE & CARSCALL EN'S PLAT OF VIL OF OMER. AND ALL THAT PART OF LOT 15, BLK 15 LYING W OF DETROIT & MACKINAC RAILWAY ROW. Comments: Has newer windows and roof , Detached 2 car garage and older storage shed. The windows are open for a reason due to animals . Should be solid Additional Disclosures: 21; 63 (see key for full text) Summer Tax Due: \$792.01	317 CENTER OMER MI 48749	\$8,200.00

872	Parcel ID: 030-0-C10-010-001-00; Legal Description: BLK 10 & THE E 1/2 OF VACATED JEFFERSON ST. ADJ BLK 10. O'CONNOR'S PLAT OF OMER.RENUMBERED FROM 030001001000100(99) Comments: Just south sale # 873. 4,129 SF Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$35.53	221 MICHIGAN AVE OMER MI 48749	\$700.00
873	Parcel ID: 030-0-C10-013-001-00; Legal Description: BLK 13 & THE W 1/2 OF VACATED JEFFERSON ST. ADJ BLK 13 ALSO THE S 18 FT OF VACATED GORIE ST. ADJ BLK 13. OCON OMER PLAT. RENUMBERED FROM 030001001300100(99) Additional Disclosures: 5; 21; 36 (see key for full text) Summer Tax Due: \$968.81	221 MICHIGAN AVE OMER MI 48749	\$8,900.00
874	Parcel ID: 040-2-100-000-037-00; Legal Description: LOT 37 ASSESSORS PLAT 1 WAS 040200000029000 Comments: Lot is impacted by open storm drain system Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$61.87	FOREST STANDISH MI 48658	\$900.00
999808	Parcel ID: 003-2-G60-000-035-00; Legal Description: T19N R7E SEC 25 LOT NO. 35 GREEN PLAT OF AG SH. Comments: We found it for you. 80s double wide right on Saginaw Bay. 3 bedroom move in condition. Roof leak needs attention. Nice pole barn to store the toys Additional Disclosures: 5; 21; 17 (see key for full text) Summer Tax Due: TBA	2293 GREEN DR	\$5,200.00
999815	Parcel ID: 005-0-R20-000-090-00; Legal Description: LOTS 90 & 91 RIFLE RIVER VALLEY ESTATES Comments: High Bank from the water , but like they say, no more land is being made . What a great spot to relax and enjoy Summer Tax Due: TBA	PINNACLE DR. OMER MI 48749	\$2,400.00

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Lot #	Lot Information	Address	Min. Bid
3816	Parcel ID: 066-070-000-076-00; Legal Description: THE VILLAGES OF OSCODA UNIT 76 Comments: Occupied ranch duplex with attached garage. Newer roof and windows . Additional Disclosures: 21; 6; 33; 16 (see key for full text) Summer Tax Due: \$303.17	8817 VERMONT ST B OSCODA	\$2,900.00
3818	Parcel ID: 070-014-300-011-50; Legal Description: T23N R5E SEC 14 A-.3 NLY 99 FT OF E 130 FT OF S 396 FT OF SE 1/4 OF SW 1/4 Comments: Was used for storage in this industrial area . Lot size is 99 X 130 Additional Disclosures: 21; 36 (see key for full text) Summer Tax Due: \$62.49	3535 DARTON RD HALE	\$1,100.00
3819	Parcel ID: 070-015-300-009-00; Legal Description: T23N R5E SEC 15 A-2 PART OF SE 1/4 OF SW 1/4 COM 24 RDS W OF S 1/4 POST OF SD SEC TH N 40 RDS TH W 8 RSD TH S 40 RDS TH E 8 RDS TO POB Comments: Has older derelict home that needs to removed, just outside of Hale. Could be great deer camp site Additional Disclosures: 21; 36; 33 (see key for full text) Summer Tax Due: \$458.54	7318 ESMOND RD HALE	\$3,000.00
3823	Parcel ID: 070-022-400-002-00; Legal Description: T23N R5E SEC 22 A-1 PART OF SE 1/4 OF SE 1/4 COM 183.94 FT W OF SE COR OF SD 40-A TH W 241.06 FT TH N 200 FT TH E 241.06 FT TH S 200 FT TO POB EXC R/W Comments: Looks like its dire need of cleanup and TLC Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$167.90	7036 CURTIS RD HALE	\$4,700.00
3828	Parcel ID: 073-G20-003-015-00; Legal Description: GOHMS SUBDIVISION LOTS 15 & 16 BLK 3 Comments: A lot of deferred maintenance. Needs a new roof yesterday. Note double lot Additional Disclosures: 5; 21; 33 (see key for full text) Summer Tax Due: \$369.89	3071 WILLIAM ST NATIONAL CITY	\$2,700.00
3838	Parcel ID: 073-T30-002-003-00; Legal Description: SUPERVISORS PLAT OF TIMBERED SHORES LOT 3 BLK 2 Comments: Walking distance 3 different lakes. Nice little cottage with newer steel roof. Looks solid Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$502.94	7790 NICOLE DR SOUTH BRANCH	\$1,800.00
3839	Parcel ID: 080-030-200-002-00; Legal Description: T22N R5E SEC 30 PART OF E 1/2 OF NE 1/4 OF NW 1/4 COM ONW LNE THEREOF @ C/L OF M-55 TH E 157.5 FT TH S 01D 48M 10S W 223 FT TH W 150.5 FT TH N 225 FT TO POB Comments: 3/4 acre with detached 1 car garage and shed. Looks like a worthy rehab project Additional Disclosures: 21; 17; 33 (see key for full text) Summer Tax Due: \$150.98	8793 M-55	\$3,200.00
3841	Parcel ID: 111-031-400-005-00; Legal Description: T23N R8E SEC 31 A-2.41 M/L PART OF E 1/2 OF SE 1/4 COM @ SE COR SEC31 TH N 02D 28M 30S E ALG E LN SD SEC 1087.37 FT TO POB TH N 88D 23M 30S W 573.63 FT TH N 24D 44M 35S E 242.87 FT TH S 84D 18M 11S E 482.29 FT TH S 02D 28M 30S W 188.98 FT TO POB SURVEY L-560P-331 Comments: Has been recently farmed and cleared . Roadway is there but not improved. Some scrub trees in the front. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$91.96	N BROOKS RD EAST TAWAS	\$1,200.00
3842	Parcel ID: 111-031-400-006-00; Legal Description: T23N R8E SEC 31 A-4.78 M/L PART OF E 1/2 OF SE 1/4 COM @ SE COR SEC31 TH N 88D 28M 30S W 761.43 FT TO POB TH CONT N 88D 28M 30S W 200 FT TH N 04D 25M 14S E 725 FT TH N 89D 11M 43S E 230.67 FT TH S 23D 32M 30S E 280.78 FT TH S 22D 49M 30S W 513.32 FT TO POB SURVEY L-560 P-331 Comments: 4.48 acres of farm land. No crops this season but is flat and has been farmed in the past Summer Tax Due: \$152.26	GALION RD EAST TAWAS	\$1,500.00
3851	Parcel ID: 021-A30-000-084-00; Legal Description: AUSABLE POINT BEACH NO. 2 LOT 84 Comments: Adjacent to sale # 3852. Just over an acre standing water with wetlands in the rear Summer Tax Due: \$45.87	AUSABLE POINT RD OSCODA	\$950.00
3852	Parcel ID: 021-A30-000-085-00; Legal Description: AUSABLE POINT BEACH NO. 2 LOT 85 Comments: 1.3 acres, walk to Lake Huron Summer Tax Due: \$45.87	AUSABLE POINT RD OSCODA	\$750.00
3853	Parcel ID: 021-C30-000-041-00; Legal Description: ASSESSORS PLAT OF CALDWELL ACRES LOT 41 Summer Tax Due: \$19.54	JOHNSON RD OSCODA	\$800.00

