

Public Land Auction

Clare, Isabella, Mecosta, Osceola

August 1st, 2024

Clare, Isabella, Mecosta, 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).*

2025 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

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

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 recommend 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.

Clare

Lot #	Lot Information	Address	Min. Bid
1600	<p>Parcel ID: 006-001-300-16; Legal Description: T19N R5W SEC 1 5356 N OLD STATE AVE THE S 330 FT OF N 990 FT OF W 1/2 OF SW 1/4 EXC BEG S00 DEG 02'00"W ALG W SEC L 940.00 FT FROM W 1/4 SEC COR TH S00 DEG 02'00"W 50.00 FT TH N89 DEG 56'00"E 661.94 FT TH N00 DEG 02'00"E 50.00 FT TH S89 DEG 56'00"W 661.94 FT TO POB. Comments: ~278 ft road frontage on N Old State Ave to west, 1319 ft deep m/l. ~328 ft wide at the east end. Driveway at NW corner, leading to structure at north end which was recently removed. About 1 acre has been cleared around where the structure was. A couple of dogs were present at the time of our visit and there is signage at the roadside and on the property is not welcoming of visitors. There's a couple of camper trailers and a tent erected. Moderate amount of debris around the building. Acreage was not toured during the visit. Additional Disclosures: 33; 45; 6; 21 (see key for full text) Summer Tax Due: \$175.42</p>	5356 N OLD STATE AVE HARRISON	\$3,563.95
1601	<p>Parcel ID: 007-023-100-10; Legal Description: T19N R4W SEC 23 2751 DEER LAKE RD N 1/2 OF SE 1/4 OF NW 1/4 AND THAT PART OF E 1/2 OF NW 1/4 COM AT A PT 40 RDS E & 40 RDS S OF NW COR OF E 1/2 OF NW 1/4 TH E 40 RDS TH S 40 RDS TH W 40 RDS TH N 40 RDS TO POB. FROM 100-05 & 06. Comments: L-shaped parcel ~265 ft road frontage on Deer Lake Rd to the east. ~1275 deep at the south end, ~653 at the north. Electrical utility runs through the property along the road side. Pole barn located near roadside. Visitors may notice a wrecked mobile home and outbuilding; these may be demolished by the County but the demolition has not been scheduled yet and we do not know if it would happen before or after the auction. Only the barn and acreage will be sold. Lots of gorgeous wooded acreage here. Portions of the south and west are low and swampy, but there is still plenty of high and dry ground. Barn is unremarkable, but it doesn't need to be. It needs to be solid, which it is. Septic cap was found. Well was not located during visit. Additional Disclosures: 17; 41; 30 (see key for full text) Summer Tax Due: \$428.82</p>	2751 DEER LAKE RD HARRISON	\$7,310.49
