

# Public Land Auction

Arenac, Iosco, Ogemaw

*September 1st, 2021*

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

## 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.**

# Arenac

| Lot # | Lot Information   | Address  | Min. Bid    |
|-------|---|--|-------------|
| 700   | <b>Parcel ID:</b> 002-0-022-400-010-01; <b>Legal Description:</b> T 19N R 5E SEC 22 PART OF THE NW1/4 OF THE SE 1/4 OF SEC 22 DESC AS COMM AT THE E 1/4 COR OF SD SEC TH N 89D 52'02"W AL E-W 1/4 LN 1,440.36' TO POB TH CONT N 89D 52'02"W AL SD E-W 1/4 LN 388.98' THS 00D 24'30"E 15.00' TH N 89D 52'02"W PAR WITH THE E-W 1/4 LN 328.03' TH S 10D 27'17"W 326.96' TH N 84D 56'15"E 284.92' TH N 81D 31'35"E 196.30' TH S 89 D 52'02"E PAR WITH THE E-W1/4 LN 297.60' TH N 00D 07'58"E 281.50' TO POB CONT 5 AC SEE DOC # 201403045 FOR ESMT <b>Comments:</b> Home is occupied. Looks to be in decent shape from the road. Has several outbuildings.<br><b>Summer Tax Due:</b> \$454.56  | 1155 RIVER RD<br>OMER  | \$4,020.00  |
| 701   | <b>Parcel ID:</b> 003-2-G60-000-079-01; <b>Legal Description:</b> T19N R7E SEC 25 LOT NO. 79 LESS N. 200 FT GREEN PLAT OF AG SH. EXC PC BEG AT PT S 20DEG 03MIN 20SEC E 14.73 FT & S 11DEG 59MIN 20SEC E 200 FT FROM NE COR OF LT FOR POB TH S 11DEG 59MIN 20SEC E 75 FT W 203.84 FT N 73.36 FT E 188.26 FT TO POB <b>Comments:</b> Vacant grassy lot.<br><b>Summer Tax Due:</b> \$33.36  | GREEN DR AU<br>GRES  | \$1,163.00  |
| 702   | <b>This lot is a "bundle" comprised of 2 parcels</b><br><br>(1 of 2) <b>Parcel ID:</b> 006-0-028-400-035-03; <b>Legal Description:</b> T18N R4E SEC 28 THE W 1/2 OF THE NW 1/4 OF SE 1/4; EXC THE E 10.01 A. ALSO EXC A PARCEL BEG 50 FT E OF THE NW COR OF THE NW 1/4 OF SE 1/4; TH E 210 FT; TH S 210 FT; TH W 210 FT; TH N 210 FT TO POB SPLIT FROM 006-0-028-400-035-00(97) <b>Comments:</b> Vacant land. Heavily wooded.<br><br>(2 of 2) <b>Parcel ID:</b> 006-0-028-400-035-05; <b>Legal Description:</b> T18N R4E SEC 28 PAR OF LAND COM 50 FT E OF THE NW COR OF NW 1/4 OF SE 1/4, TH E 210 FT, TH S 210 FT, TH W 210 FT, TH N 210 FT TO POB ACRES = 1.01 <b>Comments:</b> This home is occupied. Small house with a large yard.<br><b>Summer Tax Due:</b> \$309.58 | LALONDE RD<br>STANDISH;<br><br>4729 LALONDE<br>STANDISH        | \$5,845.00  |
| 704   | <b>Parcel ID:</b> 007-0-014-200-010-10; <b>Legal Description:</b> T20N R5E SEC 14 BEG 460' S & 218' W OF NE COR OF NW 1/4, TH W 218' TH S 200' TH E 218' TH N 200' TO POB ACRES = 1.00 <b>Comments:</b> Vacant Land behind a house - No Road Access. From the aerial view it appears that there could be encroachment issues from the garage on the neighboring property. Please research this thoroughly prior to bidding. <b>Additional Disclosures:</b> 8; 39 (see key for full text)<br><b>Summer Tax Due:</b> \$151.09   | N FIRE ROAD<br>TWINING   | \$2,665.00  |
| 705   | <b>Parcel ID:</b> 008-0-F10-000-089-00; <b>Legal Description:</b> T20N R3E SEC 25 LOT 89 FOREST GROVE <b>Comments:</b> Vacant wooded lot.<br><b>Summer Tax Due:</b> \$16.14   | BREEZEWOOD DR<br>ALGER   | \$523.00    |
| 706   | <b>Parcel ID:</b> 008-0-F11-000-407-00; <b>Legal Description:</b> T20N R3E SEC 25 LOT 407 FOREST GROVE #2 <b>Comments:</b> Wooded and hilly. Vacant Lot.<br><b>Summer Tax Due:</b> \$13.66  |  | \$558.00    |
| 707   | <b>Parcel ID:</b> 008-0-F11-000-424-00; <b>Legal Description:</b> T20N R3E SEC 25 LOT 424 FOREST GROVE #2 <b>Comments:</b> Vacant lot. Wooded and hilly.<br><b>Summer Tax Due:</b> \$12.43  |  | \$558.00    |
| 708   | <b>Parcel ID:</b> 008-0-F15-000-087-00; <b>Legal Description:</b> T20N R3E SEC 24 LOT 87 FOREST LAKE-ARENAC HILLS <b>Comments:</b> Vacant lot. Heavily wooded.<br><b>Summer Tax Due:</b> \$13.66  |  | \$445.00    |
| 709   | <b>Parcel ID:</b> 008-0-F30-000-016-00; <b>Legal Description:</b> T20N R3E SEC 15 LOT 16 FOREST LAKE CRANE BAY <b>Comments:</b> Occupied. Exterior of home is pretty well maintained. Large wooded yard. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$915.51  | 7214 S FOREST<br>LK ALGER                                      | \$15,052.00 |
| 710   | <b>This lot is a "bundle" comprised of 2 parcels</b><br><br>(1 of 2) <b>Parcel ID:</b> 008-0-F30-000-022-00; <b>Legal Description:</b> T20N R3E SEC 15 LOT 22 FOREST LAKE CRANE BAY <b>Comments:</b> Wooded vacant lot.<br><br>(2 of 2) <b>Parcel ID:</b> 008-0-F30-000-023-00; <b>Legal Description:</b> T20N R3E SEC 15 LOT 23 FOREST LAKE CRANE BAY <b>Comments:</b> Vacant wooded lot.<br><b>Summer Tax Due:</b> \$27.32  | 7214 S FOREST<br>LK DR ALGER;<br><br>7214 S FOREST<br>LK ALGER | \$1,154.00  |
| 712   | <b>Parcel ID:</b> 008-0-F50-000-209-00; <b>Legal Description:</b> T20N R3E SEC 23 LOT 209 FOREST LAKE HEIGHTS SUB. <b>Comments:</b> Vacant wooded lot.<br><b>Summer Tax Due:</b> \$12.43  | LOT 209 FOREST<br>LK HG ALGER                                  | \$484.00    |

