

Public Land Auction

Clare, Lake, Osceola

August 4th, 2023

Clare, Lake (Dnr), Lake, and Osceola 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.

- Clare
- Lake
- Osceola

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:

- Lake (DNR)

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Clare

Lot #	Lot Information	Address	Min. Bid
2001	Parcel ID: 004-019-100-06; Legal Description: T20N R3W SEC 19 N 1/2 OF N 1/2 OF NW FRL 1/4 EXC THE W 1669.60 FT THEREOF. Comments: ~16.4 acre parcel, roughly 673' by 1042', with no known legal access. Available information indicates this property is wooded. The nearest right of way appears to be Maple Ln ~315 to the south Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$175.97		\$3,042.38
2002	Parcel ID: 004-100-098-00; Legal Description: T20N R3W SEC 19 6089 SUNRISE TRAIL LOT 98 BROWN'S HAVEN. Comments: ~130 ft of road frontage on Sunrise Trail at the south, and ~295 ft deep. Land is mostly clear and flat, with some light brush and trees near the road. Appears to be a former mobile site. Wellhouse still has a well, but it's unknown if it's still operable. A nearby shed has a riding lawnmower. To the rear of the property is an old camper trailer. It's hard to discern where a driveway may have been, but the land is flat enough to drive onto. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$14.02	6089 SUNRISE TRAIL HARRISON	\$1,324.44
2003	Parcel ID: 005-107-004-00; Legal Description: T19N R6W SEC 21 252 S SECOND ST LOT 4 BLK 7 PLAT OF THE VILLAGE OF CAMPBELL CITY. Comments: ~50 ft road frontage on 2nd St to the west, and ~140 ft deep. Paved driveway leading to road. Land is flat and fairly clear, with some debris in the rear. The structure is a mobile home that has been roofed over and added on to. The shingles are in bad shape. The garage interior is full of trash. The rest of the interior isn't much better, but it's walkable. Most of the subfloor is exposed, and there's some animal scat here and there. Exterior wall in the bathroom at the shower may be moldy. This place has seen better days. Additional Disclosures: 66; 5; 21; 17; 63 (see key for full text) Summer Tax Due: \$97.24	252 S SECOND ST HARRISON	\$1,271.44
2004	Parcel ID: 007-125-095-00; Legal Description: T19N R4W SEC 27 1025 JAMES ST LOT 95 SECOND ADD TO ALLEN DALE SUPERVISOR'S PLAT OF. Comments: This parcel has ~95 ft road frontage on James St to the east, and ~125 ft deep. There are two driveways, but the one to north is fairly washed out. This parcel is built on a hill, which grades up to the north. There are a fair amount of trees lining the east, south, and west, with a few larger ones in the back yard. There's a lot to like about this place. The exterior needs some TLC, but looks good. Windows look in good shape. Provisions for wood burning stove. The big negative is that the roof appears to only be covered in ice and water barrier or similar underlayment but it's hard to get a good look. There is some evidence of some ceiling taking on some water, and there is a bit of rust on the wood stove chimney. Looks like the kitchen just got a new linoleum floor, and electric and plumbing look modern and intact. Interior in general seems fresh. There's a good sized pole barn at the end of the north drive. It has a dirt floor and no power, but it's in good shape and seems like a nice work space. Somebody has poked around in here, but there's no sign of any real kind of vandalism otherwise. Additional Disclosures: 47; 5 (see key for full text) Summer Tax Due: \$284.55	1025 JAMES ST HARRISON	\$4,581.33
2005	Parcel ID: 007-270-041-00; Legal Description: T19N R4W SEC 9 4193 JEFFREY RD LOT 41 HANDY FOREST SUB. Comments: OCCUPIED single story home on ~0.45 acres of improved and cleared land. Driveway leading to garage, with ~90 ft of road frontage on Jeffrey Rd to the east, and a lot depth of ~220 ft. There is an array of personal property around the entirety of the grounds. Exterior looks a little shabby, but not in any kind of obvious disrepair. There are a few pieces of siding missing. Some of the window sills look a little rough, as do the door jambs. Occupant states they were a tenant of foreclosed party, and are looking to vacate. They also claim that there may be foundation issues. Additional Disclosures: 6; 33; 21; (see key for full text) Summer Tax Due: \$235.09	4193 JEFFERY RD HARRISON	\$4,480.76
2006	Parcel ID: 007-424-001-00; Legal Description: T19N R4W SEC 10 . LOTS 1 & 2 BLK 4 OPEN RANGE RESORT. Comments: ~0.18 acres of vacant, unimproved land, with ~80 ft of road frontage on N Grant Ave to the west, with a depth of ~100 ft. Land slopes up from road grade to the east. The parcel to the north has been developed into a camp site, with a house on a developed lot to the south. It's quiet out here. Summer Tax Due: \$14.02		\$878.87
2007	Parcel ID: 010-680-302-00; Legal Description: T18N R5W SEC 26-35 . LOT 302 WHITE BIRCH LAKES OF CLARE #2. Comments: Unimproved and vacant lot at the SW corner of White Birch and Wolf Ln, right near the gated entrance of the community. ~2.58 acres of land, with ~350 ft road frontage to the north, and ~320 ft to the east. Land is below road grade at the east and northeast, raising above grade to the west. Looks to be densely wooded all the way through, with some rather attractive birch stands therein. No driveway access. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$31.95		\$1,041.55

2008	Parcel ID: 010-700-580-00; Legal Description: T18N R5W SEC 26-35 . LOT 580 WHITE BIRCH LAKES OF CLARE #3. Comments: ~0.97 of vacant, unimproved land, with ~300 ft road frontage on Elm Run to the east, and ~150 ft Beech Lane to the south. There's an overgrown driveway entrance on Elm Run. This lot is thinly wooded, and it looks like there's a clearing for an RV. The land slopes down to north, with some standing water from a drain around the northwest corner. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.99		\$912.20
2009	Parcel ID: 010-720-606-00; Legal Description: T18N R5W SEC 26-35 . LOT 606 WHITE BIRCH LAKES OF CLARE #4. Comments: ~0.77 acres of vacant, unimproved land, with ~175 ft of road frontage on Timber Rd to the east, with no driveway access. Land is high and lightly wooded. No driveway access seen. Neighboring inhabited properties look nice and well kept. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$20.42		\$875.00
2010	Parcel ID: 010-800-180-00; Legal Description: T18N R5W SEC 17 924 ARBOR DR LOT 180 WOODMERE PLAT OF. Comments: Single story home on ~0.15 acres of improved and cleared land, with ~38 ft of road frontage on Arbor st to the NE, with a depth of ~170 ft. There's a gravel driveway leading from the road. A Subaru sits at the end of the driveway, and it looks to have been there a while. There are several tall, mature trees providing nice shade. There are two storage sheds in the back. Lake George is visible across the street. The neighborhood looks like an idyllic lakeside community. This cottage is in pretty good shape. Architectural shingled roof looks in good condition. Vinyl siding could use a cleaning, but it's all there. A piece of fascia that needs to be reattached is the only real visible problem. Windows look modern and functional. The interior is full of personal belongings, and possibly a full fridge. The stench of some kind of rotting food is clear. Carpet and flooring looks to be from the 70s. Overall, this place appears to have a lot of potential for someone who is handy. Although it can't be certain, there does appear to be a cleanout for a septic system on the side of the building. Additional Disclosures: 66; 21 (see key for full text) Summer Tax Due: \$153.41	924 ARBOR DR LAKE	\$3,027.12
2011	Parcel ID: 011-100-052-00; Legal Description: T18N R4W SEC 10 . LOT 52 DEER HAVEN SUB. Comments: ~0.61 acres of vacant, unimproved land, with ~100 ft of road frontage on Barbara Ln to the west, with an average depth of ~267 ft. The land is somewhat clear near the shoulder, but predominately wooded. Located near the end of a quiet gravel road, with only a few neighbors. Summer Tax Due: \$17.82		\$794.43
2012	Parcel ID: 011-300-051-00; Legal Description: T18N R4W SEC 3 . THAT PART OF LOT 51 HARRISON TRAILS A SUB LYING W OF EXPRESSWAY. Comments: ~0.5 acres of unimproved land. Parcel shape is narrow and long, and at ~40 ft wide may be unbuildable. Timberlane Rd gives ~40 ft road frontage to the north, with a depth of ~620 ft, and the east side borders the US127 corridor. There is a hiking trail posted across the road. Property is at the end of a Cul de Sac on Timberlane. A gated and very overgrown driveway is either on or right next to this property and leads to a dilapidated mobile home that is on the adjacent property. Summer Tax Due: \$5.03		\$631.71
2013	Parcel ID: 012-012-300-07; Legal Description: T18N R3W SEC 12 11351 E MANNSIDING RD COM 330 FT E OF SW COR OF SE 1/4 OF SW 1/4 TH N 220 FT TH W 100 FT TH S 220 FT TH E 100 FT TO POB. Comments: Single story home on ~0.54 acres of improved, generally clear land, with ~105 ft road frontage on E Mannsiding Rd to the south, with a depth of ~220 ft. A gravel driveway leads from the road. The land coverage is fairly clear, and enclosed by trees and vegetation. At the rear there is a derelict bus full of tools and parts, and smaller RV in the same condition, with some other miscellany around the property. The building is sided in vinyl, which looks in mostly good shape. Window sills are showing some rot. Roof shingles look old and cupped. The interior is indicative that somebody was doing some work on the place. Electric and plumbing are both incomplete. There are some visible cracks in the slab. There is a bit of daylight coming in from the wall underneath the sink. In a portion of the suspended ceiling, black mold can be seen where tiles are missing. Additional Disclosures: 32; 50; 5; 21 (see key for full text) Summer Tax Due: \$167.50	11351 E MANNSIDING RD GLADWIN	\$3,464.67
2014	Parcel ID: 013-300-106-01; Legal Description: T17N R6W SEC 22 9372 MILES RD LOTS 106 & 107 LAKEWOOD NO TWO. Comments: This is parcel ~0.69 acres, with ~200 ft of road frontage on Smith St to the north, and ~150 ft on Miles to the east, with a depth of ~195 ft. There are numerous trees and thick vegetation lining the Smith St frontage, but most of the land is clear and flat, although dotted by mature trees. It's evident this used to be the site of a mobile home or some sort of outbuilding. There is a lot of trash mixed in with the growth. There is an enclosure for a well, but it looks shot. Summer Tax Due: \$124.43	9372 MILES RD LAKE	\$7,982.25