1603	<p>Parcel ID: 007-175-521-00; Legal Description: T19N R4W SEC 17 3805 LAPHAM LOT 521 ASH ACRES NO 7. Comments: ~100 ft road frontage on Lapham Dr to east, ~200 ft deep. Structure on lot may be demolished by the County but the demolition has not been scheduled yet and we do not know if it would happen before or after the auction. Interested bidders should consider this lot to be vacant land. Sits up on a hill, looks to be the highest point on the road. Gas and electric are roadside. There is a septic hook up that hopefully survives demo. Unsure of well. Additional Disclosures: 64; 62 (see key for full text) Summer Tax Due: \$92.38</p>	3805 LAPHAM DR HARRISON	\$2,457.51
1604	<p>Parcel ID: 007-210-076-00; Legal Description: T19N R4W SEC 1 . LOT 76 CRANBERRY LAKE SUB NO ONE. Comments: ~60 ft road frontage on Fishing Site Rd, ~120 ft deep, grading down from the road side. No driveway access appears available, and the parcel with cottage directly to north was sold in last year's auction. May be encroachment issues. Additional Disclosures: 39; 44 (see key for full text) Summer Tax Due: \$10.21</p>		\$905.49
1605	<p>Parcel ID: 007-223-022-00; Legal Description: T19N R4W SEC 23 . LOT 22 DEER LAKE ESTATES. Comments: ~82 ft road frontage on Fawn Circle at the Buck Ln intersection, ~175 ft deep at the west end. Deer Lake Estates. Roughly between Deer and Sutherland Lakes. This has been used as a camp site, with some kind of two level shack erected. Auction lot 1606 is adjacent to the west. Summer Tax Due: \$22.72</p>		\$1,023.64
1606	<p>Parcel ID: 007-223-023-00; Legal Description: T19N R4W SEC 23 . LOT 23 DEER LAKE ESTATES. Comments: ~109 ft road frontage on Fawn Circle to the south, ~140 ft deep at the east end. Vacant, unimproved, wooded land. Deer Lake Estates. Roughly between Sutherland and Deer Lakes, southeast of Harrison. Auction lot 1605 is adjacent to the east. Summer Tax Due: \$24.05</p>		\$1,042.25
1607	<p>Parcel ID: 007-223-033-00; Legal Description: T19N R4W SEC 23 . LOT 33 DEER LAKE ESTATES. Comments: ~81 ft road frontage on Fawn Circle to the east, ~251 ft deep. There's a wrecked camper full of stinky trash towards the rear. Deer Lake Estates. Roughly between Sutherland and Deer Lakes, southeast of Harrison proper. There may be individuals camping on or very near the property, near the home to the north. Auction lot 1608 is adjacent to the South. Additional Disclosures: 21; 6 (see key for full text) Summer Tax Due: \$20.02</p>		\$986.24