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| 713 | <b>Parcel ID:</b> 008-0-F51-000-332-01; <b>Legal Description:</b> T20N R3E SEC 15 LOTS 332 FOREST LAKE HEIGHTS SUB. #2 <b>Comments:</b> Vacant wooded lot.<br><b>Summer Tax Due:</b> \$14.90  |  | \$558.00   |
| 714 | <b>This lot is a "bundle" comprised of 2 parcels</b><br><br>(1 of 2) <b>Parcel ID:</b> 008-0-F51-000-435-01; <b>Legal Description:</b> T20N R3E SEC 14 LOT 435 FOREST LAKE HEIGHTS SUB. #2 SPLIT FROM 008-0-F51-000-435-00(97) <b>Comments:</b> Vacant wooded lot.<br><br>(2 of 2) <b>Parcel ID:</b> 008-0-F51-000-436-00; <b>Legal Description:</b> T20N R3E SEC 14 LOT 436 FOREST LAKE HEIGHTS SUB. #2 SPLIT FROM 008-0-F51-000-435-00(97) <b>Comments:</b> Vacant wooded lot.<br><b>Summer Tax Due:</b> \$24.86  | PEACOCK CIR<br>ALGER                     | \$1,116.00 |
| 716 | <b>Parcel ID:</b> 008-0-F51-000-444-00; <b>Legal Description:</b> T20N R3E SEC 14 LOT 444 FOREST LAKE HEIGHTS SUB. #2 SPLIT FROM 0080F5100044300 (09) <b>Comments:</b> Vacant wooded lot.<br><b>Summer Tax Due:</b> \$11.18   |  | \$456.00   |
| 717 | <b>Parcel ID:</b> 009-2-N20-001-090-00; <b>Legal Description:</b> UNIT 90 NORTHPORT CONDO MARINA SPLIT FROM 009-2-N20-001-024-00 <b>Comments:</b> Unit in Northport Condo Marina<br><b>Additional Disclosures:</b> 16 (see key for full text)<br><b>Summer Tax Due:</b> \$34.71   | E MICHIGAN AVE<br>UNT 90 AU GRES         | \$558.00   |
| 718 | <b>Parcel ID:</b> 010-0-035-300-065-01; <b>Legal Description:</b> T18N R4E SEC 35 COM AT SW OR OF SEC TH S 88 DE 8 MIN E ALG S SEC LINE 680.71 FT TO POB. TH N 49 DEG 51 MIN E ALG COUNTY DRAIN 729.99 FT TO WLY ROW OF RR, TH S 26 DEG 8 MIN 46 SEC W 321.57 FT, TH S 29 DEG 32 MIN 42 SEC W 183.49 FT TO S ROW LINE OF BAY ARENAC RD. TH S 1 DEG 52 MIN W 33 FT TO SEC LN, TH N 88 DEG 8 MIN W 324.64 FT TO POB. ACRES = 1.70 PARCEL 1 OF SURVEY 002/144 SPLIT FROM 010-0-035-300-065-00(98) <b>Comments:</b> Home is in deplorable condition. Roof has collapsed into structure. A notable amount of debris is present. Yard is large and cleared.<br><b>Summer Tax Due:</b> \$65.97 | 3910 BAY<br>ARENAC LINE RD<br>PINCONNING | \$1,447.00 |
| 719 | <b>Parcel ID:</b> 010-1-029-400-030-05; <b>Legal Description:</b> T18N R5E SEC 29 BEG 633 FT E AND 813.5 FT N OF SW COR OF THAT PART OF GOV LOT 3 LYING N OF S 1/8 LINE, TH E 88 FT, TH S 150 FT, TH W 88 FT, TH N 150 FT TO POB SPLIT FROM 010-1-029-400-030-00 <b>Comments:</b> Located behind house on Liberty Ave. It is landlocked.<br><b>Summer Tax Due:</b> \$78.83  | 5310 LIBERTY<br>AVE STANDISH             | \$1,569.00 |
| 720 | <b>Parcel ID:</b> 011-0-008-100-030-00; <b>Legal Description:</b> T20N R6E SEC 8 PAR COM AT THE SE COR OF N 1/2 OF S 1/2 OF NE 1/4 TH N 20 RDS W 15 RDS S 20 RDS E 15 RDS TO POB ACRES = 1.87 <b>Comments:</b> Solid structure, very large. Lots of debris, abandoned vehicles not part of sale, and tires.<br><b>Summer Tax Due:</b> \$1,117.13  | 2329 N LENTNER<br>RD TURNER              | \$5,607.00 |
| 721 | <b>Parcel ID:</b> 011-2-000-000-185-00; <b>Legal Description:</b> LOTS 6 & 7 BLK 1 TWIN VIL <b>Comments:</b> Large commercial building on the corner. Has large size bays with doors. Office is in shambles.<br><b>Summer Tax Due:</b> \$1,182.79   | 103 STATE ST<br>TWINING                  | \$5,640.00 |
| 722 | <b>Parcel ID:</b> 012-2-A10-000-003-00; <b>Legal Description:</b> T20N R7E SEC 1 LOT # 3 WHITNEY TOWNSHIP ASSESSOR'S PLAT #1 <b>Comments:</b> This cabin is occupied or shows recent signs of visitors. Large yard that connects to two other properties also on the auction. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$748.62   | 2637 N HURON<br>TAWAS CITY               | \$3,875.00 |
| 723 | <b>Parcel ID:</b> 012-2-A10-000-004-00; <b>Legal Description:</b> T20N R7E SEC 1 LOT # 4 WHITNEY TOWNSHIP ASSESSOR'S PLAT #1 <b>Comments:</b> This small trailer is unoccupied. It is in the middle of two other cabins also on the auction. Has large yard and turn around driveway.<br><b>Summer Tax Due:</b> \$295.97  | 2631 N HURON<br>RD TAWAS CITY            | \$2,978.00 |
| 724 | <b>Parcel ID:</b> 012-2-A10-000-005-00; <b>Legal Description:</b> T20N R7E SEC 1 LOT #5 WHITNEY TOWNSHIP ASSESSOR'S PLAT #1 <b>Comments:</b> Recently remodeled cabin with large yard. It adjoins two other properties on the tax auction.<br><b>Summer Tax Due:</b> \$553.38   | 2623 N HURON<br>TAWAS CITY               | \$3,091.00 |

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| 725 | <b>Parcel ID:</b> 012-2-B20-000-021-00; <b>Legal Description:</b> LOT 21 & S 25 FT OF LOT 20 BEAR TRACK SUB <b>Comments:</b> Cabin is in decent shape the garage not as much. Has shared driveway with a neighbor. There is a lot of trash household items left from previous owners. <b>Additional Disclosures:</b> 21; 66 (see key for full text)<br><b>Summer Tax Due:</b> \$354.35   | 1649 N HURON RD TAWAS CITY                                | \$4,735.00 |
| 726 | <b>This lot is a "bundle" comprised of 2 parcels</b><br><br>(1 of 2) <b>Parcel ID:</b> 020-0-018-000-097-00; <b>Legal Description:</b> LOT 97 WILLIAMS MEADOWBROOK NO. 1 <b>Comments:</b> Vacant overgrown lot.<br><br>(2 of 2) <b>Parcel ID:</b> 020-0-018-000-098-00; <b>Legal Description:</b> LOT 98 WILLIAMS MEADOWBROOK NO. 1 <b>Comments:</b> Vacant lot. Cleared mostly grass and a few trees.<br><b>Summer Tax Due:</b> \$292.10                  | CHURCH VACANT ST AU GRES;<br><br>CHURCH/VACANT ST AU GRES | \$2,078.00 |
| 728 | <b>Parcel ID:</b> 020-0-C35-002-031-01; <b>Legal Description:</b> UNITS 31 AUGRES YACHT CLUB MARINA CONDOMINIUM TIFA SPLIT FROM 0200C3500203100 (01) <b>Comments:</b> Unit in the Augres Yacht Club Marina <b>Additional Disclosures:</b> 16 (see key for full text)<br><b>Summer Tax Due:</b> \$39.90   | MIDSHIPMAN DRIVE AU GRES                                  | \$552.00   |
| 729 | <b>Parcel ID:</b> 020-0-C35-002-038-00; <b>Legal Description:</b> UNIT 38 AUGRES YACHT CLUB MARINA CONDOMINIUM TIFA SPLIT FROM 020-0-C35-002-036-00(97) <b>Comments:</b> Unit in the Augres Yacht Club Marina <b>Additional Disclosures:</b> 16 (see key for full text)<br><b>Summer Tax Due:</b> \$33.34  | AU GRES   | \$508.00   |
| 730 | <b>Parcel ID:</b> 020-0-C35-002-065-00; <b>Legal Description:</b> UNIT 65 AU GRES YACHT CLUB MARINA CONDOMINIUM TIFA <b>Comments:</b> Unit in the Augres Yacht Club Marina <b>Additional Disclosures:</b> 16 (see key for full text)<br><b>Summer Tax Due:</b> \$39.90   | MIDSHIPMAN DRIVE AU GRES                                  | \$581.00   |
| 731 | <b>Parcel ID:</b> 020-0-H10-000-008-00; <b>Legal Description:</b> UNIT 8 & 38 HARBORTOWN CONDOMINIUM MARINA <b>Comments:</b> Unit in Harbortown Condo Marina Boatslip located at the Harbortown Marina, which leads into the big waters of Lake Huron. Electric and water available. Clubhouse, in ground pool and bathhouse. <b>Additional Disclosures:</b> 16 (see key for full text)<br><b>Summer Tax Due:</b> \$50.88                                  | MAIN STREET AU GRES                                       | \$586.00   |
| 732 | <b>Parcel ID:</b> 020-0-H10-000-036-00; <b>Legal Description:</b> UNIT 36 HARBORTOWN CONDOMINIUM MARINA <b>Comments:</b> Unit in Harbortown Condo Marina Boatslip located at the Harbortown Marina, which leads into the big waters of Lake Huron. Electric and water available. Clubhouse, in ground pool and bathhouse. <b>Additional Disclosures:</b> 16 (see key for full text)<br><b>Summer Tax Due:</b> \$25.41                                      | S COURT STREET AU GRES                                    | \$473.00   |
| 733 | <b>Parcel ID:</b> 020-0-H10-000-047-00; <b>Legal Description:</b> UNIT 47 HARBORTOWN CONDOMINIUM MARINA SPLIT FROM 020-0-H10-000-000-00 1991 <b>Comments:</b> Unit in Harbortown Condo Marina Boatslip located at the Harbortown Marina, which leads into the big waters of Lake Huron. Electric and water available. Clubhouse, in ground pool and bathhouse. <b>Additional Disclosures:</b> 16 (see key for full text)<br><b>Summer Tax Due:</b> \$25.41 | S COURT STREET AU GRES                                    | \$465.00   |
| 734 | <b>Parcel ID:</b> 020-0-H10-000-068-00; <b>Legal Description:</b> UNIT 68 HARBORTOWN CONDOMINIUM MARINA SPLIT FROM 020-0-H10-000-000-00 1991 <b>Comments:</b> Unit in Harbortown Condo Marina Boatslip located at the Harbortown Marina, which leads into the big waters of Lake Huron. Electric and water available. Clubhouse, in ground pool and bathhouse. <b>Additional Disclosures:</b> 16 (see key for full text)<br><b>Summer Tax Due:</b> \$25.41 | MAIN STREET AU GRES                                       | \$473.00   |

