

Public Land Auction

Arenac, Iosco, Ogemaw

August 5th, 2022

Arenac, Arenac (Dnr), Iosco, Iosco (Dnr), and Ogemaw Counties



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2024 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Arenac
- Iosco
- Ogemaw

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Arenac (DNR)
- Iosco (DNR)

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

Pursuant to state statutes, deeds issued may contain the following reservations and stipulations:

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

DNR auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

i. Advance Bidding

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

for the applicable auction and the Active Bidding phase then begins.

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

DNR may, at its discretion, conduct an auction by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked.** You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question.** The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

the affidavit required under this or any other provision of these Rules and Regulations.

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

Parcels sold are subject to property taxes that become due and payable on or after the day of auction, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction.** These items include, but are not limited to, municipal utility or ordinance fees and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses are not collected at the auction and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Arenac

Lot #	Lot Information	Address	Min. Bid
600	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 003-2-010-000-009-00; Legal Description: T19N R6E SEC 25 LOT NO. 9 OAK PARK SH. Comments: This is a bundle of two parcels, one with a mobile home, and the other with a 2-story home next to each other. The house is on .69 acres of flat land on gravel road frontage. Extremely overgrown. In that growth is a double decker bus, a pickup truck, a boat, lawn tractors, and more. The eastern portion is more clear, with soggy soil and more heavy equipment. There's also a line of storage sheds. The home appears to be a converted barn. It's full. Some of the shingles on the side are missing or loose, but it doesn't look like any water has penetrated the ceiling. There's some overfull boxes kitty litter. Difficult to assess interior through all the stuff. Electricity was active at visit. The mobile home parcel is mostly Flat land. West portion of the lot is extremely overgrown. Among the overgrowth is a double decker bus, some vehicles, lawn tractors, and who knows what else. East portion of the property is soggy, fairly clear, and also littered with heavy equipment. Northern property line is staked. There's no path to the mobile home door without bushwhacking, but the interior looks to be full of contents. Across the gravel road frontage is a marshy portion of the Saginaw Bay. Looks like a great place to fish. Additional Disclosures: 17; 33; 21; 66 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 003-2-010-000-010-00; Legal Description: T19N R6E SEC 25 LOT NO. 10 OAK PARK SH. & THE N 1/2 OF OUTLOT C OAK PARK SH. Summer Tax Due: \$399.18</p>	<p>2046 GREEN DR AU GRES;</p> <p>2052 GREEN DR AU GRES</p>	\$6,465.00
602	<p>Parcel ID: 005-0-023-400-050-01; Legal Description: T19N R4E SEC 23 BEG AT SW COR OF S 1/2 OF NW 1/4 OF SE 1/4 FOR POB TH N 330' TH E 330 FT TH S 330' TH W 330 FT TO POB ACRES 2.50 SPLIT FROM 005002340005000 (01) Comments: This property was occupied at the time of visit. Interior pictures are of pole barn and the garage only. 2.51 acres off Grove Street Rd. Long gravel driveway. 300+ feet of paved road frontage. Property is generally clear, with numerous large trees dotting the landscape. Single story home with basement and attached garage. Unattached pole barn. Exteriors look in decent shape, although in need of upkeep. There's a shed in back yard with a collapsed roof. House had electrical meters removed, but there is another meter in the driveway. Uncertain if the meter has been relocated, or if there were two services now combined. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$448.83</p>	1863 GROVE STREET RD STANDISH	\$12,250.00
603	<p>Parcel ID: 005-0-R20-000-130-00; Legal Description: LOTS 130 & 131 RIFLE RIVER VALLEY ESTATES Comments: 80 feet gravel road frontage on Pinnacle with gravel driveway. It looks to have been used for an RV/Camper. The wellhead is bubbling. Land is generally clear, but overgrown. Summer Tax Due: \$73.39</p>	PINNACLE DR OMER	\$1,610.00
604	<p>Parcel ID: 005-0-R20-000-154-00; Legal Description: LOT 154 & 155 RIFLE RIVER VALLEY ESTATES Comments: 140~ ft gravel road frontage on Pinnacle. No driveway. Thickly wooded lot. Slopes down to the NW, following the road grade. Summer Tax Due: \$31.61</p>	PINNACLE DR OMER	\$950.00
605	<p>Parcel ID: 005-0-R22-000-232-00; Legal Description: LOT 232 & 233 RIFLE RIVER VALLEY ESTATES #3 Comments: .82 acres with 130+ ft gravel road frontage on Franklin Trail. Land is generally flat, with a steep decline near the river. Near 100 feet of river frontage. Land is clear, but plenty of mature trees remain to keep the lot shaded. There's a landscaped pond near the wellhouse that is home to a school of large goldfish. Several trees are uprooted and leaning against a shed at the time of visit. These have a potential to fall into the driveway or garage. The exterior of the home is in great repair. The interior seems to be in the beginning stages of a remodel. Full bath, kitchen, bedroom, and living room on first floor. Two bedrooms and half bath on second. Ample closet space on both. Wonderful home and property. View of river from kitchen deck included. Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$453.89</p>	4281 FRANKLIN TRAIL STERLING	\$8,100.00
606	<p>Parcel ID: 008-0-F10-000-219-00; Legal Description: T20N R3E SEC 25 & 26 LOT 219 FOREST GROVE Comments: .28 acre vacant lot with ~50 ft of paved road frontage on Wilderness Dr. Drainage culvert runs alongside the road. No driveway. Forest Lake POA is located in Alger, MI, a small rural community in Arenac County. Please check the link to know more about this Association and any Association Fees https://www.forestlakemi.org/ Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.68</p>	OFF WILDERNESS RD	\$620.00

