

# Public Land Auction

North Central Lower Peninsula

*October 1st, 2020*

Crawford, Crawford (Dnr), Oscoda, Oscoda (Dnr), Otsego, Otsego (Dnr), and Roscommon Counties



***Location:***

Online  
[www.tax-sale.info](http://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](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://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](http://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](http://www.tax-sale.info) for the latest information

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

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

## **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.**

- Crawford
- Oscoda
- Otsego
- Roscommon

## Rules and Regulations

### 1. Registration

You must create an online user account at [www.tax-sale.info](http://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](http://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](http://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](http://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:**

- Crawford - DNR
- Oscoda - DNR
- Otsego - DNR

# Michigan DNR Land Sales

## Rules and Regulations

### 1. Registration

You must create an online user account at [www.tax-sale.info](http://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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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](http://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](http://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

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

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## Crawford

Lot #	Lot Information	Address	Min. Bid
10500	<b>Parcel ID:</b> 010-12-019-03-140-00; <b>Legal Description:</b> T28N R1W SEC 19 COMM SW/COR OF SW/4 OF NE/4 SEC 19; TH W 92FT; TH NELY TO POB 925FT; TH NWLY 66FT; TH NELY 213.38FT; TH SELY 66FT; TH SWLY TO POB 213.38FT CONT .32 AC ML <b>Summer Tax Due:</b> \$41.63	E COUNTY RD 612 GRAYLING MI	\$100.00
10501	<b>Parcel ID:</b> 010-13-028-11-025-00; <b>Legal Description:</b> MIDDLE 1/3 BETWEEN THE N/3 AND S/3 OF SW/4 OF SW/4 OF SEC 28 T28N R2W KP LAKE 13.33 AC ML <b>Comments:</b> Wooded Parcel with mature trees, grade higher than road. <b>Summer Tax Due:</b> \$272.55	E COUNTY RD 612 GRAYLING MI	\$1,600.00
10502	<b>Parcel ID:</b> 010-14-125-00-001-00; <b>Legal Description:</b> LOTS 1-3 CALKINS SUB SEC 24 T28N R2W 2.38 AC <b>Comments:</b> Wooded parcel with mature trees, grade is road level. buildable. <b>Summer Tax Due:</b> \$111.93	TWIN BRIDGE RD GRAYLING MI	\$1,200.00
10503	<b>Parcel ID:</b> 010-14-151-00-093-00; <b>Legal Description:</b> LOT 93 CREEKVIEW #2 <b>Summer Tax Due:</b> \$27.75	LOVELLS RD GRAYLING MI	\$150.00
10504	<b>Parcel ID:</b> 010-14-400-00-214-00; <b>Legal Description:</b> LOTS 214 & 215 NORTHERN HTS. <b>Comments:</b> Semi wooded parcel, grade is road level, buildable. <b>Summer Tax Due:</b> \$43.37	TIMBERLANE TRL GRAYLING MI	\$900.00
10505	<b>Parcel ID:</b> 010-14-401-00-291-00; <b>Legal Description:</b> LOT 291 NORTHERN HTS. #2 <b>Summer Tax Due:</b> \$27.75	TIMBERLANE TRL GRAYLING MI	\$150.00
10507	<b>Parcel ID:</b> 010-14-401-00-361-00; <b>Legal Description:</b> LOT 361 NORTHERN HTS. #2 <b>Summer Tax Due:</b> \$27.75	10875 E NORTH DOWN RIVER RD RD GRAYLING MI	\$150.00
10508	<b>Parcel ID:</b> 010-14-800-00-014-00; <b>Legal Description:</b> LOT 14 WARBLER'S HIDEAWAY <b>Comments:</b> Semi wooded parcel, grade is road level, buildable, located in Warblers Hideway, may have association fees <b>Summer Tax Due:</b> \$15.16		\$800.00
10509	<b>Parcel ID:</b> 010-14-800-00-019-00; <b>Legal Description:</b> LOT 19 WARBLER'S HIDEAWAY <b>Summer Tax Due:</b> \$14.47	SOUTH BIG CREEK RD GRAYLING MI	\$100.00
10510	<b>Parcel ID:</b> 010-14-800-00-103-00; <b>Legal Description:</b> LOTS 103 & 104 WARBLER'S HIDEAWAY <b>Comments:</b> Semi wooded corner parcel with some down trees. Grade is at road level, located in Warblers Hideway, may have association fees. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$36.43	BERGHOF DR/CHALET CIRCLE GRAYLING MI	\$800.00
10511	<b>Parcel ID:</b> 010-14-800-00-187-00; <b>Legal Description:</b> LOT 187 WARBLER'S HIDEAWAY <b>Summer Tax Due:</b> \$27.75	MORLEY RD GRAYLING MI	\$100.00
10512	<b>Parcel ID:</b> 010-14-800-00-188-00; <b>Legal Description:</b> LOT 188 WARBLER'S HIDEAWAY <b>Summer Tax Due:</b> \$27.75	MORLEY RD GRAYLING MI	\$150.00
10513	<b>Parcel ID:</b> 010-14-801-00-243-00; <b>Legal Description:</b> LOTS 243 & 244 WARBLER'S #2 <b>Summer Tax Due:</b> \$52.02	ALPINE DR GRAYLING MI	\$150.00
10514	<b>Parcel ID:</b> 020-100-000-266-00; <b>Legal Description:</b> LOT 266 UPPNORTHE NO. 3. <b>Comments:</b> Wooded parcel with grade lower than road in Bradford Hills <b>Summer Tax Due:</b> \$47.69		\$900.00
10515	<b>Parcel ID:</b> 030-029-010-100-00; <b>Legal Description:</b> ALL THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING SE'LY OF THE EXISTING CO. RD. COMM AT THE SE COR. OF THE NW/4 OF THE SW/4 OF SEC. 29 T27N R4W TH N88D49'30W 16.8'; TH N36D48'30W 198.65'; TH S82D08'24E 132.48'; TH S01D51'30E 141.35' TO THE P.O.B. CONT. 0.242 ACRES M/L <b>Summer Tax Due:</b> \$30.00		\$1,000.00

10516	<b>Parcel ID:</b> 031-009-013-060-00; <b>Legal Description:</b> PARCEL H-SE/4 OF SE/4 OF SE/4 OF SE/4 SEC 9 T28N R4W. <b>Comments:</b> Semi wooded parcel with slightly rolling terrain, some what lower the grade of road <b>Summer Tax Due:</b> \$102.48		\$1,300.00
10517	<b>Parcel ID:</b> 031-035-009-080-00; <b>Legal Description:</b> COMM. 273 FT. S. & 101.5 FT. W. OF SE COR. OF B & J. ADD. TH W. 101.5 FT TH S 53 FT. TH. SE LY TO A PT. 73 FT. S. OF P.O.B. TH. N. 73 FT TO P.O.B. SEC 35 T28N R4W <b>Comments:</b> This lot is adjacent to DNR Lot 99148 if interested. <b>Summer Tax Due:</b> \$37.61	GABRIEL ST	\$1,000.00
10518	<b>Parcel ID:</b> 032-101-000-042-00; <b>Legal Description:</b> LOT 42 OF UPP NORTHE SUB. #1 <b>Comments:</b> Wooded parcel in Bradford Hills. <b>Summer Tax Due:</b> \$24.51		\$900.00
10519	<b>Parcel ID:</b> 032-102-000-113-00; <b>Legal Description:</b> LOT 113 OF UPP NORTHE SUB #2 <b>Comments:</b> Wooded hillside parcel in Bradford Hills <b>Summer Tax Due:</b> \$24.51		\$900.00
10520	<b>Parcel ID:</b> 032-102-000-114-00; <b>Legal Description:</b> LOT 114 OF UPP NORTHE SUB #2 <b>Comments:</b> Wooded hillside parcel in Bradford Hills <b>Summer Tax Due:</b> \$28.02		\$1,000.00
10521	<b>Parcel ID:</b> 032-102-000-175-00; <b>Legal Description:</b> LOT 175 OF UPPNORTHE SUB #2. <b>Comments:</b> wooded parcel in Bradford Hills <b>Summer Tax Due:</b> \$28.02		\$1,000.00
10522	<b>Parcel ID:</b> 032-102-000-184-00; <b>Legal Description:</b> LOT 184 OF UPPNORTHE SUB #2. <b>Comments:</b> Wooded hillside parcel, grade is much higher than road <b>Summer Tax Due:</b> \$21.01		\$900.00
10523	<b>Parcel ID:</b> 032-102-000-221-00; <b>Legal Description:</b> LOT 221 OF UPPNORTHE SUB #2 <b>Comments:</b> Wooded parcel in Bradford Hills, grade is even with road <b>Summer Tax Due:</b> \$28.02		\$900.00
10524	<b>Parcel ID:</b> 032-103-000-333-00; <b>Legal Description:</b> LOT 333 UPPNORTHE NO. 3. <b>Comments:</b> Wooded parcel in Bradford Hills <b>Summer Tax Due:</b> \$21.01		\$900.00
10525	<b>Parcel ID:</b> 032-119-000-243-00; <b>Legal Description:</b> LOT 243 TWIN PEAKES #1. <b>Comments:</b> Hillside semi wooded parcel in Bradford Hill. <b>Summer Tax Due:</b> \$28.02		\$1,000.00
10526	<b>Parcel ID:</b> 032-140-000-460-00; <b>Legal Description:</b> LOT 9 BLK.4 MCRAES ADD. TO THE VILLAGE OF FREDERIC. <b>Comments:</b> Vacant lot in Village of Fredric. <b>Summer Tax Due:</b> \$22.47		\$900.00
10528	<b>Parcel ID:</b> 040-45-420-01-021-00; <b>Legal Description:</b> LOT 21 BLOCK 1 KAREN WOODS <b>Comments:</b> We did not get a close look at this house during our inspections. It may need a full demo, or the right person might be able to save it. Please do your homework on this one. <b>Additional Disclosures:</b> 36 (see key for full text) <b>Summer Tax Due:</b> \$523.16	6421 OLD LAKE RD GRAYLING MI	\$2,900.00
10529	<b>Parcel ID:</b> 040-45-420-05-007-00; <b>Legal Description:</b> LOT 7 & E 1/2 OF LOT 6 KAREN WOODS BLK.5 <b>Comments:</b> Smaller home, close to downtown Grayling, in need of some TLC. <b>Summer Tax Due:</b> \$543.09	6161 LIBBY RD GRAYLING MI	\$5,000.00
10530	<b>Parcel ID:</b> 050-008-013-020-07; <b>Legal Description:</b> PARCEL G COM S 1/4 COR TH S 89 DEG 45 MIN 8 SEC E 330.15 FT TO POB TH N 89 DEG 45 MIN 8 SEC E 247.62 TH N 1 DEG 11 MIN 19 SEC E 204.97 FT TH S 88 DEG 42 MIN 45 SEC W 247.62 FT TH S 1 DEG 9 MIN 8 SEC W 209.47 TO POB 1.18 ACRES SUBJECT TO EASEMENTS OF RECORD SEC 8 T25N R3W. <b>Comments:</b> Semi wooded on hillside. Parcel is nice sized buildable. Quiet neighborhood, close to I75 and a short commute to downtown Grayling. <b>Summer Tax Due:</b> \$91.10	SKYLINE RD GRAYLING MI	\$1,300.00
10531	<b>Parcel ID:</b> 050-033-016-040-00; <b>Legal Description:</b> BEG 100 FT N OF SE COR OF SE/4 OF SE/4 OF SEC 33 T25N R3W TH N 264 FT TH W 247.5 FT TH S 264 FT TH E 247.5 TO POB 1.5 ACRES <b>Comments:</b> wooded 1.5 acre piece. close to I75 and Higgins Lake. <b>Summer Tax Due:</b> \$63.06		\$1,000.00
10533	<b>Parcel ID:</b> 052-520-000-251-00; <b>Legal Description:</b> LOT 251 INDIAN GLENS OF THE AU SABLE UNIT NUMBER 5 <b>Comments:</b> Vacant wooded parcel, grade starts off at road level and slowing goes up. <b>Summer Tax Due:</b> \$7.83	425 HUNTING PARTY COURT ROSCOMMON MI	\$800.00