2015	Parcel ID: 014-185-021-00; Legal Description: T17N R5W SEC 23 . LOT 21 EAGLE GLEN HILLS NO 2. Comments: * Deed restricted community * ~0.65 acres of improved, clear and flat land, with ~100 ft road frontage on Clubhouse Dr to the northeast. Located within the confines of Eagle Glen Golf Course. There is a green directly to the south. The parcels directly to the east, and across the street to the north both have newer houses, but there aren't many on this stretch of the drive. The neighbors had unleashed dog that loved to bark, but never left their property. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$38.18		\$1,123.33
2016	Parcel ID: 014-320-080-00; Legal Description: T17N R5W SEC 6 5311 HALF MOON TRAIL LOT 80 HILL HAVEN NO 2. Comments: Single story cabin on ~0.26 acres of improved land, with ~75 ft on Half Moon Trl to the north, with a depth of ~145 ft. The driveway is barely visible through the tall grass. Land is high from the road, with a smattering of trees across the property providing shade. There are a couple of small lakes less than 500 ft away. This structure is in dire shape. All of the ceiling tiles have dropped, and insulation is strewn everywhere, with a high likelihood there's asbestos in the mix. There are open, visible holes in the roof at all four corners of the structure, and water damage is visible in much of the decking. The porch roof is collapsing. Whatever is left in terms of electric and plumbing would be suspect at best. Additional Disclosures: 21; 5; 65; 63 (see key for full text) Summer Tax Due: \$120.72	5311 HALF MOON TRAIL LAKE	\$2,706.28
2017	Parcel ID: 014-340-111-00; Legal Description: T17N R5W SEC 6 6215 BEECH DR LOT 111 HILL HAVEN NO 3. Comments: This parcel is ~0.26 acres of improved, generally clear and flat land, with ~75 ft of road frontage on Beechwood Dr to the east, with a depth of ~150 ft. The driveway gravel is visible through a layer of thin grass, with a concrete pad in front of the garage. There are some bushes and large trees up front, and the land is mostly flat and grassed. A minor amount of debris near the barn and house. The house has a nice looking steel roof on it. Windows and doors aren't in great shape. The wood siding isn't pretty, but it looks solid. The inside looks like a tornado went through. There is all manner of personal stuff strewn about the place, with some ill defined walking paths. The place has largely been taken down to studs, showing that it looks to have been added onto twice. The electrical looks to be almost nonexistent, and there doesn't appear to be any plumbing in the "kitchen". The barn is sheathed in painted plywood, which appears to have held up well. The shingled roof looks old, but not in terrible shape. There is a hole in the corner at a gable, and some of the gable edge shows some daylight on the inside. There is a wide overhead door on the front, likely enough for two cars. The interior contains just as much stuff as the house, if not more. Additional Disclosures: 50; 21 (see key for full text) Summer Tax Due: \$190.63	6215 BEECH DR LAKE	\$3,292.54
2018	Parcel ID: 015-120-012-00; Legal Description: T17N R4W SEC 35 . LOT 12 DUNLOP ESTATES EXC RE-LOCATED US-27 R/W Comments: ~0.03 acres vacant land. This small, triangular shaped parcel is ~38 ft at the widest, and may be unbuildable due to dimensional restrictions. This parcel appears to abut an easement or right of way to the east, but the nearby Tips Dr doesn't extend that far. This parcel borders the US127 corridor to the west. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$1.14		\$1,580.77
2019	Parcel ID: 015-300-051-00; Legal Description: T17N R4W SEC 8 . LOTS 51-52-53 FIVE LAKES ESTATES NO 1 EXC RELOCATED US-10 R/W. Comments: This triangular shaped parcel is ~0.63 of unimproved land, bordering the US10 corridor for ~360 ft on the northwest side. There appears to be no legal access. This triangular shaped parcel is behind two homes on White Birch Dr, and appears to be entirely wooded. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$16.21		\$806.86
2020	Parcel ID: 015-300-098-00; Legal Description: T17N R4W SEC 8 . LOT 98 FIVE LAKES ESTATES NO 1. Comments: ~0.35 acres of unimproved land, with ~75 ft road frontage on Winding Wood Dr to the east, and a depth of ~200 ft. Terrain is uneven and slopes up to the west. Gut Lake is less than 400 ft to the east, with no houses close enough to be seen. Land is entirely wooded, with a small amount of trash. This parcel is adjacent to Lot 2021, also available for auction. Summer Tax Due: \$33.60		\$1,379.20

2021	Parcel ID: 015-300-099-00; Legal Description: T17N R4W SEC 8 . LOT 99 FIVE LAKES ESTATES NO 1. Comments: ~0.35 acres of unimproved land, with ~75 ft of road frontage on Winding Wood Dr to the east, with a depth of ~200 ft. There is a gravel driveway, but it's possible it starts on the nearby parcel to the north. Land is wooded, and slopes up to the west. Gut Lake is less than 400 ft to the east, with no nearby homes visible from the road. There is a clearing in the center, with a small camper trailer in the westmost part. This trailer would be considered personal property, and not included in the sale. A large amount of trash surrounds the perimeter of the clearing. Adjacent to Lot 2020, also available for auction. Additional Disclosures: 66; 21; 38 (see key for full text) Summer Tax Due: \$23.18		\$904.15
2022	Parcel ID: 015-540-046-01; Legal Description: T17N R4W SEC 32 . LOTS 46 & 47 RIVERSIDE SUB. Comments: ~0.47 acres of vacant, mostly unimproved land, with ~150 ft of road frontage on Maple Dr to the west, and a depth of ~133 ft. Mostly wooded property on a quiet gravel road. The neighborhood and nearby properties look well kept. A portion of the shoulder is getting mowed, the rest is numerous trees, large and small, and several piles of brush. Summer Tax Due: \$9.26		\$709.45
2023	Parcel ID: 051-180-028-00; Legal Description: T17N R4W SEC 35 LOT 28 DUNLOP ESTATES IN SE 1/4 OF SE 1/4. Comments: ~1.71 acres of vacant, unimproved land, with no known legal access. It appears to border a planned road to the south, which terminates some ~450 ft to the west. The US127 corridor is to the east, roughly 60 ft away at the closest point. Parcel has five sides of varying lengths, but is roughly the shape of a baseball home plate, with the three long sides all being over 250 ft. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$56.89		\$2,478.23
2024	Parcel ID: 051-624-003-00; Legal Description: T17N R4W SEC 35 904 HEMLOCK ST W 3/4 LOT 3 BLK 6 MCEWANS 1ST ADD. Comments: This parcel includes ~0.15 acres of improved, generally clear land, with ~65 ft of road frontage on Hemlock St to the west, with a depth of ~95 ft. The neighborhood looks great, and the property is directly across the street from the Clare Middle School. Several small trees and bushes line the property. There is a minor amount of debris in the northeast corner of the property. An ~900 sq ft single story home is on the property. The shingles are falling apart, and there appears to be another layer hiding underneath. A portion of the porch roof has rotted through. There is evidence of other localized leaks on the ceiling. The aluminum siding appears in generally good shape. There is also some scat, showing that some kind of small mammal had been spending time inside. Several windows are missing panes, either from vandalism and/or the glazing no longer holding them in place. The block foundation appears in good condition, but there is some standing water in the basement, but it's unknown if this is from the roof leakage or otherwise. Additional Disclosures: 21; 63; 5 (see key for full text) Summer Tax Due: \$793.51	904 HEMLOCK ST CLARE	\$4,549.49
2025	Parcel ID: 070-470-046-01; Legal Description: T19N R4W SEC 21 . LOTS 46 & 47 MCKENNA'S 3RD ADD CITY OF HARRISON. Comments: Wooded land *SLOPES WELL BELOW ROAD GRADE*. Please be sure to check with local zoning/building authority to find out what would be required to build here PRIOR to bidding if this is what your plan is. ~0.62 acres vacant, unimproved land, with ~170 ft road frontage on Lone Pine Rd to the north, and ~165 ft road frontage on Wilson Rd to the west. Parcel shape is slightly out of square, but ~155 or so average depth. Budd Lake is visible down Wilson Rd some ~900 ft. This parcel is adjacent to lot 2026, also available for auction. Summer Tax Due: \$265.80	HARRISON	\$2,193.69
2026	Parcel ID: 070-470-048-00; Legal Description: T19N R4W SEC 21 . LOT 48 MCKENNA'S 3RD ADD CITY OF HARRISON. Comments: Wooded land *SLOPES WELL BELOW ROAD GRADE*. Please be sure to check with local zoning/building authority to find out what would be required to build here PRIOR to bidding if this is what your plan is. ~0.23 acres of vacant, unimproved land, with ~60 ft road frontage on Wilson Rd to the west, with a depth of ~165 ft. Land is wooded, and slopes down well below road grade. Budd Lake is visible down the road, some ~800 ft to the south. This parcel is adjacent to Lot 2025, also available for auction. Summer Tax Due: \$150.59		\$1,494.15

9992004	<p>Parcel ID: 007-125-095-00; Legal Description: T19N R4W SEC 27 1025 JAMES ST LOT 95 SECOND ADD TO ALLEN DALE SUPERVISOR'S PLAT OF. Comments: This parcel has ~95 ft road frontage on James St to the east, and ~125 ft deep. There are two driveways, but the one to north is fairly washed out. This parcel is built on a hill, which grades up to the north. There are a fair amount of trees lining the east, south, and west, with a few larger ones in the back yard. There's a lot to like about this place. The exterior needs some TLC, but looks good. Windows look in good shape. Provisions for wood burning stove. The big negative is that the roof appears to only be covered in ice and water barrier or similar underlayment but it's hard to get a good look. There is some evidence of some ceiling taking on some water, and there is a bit of rust on the wood stove chimney. Looks like the kitchen just got a new linoleum floor, and electric and plumbing look modern and intact. Interior in general seems fresh. There's a good sized pole barn at the end of the north drive. It has a dirt floor and no power, but it's in good shape and seems like a nice work space. Somebody has poked around in here, but there's no sign of any real kind of vandalism otherwise. Additional Disclosures: 5; 47 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	1025 JAMES ST HARRISON	\$4,581.33
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Lake