3854	Parcel ID: 021-L11-009-005-00; Legal Description: PLAT OF LOUD GAY & COS ADDITION TO THE VILLAGE OF OSCODA LOT 5 BLK 9 Comments: Had house at one time view of the river from the front yard Summer Tax Due: \$76.79	SECOND ST OSCODA	\$1,000.00
3855	Parcel ID: 021-M15-000-046-00; Legal Description: MAIN PIER CONDOMINIUM MARINA UNIT 46 MASTER DEED L-362 P-248 ,ICCSP NO.10 Comments: Marina Slip Unit 46 Additional Disclosures: 15; 16 (see key for full text) Summer Tax Due: \$42.99	4498 N US-23 OSCODA	\$950.00
3856	Parcel ID: 021-M15-000-080-00; Legal Description: MAIN PIER CONDOMINIUM MARINA UNIT 80 MASTER DEED L-362 P-248 ,ICCSP NO.10 Comments: Boat slip Additional Disclosures: 15; 16 (see key for full text) Summer Tax Due: \$18.42	4498 N US-23 OSCODA	\$600.00
3858	Parcel ID: 021-W11-039-006-00; Legal Description: PLAT OF WHITTEMORES ADDITION TO THE VILLAGE OF AUSABLE LOT 6 BLK 39 Summer Tax Due: \$69.25	FIFTH ST OSCODA	\$1,100.00
3859	Parcel ID: 033-L40-008-004-00; Legal Description: LUBAWAYS SUBDIVISION LOT 4 BLK 8 Comments: Pie shaped parcel on west side of 23. 3,835 SF . Frequent flyer Summer Tax Due: \$55.58	US-23 EAST TAWAS	\$900.00
3860	Parcel ID: 040-025-200-001-40; Legal Description: T21N R5E SEC 25 A-3 N 1/2 OF W 1/2 OF W 1/2 OF NW 1/4 OF NW 1/4 EXC W 263 FT OF N 330 FT Comments: 3 Acres on paved road Summer Tax Due: \$41.76	TOWERLINE RD TURNER	\$1,200.00
3863	Parcel ID: 060-003-100-002-00; Legal Description: T24N R6E BEG AT N 1/4 COR OF SEC 3 TH S 89D 55M 20S E ALG N SEC LN 64.17 FT TO CTR LN OF M-65 TH ALG CTR LN CURVE TO LEFT W/RADIUS OF 3820.90 FT AN ARC LENGTH OF 221.76 FT, LONG CORD BEARING S 11D 49M 40S E 221.73 FT TH ALG N LOT LN OF LOT 1 OF SMITHWOOD SUB TH S 83D 09M 57S W 112.80 FT TO NE COR OF SD LOT & ON N-S LN, TH ALG N-S 1/4 LN N 00D 38M 32S E 230.57 FT TO POB Comments: Pie shaped lot, 9,416 SF Summer Tax Due: \$113.44	M-65 GLENNIE	\$1,300.00
3866	Parcel ID: 064-J50-000-024-00; Legal Description: JORDANVILLE SUB LOT 24 Comments: Time to start again Additional Disclosures: 17; 21; 36; 31 (see key for full text) Summer Tax Due: \$200.28	6485 POTOMAC ST OSCODA	\$3,100.00
3867	Parcel ID: 064-J50-000-067-00; Legal Description: JORDANVILLE SUB LOT 67 Comments: Remove debris and move a newer mobile in Additional Disclosures: 21; 17; 33; 36 (see key for full text) Summer Tax Due: \$109.50	6461 IROQUOIS ST OSCODA	\$1,400.00
3868	Parcel ID: 064-J60-000-028-00; Legal Description: SUP PLAT 1ST ADD TO JORDANVILLE SUB LOT 28 Summer Tax Due: \$24.57	POTOMAC ST OSCODA	\$850.00
3869	Parcel ID: 064-L16-000-752-00; Legal Description: LAKE HURON SAND BEACH NO. 6 SUB LOT 752 Comments: Frequent Flyer Summer Tax Due: \$46.06	WOODLEA RD OSCODA	\$1,100.00
3870	Parcel ID: 064-L16-000-755-00; Legal Description: LAKE HURON SAND BEACH NO. 6 SUB LOT 755 Comments: Frequent Flyer Summer Tax Due: \$46.06	WOODLEA RD OSCODA	\$1,100.00
3871	Parcel ID: 064-L20-000-048-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 48 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	WESTWOOD DR OSCODA	\$750.00
3872	Parcel ID: 064-L20-000-064-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 64 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	CRESTWOOD DR OSCODA	\$750.00