607	Parcel ID: 008-0-F15-000-088-00; Legal Description: T20N R3E SEC 24 LOT 88 FOREST LAKE-ARENAC HILLS Comments: .30 acre thickly wooded lot on 100~ ft of gravel road frontage on Hillside. There's a drainage culvert running along the road, and no driveway. Flat land with tall trees providing shade. Forest Lake POA is located in Alger, MI, a small rural community in Arenac County. Please check the link to know more about this Association and any Association Fees https://www.forestlakemi.org/ Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$13.94	OFF HILLSIDE DR	\$620.00
608	Parcel ID: 008-0-F20-000-012-00; Legal Description: T20N R3E SEC 25 LOT 12 FOREST LAKE BLUEBERRY HILLS Comments: .64 acre vacant lot with ~40 ft of gravel road frontage on Cranberry Ct. Diamond shaped property line at the end of a cul de sac. Wooded lot, with some cleared out portions. The short dirt driveway leads to a cleared out area that may have been for camping. Forest Lake POA is located in Alger, MI, a small rural community in Arenac County. Please check the link to know more about this Association and any Association Fees https://www.forestlakemi.org/ Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.86	OFF CRANBERRY CT	\$785.00
609	Parcel ID: 008-0-F51-000-494-00; Legal Description: T20N R3E SEC 14 LOT 494 FOREST LAKE HEIGHTS SUB. #2 Comments: Flat, wooded land with ~60ft gravel road frontage on Ptarmigan Ct. Vacant Lot 0.29 Acres Forest Lake POA is located in Alger, MI, a small rural community in Arenac County. Please check the link to know more about this Association and any Association Fees https://www.forestlakemi.org/ Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.68	OFF PTARMIGAN CIR	\$610.00
610	Parcel ID: 008-0-F80-000-117-00; Legal Description: T20N R3E SEC 24 LOT 117 FOREST LAKE SUB. #1 Comments: .21 acre wooded parcel with paved road access on S Forest Dr. Forest Lake POA is located in Alger, MI, a small rural community in Arenac County. Please check the link to know more about this Association and any Association Fees https://www.forestlakemi.org/ Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$10.11	OFF FOREST DR	\$565.00
611	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 008-0-F80-000-170-00; Legal Description: T20N R3E SEC 24 LOT 170 FOREST LAKE SUB. #1 Comments: Lovely two story home .43 acres. 60~ ft of paved road frontage on Bobcat Trl. Long paved driveway with circle. Large windows and skylights allow for lots of natural light. Large trees surround the property and provide plenty of shade. The flooring is down to the subfloor, and appliances and some fixtures are removed, but the building is generally intact. There may be some roof damage to a lower corner of the garage. The garage is full of personal belongings, and there is a large boat on blocks in the driveway. Also includes a Flat, wooded vacant lot, with ~60 ft of paved road frontage on Bobcat Trl. Forest Lake POA is located in Alger, MI, a small rural community in Arenac County. Please check the link to know more about this Association and any Association Fees https://www.forestlakemi.org/ Additional Disclosures: 16; 21 (see key for full text) <i>(2 of 2)</i> Parcel ID: 008-0-F80-000-171-01; Legal Description: T20N R3E SEC 24 LOTS 171 FOREST LAKE SUB. #1 Summer Tax Due: \$474.69	BOBCAT TRL ALGER; 6265 BOBCAT TRL ALGER	\$10,750.00
613	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 008-0-F81-000-707-00; Legal Description: T20N R3E SEC 24 LOT 707 FOREST LAKE SUB. #2 Comments: This is a bundle of two .21 acre flat, wooded lots. Both parcels have ~60 ft of gravel road frontage on N Forest Lake Rd. Drainage culvert runs along the road. Grass/dirt driveway is will concealed. Lots of tall trees. Forest Lake POA is located in Alger, MI, a small rural community in Arenac County. Please check the link to know more about this Association and any Association Fees https://www.forestlakemi.org/ Additional Disclosures: 16 (see key for full text) <i>(2 of 2)</i> Parcel ID: 008-0-F81-000-708-00; Legal Description: T20N R3E SEC 24 LOT 708 FOREST LAKE SUB. #2 Comments: .21 acre flat nd and wooded lot with ~60 ft gravel road frontage on N Forest Lake Dr. Some of the trees near the middle of the lot are uprooted and precariously balanced. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.58	OFF N FOREST LAKE DR; OFF N FOREST LAKE DR	\$1,260.00

615	Parcel ID: 009-2-N10-001-115-00; Legal Description: UNIT 115 NORTHPORT CONDO CAMPGROUND Comments: Gated access off E Michigan Ave. Small lot with a paved section to park a camper, with utility hookups. Near the Saginaw Bay/Lake Huron shoreline. There is a camper currently parked and hooked up to the site. Let your vacation get-a-way search end here! Northport Condo Campground provides a low maintenance option that gives your more time to enjoy the surroundings! Features include a tremendous view of Saginaw Bay, The Charity Islands, Gravelly Shoal Lighthouse & beyond! Located right on a canal with a private 15'x24' boat slip with water & electricity that leads you to Saginaw Bay. Enjoy the fantastic views! Use link below to investigate any Association Fees: https://campnative.com/campgrounds/usa/mi/au-gres/northport-condo-campground-association?source=city_list Additional Disclosures: 21; 16 (see key for full text) Summer Tax Due: \$44.31	3675 E MICHIGAN AVE LOT 115 AU GRES	\$1,120.00
616	Parcel ID: 009-2-N20-001-095-00; Legal Description: UNIT 95 NORTHPORT CONDO MARINA Comments: Unit 95 in the Northport Marina in Au Gres. Gated access off Stanley Blvd, near the Saginaw Bay/Lake Huron shoreline. More details about the marina can be found at http://www.northportmarinami.com/ Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.64	E MICHIGAN AVE UNT 95 AU GRES	\$1,160.00
617	Parcel ID: 009-2-N20-001-260-00; Legal Description: UNIT 260 NORTHPORT MARINA # 1 Comments: Unit 260 in the Northport Marina in Au Gres. Gated access off Stanley Blvd, near the Saginaw Bay/Lake Huron shoreline. More details about the marina can be found at http://www.northportmarinami.com/ Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.43	E MICHIGAN AVE UNT 260 AU GRES	\$520.00
618	Parcel ID: 009-2-W11-018-021-00; Legal Description: T19N R7E LOT 21 BLK. 18 WALL. ORR PK. Comments: Flat and wooded. No improved access. 17th street is the closest road frontage. ATV trails run nearby. Summer Tax Due: \$6.51	E 17TH ST AU GRES	\$525.00
619	Parcel ID: 009-2-W11-018-055-00; Legal Description: T19N R7E LOTS 55-56 BLK. 18 WALL. ORR PK. Comments: Small wooded lot. No road access. Some ATV trails run nearby. Summer Tax Due: \$13.10	E 18TH ST AU GRES	\$625.00
620	Parcel ID: 010-2-P60-000-046-00; Legal Description: T18N R5E SEC 32 LT 46 PT WENONAH SUB #1 Comments: 40 feet waterfront with seawall. Seawall appears intact. 40 feet paved road frontage on Wenonah. No driveway as such, but the lawn is an option. Building is in poor shape. Roof is collapsing, and looks to be taking the main support beam with it. Portions of the floor have also fallen through. Some birds have nested in the soffit, and it looks like they've made their way inside. Additional Disclosures: 63; 5; 36 (see key for full text) Summer Tax Due: \$182.63	WENONAH DR STANDISH	\$4,500.00
621	Parcel ID: 010-2-W10-010-010-00; Legal Description: T18N R4E SEC 12 LOTS 10 & 11 BLK 10 WELLES ADD. Comments: Wooded lot surrounded by homes. Land is flat. No direct road access. Seems to border an electric service easement/ROW on the north, west, and east. Additional Disclosures: 44 (see key for full text) Summer Tax Due: \$18.90	WASHINGTON AVE STANDISH	\$715.00
622	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 011-1-000-000-160-00; Legal Description: LT 3 BLK 10 TUR VIL Comments: Single story home on .18 acres with a .25 acre vacant side lot. Combined 100+ ft paved road frontage on West Main St, and 120+ paved road frontage on Pine St. Railroad tracks directly to the east. Land is flat and lightly wooded, if overgrown. The house is in terrible shape. The roof has holes visible from both the inside and out. Some of the flooring is caving in, and some of the ceiling joists and support beams are sagging as well. Additional Disclosures: 22; 5 (see key for full text) <i>(2 of 2)</i> Parcel ID: 011-1-000-000-145-00; Legal Description: LT 2 BLK 10 TUR VIL Summer Tax Due: \$9.62	MAIN ST TURNER; MAIN ST TURNER	\$2,500.00
627	Parcel ID: 020-0-C35-002-108-00; Legal Description: UNIT 108 AUGRES YACHT CLUB MARINA CONDOMINIUM TIFA Comments: Boat Slip at Au Gres Yacht Club Marina. There is currently no dock. Power and water at the water front, with bath house 20 yards away. Boat slip in AUGRES YACHT CLUB MARINA CONDOMINIUM. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$19.50	MIDSHIPMAN DRIVE AU GRES	\$580.00