10534	<b>Parcel ID:</b> 052-520-000-652-00; <b>Legal Description:</b> LOT 652 INDIAN GLENS OF THE AU SABLE UNIT NUMBER 6 <b>Comments:</b> Two car garage sitting on parcel. needs some repairs. Would make a good workshop or storage facility. Adjacent to Lot#10535 & Lot#10536 <b>Summer Tax Due:</b> \$52.12	WILDWOOD ROSCOMMON MI	\$1,100.00
10535	<b>Parcel ID:</b> 052-520-000-653-00; <b>Legal Description:</b> LOT 653 INDIAN GLENS OF THE AU SABLE UNIT NUMBER 6 <b>Comments:</b> Vacant parcel with a small shed. grade is fairly level, could be a buildable site, check with assessor. Adjacent to Lot#10534 & Lot#10536 <b>Summer Tax Due:</b> \$9.16	W CAL MURRY ROSCOMMON MI	\$800.00
10536	<b>Parcel ID:</b> 052-520-000-664-00; <b>Legal Description:</b> LOT 664 INDIAN GLENS OF THE AU SABLE UNIT NUMBER 6 <b>Comments:</b> Nice Home in need of minor repairs, could be move in ready as is. Granite in kitchen and baths. Jack and Jill bath. Master suite with walk in closet and full bath. Half basement half crawl space, with cement floor perfect for storage. Pellet stove and furnace. Lot#10534 & Lot#10535 are both adjacent and sit behind this property (see aerial) Please note: the basement of his home had some minor vandalizing take place with spray paint on a couple walls. There were some holes punched in walls in the upstairs area as well. <b>Additional Disclosures:</b> 47 (see key for full text) <b>Summer Tax Due:</b> \$955.72	54 W PIONEER ROAD ROSCOMMON MI	\$9,100.00
10537	<b>Parcel ID:</b> 061-001-012-020-00; <b>Legal Description:</b> PARCEL3: BEING A PART OF THE W1/2 OF THE E1/2 OF COM AT THE S1/4 CORNER OF SAID SEC 1; TH N87 DEG 10 MIN 10 SEC W ALG THE SEC THE SW1/4 OF SEC 1 T25N R1W LINE 1321.86 FT TH N0 DEG 11 MIN 51 SEC W ALONG 1/8 LINE 990.39 FT TO POB; TH N0 DEG 11 MIN 51 SEC W 330.0 FT; TH S87 DEG 02 MIN 50 SEC E 331.38 FT; TH S0 DEG 09 MIN 33 SEC E 330.0 FT; TH N 87 DEG 02 MIN 50 SEC W 331.16 FT TO POB. 2.51 AC. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS EGRESS & INSTALLATION & MAINTENANCE OF PUBLIC UTILITIES OVER THE EASTERLY 33.0 FT. THEREOF. FURTHER SUBJECT TO ALL RESTRICTIONS RESERVATIONS & EASEMENTS OF RECORD IF ANY. <b>Comments:</b> Semi wooded parcel, terrain is uneven. <b>Summer Tax Due:</b> \$32.64	Curmudgeon Ct, Roscommon MI	\$1,200.00
10538	<b>Parcel ID:</b> 063-010-001-040-00; <b>Legal Description:</b> COM AT THE SW COR NE 1/4 OF THE NE 1/4 OF SEC 10T26N R1W FOR A POB; TH N ALG THE W LINE 20.08 FT; TH SE' LY TO A POINT ON THE S LINE 28.78 FT; TH W ON S LINE TO THE POB. <b>Summer Tax Due:</b> \$2.41	GRAYLING MI	\$700.00
10540	<b>Parcel ID:</b> 064-400-000-115-00; <b>Legal Description:</b> LOT 115 INDIAN GLENS OF THE AU SABLE UNIT NUMBER ONE. <b>Comments:</b> Semi wooded parcel with grade level with road <b>Summer Tax Due:</b> \$16.92	ROSCOMMON MI	\$1,000.00
10541	<b>Parcel ID:</b> 064-400-000-641-00; <b>Legal Description:</b> LOT 641 INDIAN GLENS OF THE AU SABLE NO. 6. <b>Comments:</b> 2.7 Acres of vacant wooded property, seems like it would be a nice spot to build. <b>Summer Tax Due:</b> \$48.05	ROSCOMMON MI	\$1,500.00
99910503	<b>Parcel ID:</b> 010-14-151-00-093-00; <b>Legal Description:</b> LOT 93 CREEKVIEW #2 <b>Summer Tax Due:</b> TBA	LOVELLS RD GRAYLING MI	\$150.00
99910528	<b>Parcel ID:</b> 040-45-420-01-021-00; <b>Legal Description:</b> LOT 21 BLOCK 1 KAREN WOODS <b>Comments:</b> We did not get a close look at this house during our inspections. It may need a full demo, or the right person might be able to save it. Please do your homework on this one. <b>Additional Disclosures:</b> 36 (see key for full text) <b>Summer Tax Due:</b> TBA	6421 OLD LAKE RD GRAYLING MI	\$2,900.00
99910529	<b>Parcel ID:</b> 040-45-420-05-007-00; <b>Legal Description:</b> LOT 7 & E 1/2 OF LOT 6 KAREN WOODS BLK.5 <b>Comments:</b> Smaller home, close to downtown Grayling, in need of some TLC. <b>Summer Tax Due:</b> TBA	6161 LIBBY RD GRAYLING MI	\$5,000.00

## Crawford - DNR

Lot #	Lot Information	Address	Min. Bid
99146	<b>Parcel ID:</b> 050-008-010-020-00 (getting split with Beaver Creek Twp.); <b>Legal Description:</b> ALL THAT PART OF THE SW 1/4 OF THE SW 1/4 LYING EAST OF I-75 ROW <b>Comments:</b> 2.3 ACRES. THE STATE OF MICHIGAN HAS 0% MINERAL OWNERSHIP; THE PROPERTY IS LEGALLY LANDLOCKED LOCATED SW OF THE S OLD US 27 AND SKYLINE ROAD INTERSECTION THE PROPERTY IS ADJACENT TO I-75 ROW - BUT THAT IS NOT CONSIDERED LEGAL ACCESS <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA		\$550.00
99147	<b>Parcel ID:</b> 050-008-010-020-00 (getting split with Beaver Creek Twp.); <b>Legal Description:</b> ALL THAT PART OF THE SW 1/4 OF THE SW 1/4 LYING WEST OF I-75 ROW AND NORTH OF THE CENTERLINE OF S OLD US-27 <b>Comments:</b> 1.7 ACRES. THE STATE OF MICHIGAN HAS 0% MINERAL OWNERSHIP; FRONTAGE ON S OLD US 27 PROPERTY IS LOCATED WHERE S OLD US 27 AND I-75 INTERSECTS ON THE WEST SIDE OF I-75 ROW THE PROPERTY IS ADJACENT TO I-75 ROW <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,800.00
99148	<b>Parcel ID:</b> County to generate tax-id #; <b>Legal Description:</b> COMM 203 FT WEST OF THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SEC 35 T28N R4W FOR A POB TH N 50 FT TH E 101.5 FT TH N 40 FT TH NWLY APPROX 105 FT TH N 58 FT TH W 44.5 FT TH S 181.5 FT TH E 44.5 FT TO THE POB <b>Comments:</b> 0.31 ACRES. PROPERTY HAS FRONTAGE ON GABRIEL STREET FORESTED <b>Additional Disclosures:</b> 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA		\$5,000.00
99149	<b>Parcel ID:</b> 032-711-035-008-00; <b>Legal Description:</b> COMMENCING AT SOUTHEAST CORNER OF NE1/4 OF SW1/4 OF SECTION 35 THENCE NORTH 50 FEET THENCE WEST 110 FEET THENCE SOUTH 50 FEET THENCE EAST 110 FEET TO THE POB <b>Comments:</b> 0.12 ACRES. NEAR GABRIEL STREET FORESTED. 50' x 110' parcel. <b>Additional Disclosures:</b> 75; 74; 39 (see key for full text) <b>Summer Tax Due:</b> TBA	Gabriel Street	\$1,100.00