3873	Parcel ID: 064-L20-000-085-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 85 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	WESTWOOD DR OSCODA	\$750.00
3874	Parcel ID: 064-L21-000-217-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 2 LOT 217 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	DEVONSHIRE WAY OSCODA	\$700.00
3875	Parcel ID: 064-L21-000-218-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 2 LOT 218 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	DEVONSHIRE WAY OSCODA	\$400.00
3876	Parcel ID: 064-L21-000-231-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 2 LOT 231 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	CRESTWOOD DR OSCODA	\$400.00
3877	Parcel ID: 064-L21-000-237-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 2 LOT 237 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	CRESTWOOD DR OSCODA	\$400.00
3878	Parcel ID: 064-L22-000-299-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 299 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	WESTWOOD DR OSCODA	\$700.00
3879	Parcel ID: 064-L22-000-332-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 332 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	CRESTWOOD DR OSCODA	\$700.00
3880	Parcel ID: 064-L22-000-362-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 362 & 363 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.56	WESTBRIAR DR OSCODA	\$750.00
3881	Parcel ID: 064-L22-000-374-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 374 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	WESTBRIAR DR OSCODA	\$750.00

3882	Parcel ID: 064-L22-000-377-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 377 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	WESTBRIAR DR OSCODA	\$750.00
3883	Parcel ID: 064-L22-000-394-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 394 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	BRIAR RIDGE CT OSCODA	\$750.00
3884	Parcel ID: 064-L22-000-405-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 405 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	CRESTWOOD DR OSCODA	\$750.00
3885	Parcel ID: 064-L23-000-432-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 4 LOT 432 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	ASPEN DR OSCODA	\$700.00
3886	Parcel ID: 064-L23-000-474-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 4 LOT 474 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	ASPEN DR OSCODA	\$750.00
3887	Parcel ID: 064-L25-000-701-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 701 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	MAPLEHURST WAY OSCODA	\$750.00
3888	Parcel ID: 064-L26-000-845-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 7 LOT 845 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	W GOLFVIEW CIRCLE OSCODA	\$700.00
3889	Parcel ID: 064-L27-000-885-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 885 THRU 887 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.74	CONIFER TR OSCODA	\$750.00
3890	Parcel ID: 064-L27-000-908-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 908 THRU 911 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$15.97	ASHLAWN CT OSCODA	\$800.00

3892	Parcel ID: 064-L32-000-105-00; Legal Description: LAKEWOOD SHORES NO. 2 SUB LOT 105 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$46.06	BIRCH CREST DR	\$1,300.00
3893	Parcel ID: 064-L33-000-325-00; Legal Description: LAKEWOOD SHORES NO. 3 SUB LOT 325 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$23.03	LAKEWOOD DR OSCODA	\$850.00
3894	Parcel ID: 064-L36-000-519-00; Legal Description: LAKEWOOD SHORES NO. 6 SUB LOT 519 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$39.92	HUNTINGTON DR OSCODA	\$950.00
3895	Parcel ID: 064-L37-000-545-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 545 MSH 2-18-82 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.57	BROOKWOOD TR OSCODA	\$850.00
3896	Parcel ID: 064-L37-000-607-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 607 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$46.06	CEDARBROOK DR OSCODA	\$1,000.00
3897	Parcel ID: 064-L37-000-641-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 641 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$15.35	BIRCHWOOD TR OSCODA	\$850.00
3898	Parcel ID: 064-L37-000-656-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 656 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.49	BRENTWOOD TR OSCODA	\$950.00
3899	Parcel ID: 064-L37-000-657-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 657 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.42	BRENTWOOD TR OSCODA	\$900.00
3900	Parcel ID: 064-L37-000-668-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 668 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.42	BROOKHAVEN DR OSCODA	\$900.00
3901	Parcel ID: 064-L37-000-678-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 678 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.42	CEDARBROOK DR OSCODA	\$850.00
3902	Parcel ID: 064-L38-000-741-00; Legal Description: LAKEWOOD SHORES NO. 8 SUB LOT 741 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$15.35	PINE TREE TR OSCODA	\$850.00

3903	Parcel ID: 064-L39-000-788-00; Legal Description: LAKEWOOD SHORES NO. 9 SUB LOT 788 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$15.35	CEDARBROOK DR OSCODA	\$850.00
3904	Parcel ID: 064-L39-000-811-00; Legal Description: LAKEWOOD SHORES NO. 9 SUB LOT 811 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$15.35	CEDARBROOK DR OSCODA	\$850.00
3905	Parcel ID: 064-L40-000-861-00; Legal Description: LAKEWOOD SHORES NO. 10 SUB LOT 861 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.42	CEDARBROOK DR OSCODA	\$900.00
3906	Parcel ID: 064-L40-000-874-00; Legal Description: LAKEWOOD SHORES NO. 10 SUB LOT 874 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.49	CEDARBROOK DR OSCODA	\$900.00
3907	Parcel ID: 064-L40-000-946-00; Legal Description: LAKEWOOD SHORES NO. 10 SUB LOT 946 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.42	ARROWHEAD DR OSCODA	\$850.00
3908	Parcel ID: 064-L40-000-947-00; Legal Description: LAKEWOOD SHORES NO. 10 SUB LOT 947 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.49	ARROWHEAD DR OSCODA	\$950.00
3909	Parcel ID: 064-L42-001-097-00; Legal Description: LAKEWOOD SHORES NO. 12 SUB LOT 1097 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	OAKRIDGE DR OSCODA	\$700.00
3910	Parcel ID: 064-L42-001-113-00; Legal Description: LAKEWOOD SHORES NO. 12 SUB LOT 1113 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	OAKRIDGE DR OSCODA	\$700.00
3911	Parcel ID: 064-L42-001-135-00; Legal Description: LAKEWOOD SHORES NO. 12 SUB LOT 1135 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	MAPLE WAY OSCODA	\$750.00
3912	Parcel ID: 064-L42-001-167-00; Legal Description: LAKEWOOD SHORES NO. 12 SUB LOT 1167 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.33	OAKRIDGE DR OSCODA	\$750.00
3913	Parcel ID: 064-L50-000-043-00; Legal Description: LAKEWOOD SOUTH SUB LOT 43 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$13.09	WOODLEA RD WEST OSCODA	\$750.00