628	Parcel ID: 020-0-H10-000-004-00; Legal Description: UNIT 4 HARBORTOWN CONDOMINIUM MARINA Comments: Unit #4 in the Harbortown Condominium Marina. Road entrance on S Main St. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.81	MAIN STREET AU GRES	\$420.00
629	Parcel ID: 020-0-H10-000-067-00; Legal Description: UNIT 67 HARBORTOWN CONDOMINIUM MARINA Comments: No dock currently in place. Water and electricity at shore. Boat launch nearby. Lot entry from S Main St. This boat slip is in Harbortown Condominium Marina. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.83	MAIN STREET AU GRES	\$510.00
630	Parcel ID: 020-0-H10-000-074-00; Legal Description: UNIT 74 HARBORTOWN CONDOMINIUM MARINA Comments: No dock currently in place. Water and power at the shore. Boat launch nearby. Lot entrance off S Main St. This boat slip is in Harbortown Condominium Marina. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.83	MAIN STREET AU GRES	\$550.00
999611	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 008-0-F80-000-170-00; Legal Description: T20N R3E SEC 24 LOT 170 FOREST LAKE SUB. #1 Comments: Lovely two story home .43 acres. 60~ ft of paved road frontage on Bobcat Trl. Long paved driveway with circle. Large windows and skylights allow for lots of natural light. Large trees surround the property and provide plenty of shade. The flooring is down to the subfloor, and appliances and some fixtures are removed, but the building is generally intact. There may be some roof damage to a lower corner of the garage. The garage is full of personal belongings, and there is a large boat on blocks in the driveway. Also includes a Flat, wooded vacant lot, with ~60 ft of paved road frontage on Bobcat Trl. Forest Lake POA is located in Alger, MI, a small rural community in Arenac County. Please check the link to know more about this Association and any Association Fees https://www.forestlakemi.org/ Additional Disclosures: 16; 21 (see key for full text) (2 of 2) Parcel ID: 008-0-F80-000-171-01; Legal Description: T20N R3E SEC 24 LOTS 171 FOREST LAKE SUB. #1 Summer Tax Due: TBA	BOBCAT TRL ALGER; 6265 BOBCAT TRL ALGER	\$10,750.00

Arenac (DNR)

Lot #	Lot Information	Address	Min. Bid
99012	Parcel ID: Part of 007-0-028-200-010-00; Legal Description: NW1/4 of the NW1/4 Comments: The subject property is zoned Residential-Vacant and consists of vacant residential property on Main Street west of the Black Road intersection. The subject is surrounded by rural private parcels about 3 ½ miles west of Twining MI. The State of MI has recently logged much of the western half of the property in 2012 (~12 acres). 40 Acres No driveway. 1200+ feet paved road frontage on W Main St. Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Main St	\$72,795.00
99013	Parcel ID: 008-0-020-400-015-00; Legal Description: S 1/2 of the SE1/4 Comments: The subject property is zoned Residential-Vacant and consists of landlocked vacant residential property between the I-75 ROW and Roseburgh Road. The subject is surrounded by rural private parcels about 1 mile southwest of Alger MI. There is a pipeline easement going through the center of the property decreasing the usable area of the property by about 3 acres. 80 Acres Additional Disclosures: 30; 75; 74 (see key for full text) Summer Tax Due: TBA	Off I-75	\$101,550.00
99014	Parcel ID: 008-0-028-200-005-00; Legal Description: NE1/4 of the NW1/4 lying easterly of the highway ROW Comments: The subject property is zoned Forested and does not have road access (i.e. landlocked). Two private landowners own parcels abutting the property. The subject is located along the eastern side of the I-75 ROW northwest of M76 and Jack Pine Trail intersection about 1 mile south of Alger MI. The property consists of a triangular strip of dry and forested property. The parcel does not meet local zoning to build regulations due to its small size and access limitations. The State of Michigan is retaining the mineral rights to the property. 1.9 Acres. (per assessor new parcel # will be assigned after sale) Additional Disclosures: 75; 74 (see key for full text) Summer Tax Due: TBA	Off I-75	\$2,800.00
99015	Parcel ID: 011-1-000-000-258-00; Legal Description: Plat of the Village of Turner: Block 12 - E 50 ft of Lot 15 Comments: Flat wooded lot. Mature trees line the property line with a few large trees near the middle. Across the street from an unused church. The subject property is zoned Residential-Vacant and consists of vacant residential property on Main Street near the South Street intersection. The subject is surrounded by rural private parcels in Turner MI. The property is composed of hardwoods and there is a small dirt drive going northward off Main Street. 50 feet of frontage on the north side of W Main Street in the Village of Turner (located NW of the South Street and Main Street intersection) Property Dimensions - 132' (north-south) X 50' (east-west). 0.15 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA	Main St	\$1,020.00

Iosco

Lot #	Lot Information	Address	Min. Bid
2800	Parcel ID: 021-A50-000-029-00; Legal Description: AUSABLE POINT BEACH NO. 4 LOTS 29 THRU 31. Comments: ~0.69 acre gently rolling wooded lot. North property line looks like it's collecting water runoff. 350+ ft of paved road frontage on East Point Rd. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$145.29	AUSABLE POINT RD EAST TAWAS	\$988.89
2801	Parcel ID: 021-M15-000-063-00; Legal Description: MAIN PIER CONDOMINIUM MARINA UNIT 63. Comments: Boat slip with power, water. Bath house is a short walk. Near Au Sable Shoreline Park. Gated access off Smith St. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.71	4498 N US-23 OSCODA	\$744.80
2802	Parcel ID: 021-M15-000-064-00; Legal Description: MAIN PIER CONDOMINIUM MARINA UNIT 64. Comments: Boat slip with power, water. Bath house is a short walk. Near Au Sable Shoreline Park. Gated access off Smith St. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.71	4498 N US-23 OSCODA	\$744.80
2803	Parcel ID: 051-T10-000-029-00; Legal Description: THE HACIENDA LOT 29. Comments: ~0.46 acres of wooded and flat land, with 100+ of paved frontage on Camino Dr. Corner lot, roughly triangular shaped. No visible driveway. Summer Tax Due: \$73.55	CAMINO DR NATIONAL CITY	\$847.75
2804	Parcel ID: 051-T10-000-030-00; Legal Description: TH 30 THE HACIENDA LOTS 30 & 31. Comments: Lightly wooded 1.13 acre lot with 300+ paved frontage on Camino Dr. Corner lot. Summer Tax Due: \$150.41	CAMINO DR NATIONAL CITY	\$1,031.41
2805	Parcel ID: 064-E20-000-007-20; Legal Description: BUNDYS EVERGREEN SHORES SUB PART OF LOTS 7 THRU 10. COM @ NE COR OF SD SUB TH S 1D W ALG E LN OF SD SUB 415.37 FT, TH S 35D W 152.76 FT, TO POB TH S 35D W 197.48 FT, TH N 61D W 225.59 FT, TH N 1D E ALG W LN OF LOT 10 180.85 FT, TH S67D E 336.14 FT TO POB. SUBJ TO 30 FT ESMT COM @ NE COR OF SD SUB TH S 1D W ALG E LN OF SD SUB 309.95 FT TO POB THE CONT S 1D W 131.68 FT, TH S 35D W 323.97 FT, TH S 1D W 118.28 FT, TH S 82D E 15.08 FT, TH S 1D W 25.14 FT, TH N 82D W ALG N LN OF LOUD DR 60.33 FT, TH N 1D E 25.14 FT, TH S 82D E 15.08 FT, TH N 1DE 124.55 FT, TH N 35D E 323.97 FT, TH N 1D E 94.78 FT, TH N 83D W 30.12 FT, TH N 1DE 30.12 FT, TH S 83D E 60.23 FT TO POB. Comments: 1.14 acre wooded and sloping lot. ~100 ft gravel road frontage on Joel's Trail. The gravel road may go through the parcel. No driveway. The land steeply slopes down towards the west, into a stream feeding nearby Van Etten Lake. Parcel is irregularly shaped. Additional Disclosures: 41; 30 (see key for full text) Summer Tax Due: \$53.67	JOEL TR OSCODA	\$911.19
2806	Parcel ID: 064-E20-000-007-30; Legal Description: BUNDYS EVERGREEN SHORES SUB PART OF LOT 7. COM @ NE COR OF SD SUB, TH S 1D W ALG E LN OF SD SUB 415.37 FT TO POB, TH S 1D W 296.89 FT, TH N 87D W 100.08 FT, TH N 1D E 150.75 FT, TH N 35D W 175.16 FT TO POB. SUBJ TO 30 FT ESMT COM @ NE COR OF SD SUB TH S 1D W ALG E LN OF SD SUB 309.95 FT TO POB THE CONT S 1D W 131.68 FT, TH S 35D W 323.97 FT, TH S 1D W 118.28 FT, TH S 82D E 15.08 FT, TH S 1D W 25.14 FT, TH N 82D W ALG N LN OF LOUD DR 60.33 FT, TH N 1D E 25.14 FT, TH S 82D E 15.08 FT, TH N 1DE 124.55 FT, TH N 35D E 323.97 FT, TH N 1D E 94.78 FT, TH N 83D W 30.12 FT, TH N 1DE 30.12 FT, TH S 83D E 60.23 FT TO POB. Comments: 100+ of gravel road frontage on Joel's Trail, which may overlap with the property on the North border. Wooded parcel with uneven terrain, generally sloping down to the south towards Van Etten Lake. No driveway. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$24.60	LOUD DR OSCODA	\$764.20
2807	Parcel ID: 064-E20-000-007-40; Legal Description: BUNDYS EVERGREEN SHORES SUB PART OF LOT 7. COM @ NE COR OF SD SUB TH S 1D W ALG E LN OF SD SUB 712.26 FT TO POB, TH S 1D W 192.00 FT, TH ALG N LN OF LOUD DR N 54D W 70.67 FT, TH N 82D W 42.02 FT, TH N 1D E 150 FT, TH S 87D E 100.08 FT TO POB. Comments: .32 acre wooded parcel, with 80+ ft paved road frontage on Loud Dr. Land slopes down to the south, towards the lake. Summer Tax Due: \$16.07	LOUD DR OSCODA	\$721.58