Lot #	Lot Information	Address	Min. Bid
3803	Parcel ID: 10-600-026-00; Legal Description: LOTS 26 & 27 EASTGATE PARK. Comments: ~0.36 acres with ~100 ft road frontage to the west and a depth of ~155 ft. Summer Tax Due: \$3.87	5770 S CV BRANCH RD	\$905.00
3804	Parcel ID: 11-022-010-00; Legal Description: NW 1/4 NE 1/4 SW 1/4 NE 1/4 NE 1/4. SEC 22 T18N R13W. .625 A Comments: ~0.63 acres, approx. 165' x 165'. No known legal access. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$13.11		\$917.00
3805	Parcel ID: 11-026-011-00; Legal Description: W26 7-11 W 10 RDS OF E 30 RDS OF S 1/2 SW 1/4 NW 1/4. SEC 26 T18N R13W. 2.5 A Comments: ~2.43 acres with ~165 ft road frontage to the south and a depth of ~665 ft. The southwest corner of this property is near a dead end sign on W 36th St. Land is flat and wooded. Summer Tax Due: \$36.14		\$1,193.00
3806	Parcel ID: 11-319-029-00; Legal Description: LOT 29 BLK 19 LAKEWOOD ACRES #1. Comments: ~0.07 acres, roughly 30 ft wide and 100 ft deep. No known legal road access. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$2.59		\$766.00
3807	Parcel ID: 11-324-005-00; Legal Description: LOT 5 BLK 24 LAKEWOOD ACRES #1. Comments: ~0.07 acres vacant land with ~30 ft road frontage to the north and a depth of ~100 ft. Adjacent to lot 3810. Summer Tax Due: \$2.59		\$765.00
3808	Parcel ID: 11-324-008-00; Legal Description: LOT 8 BLK 24 LAKEWOOD ACRES #1. Comments: ~0.06 acres vacant, unimproved land, roughly 30' x 100'. Adjacent to Lot 3809 Summer Tax Due: \$2.59		\$765.00
3809	Parcel ID: 11-324-009-00; Legal Description: LOTS 9 & 10 BLK 24 LAKEWOOD ACRES #1. Comments: ~0.14 acres of vacant, unimproved land, roughly 60' x 100'. Adjacent to Lot 3808 Summer Tax Due: \$10.51	1960 W HONEY ST	\$866.00
3810	Parcel ID: 11-324-016-00; Legal Description: LOT 16 BLK 24 LAKEWOOD ACRES #1. Comments: ~0.05 acres vacant, unimproved land, roughly 30' x 75'. Adjacent to lot 3807. Summer Tax Due: \$2.59		\$765.00
3811	Parcel ID: 11-327-025-00; Legal Description: LOTS 25,26,34,35 BLK 27 LAKEWOOD ACRES #1. Comments: ~0.14 acres vacant, unimproved land, roughly 60' x 100'. Adjacent to lot 3812. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$10.71	5657 S BROADSIDE AVE	\$957.00
3812	Parcel ID: 11-327-031-00; Legal Description: LOTS 31 TO 33 INC BLK 27 LAKEWOOD ACRES #1. Comments: ~0.2 acres vacant, unimproved land, roughly 90' x 100'. Adjacent to lot 3811. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$8.02		\$918.00
3813	Parcel ID: 11-402-001-00; Legal Description: LOTS 1 & 2 BLK 2 LAKEWOODS ACRES. Comments: ~0.14 acres of vacant, unimproved land near the corner of Sunset Rd and W Lorraine St. Roughly 60' x 100' Summer Tax Due: \$7.88		\$843.00
3814	Parcel ID: 11-408-001-00; Legal Description: LOTS 1,2,3 BLK 8 LAKEWOODS ACRES Comments: ~0.20 acres vacant, unimproved land on Sunset Rd near Webber Twp Fire Department. Roughly 90' x 100' Summer Tax Due: \$9.19		\$862.00
3815	Parcel ID: 11-422-008-02; Legal Description: LOTS 8 & 9 INC BLK 22 LAKEWOODS ACRES. Comments: ~0.19 acres vacant, unimproved land, roughly 60' x 125' Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$6.57		\$825.00
3816	Parcel ID: 11-426-027-00; Legal Description: LOTS 27,28, 29 BLK 26 LAKEWOODS ACRES. Comments: 3 platted lots in Lakewoods Acres on W Ontario St Summer Tax Due: \$9.19		\$1,451.00
3817	Parcel ID: 11-434-008-00; Legal Description: LOTS 8,9,10,11,30,31,32,33 BLK 34 LAKEWOOD ACRES #1. Comments: ~0.55 acres of vacant, unimproved land with ~120 ft road frontage on S Jeanne Dr to the west and a depth of ~200 ft. There's enough space cleared to park, but the lot is covered with trees and thick undergrowth otherwise. Summer Tax Due: \$25.00		\$1,059.00

3818	Parcel ID: 11-442-006-00; Legal Description: LOTS 6 & 7 BLK 42 LAKEWOODS ACRES #2. Comments: ~0.14 acres of vacant, unimproved land on S Princeton Way Ave. Roughly 60' x 100' Summer Tax Due: \$6.57		\$815.00
3819	Parcel ID: 11-456-039-00; Legal Description: LOTS 39 TO 42 INC BLK 56 LAKEWOODS ACRES 2. Comments: ~0.28 acres vacant, unimproved land with ~120 ft road frontage on W Champlain St to the south and a depth of ~100 ft. Generally wooded, with an ATV path cut through, and a little firepit towards the center. Summer Tax Due: \$17.11		\$974.00
3820	Parcel ID: 11-459-026-00; Legal Description: LOTS 26,27,28 BLK 59 LAKEWOODS ACRES 2. Comments: ~0.27 acres of vacant, unimproved land, roughly 90' x 120' Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$9.19		\$862.00
3821	Parcel ID: 11-494-019-00; Legal Description: LOTS 19,20,21 BLK 94 LAKEWOODS ACRES #4. Comments: ~0.21 acres vacant, unimproved land, roughly 90' x 100' Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$9.19		\$849.00
3822	Parcel ID: 11-506-034-00; Legal Description: LOTS 34 & 35 BLK 106 LAKEWOODS ACRES #4. Comments: ~0.28 acres vacant, unimproved land, roughly 60' x 100' Summer Tax Due: \$6.04		\$817.00
3824	Parcel ID: 13-182-002-00; Legal Description: LOTS 2 & 4 BLK 82 CHAIN O LAKES Comments: ~0.05 acres vacant, unimproved land, roughly 24' x 95' Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$4.08		\$624.00
3825	Parcel ID: 13-189-001-00; Legal Description: LOTS 1 TO 4 INC & LOTS 46 TO 50 INC BLK 89 CHAIN O LAKES Comments: ~0.51 acres with ~100 ft of road frontage and a depth of ~220 ft. Good tree coverage providing plenty of shade. The two structures on the property are a roofed over mobile home with addition and garage. The garage looks to be in good shape in and out, with the exception of some soffit rot. No water stains visible on the decking from within. The mobile unit is in rougher shape, with some obvious problems with the roof. Some localized water leaks can be seen in the mobile home. The interior is in surprisingly good shape given the age and roof condition. Additional Disclosures: 17; 5 (see key for full text) Summer Tax Due: \$116.46	9618 S MARIGOLD AVE BALDWIN	\$1,527.00
3828	Parcel ID: 13-226-026-00; Legal Description: LOTS 26,27,28,29 BLK 126 CHAIN O LAKES #1. Comments: ~0.2 acres vacant, unimproved land, ~95 ft tall and an average width of ~90 ft. Summer Tax Due: \$8.35		\$667.00
3829	Parcel ID: 14-082-021-50; Legal Description: S 1/2 OF LOT 21 BLOCK 2 BALDWIN AVE HOMESITES. Summer Tax Due: \$12.97		\$979.00
3830	Parcel ID: 14-102-007-00; Legal Description: LOTS 7 & 8 BLK 2 BALDWIN AVE SUBDIVISION. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$3.76		\$852.00
3831	Parcel ID: 14-103-023-00; Legal Description: LOTS 23,24, 25 BLOCK 3 BALDWIN AVE SUBDIVISION. Summer Tax Due: \$9.17		\$926.00
3832	Parcel ID: 14-105-013-00; Legal Description: LOT 13 BLOCK 5 BALDWIN AVE SUBDIVISION. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.51		\$834.00
3833	Parcel ID: 14-107-026-00; Legal Description: LOTS 26,27 BLOCK 7 BALDWIN AVE SUBDIVISION. Summer Tax Due: \$3.92		\$853.00
3834	Parcel ID: 14-217-020-00; Legal Description: LOTS 20 TO 25 INC BLOCK 17 IDLEWILD HEIGHTS #1. Summer Tax Due: \$12.71		\$957.00
3835	Parcel ID: 14-270-001-02; Legal Description: LOTS 1 TO 10 INC BLK 30 IDLEWILD TERRACE #1. Comments: No legal access found. Closest road is Osage St. Additional Disclosures: 41; 7 (see key for full text) Summer Tax Due: \$14.73		\$904.00
3836	Parcel ID: 14-271-010-00; Legal Description: LOTS 10,11,12 BLOCK 31 IDLEWILD TERRACE #1. Summer Tax Due: \$5.33		\$873.00

3837	Parcel ID: 14-272-045-00; Legal Description: LOTS 45,46,47,48 BLOCK 32 IDLEWILD TERRACE #1. Summer Tax Due: \$6.68		\$891.00
3838	Parcel ID: 14-281-005-00; Legal Description: LOTS 5 TO 8 INC BLOCK 41 IDLEWILD TERRACE #1. Summer Tax Due: \$11.94		\$964.00
3839	Parcel ID: 14-282-031-01; Legal Description: LOT 31 BLOCK 42 IDLEWILD TERRACE #1. SPLIT/COMBINED ON 06/09/2016 FROM 14-282-031-00, 14-282-035-00, 14-282-042-00; Comments: ~0.06 acres vacant, unimproved land with ~24 ft road frontage on S Forman Rd to the east and a depth of ~95 ft. Adjacent to Lot # 10056 Summer Tax Due: \$2.59		\$835.00
3840	Parcel ID: 14-288-007-00; Legal Description: LOTS 7 & 8 BLK 48 IDLEWILD TERRACE #1 Comments: ~0.12 acres vacant, unimproved land, roughly 48' x 95' Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$3.87		\$853.00
3841	Parcel ID: 14-304-040-00; Legal Description: LOTS 40 TO 42 INC BLOCK 74 IDLEWILD TERRACE #3. Comments: ~0.17 acres vacant, unimproved land, roughly 72' x 95' Summer Tax Due: \$5.33		\$866.00
3842	Parcel ID: 14-338-029-00; Legal Description: LOTS 29 TO 32 INC BLOCK 138 IDLEWILD TERRACE #5. Comments: ~0.23 acres vacant, unimproved land, roughly 100' x 100' Summer Tax Due: \$6.68		\$882.00
3843	Parcel ID: 14-347-021-00; Legal Description: LOTS 21 & 22 INC BLOCK 147 IDLEWILD TERRACE #5. Comments: ~0.12 acres vacant, unimproved land, roughly 50' x 100'. Adjacent to lot 3844. Summer Tax Due: \$3.87		\$853.00
3844	Parcel ID: 14-347-023-00; Legal Description: LOT 23 BLOCK 147 IDLEWILD TERRACE NO. 5 Comments: ~0.07 acres vacant, unimproved land, roughly 25' x 100' Summer Tax Due: \$1.31		\$817.00
3845	Parcel ID: 14-651-015-00; Legal Description: LOT 15 BLOCK 1 THOMPSON'S TERRACE #2. Summer Tax Due: \$5.56		\$2,619.00
3847	Parcel ID: 15-024-003-14; Legal Description: Y24 PAR A (RECORDED SURVEY L02 P126) PT SW 1/4 BEG W 1/4 COR TH E 1321', S 333' W 1321', N 333' TO POB. SEC 24 T17N R12W 10.10 A. M/L. Comments: ~10.1 wooded acres with ~325 ft road frontage on S Queens Hwy to the west and a depth of ~1320 ft. Land is unimproved, covered in a thick mixed growth forest. Summer Tax Due: \$115.47		\$1,587.00
3848	Parcel ID: 15-113-040-00; Legal Description: LOTS 40 TO 43 INC BLK 13 IDLEWILD. Summer Tax Due: \$9.17		\$884.00
3849	Parcel ID: 15-145-029-00; Legal Description: LOTS 29 & 30 BLK 45 IDLEWILD. Comments: ~0.12 acres vacant land in Yates Twp. Adjacent to lot 3850. Summer Tax Due: \$4.19	1477 E OLEANDER	\$810.00
3850	Parcel ID: 15-145-031-00; Legal Description: LOTS 31 & 32 BLK 45 IDLEWILD. Comments: ~0.12 acres vacant land in Yates Twp, Adjacent to lot 3849. Summer Tax Due: \$2.98		\$793.00
3852	Parcel ID: 15-192-015-00; Legal Description: LOTS 15, 16 & 17 BLK 92 IDLEWILD. Comments: ~0.17 acres vacant land in Yates Twp. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$8.80		\$856.00
3853	Parcel ID: 15-214-001-00; Legal Description: LOTS 1 & 2 BLK 114 IDLEWILD #1. Summer Tax Due: \$2.98		\$788.00
3854	Parcel ID: 15-240-043-01; Legal Description: LOTS 43 & 44 INC BLK 140 IDLEWILD #2. Comments: ~0.1 acres vacant land in Yates Twp. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.43		\$770.00
3855	Parcel ID: 15-243-001-00; Legal Description: LOT 1 BLK 143 IDLEWILD #2. Comments: ~0.05 acres vacant, unimproved land, roughly 25' x 100' Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.51		\$783.00