3914	Parcel ID: 064-L51-000-090-00; Legal Description: LAKEWOOD SOUTH NO. 2 SUB LOT 90 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.49	WOODLEA RD WEST OSCODA	\$1,000.00
3915	Parcel ID: 064-L51-000-102-00; Legal Description: LAKEWOOD SOUTH NO. 2 SUB LOT 102 Comments: Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$29.68	WOODLEA RD WEST OSCODA	\$950.00
3916	Parcel ID: 064-N40-000-073-00; Legal Description: NORTHERN WOODS & LAKES SUB LOT 73 Summer Tax Due: \$42.99	HILL CREST DR OSCODA	\$1,000.00
3917	Parcel ID: 064-N40-000-078-00; Legal Description: NORTHERN WOODS & LAKES SUB LOT 78 Summer Tax Due: \$42.99	HILL CREST DR OSCODA	\$1,000.00
3918	Parcel ID: 064-S90-000-009-00; Legal Description: SMITHWOOD SUB LOT 9 Comments: Mature trees Summer Tax Due: \$33.78	JAMES RAY ST GLENNE	\$900.00
3920	Parcel ID: 064-W40-000-068-00; Legal Description: WEIR PINES NO. 1 SUB LOT 68 Comments: Nice ranch with newer siding and detached 1 car garage Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$660.21	5596 CEDAR LAKE RD OSCODA	\$5,000.00
3921	Parcel ID: 070-015-400-014-00; Legal Description: T23N R5E SEC 15 A-5 PART OF W 1/2 OF SE 1/4 COM 198 FT E OF SW COR THEREOF TH E 66 FT TH N330 FT TH W 66 FT TH S 330 FT TO POB Comments: Nice single wide with attached 2 car garage. Needs a new roof asap Additional Disclosures: 17; 21; 6; 33 (see key for full text) Summer Tax Due: \$588.88	520 W MAIN ST HALE	\$3,900.00
3922	Parcel ID: 071-036-100-001-30; Legal Description: T23N R6E SEC 36 PARCEL I DESC AS BEG AT NW 1/4 COR SD SEC TH S 88D 01M 30S W 1299.43 FT 135.00 FT AND S 00D 08M 30S E 135.00 FT TO POB TH S 55D 26M 10S E 1248.67 FT, TH S 31D 11M 45S W 90.00 FT TH S 55D 46M 30S E 209.93 FT, TH S 37D 07M E 289.49 FT, TH S 89D 58M W 90.00 FT AND S 74D 20M W 50.00 FT ALG THE SHORELINE OF INDIAN LAKE, TH N 51D 59M 35S W 256.64 FT, TH N 60D 00M 15S W 959.16 FT, TH S 89D 51M 30S W 136.80 FT, TH N 00D 08M 30S W 525.00 FT ALG THE W LNE OF SD LOT 2 TO THE POB. RESERVING EASEMENT FOR INGRESS AND EGRESS AS EXISTING. Comments: 11 acres on both sides of road. Has 50' frontage on Indian Lake. May contain some wetlands. Wildlife galore. Summer Tax Due: \$165.78	BIRCH GROVE TR NATIONAL CITY	\$2,500.00
3923	Parcel ID: 072-019-200-008-00; Legal Description: 19208 T24N R5E SEC 19 PART OF FRL NW 1/4 OF NW 1/4 COM 385 FT E OF NW COR THEREOF TH S 200 FT TH E 242 FT TH N 200 FT TH W 242 FT TO POB EXC TH E 2 FT OF THE S 50 FT THEREOF Comments: Had to say where to start until debris and personal property is removed. Small house on large lot Additional Disclosures: 21; 5; 33 (see key for full text) Summer Tax Due: \$509.80	8953 JOSE LAKE TR SOUTH BRANCH	\$3,400.00
3924	Parcel ID: 072-034-100-010-00; Legal Description: T24N R5E SEC 34 A-1.03 PART OF S 1/2 OF E 1/2 OF NE 1/4 BEG 660 FT S OF NE COR TH W 300 FT TH S 150 FT TH E 300 FT TH N 150 FT TO POB Comments: Newer roof, needs siding and some TLC. Attached 2 car garage . Sits on 1 acre Additional Disclosures: 21; 33 (see key for full text) Summer Tax Due: \$328.99	5349 N M-65 HALE	\$2,500.00
3925	Parcel ID: 073-B60-000-010-00; Legal Description: BRIAR RIDGE SUBDIVISION LOT 10 Comments: Next door neighbor has done a great job of keeping the yard up. Newer roof, windows and siding. Might be worth a look Additional Disclosures: 17; 33 (see key for full text) Summer Tax Due: \$453.93	8900 ORA LAKE RD HALE	\$3,200.00
3927	Parcel ID: 080-023-100-011-00; Legal Description: T22N R5E SEC 23 THE S 300 FT OF E 250 FT OF SE 1/4 OF NE 1/4 Comments: 1.73 acres great camping lot while waiting to build? Summer Tax Due: \$22.47	TOWERLINE	\$1,000.00
9993823	Parcel ID: 070-022-400-002-00; Legal Description: T23N R5E SEC 22 A-1 PART OF SE 1/4 OF SE 1/4 COM 183.94 FT W OF SE COR OF SD 40-A TH W 241.06 FT TH N 200 FT TH E 241.06 FT TH S 200 FT TO POB EXC R/W Comments: Looks like its dire need of cleanup and TLC Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: TBA	7036 CURTIS RD HALE	\$4,700.00