# Iosco

| Lot # | Lot Information  | Address                             | Min. Bid   |
|-------|--|-------------------------------------|------------|
| 2700  | <b>Parcel ID:</b> 011-B50-000-022-50; <b>Legal Description:</b> WALLACE CLARK BAY SHORE NO 2 A-5.5 LOT 22 EXC THAT PART OF LOT 22 LYING S OF A LINE COM @ SW COR OF LOT 23 AND EXTENDING N 74D 29M 24S W TO W LN OF LOT 22 <b>Comments:</b> 6+ Acre Vacant lot behind houses on Bay Dr <b>Additional Disclosures:</b> 8 (see key for full text)<br><b>Summer Tax Due:</b> \$124.72               | S BAY DR<br>TAWAS CITY              | \$1,265.52 |
| 2701  | <b>Parcel ID:</b> 011-C10-000-070-00; <b>Legal Description:</b> CEDAR HAVEN SUBDIVISION LOT 70 <b>Comments:</b> Small occupied cabin. It is in rough shape and needs repair. Roof looks bad. Yard is maintained. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$376.70   | 1039 SECOND<br>ST TAWAS CITY        | \$2,710.26 |
| 2702  | <b>Parcel ID:</b> 021-A15-000-078-00; <b>Legal Description:</b> AHCM 78 AUSABLE-HURON CONDOMINIUM MARINA UNIT 78<br><b>Summer Tax Due:</b> \$21.63   | 991 S STATE ST<br>OSCODA            | \$766.67   |
| 2703  | <b>Parcel ID:</b> 021-M10-001-001-00; <b>Legal Description:</b> MOWAT ADDITION TO THE CITY OF AUSABLE LOTS 1 & 2 & N 15.5 FT OF LOT 3 BLK 1 <b>Comments:</b> This lot is in a subdivision and is grassy.<br><b>Summer Tax Due:</b> \$104.38  | FOREST RD<br>OSCODA                 | \$1,457.55 |
| 2704  | <b>Parcel ID:</b> 021-M10-001-004-00; <b>Legal Description:</b> MOWAT. ADDITION TO THE CITY OF AUSABLE LOT 4 & 5 & S 34.5 FT OF LOT 3 BLK 1 <b>Comments:</b> Vacant lot. Grassy on paved road.<br><b>Summer Tax Due:</b> \$104.38  | FOREST RD<br>OSCODA                 | \$1,457.55 |
| 2705  | <b>Parcel ID:</b> 021-M10-001-006-00; <b>Legal Description:</b> MOWAT ADDITION TO THE CITY OF AUSABLE LOTS 6 & 7 BLK 1 <b>Comments:</b> Vacant grassy lot.<br><b>Summer Tax Due:</b> \$104.38  | MOWAT ST<br>OSCODA                  | \$1,457.55 |
| 2706  | <b>Parcel ID:</b> 021-M10-001-020-00; <b>Legal Description:</b> MOWAT ADDITION TO THE CITY OF AUSABLE LOTS 20&21 BLOCK 1 <b>Comments:</b> Vacant lot. Grassy and on a paved road.<br><b>Summer Tax Due:</b> \$101.09   | OLD US-23<br>OSCODA                 | \$1,434.21 |
| 2707  | <b>Parcel ID:</b> 021-M15-000-051-00; <b>Legal Description:</b> MPCM 51 MAIN PIER CONDOMINIUM MARINA UNIT 51 MASTER DEED L-362 P-248 ,ICCSP NO.10<br><b>Summer Tax Due:</b> \$18.53  | 4498 N US-23<br>OSCODA              | \$750.18   |
| 2708  | <b>Parcel ID:</b> 021-S10-001-004-00; <b>Legal Description:</b> PLAT OF HORACE. D. STOCKMANS ADDITION TOTHE VILLAGE OF AUSABLE LOT 4 BLK A <b>Comments:</b> Small occupied home. It is in bad shape. The yard is very overgrown with a thorny bush so bad you can't reach the back yard. Paved road. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$684.25 | 422 THIRD ST<br>OSCODA              | \$3,654.48 |
| 2709  | <b>Parcel ID:</b> 021-V10-013-003-00; <b>Legal Description:</b> MAP OF AUSABLE AS RECORDED IN LIBER 1, PAGE 2, OF PLATS, IOSCO CO. RECORDS LOT 3 BLOCK 13 <b>Comments:</b> House has roof damage that has collapsed into house. Lot is very overgrown and hard to access. There is a large amount of debris.<br><b>Summer Tax Due:</b> \$347.12  | 318 SMITH ST<br>OSCODA              | \$1,874.01 |
| 2710  | <b>Parcel ID:</b> 021-V10-013-004-00; <b>Legal Description:</b> MAP OF AUSABLE AS RECORDED IN LIBER 1, PAGE 2, OF PLATS, IOSCO CO. RECORDS LOTS 4 & 5 BLK 13 <b>Comments:</b> House is in terrible shape. Lot is so overgrown it makes the yard almost inaccessible. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$566.76                                 | 316 SMITH ST<br>OSCODA              | \$2,654.75 |
| 2711  | <b>Parcel ID:</b> 021-W11-030-004-00; <b>Legal Description:</b> PLAT OF WHITTEMORES ADDITION TO THE VILLAGE OF AUSABLE LOT 4 BLK 30 <b>Comments:</b> Vacant wooded lot.<br><b>Summer Tax Due:</b> \$101.09   | FOURTH ST<br>OSCODA                 | \$933.82   |
| 2712  | <b>Parcel ID:</b> 033-C30-000-004-00; <b>Legal Description:</b> SUPERVISORS PLAT OF CROCKERS DEER PARK LOTS 4 AND 5 INCL ** IN T.I.F.A. PROJECT<br><b>Summer Tax Due:</b> \$405.28   | US-23 EAST<br>TAWAS                 | \$2,017.78 |
| 2713  | <b>Parcel ID:</b> 051-P11-008-001-00; <b>Legal Description:</b> HENRY ANSCHUETZS 1ST ADDITION TO THE PLAT OF PALM BEACH LOT 1 BLK 8 <b>Comments:</b> Vacant lot next to house that is also on auction.<br><b>Summer Tax Due:</b> \$49.21   | 3225 FLORIDA<br>ST NATIONAL<br>CITY | \$903.04   |
| 2714  | <b>Parcel ID:</b> 051-P11-008-002-00; <b>Legal Description:</b> HENRY ANSCHUETZS 1ST ADDITION TO THE PLAT OF PALM BEACH LOTS 2 & 3 BLK 8 <b>Comments:</b> Doublewide with additions. Nice little place. Yard needs work.<br><b>Summer Tax Due:</b> \$426.12  | 3221 FLORIDA<br>ST NATIONAL<br>CITY | \$3,062.17 |

