

Public Land Auction

Clare / Gladwin

September 9th, 2020

Clare, Gladwin, and Gladwin (Dnr) 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).*

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs listed on this page which are included as part of this auction. These Rules and Regulations are not applicable to sales made on behalf of the Michigan Department of Natural Resources. Specific DNR rules are listed elsewhere in this document where applicable.

- Clare
- Gladwin

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.

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs which consist of parcels owned by the Michigan Department of Natural Resources and which are offered for sale in this auction as part of DNR's surplus lands disposition process:

- Gladwin - DNR

Michigan DNR Land Sales 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

The attached list of parcels has been approved for sale at public auction by the Michigan Department of Natural Resources (the "DNR"). Each parcel is identified by a sale unit number. The DNR reserves the right to pull parcels from the sale at any time prior to the auction.

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

These properties are subject to any state, county, or local zoning or building ordinances. The DNR does not guarantee the usability or access to any of these lands. The properties are sold based upon their LEGAL DESCRIPTION ONLY (Subdivision name and Lot number, or Metes and Bounds measured description). While effort has been made to ensure that the addresses, parcel sizes, maps, and/or photos are accurate, you are relying on your own investigation and information when purchasing this property. All parcels are sold "as is where is" and there are NO REFUNDS.

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 DNR 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 DNR. Some structures may be occupied and occupants should not be disturbed.

C. Reservations

Pursuant to state statutes, 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 DNR 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 DNR does not reserve mineral rights as described above, the DNR 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:

DNR 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:

DNR may, at its discretion, conduct an auction 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 DNR.

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 DNR 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 DNR.

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

The DNR 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%.***

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 DNR 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 DNR 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 DNR **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 DNR 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 DNR 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. Cancellation Policy

At its sole discretion, the DNR reserves the right to cancel any sale at any time up until delivery of the deed.

F. 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 is possessed by the DNR at the time of sale**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The DNR makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the DNR**. 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

Parcels sold are subject to property taxes that become due and payable on or after the day of auction, 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 DNR exercises its 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 DNR.

9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the DNR 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 DNR 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 DNR and deeds will be executed and recorded as required by law. The DNR 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.

11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction.** These items 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 DNR, 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 DNR 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. 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 sale-specific purchase terms. Failure to follow the specific rules posted for each sale could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.

Clare

Lot #	Lot Information	Address	Min. Bid
2505	Parcel ID: 003-480-018-00; Legal Description: T20N R4W SEC 22 3882 OAK GROVE RD LOT 18 1ST ADD TO OAK GROVE. Comments: Vacant Lot next to an older mobile. Summer Tax Due: \$111.82	3882 OAK GROVE RD HARRISON	\$2,200.00
2507	Parcel ID: 003-620-044-00; Legal Description: T20N R4W SEC 27 7875 BALL AVE LOT 44 SHAPPELLS RESORT. Comments: Property has had a bad roof for some time. May have been a small attic fire as a bonus. It is built of ungraded (rough cut, sawmill lumber) that generally does not have the duability of commercial kiln dried lumber. The saving grace here (if there is one) is that it is slab-on-grade (cement floor) and has a solid foundation if you wanted to repair it. One bedroom plus a half story space above Electric service has been ripped from the building by a tree limb etc. This is basically a shell to start over with. Somewhat overgrown and difficult to see from the road. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$153.81	7875 N BALL AVE HARRISON	\$2,100.00
2511	Parcel ID: 004-300-025-00; Legal Description: T20N R3W SEC 15 . LOT 25 OF ELBOW LAKE SUB SUPERVISORS PLAT OF. Comments: Nicely wooded building site in the Elbow Lake area. We believe there is a POA here, so you will want to investigate prssible fees and deed restrictions, as well as discover the amenities offered. May be shared lake access to Elbow Lake. Check it out! Parcel is dry, level and wooded. Maintained gravel road. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$40.68	Toohy Trail	\$1,200.00
2512	Parcel ID: 005-104-001-00; Legal Description: T19N R6W SEC 21 400 N COOK AVE LOT 1 BLK 4 PLAT OF THE VILLAGE OF CAMPBELL CITY. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$2.18	400 N COOK AVE HARRISON	\$700.00
2514	Parcel ID: 006-011-100-14; Legal Description: T19N R5W SEC 11 4778 N FINLEY LAKE AVE BEG S00 DEG 06'30"W ALG W SEC L 977.50 FT FROM NW SEC COR TH N89 DEG 41'30"E 435.60 FT TH N00 DEG 6'30"E 400 FT TH N89 DEG 41'30"E 326.40 FT TH S00 DEG 6'30"W 633.22 FT TH S89 DEG 41'30"W 756 FT TH N00 DEG 6'30"E 226.45 FT BK TO POB. 2007 SPLIT OF 006-011-100-10 ON 04/02/2007 Comments: Original section of home is concrete block construction and slab on grade. Has a frame addition. House has been pretty thoroughly vandalized. Broken and missing windows, drywall torn down, spray paint over the windows. The yard is a scrap metal salad, with at least 7 or 8 abandoned vehicles and stuff in the weeds in every corner. It's difficult to assess the condition of the property because of the clutter, but cleaning it out and dejunking the yard might reveal a very solid candidate for a rehab project. We would consider this a solid shell. Property is irregular in shape, but roughly 7 acres in size! Additional Disclosures: 47 (see key for full text) Summer Tax Due: \$372.04	4778 N FINLEY LAKE AVE HARRISON	\$4,200.00
2518	Parcel ID: 006-035-300-03; Legal Description: T19N R5W SEC 35 . BEG S00 DEG 55'09"E ALG W SEC L 2693.70 FT FROM NW SEC COR TH S00 DEG 55'09"E 282.00 FT TH N89 DEG 51'45"E 1337.13 FT TH N00 DEG 53'07"W 46.45 FT TH N76 DEG 21'10"E 146.69 FT TH N56 DEG 34'50"E 369.02 FT TH S89 DEG 48'51"W 1791.54 FT TO POB A 10.1 AKA PARCEL A. Comments: Irregular shaped 10 acre parcel runs east to west from Peasley Boulevard. Has an overgrown two track in to the center of the parcel. Rolling wooded lands, and it's all uplands according to USGS topo maps. And there is POWER out here at the road! Bonus! Summer Tax Due: \$176.59	PEASLEY BLVD HARRISON	\$9,500.00
2524	Parcel ID: 007-009-300-39; Legal Description: T19N R4W SEC 9 . BEG 324 FT E OF NW COR OF E 1/2 OF NW 1/4 OF SW 1/4 TO TRUE POB TH CONT E 336 FT TH S 403 FT TH W 336 FT TH N 403 FT TO POB. AKA PAR 3 & 4. FROM 300-33 Comments: Level, wooded property just east of the Harrison airport on Fir Road. Paved road frontage. Could be a great building site! Property is densely wooded and brushy. USGS maps suggest this is all uplands and dry/buildable, but you may want to walk it in person. Parcel is 336' feet along the road (E-W) x 403' feet deep (N-S) Summer Tax Due: \$38.21	Fir Road - Harrison	\$1,300.00