2808	<p>Parcel ID: 064-E20-000-008-00; Legal Description: BUNDYS EVERGREEN SHORES SUB PART OF LOT 8. COM @ NE COR OF SD SUB TH S 1D W ALG E LN OF SD SUB 904.25 FT, TH ALG N LN OF LOUD DR N 54D E 70.67 FT, TH N 82D W 42.02 FT TO POB, TH N 82D W 100.53 FT, TH N 1D E 146.55 FT, TH N 35D E 175.08 FT, TH S 1D W 300.75 FT TO POB. SUBJ TO 30 FT ESMT COM @ NE COR OF SD SUB TH S 1D W ALG E LN OF SD SUB 309.95 FT TO POB THE CONT S 1D W 131.68 FT, TH S 35D W 323.97 FT, TH S 1D W 118.28 FT, TH S 82D E 15.08 FT, TH S 1D W 25.14 FT, TH N 82D W ALG N LN OF LOUD DR 60.33 FT, TH N 1D E 25.14 FT, TH S 82D E 15.08 FT, TH N 1DE 124.55 FT, TH N 35D E 323.97 FT, TH N 1D E 94.78 FT, TH N 83D W 30.12 FT, TH N 1DE 30.12 FT, TH S 83D E 60.23 FT TO POB.</p> <p>Comments: Paved road frontage on Loud Dr, with Joel's Trail possibly heading north-south through. The land that isn't a gravel road is wooded and uneven. No driveway.</p> <p>Additional Disclosures: 30 (see key for full text)</p> <p>Summer Tax Due: \$22.19</p>	LOUD DR OSCODA	\$752.17
2809	<p>Parcel ID: 064-F10-003-009-00; Legal Description: FOOTE SIGHT SUB LOTS 9 - 10 INCL BLOCK 3 AND 14 -16 INCL BLOCK 3. Comments: .84 acres with 100 ft of paved road frontage on East River Rd to the west. The sign at the road says Sport Haven Resort. A dozen cabins plus some other service buildings sit on this property. They are posted as CONDEMNED. In general, most of the doors have been kicked in, or otherwise entered and vandalized. Every single structure is in some form of disrepair. Most of the buildings appear to be full of garbage of some kind. At the time of the visit, Unit 1 was OCCUPIED.</p> <p>Additional Disclosures: 66; 47; 21; 31; 33; 6 (see key for full text)</p> <p>Summer Tax Due: \$1,386.69</p>	1900 W RIVER RD OSCODA	\$7,416.79
2810	<p>Parcel ID: 064-I20-000-077-00; Legal Description: INTERLAKE PARK SUB LOT 77 ASSM'T INCLUDES 064-V40-000-072-00 Comments: ~1.04 acres total, generally clear and flat. Some of the trees are uprooting, splitting, or losing branches. 150+ ft paved road frontage on Loud Dr, with driveway access. There are visible holes in the roof as seen from the roadside. Building is CONDEMNED as Dangerous and Unsafe. Accordingly, interior was not viewed. Mold is visible through the windows, and the interior appears generally dilapidated. The garage is packed full of stuff. This lot includes parcel 064-V40-000-072-00 known as SUPERVISORS PLAT VAN ETTAN LAKESIDE LOT 72. There is a polebarn that sits on this parcel as well. Additional Disclosures: 33; 21; 32; 31; 5; 17 (see key for full text)</p> <p>Summer Tax Due: \$609.16</p>	6194 LOUD DR OSCODA	\$4,764.38
2811	<p>Parcel ID: 064-J50-000-297-00; Legal Description: JORDANVILLE SUB LOT 297. Comments: Flat and cleared ~0.20 acre lot with a Mobile home and junk trailer. ~60 ft gravel road frontage on Chippewa Ave. Some larger trees on the property borders. There are some gaps in the soffit where it seems critters may have got in. The place is old and poorly maintained. Many personal belongings left behind. Additional Disclosures: 21; 17 (see key for full text)</p> <p>Summer Tax Due: \$126.55</p>	4733 CHIPPEWA AVE OSCODA	\$1,420.19
2812	<p>Parcel ID: 064-L14-000-491-00; Legal Description: LAKE HURON SAND BEACH NO. 4 SUB LOT 491. Comments: ~0.14 acres of flat and lightly wooded land, with ~50 ft of paved road frontage on E. Cedar Lake Dr.</p> <p>Summer Tax Due: \$40.55</p>	CEDAR LAKE DR GREENBUSH	\$795.30
2813	<p>Parcel ID: 064-L15-000-629-00; Legal Description: LAKE HURON SAND BEACH NO. 5 SUB LOT 629. Comments: ~0.22 acres of flat and wooded land, with 60 feet of gravel road frontage on Woodlea Dr.</p> <p>Summer Tax Due: \$49.91</p>	WOODLEA RD OSCODA	\$825.05
2814	<p>Parcel ID: 064-L20-000-012-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 12 & 13. Comments: Flat and vacant lot. Mostly clear and grassy, with a tree line near the railroad track to the east. Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$13.52</p>	WESTWOOD DR OSCODA	\$709.09
2819	<p>Parcel ID: 064-L25-000-646-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 646. Comments: .46 acres of flat and mostly clear land, with 200+ ft of gravel road frontage on Woodland Pass and Woodlawn Drive. No driveway. Adjacent to golf greens. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$68.14</p>	WOODLAWN PASS OSCODA	\$889.54
2821	<p>Parcel ID: 064-L30-000-025-00; Legal Description: LAKEWOOD SHORES SUB LOT 25. Comments: ~0.31 acres of wooded and flat land, with 100 ft of paved road frontage on Woodlea Rd West. No driveway. Lakewood Shores is a very unique area with homeowners association. Amenities include golf, dining and private beaches. Please note that most lots in this sub are low, have wetland indicators and will not support a septic system. Very active POA with yearly dues. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$28.07</p>	WOODLEA RD OSCODA	\$849.54

