

# Public Land Auction

Bay, Gladwin, Midland (DNR)

*August 27th, 2021*

Bay, Gladwin, and Midland (Dnr) 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.**

- Bay
- Gladwin

## 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:**

- Midland 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.

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

## Bay

Lot #	Lot Information	Address	Min. Bid
1001	<b>Parcel ID:</b> 030-011-200-050-00; <b>Legal Description:</b> COM AT A PT 784.1 FT S & 180 FT W OF NE COR OF SEC TH W105.2 FT TH S 60D 48M W 76.8 FT TH N 57D 15M W 122.9 FT TH SWLY ALG M-84 100.5 FT TH S 56D 20M E 128.6 FT TH N 68D 48M E 75.5 FT TH E 56 FT TH S 77 FT TH E 96.5 FT TH N 174 FT TO POB. EX THAT PT LYG NWLY OF NEW HWY M-84 ROW. SEC.11,T13N,R4E <b>Comments:</b> This lot used to have a home. There is a large driveway and it is right on a main road. Located between two homes. <b>Summer Tax Due:</b> \$424.93	6579 WESTSIDE SAGINAW RD BAY CITY	\$74,003.79
1004	<b>Parcel ID:</b> 040-011-300-195-00; <b>Legal Description:</b> COM ON W LI MCRR AT N LI SW 1/4 OF SW 1/4 TH S 500 FT TH W 70 FT TH N 430 FT TH W TO C.P. CO R.O.W. TH NLY ALG SD R.O.W TO PT W OF BEG TH E TO BEG. SEC 11 T16N R4E <b>Comments:</b> Vacant 1 acre lot. <b>Summer Tax Due:</b> \$1.73	N KAISER TOWER RD PINCONNING	\$590.74
1005	<b>Parcel ID:</b> 060-008-100-010-01; <b>Legal Description:</b> COM AT NW COR OF SW 1/4 OF NW 1/4 TH E 264 FT TH S 165 FT TH W 264 FT TH N TO BEG. SEC.8,T18N,R3E 7-11-95 <b>Comments:</b> Home is unoccupied. Lot is decent size and overgrown. House is in decent shape. <b>Summer Tax Due:</b> \$92.90	8366 N FLAJOLE RD BENTLEY	\$3,331.29
1008	<b>Parcel ID:</b> 080-002-200-075-00; <b>Legal Description:</b> N 110 FT OF S 245 FT OF N 1/2 OF NW 1/4 LYG E OF MC RR. SEC 2 T15N R4E <b>Comments:</b> Small Irregular Vacant Parcel adjacent to #1009 in our auction <b>Summer Tax Due:</b> \$4.72	S ELEVATOR RD LINWOOD	\$645.68
1009	<b>Parcel ID:</b> 080-002-200-080-00; <b>Legal Description:</b> S 135 FT OF N 1/2 OF NW 1/4 LYG E OF MC RR. SEC 2 T15N R4E <b>Comments:</b> Small Irregular Vacant Parcel - adjacent to #1008 in our sale. <b>Summer Tax Due:</b> \$5.90	S ELEVATOR RD LINWOOD	\$668.38
1010	<b>Parcel ID:</b> 080-010-400-215-00; <b>Legal Description:</b> COM ON S LI BOUTELL RD 330 FT E OF E LI OF US-23 TH S 125 FT TH E 53.5 FT TH N 125 FT TH W 53.5 FT TO BEG. SEC 10 T15N R4E <b>Comments:</b> Vacant Lot. Please note we had previously shown incorrect photos for this parcel. The aerial map indicates the correct location of this lot. <b>Summer Tax Due:</b> \$107.78	E NORTH BOUTELL RD LINWOOD	\$815.55
1011	<b>Parcel ID:</b> 080-C05-000-015-00; <b>Legal Description:</b> LOT 15 COTTAGE GROVE SUB, L6/P26 BCR <b>Comments:</b> This is a vacant lot with a driveway in a subdivision. <b>Summer Tax Due:</b> \$98.96	469 MARION DR LINWOOD	\$2,990.33
1012	<b>Parcel ID:</b> 100-001-200-227-00; <b>Legal Description:</b> COM @ SE COR SEC 1, TH ALG E SEC LN N03Â°39'30"E 1151.23 FT, TH ALG C/L HWY M-13 N45Â°42'W 2076.35 FT, TH CONT ALG C/L NW'LY ALG 1Â°00' CURVE TO RT 1133.66 FT TO PT 938 FT ALG SD CURVE FROM E-W 1/4 LN SD PT BEING POB, TH N55Â°49'42"E 885.71 FT, TH N62Â°30'E TO C/L MILL POND DRAIN, TH SE'LY ALG C/L OF DRAIN TO PT LYG N62Â°30'E FROM POB, TH S62Â°30'W TO POB, SD PT BEING ALSO DEEDED AS LYG NW'LY ALG C/L 3215.75 FT FROM E SEC LN; PART OF NE SEC 1 T14N R4E, 1.05 AC <b>Comments:</b> This lot is a long slender sized lot that doesn't appear to have access to it. 1.2 Acres <b>Summer Tax Due:</b> \$66.04	S HURON RD BAY CITY	\$937.45
1013	<b>Parcel ID:</b> 120-013-400-100-00; <b>Legal Description:</b> W 224.8 FT OF E 449.6 FT OF N 387.75 FT OF NW 1/4 OF SE 1/4. SEC 13 T17N R4E <b>Comments:</b> Vacant lot that is 1.8 acres. A home once stood here but has been torn down, which is why the SEV is higher than normal for vacant land. <b>Summer Tax Due:</b> \$259.84	E WIRBEL RD PINCONNING	\$12,342.17
1014	<b>Parcel ID:</b> 120-026-300-100-00; <b>Legal Description:</b> S 250 FT OF N 850 FT OF W 1/2 OF SW 1/4 LYG E OF MC RR ROW. SEC 26 T17N R4E <b>Comments:</b> House is small and in rough shape. Large lot. <b>Additional Disclosures:</b> 6 (see key for full text) <b>Summer Tax Due:</b> \$315.94	3681 KAISER RD PINCONNING	\$5,433.00
1016	<b>Parcel ID:</b> 120-L05-000-043-00; <b>Legal Description:</b> LOT 43 LAPAN SUB. <b>Comments:</b> Vacant swampy lot. <b>Additional Disclosures:</b> 10 (see key for full text) <b>Summer Tax Due:</b> \$12.02	E MT FOREST RD PINCONNING	\$738.29
1017	<b>Parcel ID:</b> 130-M10-000-006-00; <b>Legal Description:</b> LOT 6 SUPERVISORS PLAT OF MIX BROTHERS SUB. <b>Comments:</b> Vacant lot in a nice subdivision. All fenced in. There is a mailbox and driveway. NO HOME. <b>Summer Tax Due:</b> \$199.65	2704 S MONROE ST BAY CITY	\$41,624.81