3856	Parcel ID: 15-244-001-01; Legal Description: LOTS 1,2,40 TO 42 INC BLK 144 IDLEWILD #2. Split/Combined on 07/09/2017 from 15-244-001-00, 15-244-003-00; Comments: Two non-contiguous parcels. The southmost has ~95 ft road frontage on E Harrison to the south and a depth of ~100 ft.. A portion at the roadside is cleared, likely used for driveway and parking by the adjacent parcels. The northern piece does not appear to have any developed road access, and is roughly 50' x 100' Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$16.07	1166 E HARRISON ST	\$950.00
3857	Parcel ID: 15-248-042-00; Legal Description: LOT 42 BLK 148 IDLEWILD #2. Comments: ~0.05 acres vacant, unimproved land, roughly 25' x 100' Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.51		\$783.00
3858	Parcel ID: 15-250-012-00; Legal Description: LOT 12 BLK 150 IDLEWILD #2. Comments: ~0.05 acres vacant, unimproved land, roughly 25' x 100' Summer Tax Due: \$2.57		\$466.00
3859	Parcel ID: 15-253-007-00; Legal Description: LOT 7 BLK 153 IDLEWILD #2. Comments: ~0.05 acres vacant, unimproved land, roughly 25' x 100' Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.69		\$485.00
3860	Parcel ID: 15-255-022-00; Legal Description: LOT 22 BLK 155 IDLEWILD #2. Comments: ~0.05 acres vacant, unimproved land, roughly 25' x 100' Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.69		\$771.00
3862	Parcel ID: 15-291-016-01; Legal Description: LOTS 16 TO 21 INC BLK 191 IDLEWILD #3. Comments: ~0.34 acres vacant, unimproved land, roughly 125' x 100'. No legal access found Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$14.14	695 E PEORIA AVE	\$957.00
3863	Parcel ID: 15-309-017-01; Legal Description: LOTS 17 TO 22 INCLUSIVE, BLOCK 209, IDLEWILD #3. Comments: ~0.34 acres, roughly 150' x 100' to the north of Chicago Ave. This parcel appears to be occupied, or recently so. The road and parts of the parcels to the south look to be part of that spread. Numerous flags line the roadsides leading to this piece. A tarped over camper trailer and port-a-john sit on this parcel, as well as numerous pieces of camping equipment. A car sits dead center in the road, with an RV nosed into the road and nearby parcel. Additional Disclosures: 6; 21 (see key for full text) Summer Tax Due: \$15.57	572 E CHICAGO AVE	\$583.00
3864	Parcel ID: 15-316-038-00; Legal Description: LOTS 38 TO 42 INC BLK 216 IDLEWILD #3 Comments: ~0.29 acres vacant, unimproved land, roughly 125' x 100' Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$7.62		\$454.00
3865	Parcel ID: 15-344-049-00; Legal Description: LOT 49 BLK 244 IDLEWILD #3. Comments: ~0.06 acres vacant, unimproved land, roughly 25' x 100' Additional Disclosures: 8; 9 (see key for full text) Summer Tax Due: \$1.58		\$772.00
3866	Parcel ID: 15-385-005-00; Legal Description: LOTS 5 TO 10 INC & 13 TO 25 INC BLK 285 IDLEWILD #4 Comments: Two non-contiguous parcels. ~0.34 acres and 150' x 100' in the west, ~0.75 acres and 325' x 100' in the east. Near Lake Idlewild. Nearest accessible road is Huston, but no legal access was found. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$44.78		\$1,286.00
3867	Parcel ID: 15-390-043-00; Legal Description: LOT 43 BLK 290 IDLEWILD #4. Comments: ~0.06 acres vacant, unimproved land, roughly 25' x 100' Additional Disclosures: 8; 9 (see key for full text) Summer Tax Due: \$1.43		\$770.00
3868	Parcel ID: 15-391-037-02; Legal Description: LOTS 37 TO 40 INC BLK 291 IDLEWILD #4. Comments: ~0.22 acres vacant, unimproved land, roughly 100' x 100' Summer Tax Due: \$9.17		\$884.00
3869	Parcel ID: 15-465-021-00; Legal Description: LOTS 21 TO 25 INC BLK 365 IDLEWILD #6. Comments: ~0.29 acres vacant, unimproved land, roughly 125' x 100' Summer Tax Due: \$7.62		\$861.00
3870	Parcel ID: 15-471-044-00; Legal Description: LOT 44 BLK 371 IDLEWILD #6. Comments: ~0.07 acres vacant, unimproved land, roughly 25' x 100' Additional Disclosures: 8; 9 (see key for full text) Summer Tax Due: \$1.43		\$770.00

3871	Parcel ID: 15-474-001-00; Legal Description: LOTS 1 TO 4 INC BLK 374 IDLEWILD #6. Comments: ~0.23 acres vacant, unimproved land, roughly 100' x 100' Summer Tax Due: \$6.07		\$741.00
3872	Parcel ID: 15-489-018-00; Legal Description: LOTS 18 TO 21 INC BLK 389 IDLEWILD #7. Comments: ~0.23 acres vacant, unimproved land, roughly 100' x 100' Summer Tax Due: \$9.36		\$887.00
3873	Parcel ID: 15-493-014-00; Legal Description: LOTS 14 TO 17 INC BLK 393 IDLEWILD #7. Comments: ~0.23 acres vacant, unimproved land, roughly 100' x 100'. Adjacent to lot 3875. Summer Tax Due: \$9.86		\$497.00
3874	Parcel ID: 15-553-006-00; Legal Description: LOTS 6, 7, 8 & 9 BLK 53 IDLEWILD HEIGHTS #4. Comments: ~0.14 acres vacant, unimproved land, roughly 100' x 80'. Adjacent to lot 3875. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$8.82		\$868.00
3875	Parcel ID: 15-553-010-00; Legal Description: LOTS 10 & 11 BLK 53 IDLEWILD HEIGHTS #4. Comments: ~0.09 acres vacant, unimproved land, roughly 50' x 75'. Adjacent to lots 3876 & 3874 Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$3.32		\$793.00
3876	Parcel ID: 15-553-012-00; Legal Description: LOTS 12 & 13 BLK 53 IDLEWILD HEIGHTS #4. Comments: ~0.09 acres vacant, unimproved land, roughly 50' x 75'. Adjacent to lot 3875. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$3.32		\$793.00
3877	Parcel ID: 15-555-001-00; Legal Description: LOTS 1, 2, 3 & 4 BLK 55 IDLEWILD HEIGHTS #4. Comments: ~0.23 acres vacant, unimproved land, roughly 100' x 100' Summer Tax Due: \$9.17		\$884.00
3878	Parcel ID: 15-601-003-01; Legal Description: LOTS 3 TO 6 INC BLK 101 IDLEWILD TERRACE #4. Comments: ~0.23 acres vacant, unimproved land, roughly 100' x 100' Summer Tax Due: \$9.36		\$887.00
3879	Parcel ID: 15-610-023-00; Legal Description: LOTS 23 TO 26 INC BLK 110 IDLEWILD TERRACE #4 Comments: ~0.22 acres vacant, unimproved land, roughly 100' x 100' Summer Tax Due: \$9.36		\$887.00
3880	Parcel ID: 15-615-022-00; Legal Description: LOT 22 BLK 115 IDLEWILD TERRACE #4. Comments: ~0.05 acres vacant, unimproved land, roughly 25' x 90' Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$2.11		\$777.00
3881	Parcel ID: 15-634-021-00; Legal Description: LOTS 21 TO 24 INC BLK 154 IDLEWILD TERRACE #6 Comments: ~0.22 acres with ~100 ft road frontage on E Parkdale Dr to the south and a depth of ~95 ft. Right off S Forman Rd. Land is mostly clear, with trees and bushes lining three sides. There's a storage shack in the back, with a fair amount of misc debris strewn around there and the rear door of the cottage. The cottage itself is a bit grungy, but looks solid. Steel roof doesn't look that old, and the siding looks in good condition, save for one missing piece and the mold. Inside has garbage strewn about everywhere. Lots of flies swirling around. Floors feel solid. Septic seems likely, well was not located. Additional Disclosures: 66 (see key for full text) Summer Tax Due: \$96.66	42 E PARKDALE DR	\$1,260.00
3883	Parcel ID: 15-700-230-00; Legal Description: LOT 30 BLK 2 THOMPSONS PARK. Comments: ~0.06 acres vacant, unimproved land, roughly 25' x 100' Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$2.51		\$719.00
3884	Parcel ID: 15-717-001-00; Legal Description: LOTS 1, 2, 3 & 4 BLK 7 WILSONS PARADISE GARDEN. Comments: ~0.22 acres vacant, unimproved land, roughly 100' x 100' Summer Tax Due: \$11.26		\$797.00
3885	Parcel ID: 15-719-023-00; Legal Description: LOTS 23 & 24 BLK 9 WILSONS PARADISE GARDEN. Comments: ~0.11 acres vacant, unimproved land, roughly 50' x 100' Summer Tax Due: \$4.19		\$736.00
3886	Parcel ID: 15-722-021-00; Legal Description: LOTS 21 & 22 BLK 12 WILSONS PARADISE GARDEN. Comments: ~0.12 acres vacant, unimproved land, roughly 50' x 100' Summer Tax Due: \$4.19		\$610.00
3887	Parcel ID: 15-761-028-00; Legal Description: LOTS 28 & 29 BLK 51 WILSONS PARADISE GARDEN #2. Comments: ~0.11 acres vacant, unimproved land, roughly 50' x 90' Summer Tax Due: \$2.98		\$785.00