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| 2715 | <b>Parcel ID:</b> 064-E10-000-044-00; <b>Legal Description:</b> SUPERVISORS PLAT OF EAST BREWSTER PARK SUB LOT 44 <b>Comments:</b> Vacant lot. Very pretty.<br><b>Summer Tax Due:</b> \$116.67  | N US-23<br>OSCODA         | \$1,056.99 |
| 2716 | <b>Parcel ID:</b> 064-E10-000-046-00; <b>Legal Description:</b> SUPERVISORS PLAT OF EAST BREWSTER PARK SUB LOT 46 <b>Comments:</b> Vacant lot that is wooded.<br><b>Summer Tax Due:</b> \$98.95   | N US-23<br>OSCODA         | \$1,138.07 |
| 2717 | <b>Parcel ID:</b> 064-E10-000-077-00; <b>Legal Description:</b> SUPERVISORS PLAT OF EAST BREWSTER PARK SUB LOT 77 <b>Comments:</b> Vacant wooded lot.<br><b>Summer Tax Due:</b> \$98.11   | N US-23<br>OSCODA         | \$1,146.88 |
| 2718 | <b>Parcel ID:</b> 064-E10-000-078-00; <b>Legal Description:</b> SUPERVISORS PLAT OF EAST BREWSTER PARK SUB LOT 78 <b>Comments:</b> House with water damage. It is a nice large home but appears to have a roof leak over the kitchen. Lot is wooded and overgrown.<br><b>Additional Disclosures:</b> 5 (see key for full text)<br><b>Summer Tax Due:</b> \$1,315.47   | 6211 N US-23<br>OSCODA    | \$7,612.83 |
| 2719 | <b>Parcel ID:</b> 064-H20-000-005-00; <b>Legal Description:</b> HIRSTS AUSABLE RIVER CAMP SUB LOT 5<br><b>Summer Tax Due:</b> \$15.45   | LOUD DAM RD<br>GLENNIE    | \$722.85   |
| 2720 | <b>Parcel ID:</b> 064-J50-000-224-00; <b>Legal Description:</b> JORDANVILLE SUB LOT 224 & S 1/2 OF LOT 225 <b>Comments:</b> Home is maintained and is occupied. The yard is maintained as well.<br><b>Summer Tax Due:</b> \$283.42  | 6452 CEDAR ST<br>OSCODA   | \$2,479.69 |
| 2721 | <b>Parcel ID:</b> 064-L16-000-798-00; <b>Legal Description:</b> LAKE HURON SAND BEACH NO. 6 SUB LOT 798 <b>Comments:</b> Vacant wooded lot.<br><b>Summer Tax Due:</b> \$43.28   | WOODLEA RD<br>OSCODA      | \$871.66   |
| 2722 | <b>Parcel ID:</b> 064-L16-000-821-00; <b>Legal Description:</b> LAKE HURON SAND BEACH NO. 6 SUB LOT 821 <b>Comments:</b> Vacant wooded lot.<br><b>Summer Tax Due:</b> \$40.18   | WOODLEA RD<br>OSCODA      | \$794.91   |
| 2723 | <b>Parcel ID:</b> 064-L22-000-343-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 343 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff. <b>Additional Disclosures:</b> 16 (see key for full text)<br><b>Summer Tax Due:</b> \$9.26 | BRIAR RIDGE<br>WAY OSCODA | \$675.54   |
| 2724 | <b>Parcel ID:</b> 064-L23-000-416-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 4 LOT 416 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff. <b>Additional Disclosures:</b> 16 (see key for full text)<br><b>Summer Tax Due:</b> \$6.43 | GREENBRIAR RD<br>OSCODA   | \$666.20   |



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| 2725 | <p><b>Parcel ID:</b> 064-L23-000-478-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF &amp; COUNTRY CLUB NO. 4 LOT 478 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$6.43</p>            | BRIAR RIDGE WAY OSCODA | \$675.22 |
| 2726 | <p><b>Parcel ID:</b> 064-L23-000-492-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF &amp; COUNTRY CLUB NO. 4 LOT 492 &amp; 493 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$15.45</p> | BRIAR RIDGE WAY OSCODA | \$710.47 |
| 2727 | <p><b>Parcel ID:</b> 064-L24-000-558-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF &amp; COUNTRY CLUB NO. 5 LOT 558 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$83.49</p>           | CEDAR LAKE RD OSCODA   | \$961.55 |

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| 2728 | <p><b>Parcel ID:</b> 064-L25-000-603-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF &amp; COUNTRY CLUB NO. 6 LOT 603 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$52.31</p> | WOODLAWN DR<br>OSCODA   | \$910.01 |
| 2729 | <p><b>Parcel ID:</b> 064-L27-000-898-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF &amp; COUNTRY CLUB NO. 8 LOT 898 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$6.43</p>  | ASHLAWN TR<br>OSCODA    | \$675.22 |
| 2730 | <p><b>Parcel ID:</b> 064-L27-000-927-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF &amp; COUNTRY CLUB NO. 8 LOT 927 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$6.43</p>  | DEERFIELD WAY<br>OSCODA | \$675.22 |

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| 2731 | <p><b>Parcel ID:</b> 064-L27-000-941-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF &amp; COUNTRY CLUB NO. 8 LOT 941 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$6.43</p> | ASHLAWN TR<br>OSCODA      | \$675.22 |
| 2732 | <p><b>Parcel ID:</b> 064-L30-000-020-00; <b>Legal Description:</b> LAKEWOOD SHORES SUB LOT 20 TO 22 INCL <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$127.53</p>               | 7746 WOODLEA<br>RD OSCODA | \$893.72 |
| 2733 | <p><b>Parcel ID:</b> 064-L32-000-082-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 2 SUB LOT 82 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$27.82</p>                     | BIRCH CREST<br>DR OSCODA  | \$857.15 |

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| 2734 | <p><b>Parcel ID:</b> 064-L37-000-669-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 669 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff.</p> <p><b>Additional Disclosures:</b> 16 (see key for full text)<br/> <b>Summer Tax Due:</b> \$18.53</p>  | BROOKHAVEN<br>DR OSCODA | \$798.04 |
| 2735 | <p><b>Parcel ID:</b> 064-L38-000-697-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 8 SUB LOTS 697 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff.</p> <p><b>Additional Disclosures:</b> 16 (see key for full text)<br/> <b>Summer Tax Due:</b> \$21.63</p> | HUNTINGTON<br>DR OSCODA | \$829.21 |
| 2736 | <p><b>Parcel ID:</b> 064-L39-000-818-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 9 SUB LOT 818 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff.</p> <p><b>Additional Disclosures:</b> 16 (see key for full text)<br/> <b>Summer Tax Due:</b> \$15.45</p>  | PINE TREE TR<br>OSCODA  | \$796.24 |

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| 2737 | <p><b>Parcel ID:</b> 064-L40-000-876-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 10 SUB LOT 876 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff.</p> <p><b>Additional Disclosures:</b> 16 (see key for full text)<br/> <b>Summer Tax Due:</b> \$21.63</p>             | CEDARBROOK<br>DR OSCODA | \$864.23 |
| 2738 | <p><b>Parcel ID:</b> 064-L41-001-002-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 11 SUB LOT 1002 &amp; 1003 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff.</p> <p><b>Additional Disclosures:</b> 16 (see key for full text)<br/> <b>Summer Tax Due:</b> \$27.82</p> | PINE TREE TR<br>OSCODA  | \$943.13 |
| 2739 | <p><b>Parcel ID:</b> 064-L41-001-004-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 11 SUB LOT 1004 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff.</p> <p><b>Additional Disclosures:</b> 16 (see key for full text)<br/> <b>Summer Tax Due:</b> \$21.63</p>            | TIMBER TR<br>OSCODA     | \$861.81 |