1019	<b>Parcel ID:</b> 160-004-151-035-00; <b>Legal Description:</b> LOT 10 E L TROMBLE SUB <b>Comments:</b> This home is full of trash. Appears to be solid but a lot of work is needed for this one. Lot is very overgrown. <b>Summer Tax Due:</b> \$1,391.52	2620 BROADWAY BAY CITY	\$11,131.16
1020	<b>Parcel ID:</b> 160-017-409-009-00; <b>Legal Description:</b> LOT 11 CORYELL ADD TO CITY OF BC <b>Comments:</b> This home on Henry St in Bay City is vacant and appears to have been decently maintained over the years. Nice corner lot that is also well groomed. <b>Summer Tax Due:</b> \$1,117.83	1121 N HENRY ST BAY CITY	\$5,303.50
1021	<b>Parcel ID:</b> 160-017-451-037-00; <b>Legal Description:</b> 62 FT E & W BY 100 FT N & S BD S BY N UNION ST & W BY A LI PAR TO WENONA AVE & 68 FT E THFR SEC 17 T14NR5E <b>Comments:</b> This large home needs work but it has solid bones. Nice sized yard that is overgrown. <b>Summer Tax Due:</b> \$649.43	103 E NORTH UNION ST BAY CITY	\$4,368.96
1022	<b>Parcel ID:</b> 160-017-478-010-00; <b>Legal Description:</b> LOT 5 & N 29 FT OF LOT 6 & S 10 FT OF LOT 4 BLK 2 WASHINGTON BULLARDS ADD TO W BC <b>Comments:</b> Vacant lot in Bay City <b>Summer Tax Due:</b> \$490.70	1005 LITCHFIELD ST BAY CITY	\$6,795.84
1023	<b>Parcel ID:</b> 160-020-207-006-00; <b>Legal Description:</b> LOT 6 BLK 3 MICHAEL HAGARTYS SUB TO W BC <b>Comments:</b> Vacant corner lot in Bay City <b>Summer Tax Due:</b> \$71.54	611 N CATHERINE ST BAY CITY	\$2,926.06
1024	<b>Parcel ID:</b> 160-020-287-002-00; <b>Legal Description:</b> S 47 FT OF LOT 2 BLK 6 LITCHFIELDS ADD TO THE VILL OF WENONA <b>Comments:</b> Serious Potential Here! This giant old house is set up as apartments. Upper ones look to be redone before vandalism. Sits on a large lot. <b>Additional Disclosures:</b> 50; 18 (see key for full text) <b>Summer Tax Due:</b> \$1,402.48	208 N LINN ST BAY CITY	\$11,733.62
1026	<b>Parcel ID:</b> 160-020-377-016-00; <b>Legal Description:</b> 50 FT E & W BY 100 FT N & S BD S BY THOMAS ST & E BY A LI PAR TO CHILSON AVE & 167 FT W THFR SEC 20 T14NR5E <b>Comments:</b> Vacant lot on Thomas Ave in Bay City <b>Summer Tax Due:</b> \$6.73	206 W THOMAS ST BAY CITY	\$1,197.12
1027	<b>Parcel ID:</b> 160-020-454-010-00; <b>Legal Description:</b> E 84 FT OF LOT 16 BLK 27 LAKE CITY <b>Comments:</b> Building needs work. It is on a corner lot with no parking area. <b>Summer Tax Due:</b> \$1,894.43	400 S CATHERINE ST BAY CITY	\$12,318.90
1028	<b>Parcel ID:</b> 160-021-468-011-00; <b>Legal Description:</b> N 1/2 OF LOT 5 BLK 84 LOWER SAGINAW <b>Comments:</b> This is a small home filled with garbage. The lot is overgrown and there isn't a driveway. <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> \$658.39	507 N MONROE ST BAY CITY	\$4,096.98
1029	<b>Parcel ID:</b> 160-022-153-003-00; <b>Legal Description:</b> LOT 7 BLK 13 SEYMOURS ADD <b>Comments:</b> This home needs a lot of work or just torn down. There is a lot of debris throughout the lot and home. <b>Summer Tax Due:</b> \$1,509.63	1408 N LINCOLN ST BAY CITY	\$35,668.57
1030	<b>Parcel ID:</b> 160-022-253-006-00; <b>Legal Description:</b> LOT 21 BLK 2 MCEWANS ADD <b>Comments:</b> This home is occupied and in need of some repairs. <b>Additional Disclosures:</b> 6 (see key for full text) <b>Summer Tax Due:</b> \$1,970.07	1530 ROSE ST BAY CITY	\$8,790.45
1031	<b>Parcel ID:</b> 160-027-106-011-00; <b>Legal Description:</b> LOT 4 BLK 11 PLAN OF BIRNEYS ADD TO BC <b>Comments:</b> This homes roof has collapsed in some spots. There is a lot of water damage inside the home as well. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$1,530.21	409 N MCLELLAN ST BAY CITY	\$13,743.15
1032	<b>Parcel ID:</b> 160-028-333-006-00; <b>Legal Description:</b> LOT 6 BLK 224 VILL OF PORTSMOUTH <b>Comments:</b> Vacant lot in Bay City <b>Summer Tax Due:</b> \$83.01	421 FRASER ST BAY CITY	\$1,557.70
1033	<b>Parcel ID:</b> 160-028-377-015-00; <b>Legal Description:</b> LOT 3 BLK 12 JOHN S WILSONS ADD TO BC <b>Comments:</b> All windows have metal screwed over them. The home and lot are largely uncared for. <b>Additional Disclosures:</b> 46 (see key for full text) <b>Summer Tax Due:</b> \$920.51	808 FRASER ST BAY CITY	\$12,474.74
1034	<b>Parcel ID:</b> 160-028-377-020-00; <b>Legal Description:</b> LOTS 1 & 2 BLK 4 W M MILLERS ADD TO BC. <b>Comments:</b> This home is filled with dog debris and smells terrible. There is a detached garage. The lot is overgrown. <b>Additional Disclosures:</b> 66; 63 (see key for full text) <b>Summer Tax Due:</b> \$1,359.68	900 FRASER ST BAY CITY	\$7,704.95