3891	Parcel ID: 02-511-006-10; Legal Description: SN11 5 PAR C-1 PT E 1/2 W 1/2 NE 1/4 NW 1/4 BEG 133' E OF NW COR THEREOF TH E 75', S 200', W 75', N 200' TO POB. SEC 11 T19N R12W. .34 A M/L. Comments: ~0.35 acres with ~75 ft road frontage to the north and a depth of ~200 ft. Sparsely wooded with large trees, land is generally flat and shaded. There's good tree coverage at the road, making the drive easy to miss. The mobile home on the property is in terrible shape. It's been open to the elements for who knows how long. Portions of the ceiling are collapsing, and the floor does not feel weight bearing. Additional Disclosures: 36; 5; 17 (see key for full text) Summer Tax Due: \$79.35	4323 E 5 MILE RD LUTHER	\$1,772.00
9993825	Parcel ID: 13-189-001-00; Legal Description: LOTS 1 TO 4 INC & LOTS 46 TO 50 INC BLK 89 CHAIN O LAKES Comments: ~0.51 acres with ~100 ft of road frontage and a depth of ~220 ft. Good tree coverage providing plenty of shade. The two structures on the property are a roofed over mobile home with addition and garage. The garage looks to be in good shape in and out, with the exception of some soffit rot. No water stains visible on the decking from within. The mobile unit is in rougher shape, with some obvious problems with the roof. Some localized water leaks can be seen in the mobile home. The interior is in surprisingly good shape given the age and roof condition. Additional Disclosures: 17; 5 (see key for full text) Summer Tax Due: TBA	9618 S MARIGOLD AVE BALDWIN	\$1,527.00

Lake (DNR)

Lot #	Lot Information	Address	Min. Bid
10029	Parcel ID: 10-031-011-00; Legal Description: E1/9 of the W9/10 of the N3/4 of the SW1/4 of the SW1/4 Comments: The parcel is located NE of the US10 and Forman Road intersection. Property Dimensions are 132 ft. (east-west) X 990 ft. (north-south). Consists of marshland and has no road access (i.e. landlocked by 4 adjacent private landowners). The State of MI owns lands adjacent to the north and is retaining this property. Josh Drive does not supply access to the property. Aprox. 3 Acres Additional Disclosures: 41; 7; 75 (see key for full text) Summer Tax Due: TBA		\$1,575.00
10030	Parcel ID: 10-031-019-00; Legal Description: E1/6 of the W6/10 of the W2/3 of the SE1/4 of the SW1/4 Comments: Property Dimensions are 88 ft. (east-west) X 1320 ft. (north-south). Frontage on the north side of US10 east of the Forman Road intersection. The State of MI owns lands adjacent to the north and is retaining this property. Consists of high-dry sandy soils. Aprox. 2.66 Acres Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$3,500.00
10031	Parcel ID: 10-031-023-00; Legal Description: E1/10 of the W2/3 of the SE1/4 of the SW1/4 Comments: Property Dimensions are 88 ft. (east-west) X 1320 ft. (north-south). Frontage on the north side of US10 east of the Forman Road intersection. The State of MI owns lands adjacent to the north and is retaining this property. Consists of high-dry sandy soils. Aprox. 2.66 Acres. The parcel to the west appears to be using the southern edge of the property for trailer and container storage. Additional Disclosures: 75; 21; 42; 39 (see key for full text) Summer Tax Due: TBA		\$3,500.00
10032	Parcel ID: 10-031-034-00; Legal Description: Part SE1/4 of the SE1/4 beg 33 ft N and 175 ft E of SW cor E 45 ft N 348.5 ft W 45 ft S 348.5 ft. Comments: Property Dimensions are 45 ft. (east-west) X 348.5 ft. (north-south). Frontage on the north side of US10 west of the Twin Creek Road intersection. Aprox. 0.36 Acres Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$475.00
10033	Parcel ID: 10-032-002-60; Legal Description: E1/2 of the SE1/4 of the NW1/4 of the NE1/4 AND E1/2 of the NE1/4 of the SW1/4 of the NE1/4 Comments: The subject property is in Cherry Valley Township (not zoned) and consist of vacant land located NE of the Broadway and E 44th Street intersection about 2 miles northeast of Idlewild MI. The subject property is surrounded by 6 private landowners and does not have legal access to a constructed road (i.e. landlocked). There is a powerline ROW going across the southern part of the property which some of the adjacent landowners use for access. The State of MI does not have an easement and using the ROW is not considered a legal form of access. Sanborn Creek (designated trout stream) appears to intersect the SW corner of the property. The terrain in the area consists of predominantly flat dry sandy soils with some wetter muck soils in the SW corner of the parcel near Sanborn Creek. Property is 330 ft. (east-west) X 1320 ft. (north-south). Aprox. 10 Acres. Additional Disclosures: 75; 7 (see key for full text) Summer Tax Due: TBA		\$22,500.00
10034	Parcel ID: 10-032-059-00; Legal Description: Part of SE1/4 of the NW1/4 beg 133 ft W & 902 ft N of SE corner said SE 1/4 NW 1/4 th W 109 ft S 100 ft E 109 ft N 100 ft to POB Comments: The subject property is in Cherry Valley Township (not zoned) and consist of vacant land located NW of the S Broadway and E 44th Street intersection about 2 miles northeast of Idlewild MI. The property is surrounded by 4 private landowners and does not have legal road access to S Broadway (i.e. landlocked). The terrain in the area consists of predominantly flat dry sandy soils. Aprox. 0.25 Acres Additional Disclosures: 75; 7 (see key for full text) Summer Tax Due: TBA		\$300.00
10035	Parcel ID: 10-101-001-00 10-101-004-00; Legal Description: Bell's Idlewild Subdivision - Block 1: Lots 1 to 15 Comments: Property has frontage on the west side of Gary Ave. (two-track subdivision platted road) near the dead end (north of US10). High and dry property with sandy soils. Property Dimensions are 150 ft (east-west) X 444 ft (north-south). Cherry Valley Twp. is not zoned. Parcel # 1 on Bell's Idlewild Sub. Auction Map. Aprox. 1.54 Acres Additional Disclosures: 75; 8 (see key for full text) Summer Tax Due: TBA		\$2,150.00

10036	<p>Parcel ID: 10-107-001-00; Legal Description: Bell's Idlewild Subdivision - Block 7: Lots 1 to 6 11 to 14 19 to 24 27 to 48 ALSO all that part of Lot 26 which lies Northerly of a line 75 feet Northerly of (measured at right angles) and parallel to a line described as: beginning at a point which is North 1 deg. 38' 50 East a distance of 5.34 feet from the South 1/4 corner of Section 33; thence Westerly along the arc of a 171887 foot radius curve to the left 352.08 feet to the point of tangency of said curve (chord bearing North 88 deg. 39' 39 West); thence North 88 deg. 43' 10 West a distance of 100 feet. Comments: Frontage on the north side of US10 and the west side of Buffalo Street. There appears to be a powerline running east-west through the southern part of the property. There is no easement on file. The line could have been put up before the parcel tax reverted to the State of MI. The US10 ROW covers parts of Lot 23 and Lot 24. High and dry property with sandy soils. Cherry Valley Twp. is not zoned. Parcel # 5 on Bell's Idlewild Sub. Auction Map. Aprox. 2.65 Acres Additional Disclosures: 75; 42; 30 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$3,700.00
10037	<p>Parcel ID: 10-109-001-00; Legal Description: Bell's Idlewild Subdivision - Block 9: Lots 1 to 22 31 to 48 ALSO that part of Lots 23 to 26 which lie Northerly of a line 75 feet Northerly of (measured at right angles) and parallel to a line described as: beginning at a point on the North and South 1/4 line of Section 33 which is North 1 deg. 38' 50 East a distance of 5.7 feet from the South 1/4 corner of said Section 33; thence North 88 deg. 43' 10 West a distance of 1000 feet to a point of ending. Comments: Frontage on the north side of US10 ROW (west of Buffalo Street). There appears to be a powerline running east-west through the southern part of the property. There is no easement on file. The line could have been put up before the parcel tax reverted to the State of MI. High and dry property with sandy soils. Cherry Valley Twp. is not zoned. Parcel # 7 on Bell's Idlewild Sub. Auction Map. Aprox. 2.83 Acres Additional Disclosures: 30; 42; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$3,950.00
10038	<p>Parcel ID: 10-111-001-00; Legal Description: Bell's Idlewild Subdivision - Block 11: Lots 1 to 12 17 to 22 27 to 48 ALSO all that part of Lots 23 and 26 which lies Northerly of a line 75 feet Northerly of (measured at right angles) and parallel to a line described as: beginning at a point which is North 1 deg. 38' 50 East a distance of 5.7 feet from the South 1/4 corner of Section 33; thence North 88 deg. 43' 10 West a distance of 2000 feet to a point of ending. Comments: There appears to be a powerline running east-west through the southern part of the property. There is no easement on file. The line could have been put up before the parcel tax reverted to the State of MI. The property has frontage on the east side of Gary Ave. (two-track subdivision platted road) and the north side of US10. Standard lots in Block 11 are 100 ft. (east-west) X 30 ft. (north-south). High and dry property with sandy soils. Cherry Valley Twp. is not zoned. Parcel # 8 on Bell's Idlewild Sub. Auction Map. Aprox. 2.83 Acres Additional Disclosures: 75; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$3,950.00
10039	<p>Parcel ID: 10-112-003-00 10-112-018-00 10-112-001-00; Legal Description: Bell's Idlewild Subdivision - Block 12: Lots 1 to 13 17 to 22 ALSO that part of Lot 23 which lies northerly of a line 75 feet northerly of (measured at right angles) and parallel to a line described as: beginning at a point which is North 1 deg. 38' 50 East a distance of 5.7 feet from the South 1/4 corner of Section 33 thence North 88 eg. 43' 10 West a distance of 2000 feet to a point of ending. Comments: The property listing is composed of two non-contiguous parcels. There appears to be a powerline running east-west through the southern part of the property. There is no easement on file. The line could have been put up before the parcel tax reverted to the State of MI in 1968. Both parcels have frontage on the west side of Gary Ave. (two-track subdivision platted road) north of US10. Standard lots in Block 12 are 150 ft. (east-west) X 30 ft. (north-south). High and dry property with sandy soils. Cherry Valley Twp. is not zoned. Parcel # 9 on Bell's Idlewild Sub. Auction Map. Aprox. 2 Acres Additional Disclosures: 75; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$2,800.00
10040	<p>Parcel ID: 10-033-064-00 10-033-001-15; Legal Description: W1/2 of the SE1/4 of the NW1/4 of the SW1/4 AND E1/2 of the SW1/4 of the NW1/4 of the SW1/4 ALSO E1/2 of the SW1/4 of the SW1/4 except the S 790 feet Comments: The subject property is in Cherry Valley Township (not zoned) and consist of vacant land located NE of the Nelson Road and US10 intersection about 2 miles northeast of Idlewild MI. A Consumers Energy easement goes through the NW part of the property. The subject does have legal access through Bell's Idlewild Subdivision platted roads dedicated to the public on the eastern border of the property. Some of these platted roads have not been constructed. There appears to be a driveway trespass with 10-033-058-01 - Lubbers going through the center of the property from Nelson Road. The State of MI has NOT granted an easement to Lubbers. Future buyer(s) can shut down the driveway trespass if they wish as a result. The State of MI does not have a documented easement for legal access for this two-track coming from Nelson Road. The terrain in the area consists of predominantly flat dry sandy soils. Aprox. 18.03 Acres Additional Disclosures: 75; 39; 30; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$44,500.00