2833	Parcel ID: 072-019-200-006-00; Legal Description: T24N R5E SEC 19 PART OF FRL NW 1/4 OF NW 1/4 COM 13 RDS E OF THE NW COR THEREOF TH S 200 FT TH E170 FT TH N 50 FT TH W 90 FT TH N 150 FTTH W 80 FT TO POB. Comments: Structure was OCCUPIED at time of visit. Barking was heard coming from the inside. Did not view interior or get a close view as a result. Land is generally flat and clear, with a good tree line on the west. 75 feet of gravel road frontage on Jose Trail. There is an additional ~90 feet of gravel road frontage on Dean St to the south. Structure appears to be a mobile home that has been roofed over and expanded. There's a large car port as well. Additional Disclosures: 21; 17; 6; 33; 45 (see key for full text) Summer Tax Due: \$86.08	8979 JOSE LAKE TR SOUTH BRANCH	\$1,563.86
2834	Parcel ID: 073-H10-001-015-00; Legal Description: HALE ACRES LOT 15 BLK 1. Comments: Flat and cleared land, with some mature trees dotting the property and boundary lines. 100 ft of paved road frontage on Pine St with a long gravel driveway. The property is littered with large power tools, lawnmowers, a boat, etc. The porch attached to the home appears to have some roof and/or soffit issues, but the main structure appears to be in fair condition from the outside. What looks to have once been an unattached garage is in disrepair. The interior of the home is packed with yet more stuff and reeks of dog, or possibly rot/decay. Not possible to view entire interior because of the density of garbage. Additional Disclosures: 21; 66 (see key for full text) Summer Tax Due: \$135.46	3438 PINE ST HALE	\$1,749.05
2835	Parcel ID: 073-I10-011-006-00; Legal Description: IOSCO HEIGHTS LOTS 6 & 7 BLK 11. Comments: .25 acres of flat and thickly wooded land, with 100 ft of paved road frontage on East County Line Rd. Summer Tax Due: \$58.59	COUNTY LINE RD HALE	\$1,009.04
2836	Parcel ID: 073-L90-000-382-00; Legal Description: PLAT OF LAKESIDE HEIGHTS LOTS 382 TO 386 INCL. Comments: 0.54 acres of vacant land, with over 200 feet of two track frontage on Elm St. There is an overgrown gravel driveway. The site looks to have been used for an RV/Camper. Summer Tax Due: \$54.36	7558 ELM ST HALE	\$939.28
2837	Parcel ID: 141-O20-009-001-00; Legal Description: MAP OF THE VILLAGE OF WHITTEMORE LOT 1 BLK 9. Comments: Single story home on 0.15 acres. Paved road frontage on W State St and 2nd. Yard is extremely overgrown. This house has a lot of issues. Missing some floor and joists. Electrical service panel removed. Incomplete siding. Roof leaks, with some mold on the interior ceiling. Additional Disclosures: 32; 5; 50 (see key for full text) Summer Tax Due: \$119.30	301 W STATE ST WHITTEMORE	\$2,313.66
2838	Parcel ID: 141-O20-009-006-00; Legal Description: MAP OF THE VILLAGE OF WHITTEMORE LOT 6 BLK 9. Comments: Paved road frontage on W State St, near the 3rd St intersection. Flat vacant land. Mostly clear, but overgrown. Small trees near sides and rear of property. There's a lone snowplow in the clearing. Summer Tax Due: \$12.92	W STATE ST WHITTEMORE	\$832.97
9992837	Parcel ID: 141-O20-009-001-00; Legal Description: MAP OF THE VILLAGE OF WHITTEMORE LOT 1 BLK 9. Comments: Single story home on 0.15 acres. Paved road frontage on W State St and 2nd. Yard is extremely overgrown. This house has a lot of issues. Missing some floor and joists. Electrical service panel removed. Incomplete siding. Roof leaks, with some mold on the interior ceiling. Additional Disclosures: 32; 5; 50 (see key for full text) Summer Tax Due: TBA	301 W STATE ST WHITTEMORE	\$2,313.66

Iosco (DNR)

Lot #	Lot Information	Address	Min. Bid
99089	<p>Parcel ID: 067-033-400-001-00 025-004-100-020-00; Legal Description: (T24N R09E) Section 33 - That part of Gov't lot #1 of Section 33 lying E'ly of the old channel & W'ly of the present channel of the Au Sable River.(Reserving a 245 ft wide easement strip 80 ft northerly of the ctr of the electric transmission line now existing) ALSO (T23N R09E) Section 4 in the NE ¼ described as follows: That part of Government Lot 5 of Section 4 T23N R9E (being that part of the NE ¼ of the NE ¼ of said Section 4 lying North of the Au Sable River) lying Westerly of the present channel of the Au Sable River. Comments: A beautiful piece of unspoiled nature. Lovely vista of the river. There are some large clearings, one with a framed hunting blind and nearby trail cam, so the hunting is likely good. The subject property is zoned Low Density Residential and has frontage on the Au Sable River. The parcel does not have road frontage making the only way to access property via the Au Sable River. This property is located near Oscoda MI about 1.5 miles west of downtown. More specifically the property is located north of River Road and east of Vaughan Trail along the river. The western property border of the subject parcel is the old stream channel of the Au Sable River (i.e. a marshy meander scar). The subject property has flat relief that is wet or occasionally wet due to river flooding (muck or sandy-loam soils). The subject does meet zoning to build lot requirements. However township approval would likely have to be obtained due to the wet soils proximity to the river and lack of road frontage. The State of MI does not own the mineral rights to the property. 25 Acres Additional Disclosures: 7; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Off River Rd	\$73,500.00
99090	<p>Parcel ID: 073-L90-000-664-00 073-L90-000-666-00 073-L90-000-680-00 073-L90-000-686-00 073-L90-000-717-00 073-L90-000-800-00 Part of 073-L90-000-877-00; Legal Description: Lakeside Heights Subdivision - Lots 664 to 676 680 681 686 to 689 717 to 748 800 to 829 891 to 922 Comments: Tract 1 on the DNR Auction Map; The subject property is zoned Vacant Residential and has road access to Lakeside Blvd. Most of the property is located east of Lakeside Blvd. / Fern Street and south of Maple Street about 4.5 miles northwest of Hale MI. The subject property is broken up into numerous multi-acre subdivision blocks. There are platted subdivision roads between these blocks that are dedicated to the public. Buyers can petition to have these platted roads vacated after the sale of the land to link these blocks together. The subject property has flat to rolling relief that is wet in areas (i.e. poorly to moderately drained clay-loam soils). The parcel does meet local zoning to build. 12.96 Acres Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Lakeside Blvd	\$20,500.00
99091	<p>Parcel ID: 073-L90-000-864-00 Part of 073-L90-000-877-00 073-L90-000-959-00 073-L90-000-972-00 073-L90-001-026-00 073-L90-001-017-00 073-L90-001-062-00 073-L90-001-067-00 073-L90-001-094-00; Legal Description: Lakeside Heights Subdivision - Lots 864 to 867 877 to 890 923 to 949 959 to 971 to 1016 1017 to 1128 Comments: Tract 2 on the DNR Auction Map; The subject property is zoned Vacant Residential and has road access to Fern Street. Most of the property is located east of Lakeside Blvd. / Fern Street and south of Maple Street about 4.5 miles northwest of Hale MI. The subject property is broken up into numerous multi-acre subdivision blocks. There are platted subdivision roads between these blocks that are dedicated to the public. Buyers can petition to have these platted roads vacated after the sale of the land to link these blocks together. The subject property has flat to rolling relief that is wet in areas (i.e. poorly to moderately drained clay-loam soils). The parcel does meet local zoning to build. 22.47 Acres Additional Disclosures: 8; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	Fern St	\$35,500.00