2532	Parcel ID: 007-110-219-00; Legal Description: T19N R4W SEC 5 106 W AL HEIDEN RD LOT 219 AIRPORT FOREST SUB #2 SUPERVISOR'S PLAT OF. Comments: Older wood frame cabin north of Harrison. We've sold this one before, and it still has our locks on it from last time. The interior is a disaster and will need to be emptied and stripped to get a good idea of condition. It appears someone may have replaced the roof, but we can't give you an opinion on the workmanship or how long ago it was. Also comes with plenty of tires. No matter what you drive, I'll bet your size is here, somewhere. This should be considered as a shell for rehab. It's beat up and needs lots of love. Summer Tax Due: \$183.46	106 W AL HEIDEN RD HARRISON	\$3,600.00
2533	Parcel ID: 007-110-253-00; Legal Description: T19N R4W SEC 5 111 BARBARA RD LOT 253 AIRPORT FOREST SUB #2 SUPERVISOR'S PLAT OF. Comments: Beyond rational restoration from fire damage. Needs to be demo'd. Parcel is on a quiet country road north of Harrison. Additional Disclosures: 11 (see key for full text) Summer Tax Due: \$29.29	111 BARBARA RD HARRISON	\$1,100.00
2535	Parcel ID: 007-135-008-00; Legal Description: T19N R4W SEC 8 . LOT 8 AMY'S PINE DE-ROSA SUB. Comments: Individual platted lot in Amy's Pine-de-Rosa sub north of Harrison. WE are also offering three adjacent lots just west of this that could be combined into a nice large parcel if you acquire the one "in between". Summer Tax Due: \$21.15	Edwin Road	\$950.00
2536	Parcel ID: 007-135-010-00; Legal Description: T19N R4W SEC 8 . LOT 10 AMY'S PINE DE-ROSA SUB. Comments: Three adjacent platted lots in Amy's Pine-de-Rosa sub north of Harrison. We are also offering another single lot just east of these, that could be combined into a nice large parcel if you acquire the one "in between". While we were reviewing these parcels we discovered a 4" submersible well and what appears to be a septic system hookup. We cannot be certain if they're on this parcel ... you may want to double check the measurements and check with the health department folks to see what their records say. Could be a nice bonus! Summer Tax Due: \$21.15	Edwin Road	\$950.00
2537	Parcel ID: 007-135-011-00; Legal Description: T19N R4W SEC 8 . LOT 11 AMY'S PINE DE-ROSA SUB. Summer Tax Due: \$21.15		\$950.00
2538	Parcel ID: 007-135-012-00; Legal Description: T19N R4W SEC 8 . LOT 12 AMY'S PINE DE-ROSA SUB. Summer Tax Due: \$21.15		\$950.00
2543	Parcel ID: 007-260-044-00; Legal Description: T19N R4W SEC 14 4236 TOBACCO RD LOT 44 GOD'S LITTLE ACRE SUB NO 3. Comments: East of Harrison and north of Townline Road, at the end of Tobacco Road. Roofover mobile appears to have been vacant for a while. It appears that whoever was here most recently knew they weren't coming back for a while, as they securely boarded the entrances to the trailer. We did get a peek-a-boo look through a broken window, and it appears to be solid inside as to overall condition, but it will likely need an overhaul. The exterior porch and outbuilding both have signs of rot, and there is an accumulation all over the yard of boats, campers and other personal property for the most part it is junk grade. Backs up to a vacant wooded acreage parcel that affords some privacy. At the end of a quiet road. Could be a decent handyman project as a northern escape. Additional Disclosures: 46; 33 (see key for full text) Summer Tax Due: \$137.53	4236 TOBACCO RD HARRISON	\$3,000.00
2546	Parcel ID: 007-320-116-00; Legal Description: T19N R4W SEC 1 5030 LAKEPOINT DR LOT 116 LAKEPOINT SUB. Comments: Waterfront lot is on a channel that accesses Cranberry Lake. There is an older cottage here that has a hole in the roof large enough to drop a Yugo through. The front wall facing the lake has also entirely collapsed and laying on the ground. This one is beyond rational repair. Power service has been dropped by the utility provider. If it's condemned, it should be! Nice spot for a new cottage or more yard for a neighbor! Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$219.94	5030 LAKE POINT DR HARRISON	\$4,600.00
2547	Parcel ID: 007-352-086-00; Legal Description: T19N R4W SEC 8 1740 JANET DR LOT 86 MOBILE HOME VILLAGE NO 2. Comments: We have sold this one several times, and like the bad penny, it keeps returning. It will be demo'd prior to sale at county expense. The well and septic may be repurposable ... check with the local health department people to determine suitability. Summer Tax Due: \$182.46	1740 JANET DR	\$3,900.00