# Oscoda

Lot #	Lot Information	Address	Min. Bid
8403	<b>Parcel ID:</b> 001-302-097-70; <b>Legal Description:</b> T26N R2E SEC 2 - BEG AT CTR OF SEC 866.06' S & N 86 DEG E ALG RD 400.62', S 84 DEG E 80' TO POB, S 84 DEG E 195.77', S 57 DEG E 259.35', S 32 DEG W 297.46', N 47 DEG W 399.87', N 46 DEG E 145.79' TO POB. 2.349 A M/L 2006 SPLIT FROM 001-302-097-50 <b>Comments:</b> Great spot for deer camp and or riding the trails <b>Summer Tax Due:</b> \$127.65	685 ALGONQUIN TRAIL MIO MI 48647	\$1,300.00
8406	<b>Parcel ID:</b> 001-385-027-50; <b>Legal Description:</b> T25N R2E SEC 36 - LOON LAKE SUB LOT 25, 26, 27 & N 50' OF E 1/2 OF LOT 29 & N 50' OF LOT 30 2003 COMB OF 001-385-027-00 & 385-030-25 <b>Comments:</b> Older single wide with Roof Over. Detached 2 car Garage <b>Additional Disclosures:</b> 21; 6; 17 (see key for full text) <b>Summer Tax Due:</b> \$375.30	91 CENTER DRIVE ROSE CITY MI 48654	\$2,400.00
8408	<b>Parcel ID:</b> 001-495-005-00; <b>Legal Description:</b> T26N R2E SEC 02 - AU SABLE HEIGHTS LOT 5. <b>Comments:</b> On a high bank overlooking the back waters of Ausable River. 18,016 SF <b>Summer Tax Due:</b> \$295.66		\$2,100.00
8409	<b>Parcel ID:</b> 001-500-037-00; <b>Legal Description:</b> T26N R2E SEC 02 - HARBOR VIEW SUB. LOT 37. <b>Comments:</b> Value in the land <b>Additional Disclosures:</b> 21; 17 (see key for full text) <b>Summer Tax Due:</b> \$204.93	716 HARBOR VIEW DRIVE MIO MI 48647	\$1,600.00
8414	<b>Parcel ID:</b> 002-118-049-00; <b>Legal Description:</b> T28N R4E SEC 18 - N 150' OF S 300' OF W 6 ACRES OF E 16 ACRES OF SW FRL 1/4 OF NW FRL 1/4. .68 A. M/L <b>Comments:</b> 3 bedrooms with full basement. Detached 2 car garage . Needs a new roof yesterday <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$258.04	4696 VISCO DRIVE COMINS MI 48619	\$3,800.00
8424	<b>Parcel ID:</b> 005-023-010-18; <b>Legal Description:</b> T27N R1E SEC 23 -S 245' OF N 685' OF E 83.4' M/L OF W 836.6' OF NW 1/4 OF SW 1/4. .47 A M/L. 2017 OMITTED PROPERTY. <b>Summer Tax Due:</b> \$53.73		\$850.00
8434	<b>Parcel ID:</b> 005-275-006-00; <b>Legal Description:</b> T28N R1E SEC 03 - WOLF LAKE SUBD. LOTS 6 & 7. & 1/16 INTEREST IN PRIVATE PARK. <b>Comments:</b> 2.5 Acres <b>Summer Tax Due:</b> \$207.11	4160 WOLF LAKE DRIVE LEWISTON MI 49756	\$1,600.00
8435	<b>Parcel ID:</b> 005-375-104-00; <b>Legal Description:</b> T28N R1E SEC 03- SOUTHLAND HILLS # 3 LOT 104. <b>Summer Tax Due:</b> \$50.61		\$850.00
8436	<b>Parcel ID:</b> 005-535-007-00; <b>Legal Description:</b> T28N R1E SEC 04- ALLARD ACRES LOT 7. <b>Comments:</b> Some trees <b>Summer Tax Due:</b> \$50.61	5934 NEUMANN ROAD LEWISTON MI 49756	\$850.00
8437	<b>Parcel ID:</b> 005-675-150-00; <b>Legal Description:</b> T28N R1E SEC 12 - WOODRIDGE ESTATES # 2 LOT 150. <b>Comments:</b> Nice location has newer block foundation. Detached 2 car garage. Tree has damaged front corner of roof and needs repair asap. <b>Additional Disclosures:</b> 5; 21 (see key for full text) <b>Summer Tax Due:</b> \$435.57	3046 CHERRYLAWN COURT LEWISTON MI 49756	\$2,400.00
8439	<b>Parcel ID:</b> 005-675-197-00; <b>Legal Description:</b> T28N R1E SEC 12 - WOODRIDGE ESTATES # 2 LOT 197. <b>Comments:</b> Strange property , be sure to do your research . <b>Additional Disclosures:</b> 67; 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$338.32	5084 CRESTWOOD DRIVE LEWISTON MI 49756	\$2,200.00
8440	<b>Parcel ID:</b> 005-675-302-00; <b>Legal Description:</b> T28N R1E SEC 12 - WOODRIDGE ESTATES # 2 LOT 302. <b>Comments:</b> Great site for camping <b>Summer Tax Due:</b> \$47.03	5086 WOODRIDGE DRIVE LEWISTON MI 49756	\$750.00

8441	<b>Parcel ID:</b> 005-725-100-00; <b>Legal Description:</b> T28N R1E SEC 12 - VALLEYWOOD EST. LOT 100. <b>Comments:</b> Bring the toys, lots of trails to ride on <b>Summer Tax Due:</b> \$64.06	3314 HOLLYBROOK DRIVE LEWISTON MI 49756	\$800.00
8443	<b>Parcel ID:</b> 005-725-119-00; <b>Legal Description:</b> T28N R1E SEC 12 - VALLEYWOOD EST. LOT 119. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$81.00	5409 EDGEWOOD DRIVE LEWISTON MI 49756	\$950.00
8444	<b>Parcel ID:</b> 005-725-120-00; <b>Legal Description:</b> T28N R1E SEC 12 - VALLEYWOOD EST. LOT 120. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$47.03	5401 EDGEWOOD DRIVE LEWISTON MI 49756	\$800.00
8445	<b>Parcel ID:</b> 005-783-118-00; <b>Legal Description:</b> T28N R1E SEC 23 -GARLAND SOUTH ESTATES LOT 118. 2008 SPLIT FROM 005-123-002-01 &005-123-010-01. <b>Summer Tax Due:</b> \$53.35		\$850.00
8446	<b>Parcel ID:</b> 005-786-014-00; <b>Legal Description:</b> T28N R1E SEC 16 - LOT 14 GARLAND WOODS ON THE FOUNTAINS GOLF COURSE II 1995 SPLIT FROM 005-116-001-20 <b>Summer Tax Due:</b> \$88.96		\$1,000.00
8448	<b>Parcel ID:</b> 005-787-039-00; <b>Legal Description:</b> T28N R1E SEC 16 - LOT 39 GARLAND WOODS ON THE FOUNTAINS GOLF COURSE III 2002 SPLIT FROM 005-116-001-32 <b>Summer Tax Due:</b> \$81.84		\$1,000.00
8449	<b>Parcel ID:</b> 005-788-023-00; <b>Legal Description:</b> T28N R1E SEC 16 - UNIT 23 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. 2004SPLIT FROM 005-116-001-33 <b>Summer Tax Due:</b> \$81.84	119 WOLVERINE COURT LEWISTON MI 49756	\$850.00
8450	<b>Parcel ID:</b> 005-792-054-00; <b>Legal Description:</b> T28N R1E SEC 22 - LOT 54 GARLAND WOODLANDS 2005 SPLIT FROM 05-122-002-01 & 002 <b>Summer Tax Due:</b> \$66.27		\$1,000.00
8451	<b>Parcel ID:</b> 005-792-058-00; <b>Legal Description:</b> T28N R1E SEC 22 - LOT 58 GARLAND WOODLANDS 2005 SPLIT FROM 005-122-002-01 & 02 <b>Summer Tax Due:</b> \$66.27		\$1,000.00
8452	<b>Parcel ID:</b> 005-792-121-00; <b>Legal Description:</b> T28N R1E SEC 22- LOT 121 GARLAND WOODLANDS 2006 SPLIT FROM 005-122-002-01 & 002-02 & 005-122-002-10 & 005-122-014-00. <b>Summer Tax Due:</b> \$66.27		\$1,100.00
8453	<b>Parcel ID:</b> 006-109-001-00; <b>Legal Description:</b> T25N R3E SEC 09 - NATIONAL FOREST PARK LOTS 1 THRU 20 BLK 9. <b>Comments:</b> Road Never Installed <b>Additional Disclosures:</b> 42; 10 (see key for full text) <b>Summer Tax Due:</b> \$302.38		\$2,100.00
8456	<b>Parcel ID:</b> 006-407-001-00; <b>Legal Description:</b> T26N R3E SEC 07 - VILL. OF MIO ENTIRE BLK 7. <b>Summer Tax Due:</b> \$60.44		\$900.00
8457	<b>Parcel ID:</b> 005-781-043-00; <b>Legal Description:</b> T28N R1E SEC 23 - GARLAND NORTH ESTATES II LOT 43 <b>Summer Tax Due:</b> TBA		\$100.00
8458	<b>Parcel ID:</b> 005-781-045-00; <b>Legal Description:</b> T28N R1E SEC 23 - GARLAND NORTH ESTATES II LOT 45 <b>Summer Tax Due:</b> TBA		\$100.00
8459	<b>Parcel ID:</b> 005-792-068-00; <b>Legal Description:</b> T28N R1E SEC 22 - LOT 68 GARLAND WOODLANDS <b>Summer Tax Due:</b> TBA		\$100.00
9998453	<b>Parcel ID:</b> 006-109-001-00; <b>Legal Description:</b> T25N R3E SEC 09 - NATIONAL FOREST PARK LOTS 1 THRU 20 BLK 9. <b>Comments:</b> Road Never Installed <b>Additional Disclosures:</b> 42; 10 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,100.00