Ogemaw

Lot #	Lot Information	Address	Min. Bid
5100	Parcel ID: 001-024-003-00; Legal Description: SEC 24 T22N R3E. 1 A (RES) S 208.75 FT OF E 208.75 FT OF NE 1/4 OF SE 1/4. Comments: .85 acres of generally flat and clear land. A few small trees around the property lines. 200 ft of paved road frontage on Henderson Lake Rd. Gravel driveway access. The mobile home is in good repair. Steel roofs appears to be in great shape. The siding could use a cleaning, but also appears in great shape. The interior is much the same, although some belongings remain. The unattached garage has a matching steel roof, also in great shape. Framing and pad look good. Additional Disclosures: 17; 21 (see key for full text) Summer Tax Due: \$152.48	1850 HENDERSON LAKE ROAD PRESCOTT	\$1,500.00
5101	Parcel ID: 001-036-004-00; Legal Description: SEC 36 T22N R3E. 23.34 A 408-211 S 781 FT OF N 1121 FT OF W 1/2 OF NE 1/4. Comments: 22.98 acres of flat land, with ~750 ft of paved road frontage on Boughner Lake Rd. There's a gravel circle driveway hidden in the growth. A large portion of land has been cleared for pasture, although everything is now overgrown. There's scrap and trash hidden among the overgrowth. There's a hunting blind set up in the back. There's outbuildings that are collapsing, or have collapsed. The house has serious roof issues. The attached garage appears to be pulling away from the house. The interior of the home has a collapsing floor and ceiling, and seems dangerous. Additional Disclosures: 21; 5; 36 (see key for full text) Summer Tax Due: \$485.56	2629 BOUGHNER LAKE ROAD PRESCOTT	\$19,650.00
5102	Parcel ID: 001-290-092-00; Legal Description: LAKE OGEMAW #9 LOT 892. Comments: 8107 sq ft of wooded land, with 60 ft of gravel road frontage on Cuyuga Trl. Land grades down to the south, towards the lake. Nestled between a pole barn and a house. Lake Ogemaw Lot Association According to the By-Laws, membership dues are to be paid by the 1st of July and are \$175.00 per lot (even if you have combined for property taxes). NOTE: \$165 is the lot assessment and \$10.00 is for the dam/spillway which expires in 2030. Fiscal year is July 1st through June 30th of the following year. Dues are mandatory. After August 1st, a 10% late fee is place for each lot which equals \$16.50 per lot. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.74	OFF CUYUGA TRL	\$850.00
5104	Parcel ID: 002-390-020-00; Legal Description: ASSESSOR'S PLAT OF OGEMAW & CHIPPEWA #4 LOT 20. FORMERLY KNOWN AS LOT 4 & N 1/2 OF LOT 5 BLK 5 HENDERSON BEACH OR PROPERTY NO 002-105-004-00 Comments: .17 acres of cleared land, with 50 feet of gravel road frontage on Chippewa Trail, and 50 feet of water front on Henderson Lake. The dock was intact and walkable at the time of visit. There is a small storage shed and a pump well on the property. Beautiful view from the dock. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$150.25	2907 CHIPPEWA TRAIL LUPTON	\$2,850.00
5105	Parcel ID: 003-026-006-00; Legal Description: SEC 26 T21N R1E. .56 A S 120 FT OF E 200 FT OF SE 1/4 OF NE 1/4. Comments: Single story home with unattached garage on ~0.48 acres, with 120 ft paved road frontage on S M-30. Gravel driveway egress leading to concrete. Land is generally clear and flat, but overgrown. There are some larger, shade providing trees on the property line and large yard. The home is in bad shape, with a roof that is barely there. The inside is soaking wet, and the floorboards are very soft and likely dangerous to traverse. There's a black drain hose crossing the driveway, likely a laundry drain. The garage doesn't look to be in much better condition. Additional Disclosures: 5; 33; 36 (see key for full text) Summer Tax Due: \$224.04	5282 S M-30 WEST BRANCH	\$3,450.00
5106	Parcel ID: 003-180-003-10; Legal Description: WESTBROOK HEIGHTS LOT 3. Comments: 1220 sq ft of vacant land near Frost Lake, with gravel road frontage and no driveway access. Judging from the adjoining parcels, this appears to be little more than parking for the lake. Summer Tax Due: \$16.61	OFF FROST LAKE RD	\$850.00
5107	Parcel ID: 004-034-002-00; Legal Description: SEC 34 T23N R1E. 9.3 A COM AT N 1/4 COR TH S 0 DEG 38' 30" E 646.18 FT S 88 DEG 19' E 629.87 FT N 0 DEG 40' W 648.62 FT N 88 DEG 32' W TO POB. BEING PARCEL G. Comments: 9.47 acres of hardly touched wilderness. 650 ft of two track frontage on Ogemaw Rd, and another 650 of two track frontage on the west boundary. No visible driveway access. This is not an easy spot to access, 4WD is recommended. The easiest point of entry seems to be from South Dow Road, to the east. To the west the semi-famous landmark of Preacher's Hill. We have received information that there is a dilapidated trailer on this lot that is essentially just trash at this point. Summer Tax Due: \$127.51	OFF OGEMAW RD	\$2,200.00

5108	Parcel ID: 004-121-006-10; Legal Description: SEC 21 T24N R2E 20 A N 1/2 OF NE 1/4 OF SE 1/4. Comments: 19.76 acres of wooded wilderness. This is not an easy spot to access, 4WD is advised. Recommend to bear south on Lentz from McGregor Rd. ~660 ft of two track frontage on Lentz Rd Summer Tax Due: \$259.21	OFF UNION CORNERS RD	\$3,800.00
5109	Parcel ID: 005-460-001-00; Legal Description: AU-SABLE BLUFFS LOT 1. Comments: ~0.34 acres of wooded land, with ~50 ft of paved road frontage on Rose City Circle. No driveway access. Summer Tax Due: \$17.09	OFF COUNTY HWY F 28	\$800.00
5110	Parcel ID: 005-460-002-00; Legal Description: AU-SABLE BLUFFS LOT 2. Comments: ~0.33 acres of vacant and wooded land, with ~50 ft paved road frontage on Rose City Circle. No driveway access. Summer Tax Due: \$17.09	OFF COUNTY HWY F 28	\$800.00
5111	Parcel ID: 005-460-003-00; Legal Description: AU-SABLE BLUFFS LOT 3. Comments: ~0.33 acres of wooded land, with ~50 ft of paved road frontage on Rose City Circle. No driveway access. Summer Tax Due: \$17.09	OFF COUNTY HWY F 28	\$800.00
5112	Parcel ID: 005-460-014-00; Legal Description: AU-SABLE BLUFFS LOT 14. Comments: ~0.46 acres of flat and partially cleared land, with ~100 ft of paved road frontage on Rose City Circle, and ~150 ft of gravel road frontage on Big Buck Trail. No driveway access. The cleared land looks to have been for power/phone lines. Summer Tax Due: \$23.19	OFF BIG BUCK TRL	\$850.00
5113	Parcel ID: 005-460-015-00; Legal Description: AU-SABLE BLUFFS LOT 15. Comments: ~0.42 acres of thickly wooded land, with 100 ft of paved road frontage on Rose City Circle, at the Dease Lake Road tee. Summer Tax Due: \$20.75	OFF ROSE CITY CIR	\$850.00
5114	Parcel ID: 006-004-003-24; Legal Description: HL-4 PARCEL 2 SEC 4 T23N R4E. 2.99 A M/L COM AT N 1/4 COR OF SEC TH S 88 DEG 24'35" W 1000.13 FT S 00 DEG 39'13" E 269.75 FT TO POB TH S 00 DEG 39'13" E 517.89 FT TH N 89 DEG 28'06" E 250.00 FT TH N 00 DEG 39'13" W 522.51 FT TH S 88 DEG 24'35" W 250.03 FT TO POB. Comments: 2.4 acres of vacant land, located south of Rose City Circle. This is a lot behind a home, with no direct road access. A portion of the north is cleared, but the rest of the parcel is thickly wooded. There is some construction refuse in the cleared area. Additional Disclosures: 44 (see key for full text) Summer Tax Due: \$74.70	OFF COUNTY HWY F 28	\$1,600.00
5115	Parcel ID: 010-013-028-00; Legal Description: SEC 13 T21N R3E. 1 A N 196 FT OF E 206 FT OF SE 1/4 OF SE 1/4. Comments: Property was OCCUPIED at time of visit. 1 acre of flat and generally cleared land. 200 ft of paved road access on Henderson Lake Rd, with a gravel driveway. Lawn was recently mowed, and there are some chickens milling about. Roof looks to be in good shape. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$208.21	4376 HENDERSON LAKE ROAD PRESCOTT	\$3,650.00
5116	Parcel ID: 010-015-018-00; Legal Description: SEC 15 T21N R3E. 10 A M/L N 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4. Comments: 10.78 acres of wooded land, with ~375 ft of two track frontage on Indian Trail Rd. Indian trail road crosses the east portion of the property, heading north-south. Recommend to enter from the north. The south entry is difficult even with 4WD. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$151.39	OFF INDIAN TRAIL RD	\$2,450.00
5117	Parcel ID: 010-022-023-20; Legal Description: SEC 22 T21N R3E. 10 A M/L NW 1/4 OF NW 1/4 OF NW 1/4. Comments: 10 acre of forested land. No known access. Summer Tax Due: \$148.48	OFF S ALAN LN	\$1,500.00
5118	Parcel ID: 010-025-024-00; Legal Description: SEC 25 T21N R3E W 60 FT OF SE 1/4 OF NW 1/4. Comments: ~0.6 acres of vacant land with 50 ft of paved road frontage on E Greenwood Road. Land is wooded, starts fairly flat, and slopes down northward towards the waterfront. This parcel shape is narrow and deep. There may be an overgrown drive entry, as well as a path to the waterfront currently blocked by some fallen trees. Summer Tax Due: \$40.01	E GREENWOOD RD	\$1,125.00
5119	Parcel ID: 010-080-177-00; Legal Description: CLEAR LAKE PARK LOTS 177 & 178. Comments: Single story home and unattached garage on .2 acres of clear and flat land with ~90 ft gravel road frontage on E 3rd St. Land is generally flat and clear, with large shade providing trees near the boundaries. The home has burned out, and it doesn't look like much of the structure was spared. The unattached garage doesn't appear to have suffered any damage. Additional Disclosures: 36; 42; 11 (see key for full text) Summer Tax Due: \$174.80	2466 E THIRD STREET PRESCOTT	\$3,250.00