2552	Parcel ID: 007-445-074-00; Legal Description: T19N R4W SEC 5 5264 APACHE TRAIL LOT 74 PINE MANOR ESTATES NO 2. Comments: Could be a cute little place, but it has been ignored a long time. Vandals have gotten inside and helped themselves to copper wiring and fixtures. It needs a roof and the living room floor (see photos ... the "green" area) are somebodys ticket to the crawlspace. Very weak and the subfloor is brittle and about to go thru. (STAY OUT. LOOK AT THE PICTURES, SPARKY). Porches are decayed. Second floor has three bedrooms and includes a large room over the garage. Has potential but will need work! Has been vacant for *decades* according to the neighbors. Additional Disclosures: 48; 36 (see key for full text) Summer Tax Due: \$220.34	5264 APACHE TRAIL	\$4,500.00
2553	Parcel ID: 007-445-092-00; Legal Description: T19N R4W SEC 5 5048 APACHE TRAIL LOT 92 PINE MANOR ESTATES NO 2. Comments: Home was used as a vacation rental years ago. Has been vacant and untended to for decades. It's most recent occupants are a family of racoons. This one will need a complete gutting and redo, or a date with a bulldozer, your choice. Numerous windows are boarded over from the interior. There are decayed floors and numerous openings into the interior that the critters have been using. Shallow well. Could be saved with a LOT of work. Summer Tax Due: \$179.59	5048 APACHE TRAIL HARRISON	\$3,800.00
2555	Parcel ID: 007-465-014-00; Legal Description: T19N R4W SEC 22 2820 RIDGE RD LOT 14 & E 4 FT OF LOT 15 SUTHERLAND LAKE SUB. Comments: Everyone wants a cute little cottage "up north" on a lake. Here it is! Has frontage on Sutherland Lake, just east of Harrison off I-75. Inside and out, this cottage is clean and in excellent repair. The waterfrontage adjoins a "road end" that seems to be shared use by off-lake owners nearby, and the waterfrontage itself seems to be communcal in use here. We would ask around about that. We noticed more boats than houses moored here. Not sure of the use. There are two tiny bedrooms and the cathedral ceiling provides loft space for a third sleeping or storage area. There is still personal property here that belongs to the former owner and it is not included in the sale. Appears to not have been used recently as notices were still posted on the door. 100A modern electric, upgraded plumbing and bath fixtures, wall furnace for cozy cool weather comfort. Newer roof. This is a sharp little place! Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$321.75	2820 RIDGE RD HARRISON	\$6,100.00
2563	Parcel ID: 008-090-217-00; Legal Description: T19N R3W SEC 19 2649 N DODGE LAKE AVE (N RODGERS AVE) LOT 217 DODGE CITY NO 2. Comments: Midcentury wood frame cottage on a slab on grade floor, with addition. Has been stripped to the studs for a re-do that never took place. Two bedrooms. Electrical service is in disrepair, as is the plumbing. WE saw no fixed heat source. In short, this one is a shell. Has an older storage building out back too small for a car but could be used for boat storage or a clubhouse, mancave or she-shed. Corner lot in Dodge City across the street from the campground. Just north of Canada Lake. Summer Tax Due: \$204.24	2649 N DODGE LAKE AVE HARRISON	\$4,400.00
2566	Parcel ID: 008-100-294-00; Legal Description: T19N R3W SEC 19 . LOTS 294 & 295 DODGE CITY NO 3. Comments: Nice dry, level building site in the Dodge City area east of Harrison. Some nice mature oak trees provide shade. Area has a resort area feel. Summer Tax Due: \$49.14	Margaret Street	\$2,200.00
2567	Parcel ID: 008-100-342-00; Legal Description: T19N R3W SEC 19 2794 JEAN ST LOT 342 DODGE CITY NO 3. Comments: More than anything else, this one needs a good cleaning. Midcentury wood frame cabin with a small addition. Forward section is on a block foundation, rear on wood pier footings we thing. Roof is generally decent. Modern electric. Difficult to tell condition accurately because it has a lof of debris indoors. Septic has indications of being makeshift, as there are random pipes running to the ground for water disposal. We did not see a fixed heat source. It's tiny. Has potential in the right hands. A couple of busted windows. Grubby. Occupied to fall of 2019. Summer Tax Due: \$130.11	2794 JEAN ST HARRISON	\$2,600.00
2571	Parcel ID: 008-250-016-00; Legal Description: T19N R3W SEC 31 6952 OAKCREST DR LOT 16 WOODHAVEN SUB NO 1. Comments: All that remains of this one is the slab. There is likely a well and septic that could be repurposed, but you'll want to check with the local health department to see if it meets current standards. Recycle and save! Also has a small storage shed to rear that is in decent shape. Minimal debris. Summer Tax Due: \$65.52	6952 OAKCREST DR HARRISON	\$2,100.00
2578	Parcel ID: 009-060-234-00; Legal Description: T18N R6W SEC 24 . LOT 234 BIRCHWOOD HEIGHTS. Summer Tax Due: \$15.50		\$900.00