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| 2740 | <p><b>Parcel ID:</b> 064-L41-001-013-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 11 SUB LOT 1013 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff.</p> <p><b>Additional Disclosures:</b> 16 (see key for full text)<br/> <b>Summer Tax Due:</b> \$15.45</p> | PINE TREE TR<br>OSCODA    | \$761.51   |
| 2741 | <p><b>Parcel ID:</b> 064-L41-001-039-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 11 SUB LOT 1039 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff.</p> <p><b>Additional Disclosures:</b> 16 (see key for full text)<br/> <b>Summer Tax Due:</b> \$15.45</p> | TAMARACK TR<br>OSCODA     | \$752.50   |
| 2742 | <p><b>Parcel ID:</b> 064-L42-001-101-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 12 SUB LOT 1101 <b>Comments:</b> A FUN, FRIENDLY, GOLFERS RESORT Experience Private Club Conditions at a Resort. Lakewood Shores Resort not only offers great golf, but wonderful accommodations, meeting facilities and excellent cuisine. Nestled among northern Michigan hardwoods, our 152 rooms offer an excellent view along with a patio overlooking the courses. All tastefully decorated, rooms range in style from new hotel units to spacious one and two-bedroom suites, many with in room Jacuzzi's. Dining facilities include our main dining room which serves breakfast, lunch and dinner. The Scotland Cove, our 19th hole, serves soup, sandwiches and quick snacks for making the turn. Our lounge offers a relaxed atmosphere to kick back after a round, and our banquet room is available for larger groups, meetings or special events. Lakewood Shores is a golf resort for the whole family. The resort offers a full array of family activities including a private beach on Cedar Lake perfect for swimming, jet skiing, canoeing and fishing. Just minutes away are the beautiful beaches of Lake Huron. Mix business with pleasure! When it's time to work, Lakewood Shores Resort provides a conducive setting for relaxed efficiency accompanied with full conference facilities and the attentive service of our professional staff.</p> <p><b>Additional Disclosures:</b> 16 (see key for full text)<br/> <b>Summer Tax Due:</b> \$6.43</p>  | OAKRIDGE DR<br>OSCODA     | \$666.20   |
| 2743 | <p><b>Parcel ID:</b> 064-L50-000-023-00; <b>Legal Description:</b> LAKEWOOD SOUTH SUB LOT 23<br/> <b>Summer Tax Due:</b> \$12.36</p>   | WOODLEA RD<br>WEST OSCODA | \$735.09   |
| 2744 | <p><b>Parcel ID:</b> 064-L50-000-038-00; <b>Legal Description:</b> LAKEWOOD SOUTH SUB LOT 38<br/> <b>Summer Tax Due:</b> \$12.36</p>   | WOODLEA RD<br>WEST OSCODA | \$744.65   |
| 2745 | <p><b>Parcel ID:</b> 064-L50-000-064-00; <b>Legal Description:</b> LAKEWOOD SOUTH SUB LOT 64<br/> <b>Summer Tax Due:</b> \$18.53</p>   | WOODLEA RD<br>WEST OSCODA | \$729.17   |
| 2746 | <p><b>Parcel ID:</b> 064-L60-000-035-00; <b>Legal Description:</b> LAKEWOOD WEST SUB LOT 35<br/> <b>Summer Tax Due:</b> \$467.01</p>   | CEDAR LAKE RD<br>OSCODA   | \$2,648.40 |

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| 2747 | <b>Parcel ID:</b> 064-L60-000-038-00; <b>Legal Description:</b> LAKEWOOD WEST SUB LOT 38<br><b>Summer Tax Due:</b> \$280.68   | CEDAR LAKE RD<br>OSCODA              | \$2,028.24 |
| 2748 | <b>Parcel ID:</b> 064-M10-000-039-00; <b>Legal Description:</b> SUPERVISORS PLAT MCNICHOL HEIGHTS LOT 39 <b>Comments:</b> Vacant lot.<br><b>Summer Tax Due:</b> \$52.57   | CEDAR LAKE RD<br>OSCODA              | \$474.50   |
| 2749 | <b>Parcel ID:</b> 064-S90-999-002-00; <b>Legal Description:</b> SMITHWOOD SUB OUTLOT C<br><b>Summer Tax Due:</b> \$9.26   | JAMES RAY ST<br>GLENNIE              | \$677.19   |
| 2750 | <b>Parcel ID:</b> 066-070-000-506-00; <b>Legal Description:</b> THE VILLAGES OF OSCODA UNIT 506 <b>Comments:</b> Condo and yard appear to be well maintained. Nice house. It is vacant and cleaned out. <b>Additional Disclosures:</b> 68; 16 (see key for full text)<br><b>Summer Tax Due:</b> \$965.05  | 9200 RHODE<br>ISLAND DR B<br>OSCODA  | \$4,633.76 |
| 2751 | <b>Parcel ID:</b> 072-019-200-002-50; <b>Legal Description:</b> T24N R5E SEC 19 PART OF FRL NW 1/4 OF NW 1/4 COM N 87D 50M E 625 FT & S 2D 10M E 150 FT & N 87D0M E 340 FT FROM NW COR OF SD SEC TH S 2D 10M E 200 FT TH N 87D 50M E 68 FT TH N 2D 10M W 200 FT TH S 87D 50M W 68 FT TO POB PAR 1 <b>Comments:</b> Trailer is occupied and in bad shape. <b>Additional Disclosures:</b> 17; 6 (see key for full text)<br><b>Summer Tax Due:</b> \$327.25  | 8886 DEAN RD<br>SOUTH BRANCH         | \$2,582.65 |
| 2752 | <b>Parcel ID:</b> 072-019-200-010-00; <b>Legal Description:</b> T24N R5E SEC 19 PART OF FRL NW 1/4 OF NW 1/4 COM 627 FT E OF NW COR THEREOF TH E 80 FT TH S 150T TH W 80 FT TH N 150 FT TH POB <b>Comments:</b> Vacant wooded lot.<br><b>Summer Tax Due:</b> \$234.24   | 8941 JOSE LAKE<br>TR SOUTH<br>BRANCH | \$2,033.78 |
| 2753 | <b>Parcel ID:</b> 072-021-400-002-30; <b>Legal Description:</b> T24N R5E SEC 21 E 90 FT. OF S 240 FT. OF E1/2 OF W1/2 OF SE1/4.24N R5E SEC 21 E 90 FT OF S 240 FT OF E 1/2 OF W 1/2 OFSE 1/4 <b>Comments:</b> This home has been closed up since the man passed away. It smells foul and needs a lot of cleanup and some repairs.<br><b>Summer Tax Due:</b> \$667.24  | 7650 WICKERT<br>RD HALE              | \$2,254.08 |
| 2755 | <b>Parcel ID:</b> 073-K10-000-517-00; <b>Legal Description:</b> KOKOSING SUBDN. LOTS 517 & 518<br><b>Summer Tax Due:</b> \$70.02  | LOOS AVE HALE                        | \$832.23   |
| 2756 | <b>Parcel ID:</b> 073-L90-000-353-00; <b>Legal Description:</b> PLAT OF LAKESIDE HEIGHTS LOTS 353 & 354 <b>Comments:</b> Home is in decent shape and it is occupied. Yard is maintained. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$364.36  | 7591 BIRCH ST<br>HALE                | \$2,566.79 |
| 2757 | <b>Parcel ID:</b> 073-L95-000-005-00; <b>Legal Description:</b> FIRST ADDITION TO PLAT OF LAKESIDE HEIGHTS LOTS 5 TO 8 INCL <b>Comments:</b> Wooded vacant lot.<br><b>Summer Tax Due:</b> \$288.30  | LONG LAKE RD<br>HALE                 | \$1,698.62 |
| 2758 | <b>Parcel ID:</b> 073-P20-000-016-00; <b>Legal Description:</b> PAUL BUNYANS BLUEBERRY PATCH LOTS 16 <b>Comments:</b> Vacant wooded lot. Used to be a home there.<br><b>Summer Tax Due:</b> \$113.14  | 7223 BIG OLE<br>DR SOUTH<br>BRANCH   | \$1,052.69 |
| 2759 | <b>Parcel ID:</b> 090-004-300-030-00; <b>Legal Description:</b> T21N R6E SEC 4 PART OF SW 1/4 OF SW 1/4 THE N 66 FT OF S 276 FT OF E 352 FT OF W 1302 FT<br><b>Summer Tax Due:</b> \$4.53   |                                      | \$703.69   |
| 2760 | <b>Parcel ID:</b> 102-T20-000-011-00; <b>Legal Description:</b> TAWAS TRAILER ESTATES LOTS 11-12 & 13 <b>Comments:</b> Vacant wooded lot.<br><b>Summer Tax Due:</b> \$36.58   | PARKWAY DR<br>TAWAS CITY             | \$800.95   |
| 2761 | <b>Parcel ID:</b> 110-034-300-002-00; <b>Legal Description:</b> T23 N R7E SEC 34 A-16.3 M/L PART OF NE 1/4 OF SW 1/4 COM @ SE COR THEREOF TH W 1323.8 FT TH N 663.3 FT TH E 590.74 FT TH S 249.27 FT TH E 773.49 FT TH S 413.1 FT TO POB WITH ING & EGR W/EASEMENT <b>Comments:</b> Approx 16.3 Acres of land off Monument Rd outside of East Tawas. It has a locked gate so we were unable to gain access. Please note this is the site of a former public landfill that has been capped off in 1989-90. This is listed as site 35000024 with EGLE and likely has contamination and other restrictions. Please contact EGLE for more information on this property and potential uses. <b>Additional Disclosures:</b> 13 (see key for full text)<br><b>Summer Tax Due:</b> \$438.14 | MONUMENT RD<br>EAST TAWAS            | \$2,112.76 |
| 2762 | <b>Parcel ID:</b> 121-A20-006-008-00; <b>Legal Description:</b> ALICE C DIMMICK ADD TO THE VILLAGE OF EAST TAWAS S 1/2 OF LOT 5 & LOT 6 BLK 6 <b>Comments:</b> Small home in a nice subdivision. It is occupied and appears to be maintained. <b>Additional Disclosures:</b> 6 (see key for full text)<br><b>Summer Tax Due:</b> \$2,132.00   | 701 SAWYER ST<br>EAST TAWAS          | \$6,518.90 |