## Oscoda - DNR

Lot #	Lot Information	Address	Min. Bid
99308	<b>Parcel ID:</b> 004-115-031-00; <b>Legal Description:</b> E1/2 OF THE E1/2 OF THE E1/2 OF THE SE1/4 <b>Comments:</b> 20 ACRES. Roughly 330' (east to west) x 2640' (north to south). Oil, gas and electric line utility easements in place. Nicely wooded property! <b>Additional Disclosures:</b> 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA	Oak Lake Road	\$39,750.00
99309	<b>Parcel ID:</b> 005-124-001-05; <b>Legal Description:</b> SOUTH 50 FEET OF NORTH 195 FEET OF EAST 150 FEET OF THE NE 1/4 OF THE NE 1/4 <b>Comments:</b> 0.17 ACRES. FRONTAGE ON THE WEST SIDE OF CR-485 JUST SOUTH OF THE LYLE ROAD INTERSECTION; FORESTED <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	Town Line Road	\$850.00

# Otsego

Lot #	Lot Information	Address	Min. Bid
8502	<b>Parcel ID:</b> 011-470-000-027-00; <b>Legal Description:</b> LOT 27 MAPLE GROVE ESTATES <b>Comments:</b> Mobile home pad located just south of downtown Gaylord. <b>Additional Disclosures:</b> 62 (see key for full text) <b>Summer Tax Due:</b> \$46.57	1600 SPRINGWOOD AVE GAYLORD	\$1,400.00
8505	<b>Parcel ID:</b> 011-520-000-730-00; <b>Legal Description:</b> LOT 730. MICHAYWE NO. 3 <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.55	GAYLORD	\$550.00
8506	<b>Parcel ID:</b> 011-520-000-759-00; <b>Legal Description:</b> LOT 759. MICHAYWE NO. 3 <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16; 76 (see key for full text) <b>Summer Tax Due:</b> \$34.50	GAYLORD	\$700.00
8507	<b>Parcel ID:</b> 011-520-000-773-00; <b>Legal Description:</b> LOT 773. MICHAYWE NO. 3 <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.40	GAYLORD	\$550.00
8508	<b>Parcel ID:</b> 011-520-000-811-01; <b>Legal Description:</b> LOTS 811 & 812. MICHAYWE NO. 3 <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.81	CHEYENNE CIR GAYLORD	\$550.00
8509	<b>Parcel ID:</b> 011-520-001-014-00; <b>Legal Description:</b> LOT 1014. MICHAYWE NO. 3 <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.55	GAYLORD	\$550.00
8510	<b>Parcel ID:</b> 011-590-000-014-00; <b>Legal Description:</b> LOT 14. NAVAJO RESERVATION. <b>Summer Tax Due:</b> \$24.26	GAYLORD	\$600.00
8514	<b>Parcel ID:</b> 011-750-000-040-00; <b>Legal Description:</b> SÂ½ OF LOT 40. SKI VIEW. <b>Summer Tax Due:</b> \$13.44	GAYLORD	\$500.00
8515	<b>Parcel ID:</b> 011-820-000-020-00; <b>Legal Description:</b> LOT 20. WOLFS OTSEGO LAKE <b>Comments:</b> PLEASE NOTE: This property is being considered for demolition prior to auction. We will update the listing once a final decision has been made. Cozy smaller home or cottage in a quiet neighborhood in need of some repairs and a little TLC. <b>Additional Disclosures:</b> 5; 21 (see key for full text) <b>Summer Tax Due:</b> \$299.91	1908 JOHN ST GAYLORD	\$2,100.00
8518	<b>Parcel ID:</b> 022-018-400-060-00; <b>Legal Description:</b> BEG 4170.32 FT N & 1737.28 FT W OF S E COR,TH N 88DEG W 433.78 FT, SW 693.48 FT FOR POB,TH S 35DEG W 200 FT, S 54DEG E 433 FT, N 35DEGE 200 FT, N 54DEG W 433 FT TO POB SEC 18T31N R1W <b>Summer Tax Due:</b> \$71.52		\$800.00
8519	<b>Parcel ID:</b> 023-160-000-111-00; <b>Legal Description:</b> LOT 111 ELMAC HILLS <b>Summer Tax Due:</b> \$38.01	GAYLORD	\$600.00
8520	<b>Parcel ID:</b> 023-160-000-112-00; <b>Legal Description:</b> LOT 112 ELMAC HILLS <b>Summer Tax Due:</b> \$23.18	GAYLORD	\$550.00
8521	<b>Parcel ID:</b> 023-260-000-060-00; <b>Legal Description:</b> LOT 60 PLAT OF TOMAHAWK TRAILS <b>Summer Tax Due:</b> \$30.65		\$600.00
8527	<b>Parcel ID:</b> 031-022-400-035-00; <b>Legal Description:</b> E 1/2 OF E 1/2 OF E 1/2 OF W 1/2 OF SE 1/4 LOT 88 SEC 22 T30N R2W <b>Summer Tax Due:</b> \$143.27	JOHANNESBURG	\$1,500.00

8528	<b>Parcel ID:</b> 031-031-400-005-00; <b>Legal Description:</b> N 1/2 OF N 1/2 OF NE 1/4 OF NW 1/4 OF SE 1/4 SEC 31 T30N R2W <b>Summer Tax Due:</b> \$113.31	5510 GREENWAY DR GAYLORD	\$1,100.00
8529	<b>Parcel ID:</b> 031-031-400-025-00; <b>Legal Description:</b> N 1/4 OF NW 1/4 OF NW 1/4 OF SE 1/4 SEC 31 T30N R2W <b>Summer Tax Due:</b> \$113.31	GAYLORD	\$1,100.00
8531	<b>Parcel ID:</b> 042-015-100-020-00; <b>Legal Description:</b> S 1/2 OF NE 1/4 LYING W OF I 75 SEC 15 T32N R3W <b>Comments:</b> Large vacant 63.59 acre lot. Please note this parcel may not have legal access. <b>Additional Disclosures:</b> 7; 41 (see key for full text) <b>Summer Tax Due:</b> \$1,293.30	VANDERBILT	\$7,000.00
8532	<b>Parcel ID:</b> 042-015-200-005-00; <b>Legal Description:</b> NE 1/4 OF NW 1/4 SEC 15 T32N R3W <b>Comments:</b> Amazing never lived in home! Excellent condition! New Home smell! This home is the definition of move-in ready. Located on 40 acres in a nice country setting. Perfect starter or retirement home! Close to downtown Gaylord. Kitty Corner to lot 8531 <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$2,537.63	433 ALEXANDER RD, VANDERBILT	\$9,900.00
8534	<b>Parcel ID:</b> 042-020-200-015-01; <b>Legal Description:</b> S 1/2 OF S 1/2 OF SW 1/4 OF NW 1/4 OF SEC 20 T32N R3W <b>Comments:</b> 10.2 Acres Vacant Land. Adjacent to Lot#8535 in our auction <b>Summer Tax Due:</b> \$316.96	VANDERBILT	\$2,400.00
8535	<b>Parcel ID:</b> 042-020-200-015-02; <b>Legal Description:</b> N 1/2 OF S 1/2 OF SW 1/4 OF NW 1/4 SEC 20 T32N R3W <b>Comments:</b> 9.79 Acres Vacant Land Adjacent to Lot#8534 <b>Summer Tax Due:</b> \$316.96	VANDERBILT	\$2,400.00
8536	<b>Parcel ID:</b> 042-020-200-015-04; <b>Legal Description:</b> N 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 OF SEC 20 T32N R3W <b>Comments:</b> 9.75 Acres of vacant land <b>Summer Tax Due:</b> \$254.44	VANDERBILT	\$1,600.00
8537	<b>Parcel ID:</b> 043-100-000-022-00; <b>Legal Description:</b> UNIT 22 BLACKBEAR ESTATES SEC 11 T32N R3W <b>Summer Tax Due:</b> \$84.36	VANDERBILT	\$750.00
8538	<b>Parcel ID:</b> 043-100-000-023-00; <b>Legal Description:</b> UNIT 23 BLACKBEAR ESTATES SEC 11 T32N-R3W 98 SPLIT FROM 042-011-100-005-03 <b>Summer Tax Due:</b> \$84.36	VANDERBILT	\$850.00
8539	<b>Parcel ID:</b> 043-100-000-024-00; <b>Legal Description:</b> UNIT 24 BLACKBEAR ESTATES SEC 11 T32N-R3W 98 SPLIT FROM 042-011-100-005-03 <b>Summer Tax Due:</b> \$84.36	VANDERBILT	\$850.00
8540	<b>Parcel ID:</b> 043-100-000-029-00; <b>Legal Description:</b> UNIT 29 BLACKBEAR ESTATES SEC 11 T32N-R3W 98 SPLIT FROM 042-011-100-005-03 <b>Summer Tax Due:</b> \$84.36	VANDERBILT	\$750.00
8553	<b>Parcel ID:</b> 070-029-100-070-00; <b>Legal Description:</b> S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 SEC 29 T29N R4W <b>Comments:</b> 9.8 Acre Wooded parcel on two track located on a hill, grade of land is lower than road, very peaceful setting and drive to get to. <b>Summer Tax Due:</b> \$135.71	GAYLORD	\$1,400.00
8557	<b>Parcel ID:</b> 072-100-000-122-00; <b>Legal Description:</b> LOT 122 ARROW SHORES T30N R4W SEC 33 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.17		\$500.00
8558	<b>Parcel ID:</b> 072-100-000-170-00; <b>Legal Description:</b> LOT 170 ARROW SHORES T30N R4W SEC 33 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.23		\$600.00
8559	<b>Parcel ID:</b> 072-100-000-171-00; <b>Legal Description:</b> LOT 171 ARROW SHORES T30N R4W SEC 33 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.23		\$600.00