2579	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 009-460-008-00; Legal Description: T18N R6W SEC 16 . LOT 8 NEWAYGO TRAILS. Comments: Three parcels combined into one great 3 Acre, hi traffic property on busy M-115. Parcel sits below road grade, but appears to be dry. Wooded in mostly evergreen.</p> <p><i>(2 of 3)</i> Parcel ID: 009-460-009-00; Legal Description: T18N R6W SEC 16 . LOT 9 NEWAYGO TRAILS.</p> <p><i>(3 of 3)</i> Parcel ID: 009-460-010-00; Legal Description: T18N R6W SEC 16 . LOT 10 NEWAYGO TRAILS. Summer Tax Due: \$75.21</p>	M-115;	\$3,100.00
2583	<p>Parcel ID: 009-780-105-00; Legal Description: T18N R6W SEC 24 . LOT 105 WOODLAND HEIGHTS. Summer Tax Due: \$9.24</p>		\$850.00
2584	<p>Parcel ID: 009-780-117-00; Legal Description: T18N R6W SEC 24 . LOT 117 WOODLAND HEIGHTS. Summer Tax Due: \$9.03</p>		\$850.00
2587	<p>Parcel ID: 010-016-200-16; Legal Description: T18N R5W SEC 16 . BEG N01 DEG 29'02"E 249.61 FT & S89 DEG 39'04"W 2073.93 FT FROM E 1/4 COR TH S89 DEG 39'04"W 416.05 FT TH N01 DEG 29'02"E 1056.37 FT TH N89 DEG 29'30"E 416.07 FT TH S01 DEG 29'02"W 1057.46 FT BK TO POB. N 50 FT BEING SUBJECT TO EASEMENT. AKA PARCEL 18. Comments: Parcel is 416' feet (E-W_ and runs 1057' feet deep to the south from (private) Tice Trail. This is 4WD territory, and you'll be happier if you come in from the east as the west entrance is rutted and washed out. Younger and middle aged growth here with some nice maples in the mix. Seasonal road, no power out here. We did not find any trails cut into the parcel from the private road. USGS maps indicate that this is all rolling, wooded uplands and not swamp property. Nice camp location! Additional Disclosures: 43 (see key for full text) Summer Tax Due: \$76.55</p>	Tice Trail	\$1,700.00
2588	<p>Parcel ID: 010-160-044-00; Legal Description: T18N R5W SEC 22 1141 POCAHONTAS RD LOT 44 CANOE SUB. Comments: This one got beat up by the tornado a couple three years ago. Tore off part of the roof and dropped a couple trees on it ... broken windows interior damage, etc. It could be put back together, but would need some work. The lot behind the building drops off sharply downhill. Power service has been dropped by the utility provider. Summer Tax Due: \$45.40</p>	1141 POCAHONTAS RD HARRISON	\$2,200.00
2592	<p>Parcel ID: 010-521-055-00; Legal Description: T18N R5W SEC 16 . LOT 55 STINER SUB #2. Comments: Vacant parcel on a curve. Parcel drops off sharply downhill toward the year ... potential walkout basement parcel! Could be a nice secluded setting! Summer Tax Due: \$19.33</p>	Gilroy Drive	\$900.00
2593	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 010-560-148-00; Legal Description: T18N R5W SEC 22 692 BUNGO LAKE RD LOT 148 1ST ADDITION TO SUMMER SET. Comments: These are adjacent cabins that share whatever infrastructure there is. The newer, log cabin has a "bath with a path" ... the older cabin has not had much maintenance in some time. Still under the control of the former owner (local) so we did not see the insides. The smaller, newer cottage is in far better condition ... but appears to be spartan and may have no septic. Hillside setting on the west side of Bertha Lake, west of Clare. Additional Disclosures: 21; 33; 76 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 010-560-149-00; Legal Description: T18N R5W SEC 22 . LOT 149 1ST ADDITION TO SUMMER SET EXC BEG AT NE COR OF SAID LOT TH S02 DEG 42' 25"W 126.24 FT TO SE COR OF SAID LOT TH S89 DEG 33'57"W 69.96 FT TO SW COR OF LOT 149 TH N26 DEG 35'02"E 142.96 FT BK TO POB. COURT ORDER Additional Disclosures: 76 (see key for full text) Summer Tax Due: \$87.69</p>	682 & 692 BUNGO LAKE RD HARRISON; 682 BUNGO LAKE RD HARRISON	\$3,600.00
2596	<p>Parcel ID: 010-680-304-00; Legal Description: T18N R5W SEC 26-35 . LOT 304 WHITE BIRCH LAKES OF CLARE #2. Summer Tax Due: \$21.15</p>		\$900.00
2597	<p>Parcel ID: 010-700-528-00; Legal Description: T18N R5W SEC 26-35 . LOT 528 WHITE BIRCH LAKES OF CLARE #3. Summer Tax Due: \$26.73</p>		\$1,000.00

2599	Parcel ID: 010-740-822-00; Legal Description: T18N R5W SEC 27-34-35 . LOT 822 WHITE BIRCH LAKES OF CLARE #5. Summer Tax Due: \$21.62		\$950.00
2600	Parcel ID: 010-740-869-01; Legal Description: T18N R5W SEC 27-34-35 LOTS 869 & 870 WHITE BIRCH LAKES OF CLARE #5. COMBINED ON 12/07/2015 FROM 010-740-869-00, 010-740-870-00; Summer Tax Due: \$56.31		\$1,400.00
2601	Parcel ID: 010-746-204-00; Legal Description: T18N R5W SEC 27 . LOT 1204 WHITE BIRCH LAKES OF CLARE #6. Summer Tax Due: \$12.91		\$800.00
2602	Parcel ID: 010-746-205-00; Legal Description: T18N R5W SEC 27 . LOT 1205 WHITE BIRCH LAKES OF CLARE #6. Summer Tax Due: \$14.07		\$800.00
2609	Parcel ID: 013-025-400-03; Legal Description: T17N R6W SEC 25 . BEG AT NE COR OF LOT 53 BLUFF LAKE SUB TH N TO E & W 1/4 L TH W = N L OF SAID LOT 53 60 FT TH S = E L OF LOT 53 TO A PT 60 FT W OF POB TH E TO POB. Comments: Parcel sits to the rear of the home at 6112 Bluff Lake Drive. Roughly 1/3rd of an acre. Appears to possibly be in a ravine. Probably only of use to an adjoining property owner. There is no improved road to this parcel and it may have no legal access even by foot. Too many trees for safe helicopter parking. Summer Tax Due: \$15.45	(Behind) 6112 WEST ROCK RD	\$800.00
2610	Parcel ID: 013-027-400-17; Legal Description: T17N R6W SEC 27 8441 W ROCK RD BEG S89 DEG 44'49"W ALG E-W 1/4 L 2142.29 FT FROM E 1/4 SEC COR TH S89 DEG 44'49"W 106.00 FT TH S00 DEG 05'16"W 205.00 FT TH N89 DEG 45'01"E 106.00 FT TH N00 DEG 05'16"E 205.00 FT TO POB. A 0.5 2007 SPLIT FROM 400-06 Comments: Nice wooded parcel on a paved county road near Beal City. 106' feet along the road, and runs 205' feet deep. Level, dry wooded lands here. Summer Tax Due: \$21.83	Rock Road	\$700.00
2612	Parcel ID: 013-080-045-00; Legal Description: T17N R6W SEC 25 6172 W ROCK RD LOTS 45 & 46 BLUFF LAKE SUB. Comments: This is a "vacant" lot at Bluff Lake in Garfield Township. It appears to be the location of an ongoing rummage sale being run out of a camper. There is plenty of rubble here that has been rained on and left out in the open. We do not have title to this "merchandise" and you'll need to track down the former owner and give him an opportunity to come and get these gems before removing them. Nice lot in an older resort area. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$12.21	6172 W ROCK RD LAKE	\$700.00
2613	Parcel ID: 013-150-006-00; Legal Description: T17N R6W SEC 22 8619 WILLOW ST LOT 6 DEERFIELD SUB. Comments: Older 2 bedroom mobile. Worn and dirty but generally solid. No obvious roof leaks and floors are naked but seem solid. It all needs a resurfacing and deep cleaning. Has potential. Shed has debris and there is an abandoned car as a special bonus. Summer Tax Due: \$77.88	8619 WILLOW ST LAKE	\$2,000.00
2614	Parcel ID: 013-150-024-00; Legal Description: T17N R6W SEC 22 . LOT 24 DEERFIELD SUB. Comments: This one has been let go for a while. It's overgrown, open to the elements and the roof has deteriorated. Still has the tongue! Natural has power and well/septic could be repurposed on this lot! Summer Tax Due: \$80.10	8712 WILLOW ST LAKE	\$2,100.00
2619	Parcel ID: 014-035-100-13; Legal Description: T17N R5W SEC 35 . BEG AT NW COR OF NE 1/4 OF NW 1/4 TH S 804 FT TH E 1088 FT AS POB TH S30 DEG 40'W 72.5 FT TH S59 DEG 20'E 266 FT TH N30 DEG 40'E 72.5 FT TH N59 DEG 20'W 266 FT TO POB. Comments: Parcel fronts 72.5' feet on N VanderCar Avenue and runs 266' feet deep. Level, dry, open buildable lands. Paved county road. Surrey Township. Summer Tax Due: \$32.13	VandeCar Road - Farwell	\$1,000.00
2620	Parcel ID: 014-075-026-00; Legal Description: T17N R5W SEC 16 . UNIT 26 BEECHTREE ESTATES CONDOMINIUM Comments: Site condo lot in the Beechtree Estates condominium development. This is subject to the restrictions and covenants of the POA and may have associated fees as well. Check on those prior to bidding. Nice level, dry build site in a well kept, modern community. Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$34.03	Beechtree Street	\$1,100.00