Ogemaw

Lot #	Lot Information	Address	Min. Bid
8002	Parcel ID: 003-034-007-00; Legal Description: SEC 34 T21N R1E. 1 A 1 SQ A IN NW COR OF NW 1/4 OF NW 1/4. Additional Disclosures: 5; 36 (see key for full text) Summer Tax Due: \$81.61	4499 W GREENWOOD ROAD WEST BRANCH	\$1,500.00
8003	Parcel ID: 003-300-024-00; Legal Description: CHAPMAN LAKE ESTATES LOT 24. Comments: Some trees Summer Tax Due: \$21.41		\$700.00
8004	Parcel ID: 003-300-025-00; Legal Description: CHAPMAN LAKE ESTATES LOT 25. Comments: Some trees Summer Tax Due: \$25.66		\$1,100.00
8005	Parcel ID: 003-300-026-00; Legal Description: CHAPMAN LAKE ESTATES SUBD LOT 26. Comments: Some Trees Summer Tax Due: \$51.05		\$1,300.00
8011	Parcel ID: 005-032-009-00; Legal Description: SEC 32 T24N R4E 1 A M/L E 165 FT OF W 330 FT OF S 264 FT OF SW 1/4 OF SE 1/4. Summer Tax Due: \$10.67		\$550.00
8018	Parcel ID: 006-178-019-00; Legal Description: SHADY SHORES PARK LOT 19 BLK I. Comments: Great location overlooking lake. Very nice area for this 2 bedroom cottage. Will need some updating Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$183.67	3807 MAPLE AVENUE LUPTON	\$2,600.00
8027	Parcel ID: 010-080-219-00; Legal Description: CLEAR LAKE PARK LOT 219. Summer Tax Due: \$7.33		\$500.00
8028	Parcel ID: 010-131-022-00; Legal Description: GIBSONS SUBD LOT 22 BLK 1. Comments: Has newer siding , Windows and Roofing Additional Disclosures: 21; 6; 76 (see key for full text) Summer Tax Due: \$104.37	2518 FIRST STREET PRESCOTT	\$4,400.00
8029	Parcel ID: 010-180-038-00; Legal Description: PINE LODGE SUBD LOTS 38 & 39 Comments: Hard to tell the extend of rehab need because of all the debris Additional Disclosures: 5; 22; 21; 36; 76 (see key for full text) Summer Tax Due: \$8.01	2186 VAN STREET PRESCOTT	\$2,100.00
8030	Parcel ID: 010-200-008-00; Legal Description: OAK RIDGE SUB LOT 8. Comments: 2 car detached garage Additional Disclosures: 21; 6; 76 (see key for full text) Summer Tax Due: \$144.40	2230 LAKEVIEW AVENUE PRESCOTT	\$5,500.00
8033	Parcel ID: 010-215-048-00; Legal Description: HEDLEY L & DOROTHY M TURNER SUB NO. 1 E 50 FT OF OUT LOT B. Comments: Kinda full of odds and ends of lumber and building supplies. 2 X 6 walls and new trusses and partial new basement Additional Disclosures: 50; 21; 76 (see key for full text) Summer Tax Due: \$175.93		\$5,900.00
8034	Parcel ID: 010-215-051-00; Legal Description: HEDLEY L & DOROTHY M TURNER SUB NO. 1 W 50 FT OF E 100 FT OF OUT LOT B. Comments: This is right behind Sale #8033 Additional Disclosures: 76 (see key for full text) Summer Tax Due: \$45.90	2146 GREENWOOD ROAD PRESCOTT	\$3,400.00
8041	Parcel ID: 010-232-024-00; Legal Description: GREENWOOD VILLAGE LOT 24 BLK 2. Summer Tax Due: \$6.11		\$500.00
8042	Parcel ID: 010-232-040-00; Legal Description: GREENWOOD VILLAGE SUBDIVISION LOT 40, BLOCK 2. Summer Tax Due: \$6.11	5394 PINECREST LANE PRESCOTT	\$500.00
8045	Parcel ID: 010-255-004-00; Legal Description: SILVER CREEK ACRES LOTS 4 & 5. Comments: Good location for this fixer upper Additional Disclosures: 5; 21; 50 (see key for full text) Summer Tax Due: \$117.32	5235 OAK PARK DRIVE	\$3,400.00
8046	Parcel ID: 010-255-006-00; Legal Description: SILVER CREEK ACRES LOT 6. Comments: Mature pines Summer Tax Due: \$16.56		\$1,000.00
8047	Parcel ID: 010-260-006-00; Legal Description: ML-AB 06 330-898,9 366-633 SILVER CREEK ACRES #2 LOTS 6, 7 & 8. Comments: Nice level lots with mature Pine trees Summer Tax Due: \$24.20		\$1,800.00