5120	Parcel ID: 010-080-255-00; Legal Description: CLEAR LAKE PARK LOT 255. Comments: Building was recently occupied at the time of visit. Single story home with unattached garage on .1 acre of flat and clear land with ~25 ft of gravel road frontage on E Fourth St. Small home that looks to be in the midst of improvements. The driveway is likely on the parcel to the west. The garage may be across the boundary. Additional Disclosures: 39; 33; 21; 6 (see key for full text) Summer Tax Due: \$112.09	2423 E FOURTH STREET PRESCOTT	\$2,500.00
5121	Parcel ID: 010-142-023-00; Legal Description: INTER LAKE SUB LOT 23 BLK 2. Comments: ~0.36 acres wooded land, with ~80ft gravel road frontage on McAdams St. No driveway access. Many of the trees near the road are uprooted and on the ground. Summer Tax Due: \$17.32	OFF MCADAMS ST	\$850.00
5122	Parcel ID: 010-190-020-00; Legal Description: TURNER & SONS SUB LOT 20. Comments: .17 acres of vacant and flat land with 50 ft of gravel road access on James St. No driveway access. Land is partially cleared, with a picnic table and fire pit near the road. Summer Tax Due: \$4.87	OFF JAMES ST	\$700.00
5124	Parcel ID: 010-290-020-00; Legal Description: WALTERS OAK PARK SUBD #2 LOT 20. Comments: Mobile home with attached barn on ~0.2 acres of flat and generally clear land, with 50+ ft of gravel road frontage on Oakview Dr. Gravel driveway access. Primary structure is a mobile home with a two story barn attached. Several small storage sheds and lean-to's are near the west boundary. There is also an outhouse. Buildings are boarded. Nothing here looks in good shape. Additional Disclosures: 21; 5; 17; 46; 33 (see key for full text) Summer Tax Due: \$58.70	OFF OAKVIEW DR	\$1,800.00
5125	Parcel ID: 010-310-075-00; Legal Description: HOOKS NORTH WOODS LOT 75 & COM AT SE COR OF LOT 76 TH N 2 DEG 48'31" E 155.06 FT TO NE COR OF LOT 76 TH N 88 DEG 31'30" W 4.3 FT S 1 DEG 43'07" W 155 FT TO S LINE OF LOT 76 TH S 87 DEG 50' E 1.35 FT TO POB. Comments: House and property were OCCUPIED at time of visit. Single story home on ~0.2 acres of flat and clear land with 65 ft of gravel road frontage on Northwoods Dr. Gravel driveway. Building appears in decent enough shape, although not maintained. There is a camper in the back yard. A dog was heard barking from within. Additional Disclosures: 21; 45; 6; 33 (see key for full text) Summer Tax Due: \$150.01	1547 NORTHWOODS DRIVE ALGER	\$3,900.00
5126	Parcel ID: 010-350-035-00; Legal Description: HOOKS NORTH WOODS SUBD #3 LOT 35. Comments: 8518 sq ft of flat and cleared land, with one large tree near the road. 50 ft of gravel road frontage. Appears to be the sideyard for mortgage foreclosed home to the east. Additional Disclosures: 44 (see key for full text) Summer Tax Due: \$7.55	POSSUM TRACK DR	\$850.00
5127	Parcel ID: 010-360-109-00; Legal Description: SILVER CREEK SUBD #4 LOT 109. Comments: Single story home on ~0.3 acres of flat and cleared land, with 120 ft of gravel road frontage on West 4th St and 100 ft of gravel road frontage on North Chippewa Trail. There are numerous shade providing trees near the road line. The siding on the home looks intact, but in need of a cleaning. There is some moss coming down over the roofline, and a hole in the fascia. Evidence of some localized roof leaks on the inside. The floors are mostly down to sub floor, and there are signs of either water stains or pet urine near some of the walls. The flooring in the kitchen is loose, and so is the tile in the master bath. Overall, doesn't appear this needs much to get it finished. Summer Tax Due: \$185.58	1648 W FOURTH STREET PRESCOTT	\$2,400.00
5128	Parcel ID: 010-360-110-00; Legal Description: SILVER CREEK SUBD #4 LOT 110. Comments: ~0.48 acres flat and cleared land, with 100+ ft of gravel road frontage on North Chippewa Trl. No driveway access. There is a small storage shed on the property. This appears to be a side yard parcel to the home directly to the north. Additional Disclosures: 44 (see key for full text) Summer Tax Due: \$22.65	N CHIPPEWA TRL	\$800.00
5129	Parcel ID: 010-370-040-00; Legal Description: FOREST HAVEN LOT 40. Comments: ~0.21 acres wooded and rough terrain with ~60 ft of gravel road frontage on Cora Ln. No driveway access. Summer Tax Due: \$10.98	CORA LN	\$800.00
5130	Parcel ID: 010-370-092-00; Legal Description: FOREST HAVEN LOT 92. Comments: ~0.21 acres of wooded and gently rolling land with ~60ft of gravel road frontage on Larry St. There are neighbors on the other three sides. Summer Tax Due: \$14.63	OFF LARRY DR	\$650.00