2625	<p>Parcel ID: 014-380-195-01; Legal Description: T17N R5W SEC 6 5080 HALF MOON TRAIL LOT 195 HILL HAVEN NO 5. Comments: Roof collapse, 2012. Condemned, 2014. Building permit, 2016. Tax sale, 2020. Condemned by Surrey Township. I would call them to talk about it before bidding. Technically this is waterfrontage, but it classifies more a a marshland. Additional Disclosures: 31 (see key for full text) Summer Tax Due: \$133.68</p>	5080 HALF MOON TRAIL LAKE	\$2,800.00
2627	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 014-420-327-00; Legal Description: T17N R5W SEC 6 5882 WOODLAND DR LOT 327 HILL HAVEN NO 7. Comments: Two parcels here, one containing a cute little A frame cottage, and the other an old slab foundation and 2 car garage in need of work. Cottage has a broken sliding glass door that is open to the elements, but is otherwise in generally solid shape. Garage parcel needs cleanup and the building needs a new door and some other work. Could be a nice little spot!</p> <p><i>(2 of 2)</i> Parcel ID: 014-420-328-00; Legal Description: T17N R5W SEC 6 5892 WOODLAND DR LOT 328 HILL HAVEN NO 7. Summer Tax Due: \$177.62</p>	5882 WOODLAND DR LAKE; 5892 WOODLAND DR LAKE	\$4,300.00
2629	<p>Parcel ID: 014-760-004-00; Legal Description: T17N R5W SEC 13 . LOTS 4-6-7 SUPERVISOR'S PLAT OF 13 LAKE SUB. Comments: 3 adjacent platted lots on Coolidge Road near 13 Lake. The lots sit slightly below road grade and are brush covered. USGS topo maps indicate that there are some marshlands to the west (behind) this parcel. Summer Tax Due: \$50.94</p>	S Coolidge Road	\$1,300.00
2635	<p>Parcel ID: 041-628-007-00; Legal Description: T17N R5W SEC 25 625 N SUPERIOR ST E 2/3 OF LOT 7 BLK F LITTLEFIELD ADD TO THE VILLAGE OF FARWELL, MICH. Comments: Mid century tract housing with a frame addition in Farwell. The original house is slab on grade, and the frame addition on a crawlspace. This property appears to have been vacant for some time. Has some animal odors and a bit of mold in the front room, but would appear to be correctable without a lot of difficulty. House has a fairly recent new roof and almost all of the windows are pretty new as well. A vine has found its way in under the front door and has crawled across the living room floor. There is one localized roof leak along the north side of the house where the addition meets the original structure. Yard is overgrown. The village has been mowing here and will expect you to get this under control. Oversized, modern garage has lots of room for your toys. Entire house is heated with a NG wall furnace. Only one real bedroom, with a second that could be a child's room or hobby room/office. Has a living room at the front, and the rear addition is a TV/family room. Overall, this one mostly needs cleaning from what we can see. Bath and kitchen are dated and could use a refresh as well. Summer Tax Due: \$2,168.53</p>	625 N SUPERIOR ST FARWELL	\$7,800.00
2640	<p>Parcel ID: 070-836-005-01; Legal Description: T19N R4W SEC 21 538 N FIRST LOTS 5 & 6 BLK 36 WILSON'S 3RD ADD TO CITY OF HARRISON. 070-021-103-07 IS ASSESSED W/ABOVE: BEG AT SE COR OF LOT 5 BLK 36 WILSON'S 3RD ADD TH E'LY 50 FT TH N'LY 100 FT TH W'LY TO NE COR OF LOT 6 TH S'LY TO POB. Comments: Building is roughly 6000 square feet, as we paced off a width of about 50 feet and a depth of about 130 feet. Has ample parking. Slab-on-grade construction and a good roof. 2 inch water service, municipal sewer, natural gas AND three phase electric. This property could be used for dozens of commercial, retail or professional/office uses. Potential to split into several units. Grow facility? Check the zoning, folks. Roof is not leaking, but there is damage to the east side of the building in the drive thru lane and an algaeic spot in the front that indicates water infiltration ... are the two related? We're not sure. There is some equipment still here, but they have removed probably the better machines. Items remaining that are affixed to the building are included in the sale unless third parties that were not noticed have superior title. HVAC is roof mount units. Enough hot water for the whole town here. This is a rock solid, clearspan steel building. The possibilities for this one are endless. Located on high traffic M-61/BR-27 in Harrison. Killer visibility! Summer Tax Due: \$2,556.38</p>	538 N FIRST ST HARRISON	\$79,000.00