1608	Parcel ID: 007-223-034-00; Legal Description: T19N R4W SEC 23 . LOT 34 DEER LAKE ESTATES. Comments: ~68 ft road frontage on Fawn Circle to the east, ~250 ft deep. Deer Lake Estates. Roughly between Sutherland and Deer Lakes, just southeast of Harrison proper. If you see the incredibly tall and unsafe tree fort/deer stand, you found it. Auction lot 1607 is adjacent to the North. Summer Tax Due: \$25.40		\$1,060.91
1609	Parcel ID: 007-320-108-00; Legal Description: T19N R4W SEC 2 5000 WOODSDALE DR LOT 108 LAKEPOINT SUB. Comments: ~61 ft road frontage on Woodsdale to the north, ~155 ft min depth. Cottage near center of lot. ~800 ft from the west bank of Cranberry Lake, which connects to Arnold Lake. Public boat ramp under a 1/4 to the north. Grounds are getting mangy, with the typical debris around the building. Paved parking pad near the end of the building. Structure is in rough shape. Roof looks like underlayment only, with a blue tarp tattered up on top. Building was open to elements. Numerous signs of roof leaks, with some daylight coming through. Slab feels solid. The bathroom is disgusting. Submersed well out front, may need components. Auction lot 1610 is adjacent to the East. Additional Disclosures: 21; 66; 5 (see key for full text) Summer Tax Due: \$181.47	5000 WOODSDALE DR HARRISON	\$2,720.81
1610	Parcel ID: 007-320-109-00; Legal Description: T19N R4W SEC 2 5012 WOODSDALE LOT 109 LAKEPOINT SUB. Comments: ~60 feet road frontage on Woodsdale to the north, ~165 ft minimum depth. Cottage near center. ~800 ft from the west bank of Cranberry Lake. Arnold Lake connects to the north, with a public boat ramp under a 1/4 to the north. Land on either side of the property is low and wet, possibly road drainage. Structure is a small, one room cabin with porch addition. Porch roof has some issues (probably slope related). Concrete pad foundation is cracked and settling. Roof on the main building shows no evidence of leaks in the exposed ceiling. No bathroom in the building, likely with no septic system. Well status is unknown. Auction lot 1609 is adjacent to the West. Additional Disclosures: 5; 34 (see key for full text) Summer Tax Due: \$106.58	5012 WOODSDALE DR HARRISON	\$2,743.12
1611	Parcel ID: 007-385-132-10; Legal Description: T19N R4W SEC9 4386 E OAKMAN RD LOTS 132 & 133 OAK FLATS SUB NO 2 2005 FROM 132-00 & 133-00 Comments: ~120 ft road frontage on E Oakman Rd to the west, ~137 ft deep. Double lot. Structures are a single story house and detached garage. Garage is falling apart and chucked full of garbage. A portion of the property near the garage is fenced in, used as a scrap yard. 5th wheel trailer at driveway mouth. A handful of scrap cars dot the property. More goodies around back. The roof on the house looks bad. However bad that looks, the inside smells worse. Looks like it spent some time being lived in without utilities. Interior is just packed. Well components are all in place. It's difficult to see a reality where it was well maintained. Submerged well components look to be in place. Additional Disclosures: 6; 13; 21; 66; 5 (see key for full text) Summer Tax Due: \$228.19	4386 E OAKMAN RD HARRISON	\$3,901.24
1612	Parcel ID: 008-009-100-15; Legal Description: T19N R3W SEC 9 8244 E STOCKWELL RD BEG N89 DEG 50'30"W 1180.4 FT FROM THE N 1/4 SEC COR TH N89 DEG 50'30"W 147 FT TH S00 DEG 35'30"E ALG W 1/8 L 147 FT TH S89 DEG 50'30"E 147 FT TH N00 DEG 35'30"W 147 FT BK TO POB. FROM 100-12 Comments: ~160 ft road frontage on E stockwell to the north, with ~160 ft depth. Driveway may be shared. Site occupied by mobile home which may be demolished by the County. This demo has not been scheduled yet and we do not know if it would happen before or after the auction. Interested bidders should consider this lot to be sold as vacant land. No indication of well or septic. Additional Disclosures: 64 (see key for full text) Summer Tax Due: \$56.95	8244 E STOCKWELL RD HARRISON	\$3,157.95
1613	Parcel ID: 008-031-400-14; Legal Description: T19N R3W SEC 31 SE 1/4 OF SE 1/4 EXC PRESCOTT ACRES. Comments: ~872 wide, ~853 tall. No known legal access. Property appears mostly wooded, with some 4 wheel trails careening around the property. Auction lots 1615 and 1616 are adjacent to the East. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$226.54		\$3,587.86
1615	Parcel ID: 008-150-010-00; Legal Description: T19N R3W SEC 31 151 DODGE LAKE AVE LOT 10 PRESCOTT ACRES SUPERVISOR'S PLAT OF. Comments: ~100 ft road frontage on Dodge Lake Rd to the west, ~395 ft deep. Garage/barn with multiple vehicles and debris strewn about the premises. Adjacent to Auction lots 1616 to the North and 1613 to the West. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$175.94	151 N DODGE LAKE AVE HARRISON	\$3,551.79