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| 2763    | <b>Parcel ID:</b> 131-030-200-006-60; <b>Legal Description:</b> T22N R8E SEC 30 A-1.982 PART OF SW 1/4 OF NW 1/4 COM 33 FT N & 33 FT E & 400 FT N OF W 1/4 COR TH N 227 FT TH E 378.32 FT TH S 226.79 FT TH W 382.95 FT TO POB <b>Comments:</b> Vacant wooded lot in a commercial area between MediLodge & Lakeview Manor.<br><b>Summer Tax Due:</b> \$740.49 | 400 W NORTH<br>ST TAWAS CITY  | \$3,610.75 |
| 2764    | <b>Parcel ID:</b> 141-S10-000-003-00; <b>Legal Description:</b> T21N R5E SNYDER-DILLON ASSESSOR'S PLAT LOT 3 FKA 140-011-200-042-00 SPLIT FOR 2007 <b>Comments:</b> This small home is in need of some work. It has heaved floors and broken windows. The lot is very overgrown.<br><b>Summer Tax Due:</b> \$144.03   | 6960 SCHOOL<br>WHITTEMORE     | \$3,497.58 |
| 9992754 | <b>Parcel ID:</b> 073-C30-003-006-00; <b>Legal Description:</b> CHAIN LAKE HEALTH RESORT PART OF LOT 5 & 6 TO 14 INCL BLK 3 THAT PART LYING ELY OF LINE COM 50 FT EF NW COR OF SD LOT TH SLY TO SW COR THEREOF <b>Comments:</b> Vacant wooded lot. <b>Additional Disclosures:</b> 8 (see key for full text)<br><b>Summer Tax Due:</b> TBA                     | CHAIN LAKE DR<br>SOUTH BRANCH | \$1,282.42 |



# Ogemaw

| Lot # | Lot Information  | Address                         | Min. Bid   |
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| 4700  | <b>Parcel ID:</b> 001-007-017-00; <b>Legal Description:</b> SEC 7 T22N R3E 1.10 A M/L BEG AT E 1/4 COR OF SEC TH S 04 DEG 28'25" W 164 FT TH N 89 DEG 59'15" W 292.66 FT TH N 03 DEG 57'00" E 161.3 FT TH S 89 DEG 30' E 294 FT TO POB. <b>Comments:</b> I think this was a group home of some type. Or maybe a museum? Not so sure but it's spooky and in rough shape. House is full of things and property is highly overgrown. Could not locate any utilities. On a slab I do believe. <b>Additional Disclosures:</b> 69; 66; 21; 36; 33 (see key for full text)<br><b>Summer Tax Due:</b> \$399.96 | 498 E STATE ROAD WEST BRANCH    | \$9,500.00 |
| 4701  | <b>Parcel ID:</b> 001-150-010-50; <b>Legal Description:</b> SUPERVISOR'S PLAT OF RICHWAY SUBDIVISION N 104.38 FT OF LOT 10. <b>Comments:</b> Just south of M-55 on Bedtelyon Rd. Mobile home with a detached garage and small shed. Did not enter mobile home. Property pretty nice with nice houses in both directions. No real trees, just a big one in the front. Did locate well house in far back of property (far west end) <b>Additional Disclosures:</b> 66; 21; 17; 33 (see key for full text)<br><b>Summer Tax Due:</b> \$155.27   | 2040 BEDTELYON ROAD WEST BRANCH | \$2,400.00 |
| 4702  | <b>Parcel ID:</b> 006-008-009-10; <b>Legal Description:</b> SEC 8 T23N R4E COM S 1 DEG E 4 FT FROM NW COR OF LOT 1 BLK B OF SHADY SHORES PARK TH N 86 DEG 52'14"W 12.30 FT N 3 DEG 20'41" E 49.87 FT S 86 DEG 56'04" E 10.27 FT S 1 DEG E 49.92 FT TO POB. <b>Comments:</b> Land locked property. Not buildable Heavily wooded. <b>Additional Disclosures:</b> 39; 9; 33 (see key for full text)<br><b>Summer Tax Due:</b> \$3.65  |                                 | \$450.00   |
| 4703  | <b>Parcel ID:</b> 006-012-036-10; <b>Legal Description:</b> SEC 12 T23N R4E 1 A M/L S 165 FT OF N 495 FT OF E 264 FT OF N 1/2 OF SE 1/4. <b>Comments:</b> Aprox 1970's 1980's Mobile home with an added mud room on the south and an added garage on the north. Older and full of leftover stuff, but generally sound with no leaks seen. Vacant for some time (according to the neighbor). Property also has small shed and some "items" inside and out. Paved quiet country road. <b>Additional Disclosures:</b> 17; 21 (see key for full text)<br><b>Summer Tax Due:</b> \$405.25                   | 2203 E COUNTY LINE ROAD HALE    | \$2,450.00 |
| 4704  | <b>Parcel ID:</b> 006-030-006-35; <b>Legal Description:</b> SEC 30 T23N R4E. 5.08 AC M/L COM AT NW COR OF SEC TH S 89 DEG 57'34"E ALONG N SEC LINE 283.14 FT TO POB TH S 89 DEG 57'34"E ALONG SAID LINE 384.16 FT TH S 00 DEG 02'26"W 595.22 FT TH N 86 DEG 57'18"W 347.61 FT TH N 00 DEG 05'00"E 266.59 FT TH N 89 DEG 57'34"W 55.72 FT TH N 03 DEG 27'17"E 310.96 FT TO POB. <b>Comments:</b> Vacant farmland. Roughly 5 Acre. Corn Planted this year. <b>Additional Disclosures:</b> 60 (see key for full text)<br><b>Summer Tax Due:</b> \$63.55   |                                 | \$850.00   |
| 4705  | <b>Parcel ID:</b> 006-520-005-00; <b>Legal Description:</b> MCMORRANS SUBD LOT 5. <b>Comments:</b> House needs work. Large pine tree laying on structure in rear. Did not go inside. Cannot tell if this is a modular or not (looks too old) but right shape and on block footing crawlspace. Lots of personal property outside (I'm assuming the same on the inside). Close to Sage Lake. <b>Additional Disclosures:</b> 66; 21; 22; 36; 46; 5; 33 (see key for full text)<br><b>Summer Tax Due:</b> \$557.75   | 428 N SAGE LAKE ROAD HALE       | \$3,100.00 |
| 4706  | <b>Parcel ID:</b> 007-027-010-00; <b>Legal Description:</b> SEC 27 T21N R2E. .19 A A PARCEL 8 RDS E & W, 10 RDS N & S IN SE COR OF E 1/2 OF SE 1/4 OF SW 1/4 EX S 100 FT. <b>Comments:</b> Less than .2 acres behind guardrail off I-75. <b>Additional Disclosures:</b> 9 (see key for full text)<br><b>Summer Tax Due:</b> \$3.84   |                                 | \$450.00   |
| 4707  | <b>Parcel ID:</b> 009-350-015-00; <b>Legal Description:</b> LOGAN HILLS SUBD #5 LOT 15. <b>Comments:</b> Vacant lot on Everett Trail off State Road. Wooded and road is a narrow dirt road.<br><b>Summer Tax Due:</b> \$254.69   |                                 | \$3,250.00 |
| 4708  | <b>Parcel ID:</b> 010-006-019-30; <b>Legal Description:</b> SEC 6 T21N R3E 2.5 A PARCEL 3 NW 1/4 OF SW 1/4 OF SE 1/4 OF SW 1/4. <b>Comments:</b> Off the beaten path (approx 1. mile of 2 tracks) this 2.5 acre parcel is mostly wooded and has close telephone pole access.<br><b>Summer Tax Due:</b> \$62.04   |                                 | \$750.00   |
| 4709  | <b>Parcel ID:</b> 010-080-013-00; <b>Legal Description:</b> CLEAR LAKE PARK LOTS 13 & 14. <b>Comments:</b> Corner lot. Sharp angle. Mostly wooded and close to Skidway Lake. <b>Additional Disclosures:</b> 49; 30 (see key for full text)<br><b>Summer Tax Due:</b> \$4.87  |                                 | \$500.00   |
| 4712  | <b>Parcel ID:</b> 010-180-004-50; <b>Legal Description:</b> PINE LODGE SUBD E 1/2 OF LOT 4 <b>Additional Disclosures:</b> 9 (see key for full text)<br><b>Summer Tax Due:</b> \$3.65   |                                 | \$1,650.00 |