9992555	<p>Parcel ID: 007-465-014-00; Legal Description: T19N R4W SEC 22 2820 RIDGE RD LOT 14 & E 4 FT OF LOT 15 SUTHERLAND LAKE SUB. Comments: Everyone wants a cute little cottage "up north" on a lake. Here it is! Has frontage on Sutherland Lake, just east of Harrison off I-75. Inside and out, this cottage is clean and in excellent repair. The waterfrontage adjoins a "road end" that seems to be shared use by off-lake owners nearby, and the waterfrontage itself seems to be communal in use here. We would ask around about that. We noticed more boats than houses moored here. Not sure of the use. There are two tiny bedrooms and the cathedral ceiling provides loft space for a third sleeping or storage area. There is still personal property here that belongs to the former owner and it is not included in the sale. Appears to not have been used recently as notices were still posted on the door. 100A modern electric, upgraded plumbing and bath fixtures, wall furnace for cozy cool weather comfort. Newer roof. This is a sharp little place!</p> <p>Additional Disclosures: 21 (see key for full text) Summer Tax Due: TBA</p>	2820 RIDGE RD HARRISON	\$6,100.00
9992627	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 014-420-327-00; Legal Description: T17N R5W SEC 6 5882 WOODLAND DR LOT 327 HILL HAVEN NO 7. Comments: Two parcels here, one containing a cute little A frame cottage, and the other an old slab foundation and 2 car garage in need of work. Cottage has a broken sliding glass door that is open to the elements, but is otherwise in generally solid shape. Garage parcel needs cleanup and the building needs a new door and some other work. Could be a nice little spot!</p> <p><i>(2 of 2)</i> Parcel ID: 014-420-328-00; Legal Description: T17N R5W SEC 6 5892 WOODLAND DR LOT 328 HILL HAVEN NO 7. Summer Tax Due: TBA</p>	5882 WOODLAND DR LAKE; 5892 WOODLAND DR LAKE	\$4,300.00

Gladwin

Lot #	Lot Information	Address	Min. Bid
3100	Parcel ID: 030-023-201-024-00; Legal Description: SEC 23 17 1E PART OF E 1/2 OF NW 1/4 COM AT CEN OF SEC 23 TH N 2330.5FT ON N-S 1/4 LINE TH N 67DEG 15 MIN W 79FT TH S 51DEG 35MIN W 66FT TH S 20DEG 30 MIN W 88FT TH S 78DEG 10MIN W 74FT TH S 59DEG W 63 FT TH S 2 DEG 40MIN W 84FT TH S 82DEG 15MIN E 72FT TH S 3DEG E 63FT TH S 36DEG W 58FT TH S 30DEG 30 MIN E 62FT TH S 7DEG E 69FT TH S 71DEG 30MIN E 52 FT TH S 48DEG 50MIN W 85FT TH S 19DEG 15MIN W 83FT TH S 89DEG 45MIN W 75FT TH S 85DEG 30MIN W 104FT TH S 55DEG W 72FT TH N 71DEG W 80FT TH S 40DEG W 45FT TH S 14DEG 15MIN E 385FT TO POB TH S 26DEG E 36FT TH E 163.2FT TH N-W 40FT TH W 156.5FT TO POB AKA LOT 24 ABS#2 UNRECORDED Comments: Nice little weekend get away cottage that was Tittabawassee River front, before the damns broke this spring. Water never reached the home, so there is no water damage. Just needs minor repairs and some TLC, and the river to come back and would make an amazing summer cottage. Additional Disclosures: 26; 21 (see key for full text) Summer Tax Due: \$1,027.36	4134 LAKE SIDE DR BEAVERTON	\$12,000.00
3104	Parcel ID: 030-070-000-050-00; Legal Description: APPLE-BLOSSOM SUB LOT 50 ASSESSOR'S PLAT OF Comments: House was hit by a fire. lots of debris, most likely needs to be torn town. Additional Disclosures: 5; 36 (see key for full text) Summer Tax Due: \$445.28	3942 MCCOLLUM RD BEAVERTON	\$8,100.00
3105	Parcel ID: 030-070-000-068-00; Legal Description: APPLE-BLOSSOM SUB LOT 68 ASSESSOR'S PLAT OF Comments: Cottage that had prime back in the day. Need LOTS of work, if savable. Additional Disclosures: 36; 22; 5; 34 (see key for full text) Summer Tax Due: \$79.79	3865 MCCOLLUM RD BEAVERTON	\$4,300.00
3110	Parcel ID: 030-115-009-023-00; Legal Description: HIGHLAND SHORES SUB BLK 9 LOTS 23 & 40 Summer Tax Due: \$19.22	1110 ELM ST BEAVERTON	\$1,400.00
3111	Parcel ID: 030-115-010-019-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 10 LOTS 19-20 Comments: Little cottage or small home that could use some updating. Doesnt need too much Summer Tax Due: \$247.36	1124 FRANK ST BEAVERTON	\$3,200.00
3112	Parcel ID: 030-115-010-021-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 10 LOTS 21 & 51 Comments: Small narrow parcel that is more than likely unbuildable. seems to have an old mobile home pad or possible old garage floor. grade is road level Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$54.34	1122 FRANK ST BEAVERTON	\$4,500.00
3113	Parcel ID: 030-115-011-016-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 16-17-18-31 32 & 33 Comments: Older mobile home in need of some maintenance and clean up Additional Disclosures: 21; 17 (see key for full text) Summer Tax Due: \$311.02	1151 FRANK ST BEAVERTON	\$7,400.00
3114	Parcel ID: 030-115-011-025-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 25 & 26 Comments: smaller parcel with some mature trees, grade is at road level. Summer Tax Due: \$66.40	1121 FRANK ST BEAVERTON	\$3,900.00
3115	Parcel ID: 030-115-012-005-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 12 LOTS 5-6 Comments: parcel is small, and has no road access Summer Tax Due: \$18.27	1200 HICKORY ST BEAVERTON	\$1,500.00
3116	Parcel ID: 030-115-014-008-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 14 LOTS 8 & 28 & 29 Comments: parcel contains small shed. was told neighbors are using lot for storage... Summer Tax Due: \$87.57	1091 FRANK ST BEAVERTON	\$4,600.00
3117	Parcel ID: 030-115-018-027-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 18 LOTS 27 TO 33 INC Summer Tax Due: \$19.15	1039 ASHTON ST BEAVERTON	\$1,200.00
3118	Parcel ID: 030-120-008-010-00; Legal Description: 17 1E ISLAND VIEW SUB BLK 8 LOTS 10-11-12 Comments: semi wooded parcel that has no road access. Summer Tax Due: \$27.45	4681 S OAK DR BEAVERTON	\$1,200.00
3119	Parcel ID: 030-120-008-043-00; Legal Description: 17 1E ISLAND VIEW SUB BLK 8 LOTS 43-44 Comments: semi wooded parcel with grade that is higher than road and gradually slopes into a ditch. Summer Tax Due: \$53.34	4696 ELM AVE BEAVERTON	\$2,300.00