10041	Parcel ID: 10-033-070-00; Legal Description: N 55 feet S 570 feet of E1/2 of the SW1/4 of the SW1/4 Comments: The property is located NE of the Nelson Road and US10 intersection about 3 miles NE of Idlewild MI. Legal platted access to the east via Bell's Idlewild Subdivision roads that have not been constructed. Property Dimensions are 660 ft (east-west) X 55 ft (north-south). Cherry Valley Twp. is not zoned. Area is composed of flat dry sandy soils. Aprox. 0.83 Acres Additional Disclosures: 75; 8 (see key for full text) Summer Tax Due: TBA		\$1,650.00
10042	Parcel ID: 10-033-068-00; Legal Description: Part of E1/2 of the SW1/4 of the SW1/4 beginning at a point on S line 280 feet W of SE corner W 60 feet N 275 feet E 60 feet S 275 feet to point of beginning Comments: The property is located on the north side of US 10 east of the Nelson Road and US10 intersection about 3 miles NE of Idlewild MI. Property Dimensions are 60 ft (east-west) X 275 ft (north-south). Cherry Valley Twp. is not zoned. Area is composed of flat dry sandy soils. Aprox. 0.37 Acres Additional Disclosures: 75; 30; 42 (see key for full text) Summer Tax Due: TBA		\$750.00
10043	Parcel ID: 10-033-066-00; Legal Description: E 100 feet of W 200 feet of S 100 feet of the E1/2 of the SW1/4 of the SW1/4 Comments: The property is located on the north side of US 10 east of the Nelson Road and US10 intersection about 3 miles NE of Idlewild MI. Property Dimensions are 100 ft (east-west) X 100 ft (north-south). Southern half of the property is in the US10 ROW. Cherry Valley Twp. is not zoned. Area is composed of flat dry sandy soils. Aprox. 0.22 Acres Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$450.00
10044	Parcel ID: 10-033-050-00; Legal Description: S1/5 of the N1/2 of the SE1/4 of the SE1/4 of the NW1/4 Comments: Road frontage on the west side of Buffalo Street north of the E 44th Street intersection (curve) about 4 miles NE of Idlewild MI. The property adjoins State of MI ownership to the west which is being retained for public access to Sanborn Creek. Property Dimensions are 660 ft (east-west) X 66 ft (north-south). Cherry Valley Twp. is not zoned. Area is composed of flat dry sandy soils. Aprox. 1 Acre Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA		\$2,000.00
10045	Parcel ID: 10-033-001-34 10-033-001-32 10-033-103-00 10-033-097-00 10-033-100-00 10-033-099-00 10-033-096-00 10-033-098-00; Legal Description: West 116.5 feet of W1/2 of NW1/4 of SW1/4 of SE1/4 EXCEPT the West 16.5 feet thereof; ALSO EXCEPT the North 16.5 feet thereof; ALSO EXCEPT the South 182 feet thereof; ALSO including the East 50 ft of West 166.5 ft of South 232 ft of West 1/2 of NW1/4 of SW1/4 of SE1/4 Comments: Road frontage on the east side of Buffalo Street north of the US10 intersection about 4 miles NE of Idlewild MI. Main part of the property is 100' (east-west) X 461.5' (north-south) and the smaller parcel attached in southern part of property is 232' (north-south) X 50' (east-west). Buyer Beware - There appears to be an overlapping legal description with tax-id # 10-033-102-00 according to Lake County GIS records. Aprox. 1.14 Acres Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$2,250.00
10046	Parcel ID: 10-033-001-20; Legal Description: W1/4 of the E1/2 of the NE1/4 of the SW1/4 Comments: The property is in Cherry Valley Township (not zoned) and consists of vacant land located north of US10 between Nelson and Spruce Roads about 4 miles northeast of Idlewild MI. Sanborn Creek (designated trout stream) flows through the northern part of the property. Legal road access via Gladys Street from the south (this is a platted road dedicated to the public). Property is 165 ft. (east-west) X 1320 ft. (north-south). Aprox. 5 Acres Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$12,500.00
10047	Parcel ID: 10-033-057-00 10-033-056-00; Legal Description: E1/2 of the W1/2 of the W1/2 of the NE1/4 of the SW1/4 AND W1/4 of the W1/2 of the NE1/4 of the SW1/4 Comments: The property is in Cherry Valley Township (not zoned) and consists of vacant land located north of US10 between Nelson and Spruce Roads about 4 miles northeast of Idlewild MI. Legal platted access to the south via subdivision roads that have not been constructed. Sanborn Creek (designated trout stream) flows through the NW corner of the parcel. The property adjoins State of MI ownership to the north which is being retained for public access to Sanborn Creek. Property is 330 ft. (east-west) X 1320 ft. (north-south). Aprox. 10 Acres Additional Disclosures: 75; 8 (see key for full text) Summer Tax Due: TBA		\$25,150.00

10048	<p>Parcel ID: 10-033-114-00 10-033-111-00; Legal Description: N1/2 of the NE1/4 of the SE1/4 of the SE1/4 AND E1/4 of the W1/2 of the SE1/4 of the SE1/4 Comments: The property is in Cherry Valley Township (not zoned) and consists of vacant land located north of US10 between Nelson and Spruce Roads about 4 miles northeast of Idlewild MI. L-shaped parcel with road frontage on both US10 and Spruce Road. The property adjoins State of MI ownership to the north which is being retained for public access to Sanborn Creek. Aprox. 10 Acres Additional Disclosures: 75; 42; 30 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$25,150.00
10049	<p>Parcel ID: Part of 02-522-026-00; Legal Description: SE 1/4 of the SE 1/4 excluding the E 1/2 of the NE 1/4 of the SE 1/4 of the SE 1/4 Comments: The subject property is in Newkirk Township (not zoned) and consist of vacant land located NW of the bend in Kings Highway south of the 3 Mile Road intersection about 2 miles southwest of Luther MI. The property is surrounded by 5 private landowners and has legal road access to Kings Highway on the southern and eastern border of the parcel. A small portion of the property is located on the SE corner of the bend. The terrain in the area consists of predominantly rolling terrain with loamy-sand soils. The property is forested and does have some areas of wetter sand-muck soils in the northern part of the parcel. Aprox. 35 Acres Additional Disclosures: 75; 30 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$50,000.00
10050	<p>Parcel ID: 14-110-006-00; Legal Description: Baldwin Avenue Subdivision: Block 10 Lot 6 Comments: The parcel is located northeast of the W Eastwood Street and S Grove Street intersection about 2 miles southeast of Baldwin MI. The subject property is within the A2 " Medium Density Residential zoning district. Medium Density Residential (A2) zoning requires 10000 sq feet (0.22 acres) 65 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. The property has legal access via a platted road (i.e. Melrose Street) which has not been constructed. The terrain in the area consists of flat dry sandy soils. Property is 30 ft (east-west) X 125 ft (north-south). Aprox. 0.08 Acres Additional Disclosures: 75; 9; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$300.00
10051	<p>Parcel ID: 14-111-011-00; Legal Description: Baldwin Avenue Subdivision: Block 11 Lots 11 and 12 Comments: The parcel is located northeast of the W Eastwood Street and S Grove Street intersection about 2 miles southeast of Baldwin MI. The subject property is within the A2 " Medium Density Residential zoning district. Medium Density Residential (A2) zoning requires 10000 sq feet (0.22 acres) 65 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. The property has legal access via a platted road (i.e. Melrose Street) which has not been constructed. The terrain in the area consists of flat dry sandy soils. Property is 60 ft (east-west) X 125 ft (north-south). Aprox. 0.17 Acres Additional Disclosures: 75; 9; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$300.00
10052	<p>Parcel ID: 14-002-101-00; Legal Description: Beginning at NW corner N1/2 of the SW1/4 of the SE1/4 of the SW1/4 of the SE1/4 thence E 125 ft. thence S 25 ft. thence W 125 ft. thence N 25 ft. to POB. Comments: The subject property is in Pleasant Plains Township and consist of vacant land on the east side of S Dillard Street north of the W Baldwin Road intersection about 2 miles southeast of Baldwin MI. The property is surrounded by 2 private landowners and has 25 ft of legal road frontage on S Dillard Street. The area consists of predominantly flat terrain with dry sandy soils. The property is forested and has property dimensions of 125 ft (east-west) X 25 ft (north-south). The subject property is zoned A-2 Medium Density Residential which requires a minimum area of 10000 sq feet (0.23 acres) and 65 ft of road frontage to be an approved building on site. Aprox. 0.07 Acres Additional Disclosures: 75; 9 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$300.00
10053	<p>Parcel ID: 14-005-005-05; Legal Description: W 30 ft of the W1/2 of the SW1/4 of the SE1/4 of the NW1/4 Comments: The subject property is in Pleasant Plains Township and consist of vacant land on the north side of W 52nd Street east of the S Jenks Road intersection about 3 miles west of Baldwin MI. The property is surrounded by 3 private landowners and has 30 ft of legal road frontage on W 52nd Street. The area consists of predominantly flat terrain with dry sandy soils. The property is forested and has property dimensions of 30 ft (east-west) X 660 ft (north-south). The subject property is zoned R-F Rural Forest which requires a minimum of 1 acre and 150 ft of road frontage to be an approved building on site. Aprox. 0.45 Acres Additional Disclosures: 75; 9 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$470.00