1035	<b>Parcel ID:</b> 160-028-380-019-00; <b>Legal Description:</b> S 50 FT OF N 100 FT OF E 126.37 FT OF BLK 1 W M MILLERS ADD TO BC <b>Comments:</b> The house is in varying states of dis-repair and has trash throughout. Needs a new roof. The yard is filled with more trash. <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> \$213.03	907 MILLER CT BAY CITY	\$4,371.67
1036	<b>Parcel ID:</b> 160-028-382-007-00; <b>Legal Description:</b> N 37.50 FT OF E 65 FT OF LOT 12 BLK 211 THE VILL OF PORTSMOUTH <b>Comments:</b> Vacant lot in Bay City on the corner of Fraser St & 21st St <b>Summer Tax Due:</b> \$48.59	1000 FRASER ST BAY CITY	\$1,442.22
1037	<b>Parcel ID:</b> 160-028-438-003-00; <b>Legal Description:</b> LOT 10 BLK 13 WM D FITZHUGH & HENRY J H SCHUTJES SUB PT <b>Comments:</b> Vacant lot between two houses. <b>Summer Tax Due:</b> \$85.88	509 S SHERMAN ST BAY CITY	\$1,420.31
1038	<b>Parcel ID:</b> 160-032-434-003-00; <b>Legal Description:</b> LOT 3 BLK 58 DAGLISH DIV OF PORTSMOUTH & W 1/2 VAC ALLEY ADJ THRT <b>Comments:</b> Much of this home has been damaged on the inside. At least one window has been broken. The lot is overgrown and has personal items from the previous occupant scattered throughout. <b>Additional Disclosures:</b> 47 (see key for full text) <b>Summer Tax Due:</b> \$674.11	905 WEBSTER ST BAY CITY	\$4,835.37
1039	<b>Parcel ID:</b> 160-032-480-009-00; <b>Legal Description:</b> E 45 FT OF LOTS 7 & 8 BLK 8 TROMBLES DIV OF PORTSMOUTH <b>Comments:</b> Vacant lot on the corners of Polk St & 34th St <b>Summer Tax Due:</b> \$74.42	211 34TH ST BAY CITY	\$1,526.03
1040	<b>Parcel ID:</b> 160-033-114-005-00; <b>Legal Description:</b> LOT 5 BLK 130 DAGLISH DIV OF PORTSMOUTH & W 1/2 VAC ALLEY ADJ THRT <b>Comments:</b> Home is in need of lots of work but has potential. Lot is overgrown. <b>Summer Tax Due:</b> \$1,080.59	917 BROADWAY BAY CITY	\$11,964.43
1041	<b>Parcel ID:</b> 160-033-209-009-00; <b>Legal Description:</b> LOT 3 BLK 2 LUDWIK DANIELS ADD TO BC <b>Comments:</b> This home is occupied and looks to be maintained. <b>Additional Disclosures:</b> 6 (see key for full text) <b>Summer Tax Due:</b> \$963.04	1206 S GRANT ST BAY CITY	\$8,056.62
1042	<b>Parcel ID:</b> 160-033-258-024-00; <b>Legal Description:</b> E 110 FT OF S 1/2 OF S 1/2 OF LOT 25 E F BIRNEYS 1ST ADD TO BC <b>Comments:</b> The home is empty and would really benefit from some cleanup and TLC. <b>Summer Tax Due:</b> \$1,401.83	1614 S VANBUREN ST BAY CITY	\$9,862.92
1043	<b>Parcel ID:</b> 160-033-458-016-00; <b>Legal Description:</b> 50 FT E & W BY 300 FT N & S BD S BY CASS AVE & W 849 FT E OF MICHIGAN AVE SEC 33 T14NR5E <b>Comments:</b> This narrow and deep vacant lot sits between between two houses. Would be a great opportunity for one of the adjacent owners to double their property size. Seems like one of them has already been maintaining it. <b>Summer Tax Due:</b> \$97.54	1613 CASS AVE BAY CITY	\$1,767.38
1044	<b>Parcel ID:</b> 180-023-300-410-02; <b>Legal Description:</b> COM 1711.60 FT E & 1350.27 FT N ALG WLY ROW LI OF WATER ST FR SW COR OF SEC TH W 100 FT TH N 4 FT TH W 45.11 FT TO POB TH W 104.85 FT TH S 150.22 FT TH E 111 FT TH N 150.05 FT TO BEG. SEC 23, T17N, R4E <b>Comments:</b> The cinder block building is overgrown and will need repairs. <b>Summer Tax Due:</b> \$768.07	203 E 2ND ST PINCONNING	\$7,156.54
1045	<b>Parcel ID:</b> 160-022-326-003-00; <b>Legal Description:</b> LOT 8 BLK 2 MCEWAN & JENNISONS ADD TO BC <b>Comments:</b> Large home in the business district. Roof has collapsed and there is water damage. <b>Additional Disclosures:</b> 21; 5 (see key for full text) <b>Summer Tax Due:</b> \$836.26	1214 N JOHNSON ST BAY CITY	\$7,062.80
1046	<b>Parcel ID:</b> 160-028-253-006-00; <b>Legal Description:</b> N 1/2 OF LOT 10 & S 10 FT OF LOT 11 BLK 138 ADD OF LOWER SAGINAW <b>Comments:</b> Residential vacant lot on Monroe St in Bay City. The aerial image shows a structure, but that was demolished and cleared earlier this year. Ready for a fresh start! <b>Summer Tax Due:</b> TBA	108 N MONROE ST BAY CITY	\$450.00
1047	<b>Parcel ID:</b> 160-028-257-002-00; <b>Legal Description:</b> LOT 3 BLK 4 PHILLIP SIMONS SUB OF PT OF OUTLOTS 3 & 2 IN JAMES FRASERS OUTLOTS & W 1/2 OF VAC ALLEY ADJ THRT <b>Comments:</b> Residential vacant lot on Madison Ave in Bay City. The aerial image shows a structure, but that was demolished and cleared earlier this year. Ready for a fresh start! <b>Summer Tax Due:</b> TBA	109 S MADISON AVE BAY CITY	\$450.00