3123	Parcel ID: 030-131-000-009-00; Legal Description: T17N R1E KIMBERLEE PINES II CONDO UNIT 9 Comments: Semi wooded parcel with uneven terrain Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$144.93	JANICE LN BEAVERTON	\$4,900.00
3131	Parcel ID: 050-013-400-001-05; Legal Description: SEC 13 18 1W N 1/2 OF N 1/2 OF SE 1/4 OF SE 1/4 Comments: 9.8 Acre Vacant wooded parcel with a grade much lower than road. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$303.97	1328 S M30 GLADWIN	\$3,000.00
3138	Parcel ID: 060-080-000-089-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 89 Comments: Buildable vacant parcel, grade is slightly lower than road level. open parcel. association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$23.30	ST ANDREWS DR GLADWIN	\$1,400.00
3139	Parcel ID: 060-080-000-096-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 96 Comments: Vacant corner parcel, grade is road level, wide open, buildable lot. lot is wider on road sides and narrows almost to a point in the back . association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$23.30	FAIRFIELD WAY GLADWIN	\$1,400.00
3140	Parcel ID: 060-080-000-153-10; Legal Description: 20 1W FAIRFIELD REALM SUB LOTS 153 & 154 Comments: Vacant wide open parcel. Grade is road level, association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$103.48	FAIRFIELD WAY GLADWIN	\$3,500.00
3142	Parcel ID: 060-091-000-206-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 206 Comments: Smaller buildable parcel located on the golf course. grade is lower than road, association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 41; 16 (see key for full text) Summer Tax Due: \$123.15	LINKSVIEW WAY GLADWIN	\$2,500.00
3143	Parcel ID: 060-091-000-273-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 273 Comments: Parcel is open with some dead trees in center and bordered with trees. Buildable. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$42.95	BYE WAY GLADWIN	\$1,400.00

3144	Parcel ID: 060-091-000-351-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 351 Comments: Buildable vacant parcel in Sugar Springs. Land sloped towards the west. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€ There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$42.95	BYE WAY GLADWIN	\$1,300.00
3145	Parcel ID: 060-091-000-421-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 421 Comments: Vacant parcel in Sugar Springs. Grade is lower than road and completely level. Buildable. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€ There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$103.48	HIGHLANDERS WAY GLADWIN	\$1,700.00
3146	Parcel ID: 060-110-000-067-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 67 Comments: Parcel is heavily covers in brush tree cover with some mature trees. Parcel grade is higher on North side and gently sloping to the south. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€ There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$42.95	HUNTINGTON CIRCLE GLADWIN	\$1,400.00
3148	Parcel ID: 060-130-000-211-00; Legal Description: 20 1W KINGS REALM SUB LOT 211 Comments: Nice corner parcel in Sugar Springs. has a gravel drive in and center is cleared of trees. Perfect to Park the camper at or a good buildable lot. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€ There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$98.35	5294 KINGS WAY GLADWIN	\$1,800.00
3149	Parcel ID: 060-160-000-190-00; Legal Description: 20 1W QUEENS REALM SUB LOT 190 Comments: Vacant Wooded ravine parcel in Sugar Springs. grade is much lower than road. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€ There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$78.40	4870 QUEENS WAY GLADWIN	\$1,600.00
3154	Parcel ID: 060-195-000-101-00; Legal Description: 20 1W NORTH-WESTCHESTER REALM LOT 101 Comments: Parcel in Sugar Springs suitable for building, has some mature trees closer to road. Grade is lower than road but then rises. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€ There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 41; 16 (see key for full text) Summer Tax Due: \$52.87	WESTCHESTER DR GLADWIN	\$1,600.00

3155	Parcel ID: 060-200-000-059-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 59 Comments: Semi wooded parcel in Sugar Springs. Front half closest to road is clear and appears to be set up for a camper. Second half is sloping towards the west with pines. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€ There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$58.45	WORCHESTER WAY GLADWIN	\$3,600.00
3156	Parcel ID: 060-200-000-177-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 177 Comments: Vacant parcel in Sugar Spring. Grade is higher than road, buildable, younger pines on back half. Association fees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€ There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$76.03	WINCHESTER WAY GLADWIN	\$1,700.00
3157	Parcel ID: 060-200-000-201-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 201 Comments: Vacant parcel, grade higher than road, semi wooded. Association fees Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities.â€ There are yearly Association Fees to investigate by clicking on the link below.. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$78.40	EASTCHESTER WAY GLADWIN	\$1,700.00
3162	Parcel ID: 070-090-000-017-00; Legal Description: 20 1E SUPVS PLAT OF EAST INDIAN LAKE SUB LOT 17 Comments: Single room cottage down to the studs. totally gutted. ready for your touches. small parcel. Summer Tax Due: \$15.16	460 MYRTLE ST GLADWIN	\$1,400.00
3163	Parcel ID: 070-090-000-018-00; Legal Description: 20 1E SUPVS PLAT OF EAST INDIAN LAKE SUB LOT 18 Comments: Has potential to be a cute little cottage. Needs minor repairs and and some tlc. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$86.71	456 MYRTLE ST GLADWIN	\$3,200.00
3172	Parcel ID: 080-034-300-008-12; Legal Description: SEC 34 19 1W COMM AT SE COR OF SW 1/4 OF SW 1/4 TH W 15RDS TO POB TH W 5RDS TH N 40RDS TH E 5RDS TH S 40RDS BACK TO POB Comments: This was previously described on our website incorrectly as a single wide occupied trailer. This is actually the vacant land immediately to the east of the trailer we mentioned. At one point there was a trailer there, but it appears to have been removed. There are still personal belongings scattered over the property. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$105.55	WEBER ROAD GLADWIN	\$1,600.00
3174	Parcel ID: 080-100-000-021-10; Legal Description: 19 1W PARKWAY BEACH ESTATES LOTS 21 & 22 Comments: Vacant lot just outside the city limits of Gladwin. Has a mobile home pad and a small shed. Additional Disclosures: 62 (see key for full text) Summer Tax Due: \$49.01	2673 PARKWAY COURT GLADWIN	\$3,500.00
3187	Parcel ID: 110-009-202-002-00; Legal Description: SEC 9 18 1E PART OF W 1/2 OF NW 1/4 BEG N ALG W SEC LINE 1340.1FT & S 89DEG 5MIN 9SEC E ALGN LINE MARTINOSI SUB 333.04FT TH CONT S 89DEG 5MIN 9SEC E ALG SD N LINE 267.56FT TH N 565.15FT TO S LINE WINDIGO SHORES SUB TH N 86DEG 40MIN 41SEC W ALG SD S LINE 183.49FT TH CONT ALG S LINE 89DEG 48MIN 37SEC W 84.35FT TH S 571.8FT TO POB Comments: Update: This parcel includes a trailer that our inspector did not see while visiting. There may be an outbuilding as well. Densely wooded parcel with mature trees just east of Gladwin in White Star. Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$157.41	285 LOCKWOOD DR GLADWIN	\$2,400.00
3201	Parcel ID: 110-420-006-004-00; Legal Description: 18 1E WOODLAND TERRACE SUB BLK 6 LOT 4 Comments: Small, non buildable densely wooded parcel Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$6.32	OAK ST GLADWIN	\$1,100.00