10054	<p>Parcel ID: Part of 14-632-009-00 (A); Legal Description: Thompson's Terrace: Block 12 Lots 37 38 Comments: The parcel has legal road access to platted Dubois Avenue (has not been constructed) 300 ft east of the Kenwood Ave. intersection about 1/2 a mile west of Idlewild MI. Property is 50 ft (east-west) X 100 ft (north-south). The parcel is zoned A2 " Medium Density Residential. A2 zoning requires 10000 sq feet (0.22 acres) 65 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. Aprox. 0.1 Acres Additional Disclosures: 75; 9; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$350.00
10055	<p>Parcel ID: Part of 14-632-009-00 (B); Legal Description: Thompson's Terrace: Block 12 Lot 47 Comments: The parcel has legal road access to platted Dubois Avenue (has not been constructed) 75 ft east of the Kenwood Ave. intersection about 1/2 a mile west of Idlewild MI. Property is 25 ft (east-west) X 100 ft (north-south). The parcel is zoned A2 " Medium Density Residential. A2 zoning requires 10000 sq feet (0.22 acres) 65 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. Aprox. 0.05 Acres Additional Disclosures: 75; 9; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$300.00
10056	<p>Parcel ID: Part of 14-282-001-01; Legal Description: Idlewild Terrace #1 Subdivision: Block 42: Lots 17 to 30 32 to 34 43 to 46 Comments: The parcel has 350 ft of frontage on the west side of Forman Road north of the 72nd Street intersection about 3 miles south of Idlewild MI. Zoned in both the A2 " Medium Density Residential & NR - Natural River Districts. A2 zoning requires 10000 sq feet (0.22 acres) 65 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. Natural River (NR) zoning requires 24000 sq feet (0.55 acres) 120 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. The area is composed of flat/dry sandy soils with wet muck closer to the river. Property is near the Middle Branch Pere Marquette River! Aprox. 1.2 Acres Additional Disclosures: 75; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$3,500.00
10057	<p>Parcel ID: 14-283-038-00 Part of 14-283-001-01; Legal Description: Idlewild Terrace #1 Subdivision: Block 43: Lots 15 to 19 25 to 33 38 to 52 Comments: The parcel has legal road access to platted Chatam and California Streets (has not been constructed all the way north to the property) north of the 72nd Street intersection about 3 miles south of Idlewild MI. Zoned in both the A2 " Medium Density Residential & NR - Natural River Districts. A2 zoning requires 10000 sq feet (0.22 acres) 65 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. Natural River (NR) zoning requires 24000 sq feet (0.55 acres) 120 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. The area is composed of flat/dry sandy soils with wet muck closer to the river. Aprox. 1.65 Acres Additional Disclosures: 75; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$4,800.00
10058	<p>Parcel ID: 14-284-001-00; Legal Description: Idlewild Terrace #1 Subdivision: Block 44: Lots 1 to 8 Comments: The parcel has legal road access to platted Chatam Street (has not been constructed all the way north to the property) north of the 72nd Street intersection about 3 miles south of Idlewild MI. Property is 200 ft (north-south) X 100 ft (east-west). Surrounded by platted park land (dedicated to the public) to the north and west. Zoned in both the A2 " Medium Density Residential & NR - Natural River Districts. A2 zoning requires 10000 sq feet (0.22 acres) 65 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. Natural River (NR) zoning requires 24000 sq feet (0.55 acres) 120 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. The area is composed of flat/dry sandy soils with wet muck closer to the river. Aprox. 0.45 Acres Additional Disclosures: 75; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$1,350.00
10059	<p>Parcel ID: Part of 14-346-001-01; Legal Description: Idlewild Terrace #5 Subdivision: Block 146: Lots 1 to 10 Comments: Property has 100 ft. of frontage on the south side of Riverview Ave. (also known as Shooks Drive) west of the Newbern Ave. intersection about 3 miles southwest of Idlewild MI. Zoned A1 " Resort Residential. A1 zoning requires 10500 sq feet (0.25 acres) 70 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. The area is composed of flat/dry sandy soils with wet muck closer to the river. Property is 250 ft (north-south) X 100 ft (east-west). Aprox. 0.57 Acres Additional Disclosures: 75; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$1,650.00

10060	<p>Parcel ID: Part of 14-347-001-01; Legal Description: Idlewild Terrace #5 Subdivision: Block 147: Lots 1 to 10 33 34 Comments: Property has 100 ft. of frontage on the south side of Riverview Ave. (also known as Shooks Drive) west of the Bagnall Ave. intersection about 3 miles southwest of Idlewild MI. Zoned A1 "Resort Residential. A1 zoning requires 10500 sq feet (0.25 acres) 70 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. The area is composed of flat/dry sandy soils with wet muck closer to the river. Aprox. 0.68 Acres Additional Disclosures: 75; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$2,000.00
10061	<p>Parcel ID: 14-348-001-00; Legal Description: Idlewild Terrace #5 Subdivision: Entire Block 148 Comments: Property is composed of the entire block with 200 ft. of frontage on the south side of Riverview Ave. (also known as Shooks Drive) west of the Owen Ave. intersection about 3 miles southwest of Idlewild MI. Adjacent to the Middle Branch Pere Marquette River! Over 200 ft. of frontage to the platted parkland that fronts the river. Zoned in both the A1 "Resort Residential & NR - Natural River Districts. A1 zoning requires 10500 sq feet (0.25 acres) 70 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. Natural River (NR) zoning requires 24000 sq feet (0.55 acres) 120 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. The area is composed of flat/dry sandy soils with wet muck closer to the river. Aprox. 1.9 Acres Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$5,600.00
10062	<p>Parcel ID: 14-072-142-00; Legal Description: Marlborough Subdivision: Block 22: Lot 142 Comments: Located on the north side of 68th Street west of the Lincoln Ave. intersection about 4 miles SE of Baldwin MI. Property Dimensions are 40 ft (east-west) X 170 ft (north-south). Zoned A1 "Resort Residential District which requires 10500 sq feet (0.25 acres) 70 ft. of road frontage and additional rear/front/side yard requirements to be approved to build. The area is composed of flat/dry sandy soils. Aprox. 0.15 Acres Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$300.00
10063	<p>Parcel ID: 11-027-066-00; Legal Description: Part of S1/2 of the NW1/4 of the SE1/4 beginning 300 ft E of SW corner of the N 40 ft thence W 100 ft thence S 40 ft thence E 100 ft to POB Comments: The subject property is in Webber Township and consists of a landlocked parcel located southeast of the US10 and W 36th Street intersection about 1 mile north of Baldwin MI. The State of MI obtained the property via tax reversion in 1981. The parcel appears to have large shed within the property boundaries. A survey would be needed to know for sure regarding the structure encumbrance. The property is surrounded by 3 private landowners and does not have legal road access to US10. A private road easement would be needed from one of the surrounding private owners to obtain legal road access. The area consists of well drained sandy soils. The property is within the Webber Township commercial zoning district which requires a minimum of 1 acre in size. The subject is 40 ft (north-south) X 100 ft (east-west) and has an acreage of 0.09 acres. Additional Disclosures: 75; 9; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$300.00
10064	<p>Parcel ID: 15-602-001-00; Legal Description: Idlewild Terrace #4 Subdivision: Block 102: Lots 1 to 19 Comments: The subject property is in Yates Township and consists of a vacant platted land located southeast of the Custer Road and E Atlantic intersection/curve about 1 mile south of Idlewild MI. The parcel can be accessed via the curve and platted roads can be constructed to enable better access if needed. The property is adjacent to the Middle Branch Pere Marquette River. The parcel does not have legal river frontage but has legal access to the stream per the plat. The northwestern corner of the property consists of flat/dry sandy soils while the remainder is wet mucky sand. The portion of the subject adjacent to the stream is marshy and thick with brush. Parcel is composed of all of Block 102. Aprox. 1.1 Acres Additional Disclosures: 75; 41 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$1,150.00
99910042	<p>Parcel ID: 10-033-068-00; Legal Description: Part of E1/2 of the SW1/4 of the SW1/4 beginning at a point on S line 280 feet W of SE corner W 60 feet N 275 feet E 60 feet S 275 feet to point of beginning Comments: The property is located on the north side of US 10 east of the Nelson Road and US10 intersection about 3 miles NE of Idlewild MI. Property Dimensions are 60 ft (east-west) X 275 ft (north-south). Cherry Valley Twp. is not zoned. Area is composed of flat dry sandy soils. Aprox. 0.37 Acres Additional Disclosures: 75; 42; 30 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$750.00

99910043	Parcel ID: 10-033-066-00; Legal Description: E 100 feet of W 200 feet of S 100 feet of the E1/2 of the SW1/4 of the SW1/4 Comments: The property is located on the north side of US 10 east of the Nelson Road and US10 intersection about 3 miles NE of Idlewild MI. Property Dimensions are 100 ft (east-west) X 100 ft (north-south). Southern half of the property is in the US10 ROW. Cherry Valley Twp. is not zoned. Area is composed of flat dry sandy soils. Aprox. 0.22 Acres Additional Disclosures: 75; 42 (see key for full text) Summer Tax Due: TBA		\$450.00
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Osceola

Lot #	Lot Information	Address	Min. Bid
5600	Parcel ID: 01 020 006 10; Legal Description: SEC 20 T20N R10W PT OF NW 1/4 COM 585 FT E OF NW COR, TH S 300 FT, TH E 435 FT, TH N 300 FT TO N SEC LN, TH W 435 FT TO POB 3A M/L Comments: ~2.72 acres with ~400 ft road frontage on 21 mile road to the north and a depth of ~295 ft. Land is gently rolling and mostly clear, with a treeline at the roadside providing privacy. Small pond on the northwest of the property. Property is somewhat overgrown, but generally clear of debris and refuse. Mostly surrounded by agricultural land. Neighbor across the street claims the place used to be in the family many years ago. One and a half story house with attached garage sits near the center of the property by the road. story house with ~808 sq ft footprint and ~484 sq ft garage attached with breezeway, plus wood deck and porch. Exterior looks weathered but very solid. Some of the old glass windows have broken panes, and there are a few blocks missing on a basement window. A few shingles have come loose, but there is no indication of leaks visible inside. Previous occupants have left some belongings strewn across the floors, but nothing gross. The woodwork in this place is gorgeous. The log construction looks beyond sturdy. The bathroom has been modernized with a nice walk in shower. Full height basement looks like it has all the mechanicals in tact. There are a few hairline cracks in the foundation, and a point where the floor may have heaved a bit, but it could also be a trench that was filled. Again, this is a really cool building that is also on a nice piece of land. There are two other outbuildings on the property. The one to the rear of the property looks like it's trying its best not to fall over, and the pad is cracking and settling. The one near the roadside is in better shape, but still slightly leaning. They both have steel roofs that look in good shape. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$293.89	22847 21 MILE RD TUSTIN	\$4,659.28
5601	Parcel ID: 02 552 218 00; Legal Description: LOT 218 SWISS ALPINE #2 Comments: ~0.30 acres vacant land with ~75 ft road frontage on Lucerne Dr to the southeast and an average depth of ~175 ft. Land coverage is wooded and rolling. Round Lake is less than 1000 ft to the west. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$11.26	LUCERNE DR REED CITY	\$711.68
5603	Parcel ID: 03 381 120 00; Legal Description: LOT 120 LAKE MIRAMICHI SUBD Comments: ~0.33 acres with ~75 ft road frontage to the north with an average depth of ~175 ft. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.53	EVART	\$610.88
5604	Parcel ID: 03 381 283 00; Legal Description: LOT 283 LAKE MIRAMICHI SUBD Comments: ~0.35 acres vacant land with ~140 ft road frontage to the southwest and an average depth of ~150 ft. Parcel is boundaries are somewhat pie shaped. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.94	EVART	\$664.63
5605	Parcel ID: 03 382 426 00; Legal Description: LOT 426 LAKE MIRAMICHI SUBD #2 Comments: ~0.37 acres with ~55 ft road frontage to the north and an average depth of ~200 ft. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.53	EVART	\$647.58
5606	Parcel ID: 03 384 585 00; Legal Description: LOT 585 LAKE MIRAMICHI SUBD #4 Comments: ~0.50 acres vacant land with ~40 frontage on cul-de-sac to the northeast, flaring to ~235 ft wide at the southwest boundary. Median depth of ~165 ft. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.72	EVART	\$686.30
5607	Parcel ID: 03 384 626 00; Legal Description: LOT 626 LAKE MIRAMICHI SUBD #4 Comments: ~0.38 acres with ~75 ft road frontage to the northwest and a depth of ~220 ft. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$4.15	EVART	\$630.58
5608	Parcel ID: 03 384 661 00; Legal Description: LOT 661 LAKE MIRAMICHI SUBD #4 Comments: ~0.45 acres with ~60 ft road frontage to the southeast and an average depth of ~255 ft. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.53	EVART	\$640.17
5609	Parcel ID: 03 384 683 00; Legal Description: LOT 683 LAKE MIRAMICHI SUBD #4 Comments: ~0.39 acres with ~75 ft road frontage and an average depth of ~225 ft. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$4.15	EVART	\$630.58