1616	Parcel ID: 008-150-011-00; Legal Description: T19N R3W SEC 31 . LOT 11 PRESCOTT ACRES SUPERVISOR'S PLAT OF. Comments: ~100 ft road frontage on Dodge Lake Rd to the east, ~395 deep. Garage and shed/structure. Various vehicles and debris about the property. Adjacent to auction Lots 1615 to the South and 1613 to the West. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$95.64		\$1,837.31
1617	Parcel ID: 009-017-400-20; Legal Description: T18N R6W SEC 17 . N 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXCEPT THE S 1/2 A 2.5. Comments: ~165 ft road frontage on Twin Lakes Ave to the east, ~675 deep. Mostly undisturbed woodland, small clearing near road. Just west of Hwy 115. Tahoe and Sand Dollar Lakes are 1/2 mile to the SE and SW, respectively. The well for the mobile home just to the south may be on this parcel along with the drain field, and the satellite TV dishes. But, without a proper survey it would be hard to say with much certainty. Additional Disclosures: 39; 41 (see key for full text) Summer Tax Due: \$53.65		\$1,345.91
1619	Parcel ID: 010-274-001-01; Legal Description: T18N R5W SEC 8 LOTS 1, 2, 11 & 12 BLK 14 LAKE GEORGE SUMMER RESORT. SPLIT ON 11/13/2012 FROM 010-274-001-00; Comments: Trapezoid shaped, with ~103 ft road frontage on Lincoln St to the SSW. ~100 ft deep at the west end, ~111 at the east. East end of land is improved and open, with a healthy treeline at the east and southeast corner. Baby trees have been planted in rows through the property. Summer Tax Due: \$73.26		\$1,564.02
1620	Parcel ID: 010-740-775-00; Legal Description: T18N R5W SEC 27-34-35 2261 LAUREL LANE LOT 775 WHITE BIRCH LAKES OF CLARE #5. Comments: ~193 ft road frontage on Laurel Lane to the north, median depth of ~300 ft. A barn still stands near foundation rubble and burnt remains. Small concrete pad off gravel driveway, probably for a camper. The barn is banged up and will need new doors, and there are some localized leaks present. It's also full of tires. This was probably a pretty nice spread once upon a time; the lot is fairly secluded from the roadside, and there isn't a lot developed in this stretch. Please contact the Association regarding available utilities, if interested in this property. Additional Disclosures: 16; 11; 42 (see key for full text) Summer Tax Due: \$111.90	2261 LAUREL LANE FARWELL	\$3,707.12
1621	Parcel ID: 013-310-039-00; Legal Description: T17N R6W SEC 15 . LOT 39 LITTLE VENICE SUB. Comments: ~96 ft road frontage on Scotty Dr to the south/southwest. ~100 deep. Vacant, unimproved, wooded land. Summer Tax Due: \$25.81		\$940.70
1622	Parcel ID: 013-350-149-00; Legal Description: T17N R6W SEC 21 1691 MAPLE ST LOT 149 ADD NO 1 PLA-LAND. Comments: ~60 ft road front on Maple St to the north, ~100 ft on Hemlock to the west. Roadside drainage culverts on both sides, with driveway on Hemlock. Crooked Lake is some ~1300 ft due south. Mobile home on property may be demolished by the County, and this should be considered by interested bidders as a vacant lot. The demo has not been scheduled yet and we do not know if it will happen before or after the auction. Additional Disclosures: 42; 64; 62 (see key for full text) Summer Tax Due: \$93.65	1691 MAPLE ST LAKE	\$2,690.41
1623	Parcel ID: 014-320-067-00; Legal Description: T17N R5W SEC 6 . LOT 67 HILL HAVEN NO 2. Comments: ~78 ft road frontage on Half Moon Trl to the NW, median depth of ~150 ft. Vacant, unimproved, between two developed lots. Just NE of HWY 115. Half Moon Lake is less than 500 ft due north, with numerous others within a mile. Roadside is lined with railroad ties. Northern portion has been excavated and flattened. There is some concern that the septic for the parcel to the NW is located here. Additional Disclosures: 39; 44 (see key for full text) Summer Tax Due: \$31.49		\$1,029.08
1624	Parcel ID: 014-400-238-00; Legal Description: T17N R5W SEC 6 6704 BEAR LAKE DR LOT 238 HILL HAVEN NO 6. Comments: ~82 ft road frontage on Bear Lake Dr to the east, ~150 deep. ~0.38 acres. Small cottage on the property, with nearby shed. Roof is collapsing, and the floor is soft. It never got septic either: There's an outhouse behind the shed, and squatty potties inside. Viability of the well is unknown. The exterior grounds of the property are a little damp. Neighbors have been keeping it mowed. Additional Disclosures: 21; 5; 66 (see key for full text) Summer Tax Due: \$151.97	6704 BEAR LAKE DR LAKE	\$2,892.16
1625	Parcel ID: 014-400-278-30; Legal Description: T17N R5W SEC 6 . LOT 279 & NE'LY 75 FT OF LOT 278 HILL HAVEN NO 6. Comments: L shaped parcel with ~126 ft road frontage on Two-Lakes Dr to the east, ~155 deep at the north half, ~75 for the south. Bear Lake is some 1500 to the east, with numerous others within a mile. This lot is mostly marshy, perhaps a drain for the area. Northeast under the trees is high and dry. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$34.85		\$1,076.55