3212	Parcel ID: 130-211-000-027-00; Legal Description: 19 1E WHITETAIL TRAILS 2 LOT 27 Comments: Non buildable parcel that seems to be a drainage ditch into Secord Lake. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$263.43	WHITE TAIL TRAIL GLADWIN	\$3,800.00
3226	Parcel ID: 140-090-000-422-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOT 422 Comments: Run down older home with a newer metal roof. Needs windows and doors! Additional Disclosures: 41; 21 (see key for full text) Summer Tax Due: \$91.61	5404 HILLCREST ST GLADWIN	\$2,900.00
3227	Parcel ID: 140-090-000-431-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOT 431 Comments: Cute smaller 1 bedroom cottage. Faux log sided. Needs some repairs Summer Tax Due: \$78.22	5362 HILLCREST ST GLADWIN	\$2,900.00
3228	Parcel ID: 140-090-000-464-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOT 464 Comments: Cottage in need of some major repairs to bring it back to life. Outhouse included! Close to ORV trails in Gladwin Co. Additional Disclosures: 32 (see key for full text) Summer Tax Due: \$59.79	5427 HILLCREST ST GLADWIN	\$2,100.00
3229	Parcel ID: 140-090-000-469-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOTS 469 & 470 Comments: Nice 3 bedroom 2 bath double wide home home. All bedrooms have walk in closets. Only need a little tlc. Close to the ORV trails in Gladwin County. Horse shoe paved drive way. backyard slops off on a steep hill. Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$165.37	5453 HILLCREST ST GLADWIN	\$3,400.00
3231	Parcel ID: 140-090-000-475-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOT 475 Summer Tax Due: \$12.79	PINE ST GLADWIN	\$1,900.00
3232	Parcel ID: 140-090-000-486-01; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS E 1/2 OF LOT 486 AS RECORDED. DESC CORR 6/27/17 Comments: Unrepairable cottage that is sitting in a quiet setting. Close to the ORV trails in Gladwin CO Additional Disclosures: 5 (see key for full text) Summer Tax Due: TBA	5369 PINE ST GLADWIN	\$4,100.00
3234	Parcel ID: 150-060-000-035-00; Legal Description: 17 1W CEDAR VALLEY SUB LOT 35 Comments: two smaller older sheds occupy this parcel. Summer Tax Due: \$60.49	WOODBYS ROAD BEAVERTON	\$1,300.00
9993172	Parcel ID: 080-034-300-008-12; Legal Description: SEC 34 19 1W COMM AT SE COR OF SW 1/4 OF SW 1/4 TH W 15RDS TO POB TH W 5RDS TH N 40RDS TH E 5RDS TH S 40RDS BACK TO POB Comments: Older single wide mobile home. Additional Disclosures: 17; 6 (see key for full text) Summer Tax Due: TBA	WEBER ROAD GLADWIN	\$1,600.00

Gladwin - DNR

Lot #	Lot Information	Address	Min. Bid
99150	Parcel ID: 130-170-019-011-00; Legal Description: SMALLWOOD SHORES SUBDIVISION BLOCK 19 LOT 11 Comments: 0.06 ACRES. Small triangular parcel with frontage on Smallwood Lake. Primary interest is to adjacent landowners. Additional Disclosures: 75; 9 (see key for full text) Summer Tax Due: TBA	E Youngs Road	\$3,400.00
99999150	Parcel ID: 130-170-019-011-00; Legal Description: SMALLWOOD SHORES SUBDIVISION BLOCK 19 LOT 11 Comments: 0.06 ACRES. Small triangular parcel with frontage on Smallwood Lake. Primary interest is to adjacent landowners. Additional Disclosures: 75; 9 (see key for full text) Summer Tax Due: TBA	E Youngs Road	\$3,400.00

Additional Disclosures Key

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

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

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

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.

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.

26: This parcel appears to be located within a flood plain based upon our visual inspection. However, this has not been verified through additional research. You should be aware of the possibility for flooding and should consult available groundwater and flood data prior to bidding.

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

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

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

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.

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

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

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior ***only***. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

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.

48: This parcel appears to have been subject to harvesting of electrical, plumbing, mechanical systems, or other building components. Buildings are sometimes targeted by criminals that steal or "harvest" items such as copper plumbing, wiring, furnaces, water heaters, fixtures, hardwood flooring, etc. This building should be considered incomplete due to such harvesting and may require substantial investment to reequip.

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.

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

69: This property appears to include one or more obsolete structures. Due to changed circumstances, physical conditions, or the passage of time, structures can become economically unviable. Such changes may be related to physical condition but may also be the result of things like changed traffic patterns or local economic distress. Prospective bidders should be aware that this property may no longer be suitable for purposes to which it was previously put and should investigate and consider all circumstances prior to bidding.

75: The State of Michigan reserves a property right in 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 as provided under Article III, part 761 of PA 451 of 1994 as amended.

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.”