8560	<b>Parcel ID:</b> 072-110-000-062-00; <b>Legal Description:</b> LOT 62 ARENAC TRAILS. SEC 33 T30N R4W. SEC 33 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.74		\$550.00
8561	<b>Parcel ID:</b> 072-180-000-263-00; <b>Legal Description:</b> LOT 263 INDIAN HILLS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$23.51	GAYLORD	\$550.00
8562	<b>Parcel ID:</b> 072-270-000-028-00; <b>Legal Description:</b> LOT 28 OKEMOS TRAILS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.95		\$500.00
8563	<b>Parcel ID:</b> 072-270-000-158-00; <b>Legal Description:</b> LOT 158 OKEMOS TRAILS SEC 33 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.95		\$550.00
8564	<b>Parcel ID:</b> 072-270-000-192-00; <b>Legal Description:</b> LOT 192 OKEMOS TRAILS. SEC 32 T30N R4W. <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.95	GAYLORD	\$550.00
8565	<b>Parcel ID:</b> 072-270-000-194-00; <b>Legal Description:</b> LOT 194 OKEMOS TRAILS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$16.02		\$550.00
8566	<b>Parcel ID:</b> 072-280-000-047-00; <b>Legal Description:</b> LOT 47 PENCIL LAKE NORTH SEC 31 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.38		\$700.00
8567	<b>Parcel ID:</b> 072-280-000-048-00; <b>Legal Description:</b> LOT 48 PENCIL LAKE NORTH SEC 31 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.38		\$600.00
8568	<b>Parcel ID:</b> 072-280-000-252-00; <b>Legal Description:</b> LOT 252 PENCIL LAKE NORTH SEC 31 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.38	ELMIRA	\$600.00
8569	<b>Parcel ID:</b> 072-280-000-333-00; <b>Legal Description:</b> LOT 333 PENCIL LAKE NORTH. SEC 31 T30N R4W. <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.38		\$600.00

8570	<b>Parcel ID:</b> 072-280-000-334-00; <b>Legal Description:</b> LOT 334 PENCIL LAKE NORTH SEC 31 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.38	ELMIRA	\$600.00
8571	<b>Parcel ID:</b> 072-280-000-345-00; <b>Legal Description:</b> LOT 345 PENCIL LAKE NORTH SEC 31 T30N R4W <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.38		\$600.00
8572	<b>Parcel ID:</b> 072-280-000-482-00; <b>Legal Description:</b> LOT 482 PENCIL LAKE NORTH. SEC 31 T30N R4W. <b>Comments:</b> Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.38	ELMIRA	\$600.00
8573	<b>Parcel ID:</b> 072-300-000-178-00; <b>Legal Description:</b> LOT 178 SOUTHERN TRAILS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$23.51	GAYLORD	\$600.00
8574	<b>Parcel ID:</b> 072-300-000-179-00; <b>Legal Description:</b> LOT 179 SOUTHERN TRAILS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$23.51	GAYLORD	\$600.00
8575	<b>Parcel ID:</b> 072-300-000-180-00; <b>Legal Description:</b> LOTS 180 & 181 SOUTHERN TRAILS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$26.50	GAYLORD	\$600.00
8576	<b>Parcel ID:</b> 072-300-000-385-01; <b>Legal Description:</b> LOT 385 SOUTHERN TRAILS 98 SPLIT FROM 072-300-000- 385-00 SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$13.17	GAYLORD	\$550.00
8578	<b>Parcel ID:</b> 072-310-000-076-00; <b>Legal Description:</b> LOTS 76 & 77 TURNER & SONS SUB NO 1 SEC 13 T30N R4W <b>Comments:</b> PLEASE NOTE: This property is being considered for demolition prior to auction. We will update the listing once a final decision has been made. Cute smaller 2 story home or cottage in need of finishing and repairs. This one has potential if you want to put in the work! <b>Summer Tax Due:</b> \$203.69	2887 PINE GROVE RD GAYLORD	\$1,900.00
8579	<b>Parcel ID:</b> 072-320-000-154-00; <b>Legal Description:</b> LOT 154 TUSCOLA TRAILS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.95	GAYLORD	\$550.00
8580	<b>Parcel ID:</b> 072-320-000-155-00; <b>Legal Description:</b> LOT 155 TUSCOLA TRAILS SEC 32 T30N R4W <b>Comments:</b> Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.09	GAYLORD	\$550.00

8581	<b>Parcel ID:</b> 080-030-200-030-00; <b>Legal Description:</b> BEG AT W 1/4 COR, TH S 88DEG E 676.82 FT, N 332.05 FT, N 88DEG W 676.14 FT, S 331.58 FT TO POB. SEC 30 T31N R3W <b>Comments:</b> PLEASE NOTE: This property is being considered for demolition prior to auction. We will update the listing once a final decision has been made. 5.5 Acres with an older farm house on corner lot just outside of Gaylord. Has potential to be brought back to life. smaller barn as well that could use some work. <b>Additional Disclosures:</b> 47; 21; 5 (see key for full text) <b>Summer Tax Due:</b> \$478.64	1531 TOWNLINE RD N GAYLORD	\$3,900.00
8582	<b>Parcel ID:</b> 081-165-000-008-00; <b>Legal Description:</b> LOT 8 MEECHER MEADOWS 2004 SPLIT FROM 080-032-100-030-02 SEC 32 T31N R3W <b>Summer Tax Due:</b> \$46.67	GAYLORD	\$600.00
8583	<b>Parcel ID:</b> 081-165-000-009-00; <b>Legal Description:</b> LOT 9 MEECHER MEADOWS 2004 SPLIT FROM 080-032-100-030-02 SEC 32 T31N R3W <b>Summer Tax Due:</b> \$46.67	GAYLORD	\$600.00
8584	<b>Parcel ID:</b> 081-165-000-010-00; <b>Legal Description:</b> LOT 10 MEECHER MEADOWS 2004 SPLIT FROM 080-032-100-030-02 SEC 32 T31N R3W <b>Summer Tax Due:</b> \$46.67	GAYLORD	\$600.00
8585	<b>Parcel ID:</b> 081-165-000-011-00; <b>Legal Description:</b> LOT 11 MEECHER MEADOWS 2004 SPLIT FROM 080-032-100-030-02 SEC 32 T31N R3W <b>Summer Tax Due:</b> \$46.67	GAYLORD	\$600.00
8586	<b>Parcel ID:</b> 081-165-000-012-00; <b>Legal Description:</b> LOT 12 MEECHER MEADOWS 2004 SPLIT FROM 080-032-100-030-02 SEC 32 T31N R3W <b>Summer Tax Due:</b> \$58.36	GAYLORD	\$650.00
8587	<b>Parcel ID:</b> 081-165-000-013-00; <b>Legal Description:</b> LOT 13 MEECHER MEADOWS 2004 SPLIT FROM 080-032-100-030-02 SEC 32 T31N R3W <b>Summer Tax Due:</b> \$58.36	GAYLORD	\$650.00
8588	<b>Parcel ID:</b> 081-165-000-014-00; <b>Legal Description:</b> LOT 14 MEECHER MEADOWS 2004 SPLIT FROM 080-032-100-030-02 SEC 32 T31N R3W <b>Summer Tax Due:</b> \$58.35	GAYLORD	\$650.00
8589	<b>Parcel ID:</b> 081-165-000-015-00; <b>Legal Description:</b> LOT 15 MEECHER MEADOWS 2004 SPLIT FROM 080-032-100-030-02 SEC 32 T31N R3W <b>Summer Tax Due:</b> \$70.06	GAYLORD	\$650.00
8590	<b>Parcel ID:</b> 081-165-000-019-00; <b>Legal Description:</b> LOT 19 MEECHER MEADOWS 2004 SPLIT FROM 080-032-100-030-02 SEC 32 T31N R3W <b>Summer Tax Due:</b> \$34.88	806 SHORT CT GAYLORD	\$550.00
8591	<b>Parcel ID:</b> 081-165-000-020-00; <b>Legal Description:</b> LOT 20 MEECHER MEADOWS 2004 SPLIT FROM 080-032-100-030-02 SEC 32 T31N R3W <b>Summer Tax Due:</b> \$46.67	GAYLORD	\$600.00
8592	<b>Parcel ID:</b> 081-165-000-021-00; <b>Legal Description:</b> LOT 21 MEECHER MEADOWS 2004 SPLIT FROM 080-032-100-030-02 SEC 32 T31N R3W <b>Summer Tax Due:</b> \$46.67	GAYLORD	\$600.00
8593	<b>Parcel ID:</b> 081-165-000-022-00; <b>Legal Description:</b> LOT 22 MEECHER MEADOWS 2004 SPLIT FROM 080-032-100-030-02 SEC 32 T31N R3W <b>Summer Tax Due:</b> \$46.67	GAYLORD	\$600.00
8594	<b>Parcel ID:</b> 091-110-000-074-00; <b>Legal Description:</b> LOT 74 ARBUTUS BEACH HIGHLANDS NO. 2 SEC 4 T29N R3W <b>Summer Tax Due:</b> \$19.23	GAYLORD	\$600.00
8595	<b>Parcel ID:</b> 091-190-000-113-00; <b>Legal Description:</b> LOT 113 ENCHANTED FOREST SEC 36 T29N R3W <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. Nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.23	FREDERIC	\$600.00
8597	<b>Parcel ID:</b> 091-190-000-174-00; <b>Legal Description:</b> LOT 174 ENCHANTED FOREST SEC 36 T29N R3W <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. Nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.38	FREDERIC	\$600.00