8052	Parcel ID: 010-280-006-00; Legal Description: 291/147 315-770 *ML-AE 06 R-72 SPRING VALLEY HEIGHTS LOT 6. Comments: Has newer roof, siding and windows. Detached 1 car garage Additional Disclosures: 6; 76 (see key for full text) Summer Tax Due: \$205.97	2600 E GREENWOOD ROAD PRESCOTT	\$7,900.00
8053	Parcel ID: 010-280-065-00; Legal Description: 307-811 *ML-AE 65 249-575 SPRING VALLEY HEIGHTS LOTS 65 & 66. Comments: Has newer windows , siding and roof. 2 Lots Additional Disclosures: 6; 76 (see key for full text) Summer Tax Due: \$235.47	5331 MILLS DRIVE PRESCOTT	\$7,300.00
8054	Parcel ID: 010-286-023-00; Legal Description: 369-351 *ML-AI 23 R-72 HEDLEY L. AND DOROTHY M. TURNER SUB NO. 6 LOT 23 & W 1/2 OF LOT 24. Additional Disclosures: 76 (see key for full text) Summer Tax Due: \$12.73		\$1,400.00
8055	Parcel ID: 010-287-100-00; Legal Description: 266/588 322-672 384-988 477-27 3044372 ML-AJ 100 HEDLEY L. AND DOROTHY M. TURNER SUB NO. 7 LOT 100. Comments: Very large addition , all new trusses Additional Disclosures: 21; 50; 17; 76 (see key for full text) Summer Tax Due: \$85.76	2139 SILVER CREEK ROAD PRESCOTT	\$4,900.00
8057	Parcel ID: 010-290-011-00; Legal Description: ML-AK 11 WALTERS OAK PARK SUBD #2 LOT 11. Comments: Level building lot Summer Tax Due: \$26.76		\$750.00
8059	Parcel ID: 010-300-017-00; Legal Description: ML-AL 17 195-594 HEDLEY L. DOROTHY M. TURNER SUBD NO. 8 LOT 17. Summer Tax Due: \$13.16		\$550.00
8061	Parcel ID: 010-330-039-00; Legal Description: ML-AO 39 R-72 4/82 HEDLEY L. AND DOROTHY M. TURNER SUBD NO. 9 LOTS 39 & 40. Comments: Appears to have had house at one time Some mature trees Additional Disclosures: 76 (see key for full text) Summer Tax Due: \$22.94	4224 ELBOW LAKE ROAD PRESCOTT	\$3,000.00
8062	Parcel ID: 010-350-067-00; Legal Description: ML-AQ 67 207-303 HOOKS NORTH WOODS SUBD #3 LOTS 67 & 68. Comments: Grown in mobile sits on 2 lots in the woods Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$81.61	1571 POSSUM TRACK ROAD ALGER	\$2,100.00
8067	Parcel ID: 010-390-004-00; Legal Description: ML-AV 04 SHADY PINES SUBD LOT 4 & E 1/2 OF LOT 5. Additional Disclosures: 5; 36; 31; 21; 45 (see key for full text) Summer Tax Due: \$76.51	2470 CECIL HEDLEY DRIVE PRESCOTT	\$2,300.00
8068	Parcel ID: 010-390-114-00; Legal Description: ML-AV 114 SHADY PINES SUBD LOTS 114, 115 & 116. Comments: Comes with 3 lots and attached 2 car garage . Going to need some work, but will have a lot of space Additional Disclosures: 5; 21; 47 (see key for full text) Summer Tax Due: \$179.84	2409 RONALD DRIVE PRESCOTT	\$3,300.00
8072	Parcel ID: 010-395-106-00; Legal Description: ML-AW 106 SILVER CREEK SUBD #5 LOT 106. Comments: House has been demolished Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$7.33	1782 S CHIPPEWA TRAIL PRESCOTT	\$6,900.00
8073	Parcel ID: 010-395-162-00; Legal Description: ML-AW 162 184-217 446-595 SILVER CREEK SUBD #5 LOTS 162 & 163. Comments: Could nice for a home or campground Summer Tax Due: \$38.25		\$850.00
8077	Parcel ID: 010-420-018-00; Legal Description: ML-BA 18 TURNERS IDLEWILD SUBD LOTS 18 & 19. Summer Tax Due: \$15.28		\$600.00
8078	Parcel ID: 010-420-121-00; Legal Description: 4/83 ML-BA 121 TURNERS IDLEWILD SUBD LOT 121 AND LOT 122 EXCEPT: COM AT SW COR OF TURNERS IDLEWILD SUB, ALSO BEING THE SW COR OF THE NW/4 OF THE NW/4 OF SECTION 10, T21N, R3E; TH S 88 DEG 13'45" E (M) S 87 DEG 12' E (R) ALNG S LNE OF SUBDIVISION 413.06 FT (M) 420.00 FT (R) TO THE POB; BEING THE SW COR OF LOT 123 OF SD SUB; TH N 5 DEG 03'29" E (M) N 3 DEG 42' E (R) ALNG E'LY ROW LNE OF RIFLE RIVER ROAD 84.23 FT (M) 90.00 FT (R); TH N 89 DEG 10'25" E ALNG CENTERLINE OF LOT 122 OF SD SUB 163.65 FT; TH S 12 DEG 36'37" W ALNG E LNE OF LOTS 122 & 123 OF SD SUB 93.17 FT (M) 90.00 FT (R); TH N 88 DEG 13'45" W (M) N 87 DEG 12' W (R) ALNG S LNE OF SD LOT 123, 150.79 FT (M) 140.00 FT (R) TO POB. Summer Tax Due: \$15.28		\$600.00