1048	<b>Parcel ID:</b> 160-028-255-008-00; <b>Legal Description:</b> PT OF LOT 1 BLK 4 BEG AT NE COR OF SD LOT TH W 60 FT TO NW COR S ON W LI 22 FT ELY TO PT ON W LI OF GRANT ST 28 FT SLY FR BEG TH NLY TO BEG SUB OF OUTLOT 16 IN THE FRASER FITZHUGH BIRNEY & WALKER ADD <b>Comments:</b> Residential vacant lot on Grant St in Bay City. The aerial image shows a structure, but that was demolished and cleared earlier this year. Ready for a fresh start! <b>Summer Tax Due:</b> TBA	115 N GRANT ST BAY CITY	\$450.00
1049	<b>Parcel ID:</b> 160-028-377-018-00; <b>Legal Description:</b> LOT 6 BLK 12 JOHN S WILSONS ADD TO BC <b>Comments:</b> This home was offered in out 2019 auction, and at the time it was in very rough condition. Not much has changed since then, but the photos you see here were taken in 2019. Please investigate this in-person to get a better picture of the current condition. <b>Additional Disclosures:</b> 66; 21; 36 (see key for full text) <b>Summer Tax Due:</b> TBA	818 FRASER ST BAY CITY	\$500.00
9991028	<b>Parcel ID:</b> 160-021-468-011-00; <b>Legal Description:</b> N 1/2 OF LOT 5 BLK 84 LOWER SAGINAW <b>Comments:</b> This is a small home filled with garbage. The lot is overgrown and there isn't a driveway. <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> TBA	507 N MONROE ST BAY CITY	\$4,096.98
9991031	<b>Parcel ID:</b> 160-027-106-011-00; <b>Legal Description:</b> LOT 4 BLK 11 PLAN OF BIRNEYS ADD TO BC <b>Comments:</b> This homes roof has collapsed in some spots. There is a lot of water damage inside the home as well. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> TBA	409 N MCLELLAN ST BAY CITY	\$13,743.15
9991035	<b>Parcel ID:</b> 160-028-380-019-00; <b>Legal Description:</b> S 50 FT OF N 100 FT OF E 126.37 FT OF BLK 1 W M MILLERS ADD TO BC <b>Comments:</b> The house is in varying states of dis-repair and has trash throughout. Needs a new roof. The yard is filled with more trash. <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> TBA	907 MILLER CT BAY CITY	\$4,371.67