8598	<b>Parcel ID:</b> 091-200-000-315-00; <b>Legal Description:</b> LOTS 315 ENCHANTED FOREST NO. 2 SEC 36 T29N R3W <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. Nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.38	FREDERIC	\$600.00
8599	<b>Parcel ID:</b> 091-200-000-316-00; <b>Legal Description:</b> LOT 316 ENCHANTED FOREST NO. 2 SEC 36 T29N R3W <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. Nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.23	FREDERIC	\$600.00
8601	<b>Parcel ID:</b> 091-200-000-491-00; <b>Legal Description:</b> LOT 491 ENCHANTED FOREST NO 2 SEC25 T29N R3W <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. Nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$32.71	FREDERIC	\$650.00
8602	<b>Parcel ID:</b> 091-200-000-494-00; <b>Legal Description:</b> LOT 494 ENCHANTED FOREST NO 2 SEC 36 T29N R3W <b>Comments:</b> Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. Nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$18.09	FREDERIC	\$550.00
8604	<b>Parcel ID:</b> 091-280-000-120-00; <b>Legal Description:</b> LOT 120 MERRITTS CHUB LAKE SEC 23 T29N R3W <b>Summer Tax Due:</b> \$68.41	GAYLORD	\$950.00
8605	<b>Parcel ID:</b> 091-310-000-167-00; <b>Legal Description:</b> LOT 167 MICHAYWE NO. 2 SEC 2 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.09	GAYLORD	\$600.00
8606	<b>Parcel ID:</b> 091-310-000-228-00; <b>Legal Description:</b> LOT 228 MICHAYWE NO. 2 SEC 2 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.09	GAYLORD	\$600.00
8608	<b>Parcel ID:</b> 091-310-000-274-00; <b>Legal Description:</b> LOT 274 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.09	GAYLORD	\$600.00
8609	<b>Parcel ID:</b> 091-310-000-409-00; <b>Legal Description:</b> LOT 409 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Summer Tax Due:</b> \$17.09	GAYLORD	\$550.00
8610	<b>Parcel ID:</b> 091-310-000-683-00; <b>Legal Description:</b> LOT 683 MICHAYWE NO. 2 SEC 2 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.09	GAYLORD	\$600.00

8611	<b>Parcel ID:</b> 091-320-001-087-00; <b>Legal Description:</b> LOT 1087 MICHAYWE NO 4. SEC 1 T29N R3W. <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Summer Tax Due:</b> \$17.09	GAYLORD	\$550.00
8612	<b>Parcel ID:</b> 091-320-001-155-00; <b>Legal Description:</b> LOT 1155 MICHAYWE NO. 4 SEC 2 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.09	GAYLORD	\$600.00
8613	<b>Parcel ID:</b> 091-340-001-234-00; <b>Legal Description:</b> LOT 1234 MICHAYWE NO. 6 SEC 1 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.09	GAYLORD	\$550.00
8614	<b>Parcel ID:</b> 091-390-001-651-00; <b>Legal Description:</b> LOT 1651 MICHAYWE NO. 13 SEC 2 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.38	GAYLORD	\$600.00
8615	<b>Parcel ID:</b> 091-390-001-704-00; <b>Legal Description:</b> LOT 1704 MICHAYWE NO. 13 SEC 11 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.09	GAYLORD	\$600.00
8616	<b>Parcel ID:</b> 091-391-001-737-00; <b>Legal Description:</b> LOT 1737 MICHAYWE NO 14 T29N R3W SEC 11 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.23	GAYLORD	\$600.00
8617	<b>Parcel ID:</b> 091-391-001-778-00; <b>Legal Description:</b> LOT 1778 MICHAYWE NO 14. SEC 11 T29N R3W. <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.38	GAYLORD	\$600.00
8619	<b>Parcel ID:</b> 091-392-002-051-00; <b>Legal Description:</b> LOT 2051 MICHAYWE NO 15 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.09	GAYLORD	\$550.00
8620	<b>Parcel ID:</b> 091-392-002-062-00; <b>Legal Description:</b> LOT 2062 MICHAYWE NO 15 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES Call Michaywe to find out fees and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.09	GAYLORD	\$600.00
8622	<b>Parcel ID:</b> 091-410-100-105-00; <b>Legal Description:</b> BEG AT NW COR OF LOT 1 BLK 8, N 22DEG E ALG E/L OF CT AVE 100 FT FOR POB, N 22DEG E 50 FT, S 68DEG E 150 FT, S 22DEG W 50 FT, N 68DEG W 150 FT TO POB. OTSEGO LAKE VILLAGE SEC 8 T29N R3W <b>Summer Tax Due:</b> \$13.57	GAYLORD	\$500.00
8627	<b>Parcel ID:</b> 102-510-000-021-00; <b>Legal Description:</b> UNIT 21 CLASSIC DRIVE ESTATES CONDO <b>Comments:</b> Parcel located in Classic Drive Estates #21 in Gaylord. Quiet area with new homes. some younger pines and lot. may have association fees <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$313.94	537 S CLASSIC DR GAYLORD	\$2,600.00



8628	<p><b>Parcel ID:</b> 103-120-000-001-00;<b>Legal Description:</b> UNIT 1, BLDG A CHALET CONDOMINIUM <b>Comments:</b> Update: The county has cleaned out the personal belongings from this condo unit and interior pictures have been added to our listing. There was water damage in the kitchen and the cabinets need to be removed. Part of the flooring has been torn out already, but the carpet will need to be removed by the buyer. There is some good potential with this unit once cleanup is done! Please also note the minimum bid for this property has increased due to the costs of cleanup. Condominium unit in Gaylord. With easy access to I75. Lots of amenities close by, short drive or walking distance. Please research association fees prior to bidding. <b>Additional Disclosures:</b> 15; 32 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$597.68</p>	1125 TED DR #1 GAYLORD	\$4,800.00
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## Otsego - DNR