8079	Parcel ID: 010-450-002-50; Legal Description: 302/395 420-841 464-946 491-536 3030100 3011854 ML-BE 02 202-415 241-221 3044734 TWIN OAKS SUBD LOT 2 Additional Disclosures: 36; 50; 21; 76 (see key for full text) Summer Tax Due: \$135.19	5400 SKUNK HOLLOW ROAD PRESCOTT	\$3,600.00
8080	Parcel ID: 010-450-006-00; Legal Description: 286/738 3030835 *ML-BE 06 210-311 TWIN OAKS SUBD LOTS 6 & 7. Comments: Some mature trees Additional Disclosures: 42; 62 (see key for full text) Summer Tax Due: \$72.67	1848 W SECOND STREET PRESCOTT	\$1,100.00
8081	Parcel ID: 010-450-009-00; Legal Description: ML-BE 09-BE TWIN OAKS SUBD LOT 9. Comments: Value will be in the land, trashed out Additional Disclosures: 66; 21; 17 (see key for full text) Summer Tax Due: \$71.48	1820 W SECOND STREET PRESCOTT	\$1,700.00
8082	Parcel ID: 010-450-013-00; Legal Description: ML-BE 13 335-571 433-774 469-663 3030099 3062945 TWIN OAKS SUBD LOT 13 EX N'LY 100 FT. Comments: Corner Lot South of sale # 8083 Additional Disclosures: 76 (see key for full text) Summer Tax Due: \$12.48	1889 W THIRD STREET PRESCOTT	\$8,600.00
8083	Parcel ID: 010-450-013-50; Legal Description: 302/395 420-841 464-946 491-536 3030100 ML-BE 02 202-415 241-221 TWIN OAKS SUBD N'LY 100 FT OF LOT 13. Comments: Between lots 8079 and 8082. Vacant. Additional Disclosures: 76 (see key for full text) Summer Tax Due: \$12.73		\$1,400.00
8084	Parcel ID: 010-475-073-00; Legal Description: 262/967 L324-P822 ML-BI 73 204-310 & 309 CHIPPEWA TRAILS SUBD LOTS 73 & 74 & E 6 FT OF LOTS 75 & 76. Comments: Could be interesting project as it its on just over 2 lots and has detached 2 car garage Additional Disclosures: 76; 50; 21 (see key for full text) Summer Tax Due: \$171.72	1596 W SIXTH STREET PRESCOTT	\$8,500.00
8085	Parcel ID: 010-580-020-00; Legal Description: ML-BW 20 223-375 3035574 3072052 3078570 3082795 PINE RIDGE SUBDIVISION LOT 20. Summer Tax Due: \$7.86		\$500.00
8086	Parcel ID: 010-580-026-00; Legal Description: ML-BW 26 203-34 391-412 3009500 3010264 3012231 3048604 3068097 PINE RIDGE SUBD LOT 26. Comments: Quiet area Additional Disclosures: 21; 6; 76 (see key for full text) Summer Tax Due: \$152.80	5698 W CEDAR CIRCLE DRIVE PRESCOTT	\$3,400.00
8087	Parcel ID: 010-580-072-00; Legal Description: ML-BW 72 PINE RIDGE SUBD LOTS 72 & 73. Comments: Level and lightly wooded Summer Tax Due: \$56.10		\$1,400.00
8088	Parcel ID: 010-625-008-00; Legal Description: ML-CE 232-274 NORTHERN TRAILS LOT 8. Summer Tax Due: \$9.77		\$550.00
8089	Parcel ID: 010-645-021-00; Legal Description: 299/966 *ML-CI 21 248-716 HOLIDAY SUBD LOT 21. Additional Disclosures: 76; 6; 21; 45; 66 (see key for full text) Summer Tax Due: \$62.89	2409 DENNIS JAMES	\$4,600.00
8090	Parcel ID: 010-650-066-00; Legal Description: ML-CJ 66 RIVER VALLEY VIEW SUBD LOT 66. Comments: Could be time to start over Additional Disclosures: 21; 5; 17; 36 (see key for full text) Summer Tax Due: \$110.10	5682 S CHIPPEWA TRAIL PRESCOTT	\$2,200.00
8092	Parcel ID: 010-650-079-00; Legal Description: 12/82 412-450 453-835 3017011 3039016 ML-CJ 79 RIVER VALLEY VIEW SUBD LOT 79. Comments: Newer rood, siding and windows. Stacked to the ceiling with various materials Additional Disclosures: 21; 50; 76 (see key for full text) Summer Tax Due: \$20.39	5727 S CHIPPEWA TRAIL PRESCOTT	\$3,000.00
8093	Parcel ID: 010-650-080-00; Legal Description: ML-CJ 80 3066730 3071699,700 3074588 3075455 3079160 RIVER VALLEY VIEW SUBD LOT 80. Comments: Modern but unfished pole barn Additional Disclosures: 50; 76; 21 (see key for full text) Summer Tax Due: \$10.67	5719 S CHIPPEWA TRAIL PRESCOTT	\$1,400.00
8097	Parcel ID: 012-360-002-10; Legal Description: 2006 PT SPLIT FROM 360-002-00 RL-L 02 211-69 302-408 SUP PLAT OF MOYERS SUBD THAT PART OF LOT 2 DESCR AS BEG AT SW COR OF SAID LOT TH N 00 DEG 03'E ALONG W'LY LOT LINE 333.28 FT N 61 DEG 15'18"E 281.12 FT TO SHORE OF HARDWOOD LAKE TH S 06 DEG 57'30"W ALONG SAID SHORE LINE 471.12 FT S 89 DEG 55'49"W ALONG S'LY LOT LINE 189.62 FT TO POB. BEING PARCEL B. Comments: Has Lake frontage on Hardwood Lake. Not sue if there is a solid building area. Summer Tax Due: \$25.65		\$2,000.00