## Gladwin

Lot #	Lot Information	Address	Min. Bid
2200	<b>Parcel ID:</b> 020-040-002-002-00; <b>Legal Description:</b> 17 2E VILLAGE OF RHODES BLK 2 LOTS 2-3-4 <b>Summer Tax Due:</b> \$5.52		\$1,097.67
2201	<b>Parcel ID:</b> 030-040-000-026-00; <b>Legal Description:</b> 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB N 85FT OF LOT 26 <b>Comments:</b> Please check with the Billings Township Assessor to know the amount of the Sewer Assessment attached to this parcel! <b>Summer Tax Due:</b> \$62.41	3909 WARD RD	\$4,036.73
2202	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 030-040-000-124-00; <b>Legal Description:</b> 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 124 <b>Comments:</b> Bundle of 2 vacant cleared parcels that are completely fenced in with chain link. Would make a good site to put the camper for the weekend. Terrain is level. Please check with the Billings Township Assessor to know the amount of the Sewer Assessment attached to this parcel!  (2 of 2) <b>Parcel ID:</b> 030-040-000-125-00; <b>Legal Description:</b> 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 125 <b>Comments:</b> Please check with the Billings Township Assessor to know the amount of the Sewer Assessment attached to this parcel! <b>Summer Tax Due:</b> \$165.01	1343 ESTEY RD BEAVERTON;  1345 ESTEY RD BEAVERTON	\$9,747.77
2204	<b>Parcel ID:</b> 030-070-000-082-00; <b>Legal Description:</b> 17 1E APPLE-BLOSSOM SUB LOT 82 ASSESSOR'S PLAT OF <b>Comments:</b> Please check with the Billings Township Assessor to know the amount of the Sewer Assessment attached to this parcel! <b>Summer Tax Due:</b> \$61.10	3964 SHORKEY RD	\$4,869.91
2205	<b>Parcel ID:</b> 030-115-010-025-00; <b>Legal Description:</b> 17 1E HIGHLAND SHORES SUB BLK 10 LOTS 25-26-46-47 <b>Comments:</b> Older mobile that has a new roof build over. <b>Additional Disclosures:</b> 6; 17 (see key for full text) <b>Summer Tax Due:</b> \$405.39	1104 FRANK ST	\$11,020.16
2206	<b>Parcel ID:</b> 030-115-011-005-00; <b>Legal Description:</b> 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 5 & 6 <b>Summer Tax Due:</b> \$19.45	1200 E BIRCH ST	\$1,443.48
2207	<b>Parcel ID:</b> 030-115-011-007-01; <b>Legal Description:</b> 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 7-8-9-10 <b>Summer Tax Due:</b> \$29.21	1184 E BIRCH ST	\$1,161.16
2208	<b>Parcel ID:</b> 030-115-011-021-00; <b>Legal Description:</b> 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 21 & 22 <b>Summer Tax Due:</b> \$51.42	1114 E BIRCH ST	\$3,299.76
2209	<b>Parcel ID:</b> 030-115-011-027-00; <b>Legal Description:</b> 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 27 & 28 <b>Comments:</b> Please check with the Billings Township Assessor to know the amount of the Sewer Assessment attached to this parcel! <b>Summer Tax Due:</b> \$186.54	1115 FRANK ST	\$4,070.29
2210	<b>Parcel ID:</b> 030-115-012-037-00; <b>Legal Description:</b> 17 1E HIGHLAND SHORES SUB BLK 12 LOT 37 <b>Summer Tax Due:</b> \$9.63	1175 E BIRCH ST	\$1,379.53
2211	<b>Parcel ID:</b> 030-115-014-003-00; <b>Legal Description:</b> 17 1E HIGHLAND SHORES SUB BLK 14 LOTS 3-4-5-6-7 <b>Summer Tax Due:</b> \$33.46	1100 E BIRCH ST	\$1,183.04
2212	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 030-115-015-012-00; <b>Legal Description:</b> 17 1E HIGHLAND SHORES SUB BLK 15 LOT 12 <b>Comments:</b> Small one room cottage that is past its prime. Roof is falling in and not worth saving. Surrounded by woods. <b>Additional Disclosures:</b> 5 (see key for full text)  (2 of 2) <b>Parcel ID:</b> 030-115-015-035-00; <b>Legal Description:</b> 17 1E HIGHLAND SHORES SUB BLK 15 LOT 35 <b>Summer Tax Due:</b> \$56.72	3582 PARK DR;  3600 WEST AVENUE	\$2,646.22
2214	<b>Parcel ID:</b> 030-115-018-001-00; <b>Legal Description:</b> 17 1E HIGHLAND SHORES SUB BLK 18 LOTS 1 TO 6 INCL <b>Comments:</b> Parcel is filled with junk....cars, car parts, and trash. <b>Additional Disclosures:</b> 66 (see key for full text) <b>Summer Tax Due:</b> \$54.06	1031 E MAPLE ST	\$1,622.76

2215	<b>Parcel ID:</b> 030-115-019-016-00; <b>Legal Description:</b> 17 1E HIGHLAND SHORES SUB BLK 19 LOTS 16, 17, 18 & 19 <b>Comments:</b> Wooded parcel with terrain that seems to be lower than road and uneven. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$37.27	1003 BEECH ST	\$1,535.74
2216	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 030-120-016-008-00; <b>Legal Description:</b> 17 1E ISLAND VIEW SUB BLK 16 LOTS 8-9-10 <b>Comments:</b> Wooded parcel out in Albright Shores. Has small hunting cabin/shed on property. Terrain is uneven and slightly lower than road. <b>Additional Disclosures:</b> 41; (see key for full text)  (2 of 2) <b>Parcel ID:</b> 030-120-016-011-00; <b>Legal Description:</b> 17 1E ISLAND VIEW SUB BLK 16 LOT 11 <b>Summer Tax Due:</b> \$144.65	4610 WIXOM DR; 4620 WIXOM DR	\$3,540.97
2218	<b>Parcel ID:</b> 030-140-007-023-00; <b>Legal Description:</b> 17 1E LAKELANDS SHORES SUB BLK 7 LOTS 23-24 & LOT 25 EXC N 22FT OF W 43FT THEREOF <b>Comments:</b> Used to be able to see the water, until the dams broke. Can see what used to be the Tittabawassee River. Mobile is in decent shape, sitting on a corner lot. Has a three seasons room added on as well as a detached 2 car garage. With little work this would be a perfect weekend get away, first time or retirement home. Please check with the Billings Township Assessor to know the amount of the Sewer Assessment attached to this parcel! <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$232.51	1125 OAKWOOD ST	\$7,322.00
2219	<b>Parcel ID:</b> 030-150-000-006-00; <b>Legal Description:</b> 17 1E LEAMAN SUB LOT 6 <b>Summer Tax Due:</b> \$67.48	1149 LEAMAN ST	\$3,152.30
2220	<b>Parcel ID:</b> 040-007-200-011-00; <b>Legal Description:</b> SEC 7 20 2E N 231FT OF W 233FT OF W FRL 1/2 OF NW FRL 1/4 <b>Comments:</b> Home or whatever was here burnt long ago, debris pile is still here. Corner parcel with grade higher than road. <b>Additional Disclosures:</b> 11 (see key for full text) <b>Summer Tax Due:</b> \$38.86	2020 M30 ALGER	\$1,582.96
2221	<b>Parcel ID:</b> 050-019-100-003-01; <b>Legal Description:</b> SEC 19 18 1W PART OF W 1/2 OF NE 1/4 OF NE 1/4 COM AT A PT 135FT E OF NW COR THEREOF TH E 134FT TH S 300FT TH W 134FT TH N 300FT TO POB <b>Comments:</b> Older mobile house loaded with junk. Haul it out and bring a new one in. Close to the city of Gladwin. Nice quiet country setting. <b>Additional Disclosures:</b> 21; 17 (see key for full text) <b>Summer Tax Due:</b> \$257.88	2687 W WINEGARS RD BEAVERTON	\$2,468.81
2222	<b>Parcel ID:</b> 050-019-100-009-00; <b>Legal Description:</b> SEC 19 18 1W E 1/2 OF E 1/2 OF W 1/2 OF NE 1/4 EXC S 2310FT <b>Comments:</b> 2.5 Acre Wooded parcel just outside the city of Gladwin. Grade is lower than road. <b>Summer Tax Due:</b> \$82.00	W WINEGARS RD BEAVERTON	\$1,449.38
2224	<b>Parcel ID:</b> 060-055-000-140-00; <b>Legal Description:</b> 20 1W BERKSHIRE REALM SUB LOT 140 <b>Comments:</b> Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit <a href="http://butmantwp.com/news_detail_T6_R109.php">http://butmantwp.com/news_detail_T6_R109.php</a> for more details. <b>Summer Tax Due:</b> \$91.91	CUMBERLAND WAY GLADWIN	\$2,249.18
2225	<b>Parcel ID:</b> 060-080-000-078-00; <b>Legal Description:</b> 20 1W FAIRFIELD REALM SUB LOT 7 8 <b>Comments:</b> Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit <a href="http://butmantwp.com/news_detail_T6_R109.php">http://butmantwp.com/news_detail_T6_R109.php</a> for more details. <b>Summer Tax Due:</b> \$43.33	FAIRFIELD WAY GLADWIN	\$1,507.72