5610	Parcel ID: 04 211 010 00; Legal Description: LOT 10 BUCKHORN SUBD #1 Comments: ~0.33 acres with ~90 ft road frontage to the west and an average depth of ~180 ft. ~65 ft frontage on Little Long Lake to the east. Lot is unimproved and wooded, grading down to the lake towards the northeast. The undergrowth is thick, but getting through it leads to a usable shoreline that would be walkable if cleared. Really nice piece for a lakefront build, or even just a dock. Summer Tax Due: \$94.27	EVART	\$1,584.39
5611	Parcel ID: 08 033 015 00; Legal Description: SEC 33 T18N R10W PT OF NW 1/4 OF SW 1/4 BEG S0DEG44'23"W 313.05 FT FR W 1/4 COR, TH S0DEG44'23"W 104.35 FT, TH S89DEG29'28"E 208.7 FT, TH N0DEG44'23"E 104.35 FT, TH N89DEG29'28"W 208.7 FT TO POB PARCEL B .5A M/L Comments: ~0.37 acres with ~95 ft road frontage to the west and a depth of ~170 ft. A trucking company operates across the street. Land is mostly clear and flat. There are some trees lining the road, with a few more around the boundary. Looks like the landscaping was nice once upon a time. A car sits on blocks in front of the garage. An uprooted pine is laying on its side in the back yard. There is a pit in the southwest corner where it looks like somebody was burying their treasure. Another one of those spots can be found in the dirt floor in the garage. There is a nice smattering of trash around the building and grounds. Looks like somebody just started ripping drip edge off the south of the mobile home, leaving messed up shingles and some rotting decking. Inside is a mess. Some vandalism has occurred, and the place was likely abused before that. The west bedroom smells like it was the dog room. Electric looks like somebody was doing some experiments. Looks like this used to be a nice place. Additional Disclosures: 17; 47; 5; 21 (see key for full text) Summer Tax Due: \$183.37	6430 220TH AVE REED CITY	\$1,809.89
5612	Parcel ID: 10 011 043 00; Legal Description: SEC 11 T19N R7W PT OF N 1/2 OF S 1/2 OF SW 1/4 BEG 495 FT S OF NW COR THEREOF, TH S 165 FT, TH E TO N-S 1/4 LN, TH N 165 FT, TH W TO POB 10A M/L Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$110.06	MARION	\$2,004.04
5613	Parcel ID: 10 036 042 00; Legal Description: SEC 36 T19N R7W PT OF SE 1/4 BEG 144.2 FT E & 208.8 FT N OF S 1/4 POST, TH N 137 FT, TH E 261.8 FT, TH S27DEGW 152 FT, TH W 208.8 FT TO POB PLOT 11 .68A M/L Comments: ~0.71 acres with a height of ~137 ft and an average depth of ~225 ft. ~152 ft waterfront on an inlet of the Muskegon River to the east. Likely has an easement for Old Lagoon Dr, which crosses through the east end of the parcel. Old Lagoon Dr itself is a single wide two track, easily missable off M-115. The west half or so of the parcel is very swampy. The boundaries displayed in the aerial photo may not be completely accurate. It also may be possible that neighbors are using some of this property for storage, or even dock space. Prospective bidders are encourage to look into this prior to bidding. Per the assessor card there is a house located on this property but we were unable to confirm this during our inspection and did not assess the condition of the structure. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$71.08	440 OLD LAGOON DR MARION	\$1,248.75
5614	Parcel ID: 11 016 007 40; Legal Description: SEC 16 T17N R7W PT OF W 1/2 OF E 1/2 OF NW 1/4 COM N89DEGW 889.62 & S0DEG48'W 1502.33 FT FR N 1/4 COR, TH S0DEG48'W 383.15 FT TO SH OF LAKE MALOY, TH N82DEG20'41"W ALG SH 33.17 FT, TH S30DEG50'47"W ALG SH 146.3 FT, TH N0DEG22'12"E 506.23 FT, TH S89DEGE 110 FT TO POB PARCEL 4 1.06A M/L Comments: ~1.25 acres vacant land with a width ~115 ft and a depth of ~440 ft. ~146 ft frontage Lake Maloy. This parcel has no known legal access, other than the waterfront. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$375.77		\$4,502.89
5615	Parcel ID: 13 005 029 00; Legal Description: SEC 5 T17N R10W THAT PT OF S 1/2 OF SE 1/4 W OF US 131 RELOC 3.31A M/L Comments: ~4.0 acres. There may be no road frontage, but some mapping shows ~10 ft road frontage just touching US-10. Very irregularly shaped parcel, with a height of ~1300 ft and a maximum width of ~340 ft at the north. There are certainly pipelines running through this parcel, as well as part or some of an access road for gas utility. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$31.10	REED CITY	\$1,008.64
5616	Parcel ID: 16 600 064 20; Legal Description: PT OF LOT 64 COM ON N LOT LN 699 FT W OF NE COR SD LOT, TH WLY ALG N LOT LN 115 FT, TH S TO S LOT LN, TH ELY ALG S LOT LN TO PT DUE S OF POB, TH DUE N TO POB TIMBER SHORES Comments: ~0.45 acres vacant land with ~115 ft road frontage to the south and a depth of ~175 ft. Muskegon River is ~400 ft to the south. Land coverage is wooded and thickly vegetated. Much of the soil is wet and mucky. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$36.92	EVART	\$989.10

5617	Parcel ID: 16 600 064 50; Legal Description: PT OF LOT 64 COM ON N LOT LN 929 FT W OF NE COR SD LOT, TH WLY ALG N LOT LN 276 FT M/L TO NW COR SD LOT, TH SLY & ELY ALG W & S LOT LNS APPROX 356 FT TO PT DUE S OF POB TH DUE N TO POB TIMBER SHORES Comments: ~0.44 acres vacant land and ~315 ft road frontage to the south. Parcel is triangular, with a height of ~135 ft at the east. Land coverage is wooded, and thickly vegetated. Low lying soils are wet and mucky. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$36.92	EVART	\$989.10
5618	Parcel ID: 52 266 013 00; Legal Description: LOT 13, EXC E 30 FT, & EXC BEG AT SW COR SD LOT TH E ALG S LOT LN 70 FT, TH N 22 FT, TH SWLY TO POB BLK 6 SUBD OF BLKS 1, 6 & 7 OF BITTNER'S 2ND ADD Comments: ~0.07 acres vacant land with ~50 ft road frontage to the west and an average depth of ~60 ft. Located between a house and an excavation yard. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$9.45	REED CITY	\$637.65
5619	Parcel ID: 14 535 026 00; Legal Description: LOT 26 ROSE LAKE FOREST HILLS Comments: ~0.48 acres with ~120 ft road frontage on Rose Circle to the west and a depth of ~215 ft. Good looking wooded parcel. Enough shade that 85 degrees feels good. In Rose Lake Forest, which is assumed to be an association. An older mobile home sits well away from the road. There are two abandoned vehicles nearby, as well as a flatbed cargo trailer and some small sheds. The mobile definitely looks its age, and what can be seen of the roofline does not look promising. Inside confirms multiple leaks, but no imminent collapse or visible mold. Surprisingly, the rest of the place seems in good repair, with minimal clutter and personal items remaining. Additional Disclosures: 5; 21; 17; 16 (see key for full text) Summer Tax Due: \$121.20	190 HILLS CIRCLE LEROY	\$3,198.85
9995601	Parcel ID: 02 552 218 00; Legal Description: LOT 218 SWISS ALPINE #2 Comments: ~0.30 acres vacant land with ~75 ft road frontage on Lucerne Dr to the southeast and an average depth of ~175 ft. Land coverage is wooded and rolling. Round Lake is less than 1000 ft to the west. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	LUCERNE DR REED CITY	\$711.68
9995606	Parcel ID: 03 384 585 00; Legal Description: LOT 585 LAKE MIRAMICHI SUBD #4 Comments: ~0.50 acres vacant land with ~40 frontage on cul-de-sac to the northeast, flaring to ~235 ft wide at the southwest boundary. Median depth of ~165 ft. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	EVART	\$686.30
9995610	Parcel ID: 04 211 010 00; Legal Description: LOT 10 BUCKHORN SUBD #1 Comments: ~0.33 acres with ~90 ft road frontage to the west and an average depth of ~180 ft. ~65 ft frontage on Little Long Lake to the east. Lot is unimproved and wooded, grading down to the lake towards the northeast. The undergrowth is thick, but getting through it leads to a usable shoreline that would be walkable if cleared. Really nice piece for a lakefront build, or even just a dock. Summer Tax Due: TBA	EVART	\$1,584.39

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.

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

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

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

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.

23: This parcel is located within a municipality which monitors property maintenance and condition. You may be assessed fees and fines if you fail to mow the grass or do not otherwise properly maintain the property after purchase. One advantage to these parcels is that they typically have infrastructure nearby (water, sewer, power). However, you should confirm the availability of such utilities as well as the connection costs prior to bidding. It is your responsibility to determine whether a parcel is suitable for your desired purpose.

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.

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.

38: This parcel contains visible evidence of a potential boundary issue. Such evidence can include oddly located "survey" stakes, fence lines, or other markers. In some instances, we may hear of boundary line conflicts from neighbors or other such parties. This information can be second or third-hand. Any potential boundary issues have not been verified by survey or otherwise researched. This property is being sold "as is/where is" by quit claim deed based upon the **assessed legal description only**. Interested parties should investigate the true location of all boundaries prior to bidding.

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**.

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

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

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

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.

65: A visual inspection indicated that this parcel **may** contain asbestos in the form of insulation on piping, boilers, or other structural components. However, no formal testing was conducted and the presence of asbestos has not be confirmed.

There are other insulation products that are similar in appearance. According to the U.S. Environmental Protection Agency, asbestos is not likely to cause significant health risk when left undisturbed. See this [EPA publication](#) for additional information. It is the responsibility of the winning bidder to take proper safety precautions and conduct testing and/or removal efforts if deemed appropriate.

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

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