Lot #	Lot Information	Address	Min. Bid
99310	<b>Parcel ID:</b> Part of 091-440-017-010-00, Part of 091-440-002-001-00, Part of 091-440-009-001-01, Part of 091-440-017-001-00, 091-441-000-001-00, 091-440-003-001-00; <b>Legal Description:</b> TOP O MICHIGAN NO. 1 SUBDIVISION BLOCK 2 LOTS 12 TO 25 LYING WESTERLY OF HIGHWAY ROW BLOCK 15 LOTS 18 TO 25 LYING WEST OF HIGHWAY ROW; BLOCK 19 LOTS 1 2 3; BLOCK 14 LOTS 1 TO 6; BLOCK 3 LOTS 1 2 4 5 6 7 EXCEPT W'LY 15 FT OF SE'LY 25 FT 8 EXCEPT THE W'LY 15 FT OF NW'LY 25 FT. 9; OUTLOT 4; BLOCK: 04 LOT 9 (NOW LOT 1 BLOCK 25 AMENDED PLAT OF BLKS 4 & 5) EXCEPT THAT PART OF LOT 1 OF AMENDED PLAT OF BLOCKS 4 AND 5 THAT PART OF SPRUCEWOOD STREET BETWEEN BLOCKS 4 AND 5 AND THE ALLEY BETWEEN BLOCKS 4 AND 5 TOP O'MICHIGAN NO. 1 BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 32 TOWN 29 NORTH RANGE 3 WEST OTSEGO LAKE TOWNSHIP OTSEGO COUNTY MICHIGAN BEING DESCRIBED AS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1 AT A FOUND 1/2 DIAMETER BAR WITH CAP (PS NO. 26417); THENCE N 21°57'24 E ALONG THE SOUTHEASTERLY LINE OF BOARDWALK ROAD 40.11 FEET; THENCE S 35°12'43 E 115.64 FEET; THENCE S 01°51'22 W 115.68 FEET TO A FOUND CONCRETE MONUMENT; THENCE N 31°22'32 W ALONG A LINE COMMON TO LOTS 1 AND 2 OF SAID PLAT 99.80 FEET; THENCE N 58°16'48 E ALONG A LINE COMMON TO LOTS 1 AND 2 OF SAID PLAT 18.77 FEET; THENCE N 13°25'47 E ALONG A LINE COMMON TO LOTS 1 AND 2 OF SAID PLAT 7.09 FEET; THENCE N 31°34'13 W ALONG A LINE COMMON TO LOTS 1 AND 2 OF SAID PLAT 83.25 FEET TO THE POINT OF BEGINNING. PER SURVEY BY PHILIP J. NORDER PS LICENCE NO. 44288 DATED 11/10/2013 FIELD BOOK NO. 002 <b>Comments:</b> 7.6 ACRES. TRACT 1 ON THE DNR SURPLUS MAP; PROPERTY HAS OVER A 1/10 OF A MILE OF FRONTAGE ON LAKE MARJORY BOARDWALK ROAD SUPPLYS ACCESS TO THE NE PART OF THE PROPERTY THE CENTER OF THE PROPERTY IS WET FOR AT LEAST PART OF THE YEAR THE EASTERN PART OF THE PROPERTY BORDERS I-75 ROW WHICH DOES NOT SUPPLY LEGAL ACCESS TO THAT PART OF THE PROPERTY GRANTED EASEMENT WITH TOP O WORLD ELECTRIC CO. <b>Additional Disclosures:</b> 75; 74; 41 (see key for full text) <b>Summer Tax Due:</b> TBA		\$30,750.00
99311	<b>Parcel ID:</b> Part of 091-440-017-001-00 Part of 091-440-009-001-01; <b>Legal Description:</b> TOP O MICHIGAN NO. 1 SUBDIVISION BLOCK 13 LOTS 1 TO 15; BLOCK 20 LOTS 1 TO 6 <b>Comments:</b> 3.7 ACRES. TRACT 2 ON THE DNR SURPLUS MAP; PROPERTY HAS ROAD FRONTAGE ON BOARDWALK ROAD AND IS COMPRISED OF TWO NON-CONTIGUOUS BLOCKS OF LAND <b>Additional Disclosures:</b> 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA		\$7,800.00
99312	<b>Parcel ID:</b> Part of 091-440-009-001-01 Part of 091-440-017-001-00 Part of 091-440-017-010-00; <b>Legal Description:</b> TOP O MICHIGAN NO. 1 SUBDIVISION BLOCK 21 LOTS 1 2 3; BLOCK 22 LOTS 1 TO 13; BLOCK 12 LOTS 1 TO 5; BLOCK 11 LOTS 1 TO 10; OUTLOTS 1 2 <b>Comments:</b> 9.2 ACRES. TRACT 3 ON THE DNR SURPLUS MAP; PROPERTY HAS ROAD FRONTAGE ON BOARDWALK ROAD AND IS COMPRISED OF TWO NON-CONTIGUOUS BLOCKS OF LAND <b>Additional Disclosures:</b> 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA		\$19,500.00
99313	<b>Parcel ID:</b> Part of 091-440-017-010-00; <b>Legal Description:</b> TOP O MICHIGAN NO. 1 SUBDIVISION OUTLOT 3 <b>Comments:</b> 1.8 ACRES. TRACT 4 ON THE DNR SURPLUS MAP; PROPERTY HAS ABOUT 300 FEET OF FRONTAGE ON THE NW PART OF LAKE MARJORY THERE IS FRONTAGE ON BOTH BOARDWALK ROAD AND UPLAND TRAIL WHICH INTERSECTS WITHIN THE PROPERTY BOUNDARIES APPEARS TO BE DRY LAND <b>Additional Disclosures:</b> 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA		\$7,300.00
99314	<b>Parcel ID:</b> Part of 091-440-017-001-00; <b>Legal Description:</b> TOP O MICHIGAN NO. 1 SUBDIVISION BLOCK 23 LOTS 1 TO 11 <b>Comments:</b> 1.5 ACRES. TRACT 5 ON THE DNR SURPLUS MAP; PROPERTY HAS ROAD FRONTAGE ON THE NORTH SIDE OF GROSBEAK TRAIL AND IS COMPRISED OF ON BLOCK OF LAND <b>Additional Disclosures:</b> 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA		\$3,200.00
99315	<b>Parcel ID:</b> Part of 091-440-017-001-00; <b>Legal Description:</b> TOP O MICHIGAN NO. 1 SUBDIVISION BLOCK 24 LOTS 1 TO 12 <b>Comments:</b> 2.3 ACRES. TRACT 6 ON THE DNR SURPLUS MAP; PROPERTY HAS ROAD FRONTAGE ON THE SOUTH SIDE OF GROSBEAK TRAIL AND IS COMPRISED OF ON BLOCK OF LAND MICHIGAN CONSOLIDATED GAS CO EASEMENT ON THE PROPERTY <b>Additional Disclosures:</b> 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA		\$4,900.00

99316	<b>Parcel ID:</b> Part of 091-440-009-001-01; <b>Legal Description:</b> TOP O MICHIGAN NO. 1 SUBDIVISION BLOCK 9 LOTS 1 2 22 23 <b>Comments:</b> 0.5 ACRES. TRACT 7 ON THE DNR SURPLUS MAP; PROPERTY HAS ROAD FRONTAGE ON THE SOUTH SIDE OF GROSBEAK TRAIL MICHIGAN CONSOLIDATED GAS CO EASEMENT ON THE PROPERTY <b>Additional Disclosures:</b> 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA		\$1,100.00
99317	<b>Parcel ID:</b> Part of 091-440-009-001-01; <b>Legal Description:</b> TOP O MICHIGAN NO. 1 SUBDIVISION BLOCK 9 LOTS 3 4 20 21 <b>Comments:</b> 0.5 ACRES. TRACT 8 ON THE DNR SURPLUS MAP; PROPERTY HAS LEGAL ROAD FRONTAGE ON A PLATTED SUBDIVISION ROAD ACCESS TO UPLAND TRAIL TO THE EAST IS UNSURE WITHOUT A SURVEY MICHIGAN CONSOLIDATED GAS CO EASEMENT ON THE PROPERTY <b>Additional Disclosures:</b> 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA		\$700.00
99318	<b>Parcel ID:</b> Part of 091-440-009-001-01; <b>Legal Description:</b> TOP O MICHIGAN NO. 1 SUBDIVISION BLOCK 9 LOTS 5 6 18 19 <b>Comments:</b> 0.6 ACRES. TRACT 9 ON THE DNR SURPLUS MAP; PROPERTY HAS LEGAL ROAD FRONTAGE ON A PLATTED SUBDIVISION ROAD ACCESS TO UPLAND TRAIL TO THE EAST IS UNSURE WITHOUT A SURVEY MICHIGAN CONSOLIDATED GAS CO EASEMENT ON THE PROPERTY <b>Additional Disclosures:</b> 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA		\$850.00
99319	<b>Parcel ID:</b> Part of 091-440-009-001-01; <b>Legal Description:</b> TOP O MICHIGAN NO. 1 SUBDIVISION BLOCK 9 LOTS 7 8 16 17 <b>Comments:</b> 0.6 ACRES. TRACT 10 ON THE DNR SURPLUS MAP; PROPERTY HAS LEGAL ROAD FRONTAGE ON A PLATTED SUBDIVISION ROAD ACCESS TO UPLAND TRAIL TO THE EAST IS UNSURE WITHOUT A SURVEY MICHIGAN CONSOLIDATED GAS CO EASEMENT ON THE PROPERTY <b>Additional Disclosures:</b> 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA		\$850.00
99320	<b>Parcel ID:</b> Part of 091-440-009-001-01; <b>Legal Description:</b> TOP O MICHIGAN NO. 1 SUBDIVISION BLOCK 9 LOTS 9 TO 15 <b>Comments:</b> 1 ACRES. TRACT 11 ON THE DNR SURPLUS MAP; PROPERTY HAS FRONTAGE ON MANNING DRIVE NE OF THE MANNING DRIVE AND COTTONWOOD AVENUE INTERSECTION THERE IS A SMALL CIRCULAR DRIVE ON THE PROPERTY MICHIGAN CONSOLIDATED GAS CO EASEMENT ON THE PROPERTY ALSO AN EASEMENT WITH THE OTSEGO COUNTY ROAD COMMISSION <b>Additional Disclosures:</b> 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA		\$2,100.00