2226	<b>Parcel ID:</b> 060-085-000-089-00; <b>Legal Description:</b> 20 1W HAMILTON REALM LOT 89 <b>Comments:</b> Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit <a href="http://butmantwp.com/news_detail_T6_R109.php">http://butmantwp.com/news_detail_T6_R109.php</a> for more details. <b>Summer Tax Due:</b> \$54.42	HAMILTON WAY GLADWIN	\$1,507.96
2227	<b>Parcel ID:</b> 060-085-000-090-00; <b>Legal Description:</b> 20 1W HAMILTON REALM LOT 90 <b>Comments:</b> Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit <a href="http://butmantwp.com/news_detail_T6_R109.php">http://butmantwp.com/news_detail_T6_R109.php</a> for more details. <b>Summer Tax Due:</b> \$54.42	HAMILTON WAY GLADWIN	\$1,430.73
2228	<b>Parcel ID:</b> 060-091-000-328-00; <b>Legal Description:</b> 20 1W HIGHLANDER REALM NO 2 LOT 328 <b>Comments:</b> Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit <a href="http://butmantwp.com/news_detail_T6_R109.php">http://butmantwp.com/news_detail_T6_R109.php</a> for more details. <b>Summer Tax Due:</b> \$43.33	TRACK IRON TRAIL GLADWIN	\$1,450.52
2229	<b>Parcel ID:</b> 060-091-000-491-00; <b>Legal Description:</b> 20 1W HIGHLANDER REALM NO 2 LOT 491 <b>Comments:</b> Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit <a href="http://butmantwp.com/news_detail_T6_R109.php">http://butmantwp.com/news_detail_T6_R109.php</a> for more details. <b>Summer Tax Due:</b> \$43.33	HIGHLANDERS WAY GLADWIN	\$1,389.07
2230	<b>Parcel ID:</b> 060-110-000-162-00; <b>Legal Description:</b> 20 1W HUNTINGTON REALM SUB LOT 162 <b>Comments:</b> Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit <a href="http://butmantwp.com/news_detail_T6_R109.php">http://butmantwp.com/news_detail_T6_R109.php</a> for more details. <b>Summer Tax Due:</b> \$43.33	WELLINGTON RD GLADWIN	\$1,450.52
2231	<b>Parcel ID:</b> 060-110-000-184-00; <b>Legal Description:</b> 20 1W HUNTINGTON REALM SUB LOT 184 <b>Comments:</b> Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit <a href="http://butmantwp.com/news_detail_T6_R109.php">http://butmantwp.com/news_detail_T6_R109.php</a> for more details. <b>Summer Tax Due:</b> \$43.33	LEXINGTON AVE GLADWIN	\$1,450.52
2232	<b>Parcel ID:</b> 060-180-000-024-10; <b>Legal Description:</b> 20 1W SIR RICHARDS REALM SUB LOTS 24 & 25 <b>Comments:</b> Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit <a href="http://butmantwp.com/news_detail_T6_R109.php">http://butmantwp.com/news_detail_T6_R109.php</a> for more details. <b>Summer Tax Due:</b> \$103.32	KNIGHTS CT GLADWIN	\$1,775.22