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| 4713 | <b>Parcel ID:</b> 010-250-023-00; <b>Legal Description:</b> TIMBERLANE 2 LOT 23. <b>Comments:</b> Vacant lot near end (dead end street) of Beals Dr. Wooded and has a gravel approach cleared. Quiet street with decent cabins.<br><b>Summer Tax Due:</b> \$9.76  | 5343 BEALS DRIVE<br>PRESCOTT       | \$550.00   |
| 4714 | <b>Parcel ID:</b> 010-271-008-00; <b>Legal Description:</b> SILVER CREEK SUBD #3 LOT 8 BLK 1. <b>Comments:</b> Recently occupied home on Skunk Hollow. Looks to be "perminent" Mobile home. 2 car garage in the back and decent size property. Did not go inside for inspection. <b>Additional Disclosures:</b> 33; 21 (see key for full text)<br><b>Summer Tax Due:</b> \$130.56 | 5293 SKUNK HOLLOW ROAD<br>PRESCOTT | \$1,350.00 |
| 4716 | <b>Parcel ID:</b> 010-280-011-00; <b>Legal Description:</b> SPRING VALLEY HEIGHTS LOTS 11 & 12. <b>Comments:</b> Vacant lot on Greenwood Rd. Heavily wooded and looks challenging. Do your research. Adjacent to Lot 4724 <b>Additional Disclosures:</b> 41; 49 (see key for full text)<br><b>Summer Tax Due:</b> \$9.76  |                                    | \$550.00   |
| 4717 | <b>Parcel ID:</b> 010-283-012-00; <b>Legal Description:</b> TIMBERLANE 3 LOT 12. <b>Comments:</b> Property not accessible by road. Behind houses on Beal Drive and past dead end on Oakgrove Road. <b>Additional Disclosures:</b> 33; 8 (see key for full text)<br><b>Summer Tax Due:</b> \$9.76  |                                    | \$500.00   |
| 4718 | <b>Parcel ID:</b> 010-283-024-00; <b>Legal Description:</b> TIMBERLANE 3 LOT 24. <b>Comments:</b> Wooded lot at dead end of Oakgrove Rd in Skidway Lake. Houses (and trailers) in neighborhood ar average/below average.<br><b>Summer Tax Due:</b> \$9.76   |                                    | \$500.00   |
| 4719 | <b>Parcel ID:</b> 010-285-012-00; <b>Legal Description:</b> HEDLEY L & DOROTHY M TURNER SUB NO. 5 LOT 12 & S 1/2 OF LOT 11 <b>Comments:</b> Wooded lot on Onaleah Road in Skidway Lake. Other cabins on street in average condition. <b>Additional Disclosures:</b> 49 (see key for full text)<br><b>Summer Tax Due:</b> \$20.49  |                                    | \$650.00   |
| 4720 | <b>Parcel ID:</b> 010-287-044-00; <b>Legal Description:</b> HEDLEY L. AND DOROTHY M. TURNER SUB NO. 7 LOTS 44 & 45. <b>Comments:</b> Wooded vacant lot just off Elbow Lake road . Dirt road with nice cottages and cabins around. Telephone pole on property. <b>Additional Disclosures:</b> 30 (see key for full text)<br><b>Summer Tax Due:</b> \$25.83                         |                                    | \$750.00   |
| 4722 | <b>Parcel ID:</b> 010-395-042-00; <b>Legal Description:</b> SILVER CREEK #5 LOT 42. <b>Comments:</b> Wooded lot between 2 houses on Chippewa Trail. Dirt road with average houses on street. <b>Additional Disclosures:</b> 49 (see key for full text)<br><b>Summer Tax Due:</b> \$7.32   |                                    | \$950.00   |
| 4723 | <b>Parcel ID:</b> 010-400-096-10; <b>Legal Description:</b> HEDLEY L. AND DOROTHY M. TURNER SUBD NO. 10 LOT 96. <b>Comments:</b> I do not believe this to have road access. Off dead end David Rd in Skidway Lake. <b>Additional Disclosures:</b> 10 (see key for full text)<br><b>Summer Tax Due:</b> \$7.32   |                                    | \$500.00   |
| 4724 | <b>Parcel ID:</b> 010-415-001-02; <b>Legal Description:</b> TOWNSHIP SPLIT 3-1-2004 HILLSTREAM SUBD LOT # 1 <b>Comments:</b> Heavily wooded and terrain challenged. Adjacent to Lot 4716. On Main road heading into Skidway Lake. <b>Additional Disclosures:</b> 41; 49 (see key for full text)<br><b>Summer Tax Due:</b> \$29.71   |                                    | \$700.00   |
| 4725 | <b>Parcel ID:</b> 010-420-025-00; <b>Legal Description:</b> TURNERS IDLEWILD SUBD 1/4 UND INTEREST IN LOT 25. <b>Comments:</b> Lot is mainly taken up by private drive. Legal description says undisclosed interest in 1/4 of Lot 25. <b>Additional Disclosures:</b> 14; 9 (see key for full text)<br><b>Summer Tax Due:</b> \$2.43   |                                    | \$400.00   |
| 4726 | <b>Parcel ID:</b> 010-420-129-00; <b>Legal Description:</b> TURNERS IDLEWILD SUBD LOT 129. <b>Comments:</b> Lot has access from both sides (2 track Iondale Cir and Rifle River Rd) Wooded heavily. 60ft wide parcel.<br><b>Summer Tax Due:</b> \$9.76  |                                    | \$500.00   |
| 4727 | <b>Parcel ID:</b> 010-460-196-00; <b>Legal Description:</b> HOOKS NORTH WOODS SUBD #4 LOT 196. <b>Comments:</b> This is a vacant lot on the corner of Michael and East Dr. Please note: This lot was previously incorrectly described as a 1-story home, which was incorrect. This is a vacant lot.<br><b>Summer Tax Due:</b> \$6.10  |                                    | \$2,000.00 |
| 4728 | <b>Parcel ID:</b> 010-515-053-00; <b>Legal Description:</b> PONDEROSA LOT 53. <b>Comments:</b> Small lot with power pedestal. No meter. Run down house on one side and decent trailer on the other. <b>Additional Disclosures:</b> 9 (see key for full text)<br><b>Summer Tax Due:</b> \$7.32   |                                    | \$500.00   |