## Roscommon

Lot #	Lot Information	Address	Min. Bid
8802	<b>Parcel ID:</b> 001-006-005-0035; <b>Legal Description:</b> COM AT NW COR SEC 6 T24N R1W TH E 1777.9 FT TH S 734.50 FT FOR POB TH S 734.5 FT TH E 300.5 FT TH N 741.10 FT TH W 300 FT TO POB THE S 1/2 OF PARCEL K. 5.8 A. <b>Comments:</b> Wooded lot situated behind homes on N M-18. This parcel may be landlocked, so please do your research prior to bidding. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$76.42		\$1,800.00
8814	<b>Parcel ID:</b> 003-015-010-0140; <b>Legal Description:</b> BEG AT SW COR LOT 9 JOHNSON'S RUSTIC VLGTH W 255 FT TH S 25 FT TH E 255 FT TH N 25 FT TO POB SEC 15 T22N R3W <b>Comments:</b> Wooded tree lot, not maintained across from Quaker state and next to restaurant <b>Summer Tax Due:</b> \$19.37	W HOUGHTON LK DR VACANT PRUDENVILLE	\$700.00
8820	<b>Parcel ID:</b> 003-033-001-0026; <b>Legal Description:</b> COM AT N 1/4 COR SEC 33 TH S 1319.15 FT FOR POB TH SE'LY 1202.45 FT TH SW'LY 70 FT TH S 233 FT TH SW'LY 207.5 FT TH NW'LY 1498.45 FT TH E 282.9 FT TO POB SEC 33 T22N R3W PARCEL 26. 10.40 A. <b>Summer Tax Due:</b> \$194.97	DOWLER DR HOUGHTON LAKE	\$2,200.00
8832	<b>Parcel ID:</b> 003-205-075-0000; <b>Legal Description:</b> LOT 75 CEDAR BLUFFS 1ST ANNEX. <b>Comments:</b> vacant lot flat land very tall grass and two big trees in the middle of the lot. sandwiched between two small cottages <b>Summer Tax Due:</b> \$97.49	IRMA ST PRUDENVILLE	\$9,200.00
8834	<b>Parcel ID:</b> 003-222-088-0000; <b>Legal Description:</b> LOT 88 CHIPPEWA VILLAGE #2. <b>Comments:</b> wooded vacant lot on corner, flat landed overgrown, no maintenance. Turn arrow for shar corner on lot <b>Summer Tax Due:</b> \$120.20	VACANT	\$1,300.00
8836	<b>Parcel ID:</b> 003-235-258-0000; <b>Legal Description:</b> LOT 258 DEER RUN ESTATES. <b>Comments:</b> Wooded lot over grown, at the end of the dead end road. The road is dirt <b>Summer Tax Due:</b> \$34.47	VACANT	\$800.00
8840	<b>Parcel ID:</b> 003-290-019-0000; <b>Legal Description:</b> LOT 19 FOREST PARK <b>Comments:</b> abandoned lot few trees at the end of a dead end, brush pile and tires laying in lot. Tall grass <b>Summer Tax Due:</b> \$29.21	139 FOREST PARK CT PRUDENVILLE	\$1,700.00
8876	<b>Parcel ID:</b> 004-784-026-0000; <b>Legal Description:</b> LOTS 26 THRU 30 BLK 54 WOODLAWN. <b>Comments:</b> Wooded lot off dirt road, two track to the left side of lot behind bank of mailboxes. Flat area lots of trees and tall grass <b>Summer Tax Due:</b> \$101.56	GARFIELD/W PINE DR ROSCOMMON	\$1,200.00
8881	<b>Parcel ID:</b> 005-540-010-0000; <b>Legal Description:</b> LOT 10 PINEETA. <b>Comments:</b> No drive, next to pass with care sign off main hwy. Wooded lot <b>Summer Tax Due:</b> \$11.72	ROSCOMMON	\$900.00
8910	<b>Parcel ID:</b> 007-350-308-0000; <b>Legal Description:</b> LOT 308 HILLCREST <b>Comments:</b> Wooded lot removed off of a secondary road on two track. Big bills and steep terrain <b>Summer Tax Due:</b> \$49.20	ROSCOMMON	\$850.00
8923	<b>Parcel ID:</b> 008-380-034-0000; <b>Legal Description:</b> LOTS 34, 35 & 36 THE HARDWOOD. <b>Comments:</b> Wooded swamp lot, water on ground made it muddy, off of main paved road <b>Additional Disclosures:</b> 10 (see key for full text) <b>Summer Tax Due:</b> \$144.43		\$1,600.00
8926	<b>Parcel ID:</b> 008-420-242-0000; <b>Legal Description:</b> LOT 242 HIGGINS LAKE FOREST ESTATES #2. <b>Comments:</b> Wooded lot off of paved road, very overgrown. Flat land no hills <b>Summer Tax Due:</b> \$67.76		\$950.00
8928	<b>Parcel ID:</b> 008-490-008-0000; <b>Legal Description:</b> LOT 8 ASSESSORS PLAT OF LAKESHORE <b>Comments:</b> Burnt red house off of paved two lane road, floating deck off front, maintained mowed lawn, flat no hills <b>Summer Tax Due:</b> \$289.68	6099 E HOUGHTON LAKE DRIVE HOUGHTON LAKE	\$4,000.00
8929	<b>Parcel ID:</b> 008-490-015-0000; <b>Legal Description:</b> LOT 15 ASSESSORS PLAT OF LAKESHORE <b>Comments:</b> Overgrown wooded lot on paved road, one block from the main road. It sits right behind the green county town sign. Flat land no hills <b>Summer Tax Due:</b> \$85.49		\$1,300.00

8936	<b>Parcel ID:</b> 008-882-066-0000; <b>Legal Description:</b> LOT 66 WOODLAND ACRES #2. <b>Comments:</b> Trailer with attached garage, Yellow painted bottom with white top, Paved drive way with maintained lawn Single wide trailer with add ons. <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$341.17	213 BRECKENRIDGE HOUGHTON LAKE	\$2,900.00
8948	<b>Parcel ID:</b> 010-218-006-0080; <b>Legal Description:</b> COM 75 FT S OF NW COR OF NW 1/4 OF NW 1/4 SEC 18 TH S 10 RDS TH E 16 RDS TH N 10 RDS TH W 16 RDS TO POB PART OF NW 1/4 OF NW 1/4 SEC 18 T22N R1W. 1 A. <b>Comments:</b> Lightly wooded tall grass lot on the corner of two major roads. butts up to a field on the backside of lot <b>Summer Tax Due:</b> \$70.15	E WEST BRANCH RD SAINT HELEN	\$450.00
8965	<b>Parcel ID:</b> 010-327-003-0450; <b>Legal Description:</b> W 1/2 OF SW1/4 OF SW1/4 OF SW1/4 OF SW1/4 OF NE1/4 SEC 27 T23N R1W <b>Comments:</b> wooded lot off dirt road with two track on the left side of the property and a small uphill incline as you go towards the back of the property <b>Summer Tax Due:</b> \$12.68	MENDOTA LANE SAINT HELEN	\$1,200.00
8966	<b>Parcel ID:</b> 010-327-008-0100; <b>Legal Description:</b> NE 1/4 OF SE 1/4 OF SE 1/4 OF SE 1/4 OF NW 1/4 SEC 27 T23N R1W. .63 A. <b>Comments:</b> Recently mowed lot occupied white trailer with ramp down left side with red trim and partial woods line in the back. Skirting under the trailer falling off and two satellite dishes out front <b>Additional Disclosures:</b> 17; 6 (see key for full text) <b>Summer Tax Due:</b> \$107.61	9487 EN DAH WIN SAINT HELEN	\$2,800.00
8974	<b>Parcel ID:</b> 010-327-016-0280; <b>Legal Description:</b> N1/2 OF W1/2 OF S1/2 OF W1/2 OF NW1/4 OF SE1/4 OF SE1/4 SEC 27 T23N R1W .62A <b>Comments:</b> Vacant Land which is Landlocked <b>Summer Tax Due:</b> \$23.05	MOSHER DR SAINT HELEN	\$950.00
8987	<b>Parcel ID:</b> 010-496-401-0000; <b>Legal Description:</b> LOT 401 LAND O'LAKES SUBD #6. 9138 MICHIGAN AVE <b>Comments:</b> Cream house, destroyed front porch with U-drive in front, overgrown grass and shrubs under left bay window overgrown, several tires left along left of lots fence line, Three bedroom house <b>Summer Tax Due:</b> \$258.03	9138 MICHIGAN AVE SAINT HELEN	\$7,600.00
8999	<b>Parcel ID:</b> 011-202-012-0180; <b>Legal Description:</b> COM AT NW COR LOT 3 SEC 2 TH S 492.7FT TH E 33FT FOR POB TH E 77FT TH N 30FT TH W 77FT TH S 30FT TO POB PART OF GOVT LOT3 SEC 2 T22N R4W .06A <b>Summer Tax Due:</b> \$17.51	R.O.W. LANSING	\$900.00
9000	<b>Parcel ID:</b> 011-202-012-0290; <b>Legal Description:</b> COM 912.8 FT S & 33 FT E OF NW COR OF LOT 3 SEC 2 TH E 77 FT TH N 30 FT TH W 77 FT TH S 30 FT TO POB PART OF PART OF GOVT LOT 3 SEC 2 T22N R4W .04A <b>Summer Tax Due:</b> \$17.51	R.O.W. HOUGHTON LAKE	\$900.00
9010	<b>Parcel ID:</b> 011-223-007-0122; <b>Legal Description:</b> COM AT W 1/4 COR SEC 23 FOR POB TH N33 FT TH S88DEG32'30"E 217.67 FT TH S33 FT TH N 88DEG32'30"W 217.67 FT TO POB PART OF SW 1/4 OF NW 1/4 SEC 23 T22N R4W <b>Comments:</b> Wooded lot, tall grass off paved road. Dirt two track drive in the middle of the lot <b>Summer Tax Due:</b> \$14.60	HOUGHTON LAKE	\$700.00
9049	<b>Parcel ID:</b> 011-541-743-0000; <b>Legal Description:</b> LOT 743 SOUTH HOUGHTON LAKE FOREST ESTATES <b>Comments:</b> Wooded lot on paved rd, flat overgrown <b>Summer Tax Due:</b> \$61.33	TOWER HILL RD HOUGHTON LAKE	\$950.00
9050	<b>Parcel ID:</b> 011-541-750-0000; <b>Legal Description:</b> LOT 750 SOUTH HOUGHTON LAKE FOREST ESTATES. <b>Comments:</b> Wooded lot south of lake forest estate, two track to the left of the property. Tall grass and very flat land <b>Summer Tax Due:</b> \$60.14	TOWER HILL RD HOUGHTON LAKE	\$800.00
9998928	<b>Parcel ID:</b> 008-490-008-0000; <b>Legal Description:</b> LOT 8 ASSESSORS PLAT OF LAKESHORE <b>Comments:</b> Burnt red house off of paved two lane road, floating deck off front, maintained mowed lawn, flat no hills <b>Summer Tax Due:</b> TBA	6099 E HOUGHTON LAKE DRIVE HOUGHTON LAKE	\$4,000.00

## Additional Disclosures Key

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

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

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

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

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

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

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

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

**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.

**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.

**39:** This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-is,"

where-is" without warranty based upon the assessed legal description.

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

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

**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.

**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.

**67:** We have reason to believe that this property was last owned (and may still be occupied or monitored) by someone that does not recognize the right of the government to tax or foreclose upon their property. Be advised that this former owner may be potentially volatile or aggressive. We strongly advise that you limit any inspection of this property to what can be safely observed from a distance and to avoid contact with the former owner.

**74:** The State of Michigan reserves all rights to mineral, coal, oil and gas lying on, within or under the sale properties except sand, gravel, clay or other non-metallic minerals along with associated rights as provided under Article 1, Part 5 of PA 451 of 1994 as amended.

**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.”