2233	<b>Parcel ID:</b> 060-180-000-039-00; <b>Legal Description:</b> 20 1W SIR RICHARDS REALM SUB LOT 39 <b>Comments:</b> Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit <a href="http://butmantwp.com/news_detail_T6_R109.php">http://butmantwp.com/news_detail_T6_R109.php</a> for more details. <b>Summer Tax Due:</b> \$76.70	DOVER WAY GLADWIN	\$1,623.01
2234	<b>Parcel ID:</b> 060-180-000-178-00; <b>Legal Description:</b> 20 1W SIR RICHARDS REALM SUB LOT 178 <b>Comments:</b> Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit <a href="http://butmantwp.com/news_detail_T6_R109.php">http://butmantwp.com/news_detail_T6_R109.php</a> for more details. <b>Summer Tax Due:</b> \$51.55	DARBY WAY GLADWIN	\$1,493.06
2235	<b>Parcel ID:</b> 060-180-000-243-00; <b>Legal Description:</b> 20 1W SIR RICHARDS REALM SUB LOT 243 <b>Comments:</b> Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit <a href="http://butmantwp.com/news_detail_T6_R109.php">http://butmantwp.com/news_detail_T6_R109.php</a> for more details. <b>Summer Tax Due:</b> \$51.55	SIR RICHARDS WAY GLADWIN	\$1,419.92
2237	<b>Parcel ID:</b> 060-200-000-017-00; <b>Legal Description:</b> 20 1W WINCHESTER REALM SUB LOT 17 <b>Comments:</b> Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit <a href="http://butmantwp.com/news_detail_T6_R109.php">http://butmantwp.com/news_detail_T6_R109.php</a> for more details. <b>Summer Tax Due:</b> \$113.36	COLCHESTER WAY GLADWIN	\$1,548.48
2238	<b>Parcel ID:</b> 070-180-000-030-00; <b>Legal Description:</b> 20 1E SUPVS PLAT OF PATTERSONS SUB LOT 30 <b>Comments:</b> cute littler fixer upper that has potential. Needs some up grades and love. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$52.13	6086 PATTERSON ST GLADWIN	\$2,340.70
2241	<b>Parcel ID:</b> 110-009-200-020-00; <b>Legal Description:</b> SEC 9 18 1E THAT PART OF THE SE 1/4 OF NW 1/4 THAT LIES N OF A PARCEL DESC AS COM AT A PT 300FT N OF THE INT OF W 1/8 LN & N OF THE N ROW LN OF M-61 TH E TO RIDGE RD W OF LOCKWOODS HIGHLAND SHORES SUB TH SWLY ALG W LN OF RIDGE RD TO N ROW LN OF M-61 TH W ALG SD M-61 TO POB AND THAT PART OF THE SE 1/4 OF NW 1/4 THAT LIES S OF A PARCEL DESC AS BEG AT A CONCRETE MON AT NE COR OF MARTONOSI SUB POB SD POB BEING PLATTED N 1340.1FT & S 89DEG 5' E 1108.5FT FROM W 1/4 COR OF SD SEC TH S 00DEG 36' W ALG E LN OF SD SUB 385.22FT TH S 89DEG 5' E 651.02FT TO PT LYG ON W ROW LN OF RIDGE RD 50FT W OF SW COR OF LOT 10 OF LOCKWOOD HIGHLAND SHORES SUB TH N 00DEG 56'30" E ALG SD RD ROW LN 385.20FT TH N 89DEG 5' W 653.32FT TO POB EXC COM 300FT N OF INT OF W 1/8 LN & N OF N ROW LN OF M-61 TH E TO W LN OF RIDGE RD TH N 100FT TH W 200FT TH S 100FT TH E TO POB. <b>Summer Tax Due:</b> \$62.11		\$2,133.95
2242	<b>Parcel ID:</b> 110-035-400-013-00; <b>Legal Description:</b> SEC35 18 1E COM 2220FT S TH 330FT W & 404FT S OF E 1/4 POST OF SEC TH WLY ALONG SHORE OF TITT R 115FT TH W 48FT TH S 54FT TH E 150FT TH NLY TO POB. <b>Summer Tax Due:</b> \$135.21	ANDYS LANE BEAVERTON	\$2,953.47
2245	<b>Parcel ID:</b> 110-230-000-050-00; <b>Legal Description:</b> 18 1E MAPLE POINT SUB LOT 50 <b>Comments:</b> Semi wooded parcel, terrain is gently rolling, used to be, Still might be waterfront. <b>Summer Tax Due:</b> \$330.18	LONG POINT RD BEAVERTON	\$3,387.26
2247	<b>Parcel ID:</b> 110-420-004-020-00; <b>Legal Description:</b> 18 1E WOODLAND TERRACE SUB BLK 4 LOT 20 <b>Summer Tax Due:</b> \$6.38	HICKORY ST GLADWIN	\$783.66