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| 4729    | <b>Parcel ID:</b> 010-570-022-00; <b>Legal Description:</b> EVERGREEN SUBD LOTS 22 <b>Comments:</b> Vacant wooded lot on west end loop of Karen Dr #2 (adjacent to lot 4730 and across 2 track from 4731) <b>Additional Disclosures:</b> 9; 49 (see key for full text)<br><b>Summer Tax Due:</b> \$10.98   |  | \$550.00    |
| 4730    | <b>Parcel ID:</b> 010-570-023-00; <b>Legal Description:</b> EVERGREEN SUBD LOT 23 <b>Comments:</b> Vacant wooded lot at west end loop of Karen Dr #3. (Adjacent to lot 4729 and across 2 track from 4731) <b>Additional Disclosures:</b> 9; 49 (see key for full text)<br><b>Summer Tax Due:</b> \$10.98   |  | \$550.00    |
| 4731    | <b>Parcel ID:</b> 010-570-064-00; <b>Legal Description:</b> EVERGREEN SUBD LOTS 64 & 65. <b>Comments:</b> Wooded lot on west loop end of Karen Dr #1 (4729 and 4730 accross 2 track) <b>Additional Disclosures:</b> 9; 49 (see key for full text)<br><b>Summer Tax Due:</b> \$19.37  |  | \$650.00    |
| 4732    | <b>Parcel ID:</b> 010-760-037-00; <b>Legal Description:</b> CHIRO ACRES HOMESITE CONDOMINIUM UNIT 37. <b>Comments:</b> Property is a landlocked parcel off Lucinda Dr. Condominium site subdivision. Snip reflects entire condo site, not individual unit. <b>Additional Disclosures:</b> 68; 71 (see key for full text)<br><b>Summer Tax Due:</b> \$50.48   |  | \$750.00    |
| 4733    | <b>Parcel ID:</b> 011-029-025-00; <b>Legal Description:</b> SEC 29 T22N R1E. 5 A M/L W 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NW 1/4 EX N 100 FT THEREOF RESERVED FOR M-76 R/W <b>Comments:</b> 5+ Acres at the end of Old M-76. Two track may lead to property. Roughly 1/4 mile or more off road. <b>Additional Disclosures:</b> 43; 40 (see key for full text)<br><b>Summer Tax Due:</b> \$125.24   |  | \$2,150.00  |
| 4735    | <b>Parcel ID:</b> 041-107-003-00; <b>Legal Description:</b> VILLAGE OF PRESCOTT-ORIGINAL PLAT COM AT NE COR OF BLK 7 TH W 126 FT TH S 97 FT M/L TO D & M R/W TH NE'LY ALONG R/W TO POB. <b>Comments:</b> This property is landlocked. Triangular shape off Railroad St.<br><b>Summer Tax Due:</b> \$25.09  |  | \$550.00    |
| 4736    | <b>Parcel ID:</b> 041-201-007-00; <b>Legal Description:</b> PIERCE'S ADD LOT 7 BLK 1. <b>Comments:</b> Small vacant lot on Grant St. Deep ditch on north and west side.<br><b>Summer Tax Due:</b> \$29.29  |  | \$1,400.00  |
| 4737    | <b>Parcel ID:</b> 041-252-010-00; <b>Legal Description:</b> PRESCOTT'S ADD TO VILLAGE OF PRESCOTT LOT 10; BLOCK 2. <b>Comments:</b> Lot appears to have wetland/swamp on property. Paved road. Other houses around are below average. <b>Additional Disclosures:</b> 49; 41; 10 (see key for full text)<br><b>Summer Tax Due:</b> \$18.82  |  | \$1,100.00  |
| 4738    | <b>Parcel ID:</b> 041-344-001-00; <b>Legal Description:</b> GEORGE EYMER'S ADD LOT 1 BLK 4. <b>Comments:</b> Place is not worth saving. Full collapse in back and a 3 bay barn falling to pieces. On main drag through Prescott. <b>Additional Disclosures:</b> 66; 21; 22; 46; 36; 5; 33 (see key for full text)<br><b>Summer Tax Due:</b> \$1,558.27   |  | \$32,000.00 |
| 4739    | <b>Parcel ID:</b> 041-422-011-00; <b>Legal Description:</b> SEC 22 T21N R4E. .21 A BEG AT PT 66 FT N OF NE COR OF BLK 6 PIERCE'S ADD TO THE VILLAGE OF PRESCOTT TH W 73 FT TH N 132 FT TH E 73 FT TH S 132 FT TO POB. ( PART OF SE 1/4 OF SW 1/4) <b>Comments:</b> Vacant lot with remains of a one time mobile home. Lots of scrap junk on property.<br><b>Summer Tax Due:</b> \$84.65  |  | \$1,300.00  |
| 4740    | <b>Parcel ID:</b> 004-591-095-00; <b>Legal Description:</b> LOT 95 WELCH'S SUBD ADD #1. <b>Comments:</b> Occupied 1 story home in Clear Lake. Detached garage, vinyl siding and nice lot. On dead end one lane dirt road. Other houses and cottages on street are kept up and nice quiet neighborhood. <b>Additional Disclosures:</b> 6; 33 (see key for full text)<br><b>Summer Tax Due:</b> \$350.66   | 2154<br>MARJORIE ANN<br>DRIVE WEST<br>BRANCH | \$3,150.00  |
| 9994704 | <b>Parcel ID:</b> 006-030-006-35; <b>Legal Description:</b> SEC 30 T23N R4E. 5.08 AC M/L COM AT NW COR OF SEC TH S 89 DEG 57'34"E ALONG N SEC LINE 283.14 FT TO POB TH S 89 DEG 57'34"E ALONG SAID LINE 384.16 FT TH S 00 DEG 02'26"W 595.22 FT TH N 86 DEG 57'18"W 347.61 FT TH N 00 DEG 05'00"E 266.59 FT TH N 89 DEG 57'34"W 55.72 FT TH N 03 DEG 27'17"E 310.96 FT TO POB. <b>Comments:</b> Vacant farmland. Roughly 5 Acre. Corn Planted this year. <b>Additional Disclosures:</b> 60 (see key for full text)<br><b>Summer Tax Due:</b> TBA |  | \$850.00    |

## 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.

**8:** The roads which are shown on plat or tax maps for this parcel do not appear to exist or may be located in a different location than shown on such maps. While a legal right to build such roads may remain, this construction would likely be very expensive. However, in some instances these unimproved roads have been vacated or abandoned by action of the local government and no such right to construct the roads remains. Issues surrounding unimproved roads can be complicated and expensive to resolve. You should investigate the existence of any roads and the ability to access this parcel thoroughly before bidding.

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

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

**13:** A visual inspection of this parcel indicates **potential environmental contamination**. Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites and can be accessed [here](#). Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of contamination on this parcel. Purchasers are strongly advised to obtain a **Baseline Environmental Assessment (BEA)**. Some basic information about BEAs can be found [here](#). All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

**14:** This parcel may not exist as depicted on county plat or GIS maps. Particularly when dealing with property abutting water, lands can be totally or predominantly submerged and any dry portions of such property may be too small to be of practical use. Many cliff or bluff type "waterfront" lots have literally fallen into the body of water that they previously abutted and many "swamp lots" may be submerged as well. You should investigate the true boundaries of this parcel and understand what you are purchasing **prior to the sale**.

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

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

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

**22:** This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be brought into compliance with local building regulations prior to use. We **strongly** recommend that you contact the local building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

**30:** This parcel may be subject to utility, road, driveway right-of-way, or other easements which could allow third parties access to the property. Easements are not extinguished by tax foreclosure and foreclosed parcels are sold subject to these preexisting rights, if any. You should conduct your own investigation into the existence of any such easements prior to bidding.

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

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

**39:** This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-is, where-is" without warranty based upon the assessed legal description.

**40:** This parcel is accessible by a road that is believed to be a seasonal or non-maintained public road. While we make no representations or warranties as to the precise nature of such road access, our research suggests that this road is either **1)** Not regularly graded; and/or **2)** Not snow plowed in winters; and/or **3)** Appears subject to fallen trees or other events which have not been addressed by the county road commission. You should conduct your own research into this issue prior to bidding.

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

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

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

**49:** This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

**60:** A visual inspection of this parcel indicates that it contains a crop or planting which may have been made by a third party. These can range from single year crops like corn or grain to items such as Christmas trees or other nursery stock which require more than one year to mature before harvest. Any third party lease has been voided through the foreclosure process. However, these situations can become points of potential litigation. In an effort to prevent dispute, the Foreclosing Governmental Unit will often grant single year farmers the right to harvest their crop as a condition of sale.

**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.

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

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

**71:** This parcel is an unbuilt unit in a condominium project. These units are sometimes referred to as "air condos". Such

units may be located on the second or third floor of an unbuilt development. In such a case, you are effectively buying "air" and not any tangible structure or property. It may be possible to develop this unit after purchase. However, condo developments are subject to the requirements and restrictions laid out in the master deed for those developments. Any interested bidder should obtain a copy of the master deed for this project and fully understand the requirements and restrictions contained therein before bidding. Purchasers may also be subject to condominium association fees starting from the date of purchase. There may be some value here for an experienced developer but these units are generally *not* a wise purchase for a novice. Please do your research.