8099	Parcel ID: 013-135-043-00; Legal Description: RS-35 36 SEC 35 T24N R3E. 1.75 A M/L N 110 FT OF N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4. Comments: Very hostile neighbor, address is 3135 main. Large sprawling ranch with attached 2 car garage in need of TLC Additional Disclosures: 5; 21 (see key for full text) Summer Tax Due: \$109.34		\$1,700.00
8100	Parcel ID: 013-231-006-00; Legal Description: 306-412 3029446 RS-A 06-31 199-612 LOT 6 BLK 31 PLAT OF LUPTON. Summer Tax Due: \$6.55		\$500.00
8103	Parcel ID: 014-002-005-00; Legal Description: 300/355 382-593 395/352-3 TWB-2 04 223-600 SEC 2 T22N R2E. .50 A COM AT A PT 62 RDS W OF NE COR TH S PAR WITH E SEC LINE TO CEN OF KLACKING CREEK TH W'LY IN CEN OF CREEK TO A PT 100 FT W FROM E LINE TH N PAR WITH E SEC LINE TO N SEC LINE TH E 100 FT TO POB & W 10 FT OF E 1023 FT OF NE 1/4 OF NE 1/4 LYING N OF KLACKING CREEK BEING 10 FT X 300 FT. Comments: 3/4 acre on Klacking Creek. Has a structure with standing water inside . Any building envelop if any will be closer to the paved road Additional Disclosures: 21; 34; 36 (see key for full text) Summer Tax Due: \$132.53	607 W PETERS ROAD	\$1,100.00
8104	Parcel ID: 014-032-094-00; Legal Description: 284/894 *TWB-32 81 SEC 32 T22N R2E COM AT INT OF S 1/8 LINE & HWY M-76 TH E 215 FT FOR POB TH E 611.73 FT S 457.55 FT W 212.55 FT N 37 DEG 5' W 146.58 FT N 48 DEG 11' W 93.41 FT S 85 DEG 21' W 120 FT NW'LY 320 FT TO POB. Comments: 4 acres of flat cleared land Summer Tax Due: \$41.46		\$900.00
8105	Parcel ID: 014-033-025-15; Legal Description: TWB-33 SEC 33 T22N R2E 2.72 A M/L COM N 89 DEG 35'45" E 978.25 FT FROM S 1/4 COR OF SEC TH N 89 DEG 35'45" E 317 FT TH N 01 DEG 13'35" E 350 FT TH S 89 DEG 35'45" W 467 FT TH S 01 DEG 13'35" W 50 FT TH N 89 DEG 35'45" E 150 FT TH S 01 DEG 13'35" W 300 FT TO POB. (BEING PART OF PARCEL A) Comments: 2.8 Acres. This property includes an occupied mobile home that the previous owners intend to remove from the property. Additional Disclosures: 6; 17; 21 (see key for full text) Summer Tax Due: \$223.58	1628 AIRPORT ROAD	\$2,600.00
8108	Parcel ID: 041-101-002-00; Legal Description: 266/328 RL-A 02-1 VILLAGE OF PRESCOTT-ORIGINAL PLAT LOTS 2 & 3 BLK 1. Additional Disclosures: 22; 5; 34; 36 (see key for full text) Summer Tax Due: \$1,063.23		\$1,500.00
8109	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 041-344-002-00; Legal Description: 2/84 RL-E 02-4 193-129 398-504 3000950 GEORGE EYMER'S ADD LOT 2 BLK 4. Comments: This is a bundle of two lots, one with access to Harrison Rd, and the other behind it with unimproved road access. These are bundled together for practical use purposes. Additional Disclosures: 76; 23; 7; 8 (see key for full text) (2 of 2) Parcel ID: 041-344-015-00; Legal Description: CT 11-83 RL-E 15-04 GEORGE EYMER'S ADD LOTS 15 & 16 BLK 4. Additional Disclosures: 76 (see key for full text) Summer Tax Due: \$68.81	304 HARRISON STREET PRESCOTT;	\$3,100.00
8111	Parcel ID: 041-422-031-00; Legal Description: RL-22PR LNP-29 SEC 22 T21N R4E COM AT NE COR OF TRUSTEE'S ADD TH N 218.8 FT TH W 218.8 FT TH S 218.8 FT TH E 218.8 FT TO POB. Comments: Located just outside of the village Prescott. Lightly wooded Additional Disclosures: 73 (see key for full text) Summer Tax Due: \$49.82		\$750.00
8112	Parcel ID: 051-306-042-01; Legal Description: 2003 SPLIT TO 121-001-01 RC-6 LNP-36 278-428 SEC 6 T23N R3E COM AT SE COR OF BLK 21 TH S 4 RDS W 8 RDS N 4 RDS E 8 RDS TO POB. EX BEG AT SE COR OF LOT 1 BLK 21 TH S 01 DEG 15'W 3 FT N 89 DEG 11'45" W 108 FT N 00 DEG 20'52" W 3 FT TO SW COR OF SAID LOT TH S 89 DEG 11'45"E 108.08 FT TO POB. Comments: Overall needs work but it appears that this 1930s cape has good bones worth a rehab effort Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$502.35	208 S BENNETT STREET	\$3,300.00
8113	Parcel ID: 052-118-003-00; Legal Description: CWB-A 03-18 ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF WEST BRANCH S 50 FT OF LOT 3, BLOCK 18. Comments: Hard work has been started as this has all ready been gutted to studs and most debris have been removed. Newer siding, roof and windows Additional Disclosures: 21; 50 (see key for full text) Summer Tax Due: \$582.11	214 COURT STREET	\$4,000.00

8114	Parcel ID: 052-126-010-00; Legal Description: CWB-A 10-26 ORIGINAL PLAT OF VILLAGE (NOW CITY) OF WEST BRANCH LOT 10; BLOCK 26. Comments: Lightly wooded, lower than the road Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$216.78		\$1,600.00
8115	Parcel ID: 052-207-056-00; Legal Description: CWB-C 56-7 PEOPLES ADDITION TO THE VILLAGE (NOW CITY) OF WEST BRANCH LOT 56 & N 20 FT OF LOT 57 & LOT 53 EX E 83 FT & N 20 FT OF LOT 52 EX E 83 FT, IN BLOCK 7. Comments: Has good bones , however a lot of deferred maintenance Additional Disclosures: 21; 6 (see key for full text) Summer Tax Due: \$1,754.66	222 N BURGESS STREET WEST BRANCH	\$9,000.00

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.

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.

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.

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.

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.**

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

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

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.

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.

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.

76:

IRS Limited Redemption Right

This property is **subject to redemption by the Internal Revenue Service through October 27, 2020** due to a lien possessed by the IRS prior to foreclosure. Pursuant to federal law, the Internal Revenue Service is granted an additional 120 days to redeem tax foreclosed property on which they possessed a lien. Normally, this extended redemption right has expired by the time tax foreclosed property is offered for sale. However, due to COVID-19, normal foreclosure timelines have been altered in 2020. As such, **the IRS retains a right to redeem this property until October 27, 2020.** As a result, the sale of this parcel remains subject to cancellation with a full refund to the buyer if the IRS chooses to exercise its right of redemption. A deed issued following the sale of this property will thus **contain the following reverter clause:**

“This conveyance is made subject to a right of redemption possessed by the Internal Revenue Service which must be exercised no later than October 27, 2020. In the event that the Internal Revenue Service exercises its right of redemption, title shall automatically revert to Grantor and Grantee shall be awarded a full refund. This possibility of reverter expires after October 27, 2020.”