2248	<b>Parcel ID:</b> 110-420-004-022-00; <b>Legal Description:</b> 18 1E WOODLAND TERRACE SUB BLK 4 LOT 22 <b>Summer Tax Due:</b> \$6.38	OAK ST GLADWIN	\$783.66
2249	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 110-430-008-009-00; <b>Legal Description:</b> 18 1E WOODLAND TERRACE ANNEX SUB BLK 8 LOT 9,10,11 <b>Comments:</b> Older mobile with 3 additions and a detached garage\pole barn. with some clean up and minor repairs would make a cute place. <b>Additional Disclosures:</b> 5; 21; 32; 17 (see key for full text)  (2 of 2) <b>Parcel ID:</b> 110-430-008-012-00; <b>Legal Description:</b> 18 1E WOODLAND TERRACE ANNEX SUB BLK 8 LOTS 12-13- 14 & 15 <b>Summer Tax Due:</b> \$395.81	265 PINE ST GLADWIN;  PINE ST GLADWIN	\$4,590.04
2251	<b>Parcel ID:</b> 110-430-009-004-00; <b>Legal Description:</b> 18 1E WOODLAND TERRACE ANNEX SUB BLK 9 LOT 4 <b>Summer Tax Due:</b> \$50.60	HEMLOCK ST GLADWIN	\$1,283.51
2253	<b>Parcel ID:</b> 120-145-000-012-00; <b>Legal Description:</b> 19 2W OAKWOOD SUB LOTS 12 & 13 <b>Comments:</b> Older double wide mobile home in Sage Township. Walking distance to Pratt Lake. Home is beyond repairs. Nice sized parcel. Would be a nice location for a new home. <b>Additional Disclosures:</b> 66; 5; 17 (see key for full text) <b>Summer Tax Due:</b> \$242.04	1582 OAKWOOD DR GLADWIN	\$2,310.15
2254	<b>Parcel ID:</b> 120-171-000-038-00; <b>Legal Description:</b> 19 2W PARKSIDE SUB NO 2 LOT 38 <b>Summer Tax Due:</b> \$51.73	OAK & WAGARVILLE RDS GLADWIN	\$1,366.04
2257	<b>Parcel ID:</b> 130-170-002-015-00; <b>Legal Description:</b> 19 1E SMALLWOOD SHORES SUB BLK 2 LOT 15 <b>Summer Tax Due:</b> \$186.73	CENTER AVE GLADWIN	\$2,153.10
2258	<b>Parcel ID:</b> 140-050-000-004-00; <b>Legal Description:</b> 20 2W CHAMBERS & SHELTON SUB LOT 4 <b>Summer Tax Due:</b> \$16.38	WEISS ST GLADWIN	\$1,238.34
2259	<b>Parcel ID:</b> 140-090-000-452-00; <b>Legal Description:</b> 20 2W PLAT OF GRASS LAKE HILLS LOT 452 <b>Comments:</b> burnt to a crisp. total loss, Chipmunks have a new hide out, nothing worth saving <b>Additional Disclosures:</b> 11; 36 (see key for full text) <b>Summer Tax Due:</b> \$24.47	5379 HILLCREST DR GLADWIN	\$1,871.41
2260	<b>Parcel ID:</b> 140-090-000-500-00; <b>Legal Description:</b> 20 2W PLAT OF GRASS LAKE HILLS LOT 500 <b>Comments:</b> Cute little cottage for the summer or weekend getaway! Cottage has open floor plan. Is set up for 2 beds with curtain dividers. Needs minor TLC <b>Summer Tax Due:</b> \$58.90	5383 PINE ST GLADWIN	\$2,478.23
2261	<b>Parcel ID:</b> 150-020-300-007-00; <b>Legal Description:</b> SEC 20 17 1W PART OF SW 1/4 OF SW 1/4 COM N 0DEG 30MIN E 542FT ALONG W SEC LINE FROM SW COR OF SEC TH CONT N 0DEG 30MIN E 183.75FT TH S 89DEG 18MIN 10SEC E 208.75FT TH S 0DEG 30MIN W 183.75FT TH N 89DEG 18MIN 10SEC W 208.75FT TO POB <b>Comments:</b> Parcel contains two single wide mobile homes. One is almost completely flat as the roof has collapsed and the second one is almost right behind it! <b>Additional Disclosures:</b> 21; 5; 6; 45; 17 (see key for full text) <b>Summer Tax Due:</b> \$178.00	4911 PETERSON RD BEAVERTON	\$2,749.79
2262	<b>Parcel ID:</b> 170-170-004-010-01; <b>Legal Description:</b> GLADWIN CITY MAP OF TOWNSEND & CLARKS ADD-NORTH E 10FT OF W 110FT OF S1/2 BLK 4. SPLIT ON 02/12/2018 FROM 170-170-004-004-01; INTO 170-170-004-004-02, 170-170-004-010-01, 170-170-004-004-03; <b>Summer Tax Due:</b> \$20.53	E BEECH STREET GLADWIN	\$1,132.46
2263	<b>Parcel ID:</b> 030-145-000-004-10; <b>Legal Description:</b> LAUREL SUB LOTS 4-5 <b>Comments:</b> This home is full of garbage some rooms are packed to the ceiling. Around the outside is pretty bad also, with two old campers out back. <b>Additional Disclosures:</b> 41; 66; 21; 17 (see key for full text) <b>Summer Tax Due:</b> \$31.97	1025 BURLING DR, BEAVERTON	\$31,113.74
9992221	<b>Parcel ID:</b> 050-019-100-003-01; <b>Legal Description:</b> SEC 19 18 1W PART OF W 1/2 OF NE 1/4 OF NE 1/4 COM AT A PT 135FT E OF NW COR THEREOF TH E 134FT TH S 300FT TH W 134FT TH N 300FT TO POB <b>Comments:</b> Older mobile house loaded with junk. Haul it out and bring a new one in. Close to the city of Gladwin. Nice quiet country setting. <b>Additional Disclosures:</b> 21; 17 (see key for full text) <b>Summer Tax Due:</b> TBA	2687 W WINEGARS RD BEAVERTON	\$2,468.81

9992228	<b>Parcel ID:</b> 060-091-000-328-00; <b>Legal Description:</b> 20 1W HIGHLANDER REALM NO 2 LOT 328 <b>Comments:</b> Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. This parcel is subject to Butman Township's sewer ordinance - please visit <a href="http://butmantwp.com/news_detail_T6_R109.php">http://butmantwp.com/news_detail_T6_R109.php</a> for more details. <b>Summer Tax Due:</b> TBA	TRACK IRON TRAIL GLADWIN	\$1,450.52
9992238	<b>Parcel ID:</b> 070-180-000-030-00; <b>Legal Description:</b> 20 1E SUPVS PLAT OF PATTERSONS SUB LOT 30 <b>Comments:</b> cute littler fixer upper that has potential. Needs some up grades and love. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> TBA	6086 PATTERSON ST GLADWIN	\$2,340.70

## Midland DNR

Lot #	Lot Information	Address	Min. Bid
10088	<b>Parcel ID:</b> 110-024-300-050-00; <b>Legal Description:</b> COMMENCING 396 FT E OF W 1/4 CORNER THENCE S 247.5 FT E 132 FT N 247.5 FT W 132 FT <b>Comments:</b> EAST OF THE BEAMISH AND STARK ROAD INTERSECTION LANDLOCKED BY PRIVATE LANDOWNERS PROPERTY DIMENSIONS ARE 247.5' (NORTH-SOUTH) X 132' (EAST-WEST) <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA		\$1,900.00

## 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.

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

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

**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.

**18:** The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

**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.

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

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

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

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

**47:** This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken

windows, holes in walls, broken doors and doorjambs, and other damage which can add to the cost of repair and rehabilitation. You should conduct your own research prior to bidding on this parcel.

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

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

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

**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.