5133	Parcel ID: 010-415-067-00; Legal Description: HILLSTREAM SUBD LOT 67 & S 1/2 OF LOT 68. Comments: Single story home on ~0.28 acres of cleared and flat land, with 100 ft of gravel road frontage on Wildwood Dr. Structure is in rough shape. It looks like there was an electrical fire, with most of the related damage localized to the service. The porch ceiling is caving in, and the siding and fascia have deteriorated some. The interior is still crammed full of personal possessions. There are some black marks near the ceiling fixtures, so the damage could very well be more extensive. The hole in the wall isn't doing the place any favors. Additional Disclosures: 5; 21; 11 (see key for full text) Summer Tax Due: \$74.70	5349 WILDWOOD DRIVE PRESCOTT	\$2,250.00
5134	Parcel ID: 010-460-229-00; Legal Description: HOOKS NORTH WOODS SUBD #4 LOTS 229 & 230. Comments: ~0.4 acres of vacant land with 100+ ft of gravel road frontage. Land is flat, and partially cleared. There is a gravel driveway and two storage sheds, indicating this is a side lot of the parcel to the east. The lawn has been recently mowed. Additional Disclosures: 21; 44 (see key for full text) Summer Tax Due: \$17.32	MICHAEL DR	\$1,225.00
5135	Parcel ID: 010-475-043-00; Legal Description: CHIPPEWA TRAILS SUBD LOT 43. Comments: ~0.29 acres of flat and clear land with ~75 ft of gravel road frontage on W 6th St. Gravel driveway access. Land is generally flat and clear. There's a burn pit near the center of the property. Summer Tax Due: \$59.84	1657 W SIXTH STREET PRESCOTT	\$2,000.00
5136	Parcel ID: 010-580-076-00; Legal Description: PINE RIDGE SUBD LOTS 76 & 77. Comments: ~0.6 acres of flat and wooded land, with 150+ ft of gravel road access on E Cedar Circle. No driveway access. Summer Tax Due: \$22.00	E CEDAR CIR	\$900.00
5137	Parcel ID: 013-606-019-00; Legal Description: AMENDED PLAT OF BLKS 2-16, BLOCKS 33-35, & BLOCKS 47-50, PART OF PENN, GARFIELD, MICHIGAN & EUCLID AVENUES, PART OF MAPLE, PINE, MAIN & CEDAR STREETS, PART OF VACATED DETROIT BAY CITY & ALPENA RR, OF THE PLAT OF LUPTON. LOT 19, BLK 6. Comments: ~0.62 acres of flat land with a defunct auto repair facility. 200 ft of paved road frontage on Lupton Rd, and 128 ft of gravel road frontage on Garfield. Land is generally flat and clear, but overgrown. The structure has a collapsing roof that looks unstable, and was not entered for safety concerns. The cinder block walls and structure look to be in good shape, however. There are two garage door openings on the north side of the building, but the doors themselves may not be usable. The interior still appears to be full of tools and such. The lot has several vehicles, trailers, campers, a bus, and a pile of tires. Additional Disclosures: 5; 21; 33; 36 (see key for full text) Summer Tax Due: \$62.25	3311 MAIN ST LUPTON	\$2,400.00
5138	Parcel ID: 041-101-004-00; Legal Description: VILLAGE OF PRESCOTT-ORIGINAL PLAT LOT 4 & E 1/2 LOT 5, BLOCK 1. Comments: 100 ft of paved road frontage on Harrison St, with driveway. Land is generally flat and clear. There are two abandoned vehicles, a boat, and a flat bed trailer. The home is leaning and collapsing. Additional Disclosures: 36; 22; 5 (see key for full text) Summer Tax Due: \$1,373.48	210 HARRISON STREET PRESCOTT	\$4,825.00
5139	Parcel ID: 041-341-008-00; Legal Description: GEORGE EYMER'S ADDITION TO VILLAGE OF PRESCOTT LOT 8, BLOCK 1. Comments: Single story home with unattached garage on ~0.17 acres of flat and cleared land. 50 ft of paved road frontage on Harrison Rd, and 100 ft of paved road frontage on Jay Street. Driveway entrance on Jay. The yard is very overgrown. Front and rear doors were open at the time of visit. The roofing on both structures looks to be fairly new, although the inside shows evidence of leaks. It's likely the roof work was done after the damage had occurred. The block work on the chimney is falling apart and bricks are strewn across the roof. There is an abandoned car in front of the garage. The inside of both buildings is absolutely packed with garbage to the point it's difficult to move around. What can be seen of the foundation through the growth looks to be solid. Additional Disclosures: 66; 21; 5 (see key for full text) Summer Tax Due: \$1,509.58	201 HARRISON STREET	\$5,200.00
5141	Parcel ID: 051-306-070-00; Legal Description: SEC 6 T23N R3E BEG AT A PT 261 FT W OF NE COR OF NW 1/4 OF NE 1/4 TH W 59 FT TH S 173 FT TH E 59 FT TH N 173 FT TO POB. Comments: Single story home on a flat and generally 0.2 acres. 60 ft of paved road frontage on E Main St. Paved driveway from the street, giving way to gravel. There's a large tree in the front yard, with some smaller trees dotting the property, and several small pines lining the structure. The roof is in rough shape. Large sections of the soffit are missing, and the exposed roof joists look to be rotting. A portion of the foundation is covered with plywood and wrap. The interior floor is also very heaved and buckled, indicating some foundation issues. Additional Disclosures: 5; 34 (see key for full text) Summer Tax Due: \$487.93	310 E MAIN STREET ROSE CITY	\$2,700.00

9995107	<p>Parcel ID: 004-034-002-00; Legal Description: SEC 34 T23N R1E. 9.3 A COM AT N 1/4 COR TH S 0 DEG 38' 30" E 646.18 FT S 88 DEG 19' E 629.87 FT N 0 DEG 40' W 648.62 FT N 88 DEG 32' W TO POB. BEING PARCEL G. Comments: 9.47 acres of hardly touched wilderness. 650 ft of two track frontage on Ogemaw Rd, and another 650 of two track frontage on the west boundary. No visible driveway access. This is not an easy spot to access, 4WD is recommended. The easiest point of entry seems to be from South Dow Road, to the east. To the west the semi-famous landmark of Preacher's Hill. We have received information that there is a dilapidated trailer on this lot that is essentially just trash at this point.</p> <p>Summer Tax Due: TBA</p>	OFF OGEMAW RD	\$2,200.00
9995125	<p>Parcel ID: 010-310-075-00; Legal Description: HOOKS NORTH WOODS LOT 75 & COM AT SE COR OF LOT 76 TH N 2 DEG 48'31" E 155.06 FT TO NE COR OF LOT 76 TH N 88 DEG 31'30" W 4.3 FT S 1 DEG 43'07" W 155 FT TO S LINE OF LOT 76 TH S 87 DEG 50' E 1.35 FT TO POB. Comments: House and property were OCCUPIED at time of visit. Single story home on ~0.2 acres of flat and clear land with 65 ft of gravel road frontage on Northwoods Dr. Gravel driveway. Building appears in decent enough shape, although not maintained. There is a camper in the back yard. A dog was heard barking from within.</p> <p>Additional Disclosures: 21; 45; 6; 33 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	1547 NORTHWOODS DRIVE ALGER	\$3,900.00

Additional Disclosures Key

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

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

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

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

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

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.

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

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

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

34: The foundation of one or more buildings located on this parcel appears to be failing. Correcting foundation issues can be very expensive and issues are often more complex than they initially appear. You should research this issue thoroughly prior to bidding on this parcel.

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

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

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

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

44: This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.

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

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

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

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

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

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

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

75: The State of Michigan reserves a property right in aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines, or other relics and also reserving the right to explore and excavate for the same as provided under Article III, part 761 of PA 451 of 1994 as amended.