1626	Parcel ID: 014-440-375-00; Legal Description: T17N R5W SEC 6 5897 APPLE HILL DR LOT 375 HILL HAVEN NO 8. Comments: ~78 ft road frontage on Apple Hill Dr to the north, ~151 deep. North half is clear, south is wooded. Numerous lakes located within a mile. Power and gas run along the road side. Summer Tax Due: \$31.49	5897 APPLE HILL DR LAKE	\$906.42
1627	Parcel ID: 015-200-013-00; Legal Description: T17N R4W SEC 9 . LOT 13 FIVE LAKES SUB. Comments: ~65 x ~160 vacant lot on Lone Pine Rd. in the Five Lakes Association. More information about the Five Lakes Association and surrounding area can be found on their website by using the hyperlink below under the 'Related Links' section. This parcel is adjacent to auction lot 1628. If you're looking to build a structure here, please check with the local building authority and the association to find out about potential requirements and to verify that the lot is suitable for whatever you intend. Nice looking area. Lake can be seen from the roadside. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.64		\$829.19
1628	Parcel ID: 015-200-014-00; Legal Description: T17N R4W SEC 9 . LOT 14 FIVE LAKES SUB. Comments: ~65 x ~160 vacant lot on Line Pine Rd. in the Five Lakes Association. More information about the Five Lakes Association and surrounding area can be found on their website by using the hyperlink below under the 'Related Links' section. This parcel is adjacent to auction lot 1627. If you're looking to build a structure here please check with the local building authority and the association to find out the potential requirements and to verify that the lot is suitable for whatever you intend. Nice looking area. Lake can be seen from the roadside. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.54		\$784.86
1629	Parcel ID: 015-300-019-00; Legal Description: T17N R4W SEC 8 1553 WINDING WOOD DR LOT 19 FIVE LAKES ESTATES NO 1. Comments: ~75 ft road frontage on Winding Wood Dr to the south, ~205 ft deep, near the end of the road. Aerial images indicate that the cottage on this property may be over/encroaching the property line of the adjoining parcel to the east. The well for the cottage may be located on the adjoining parcel to the east, but it's possible the septic is located on this parcel. Electrical service is cut. There is also a small camper trailer and minor debris on and behind the gravel driveway. ~0.35 acres. Five Lakes Association is a deed restricted community. More information about the Association and area can be found at the attached hyperlink below. Additional Disclosures: 16; 39; 21; 33 (see key for full text) Summer Tax Due: \$275.38	1553 WINDING WOOD DR FARWELL	\$4,905.77
1630	Parcel ID: 051-058-001-00; Legal Description: T17N R4W SEC 35 202 E SIXTH ST N 72 FT OF LOT 1 & N 72 FT OF LOT 2 BLK 14 CLARE, MICH. Comments: ~66 ft road frontage on Pine St to the west, ~132 on E 6th to the north. ~0.19 acres. Across the street from the Doherty Hotel and one block north of the Library. This looks like a great location. Grounds look to have been continually maintained, and the landscape is attractive. Structure appears to be home converted for commercial use, last used as a flower shop. Exterior appointments on the building are cute, but deferred maintenance is taking a toll. Looks like vinyl has gone over the original wood siding. There's a neat aluminum deck and pergola, leading out from a cute atrium. Numerous visible roof issues, with decking visible in many locations. Leaks are further evident inside, and it looks like there were not enough buckets. Floors are soft in spots. There's a lot of electric and plumbing going everywhere in this place due to the nature of recent occupancy. Plenty of personal contents left behind. A small garage is attached to the south. Michigan basement under the main square building. The additions under the three tab shingles have been affected by water damage the most. The two story part is under architectural shingle that has held up better, but still has some rough patches. This place will certainly require some work, but it seems like it would be a worthwhile endeavor. Additional Disclosures: 21; 5 (see key for full text) Summer Tax Due: \$1,172.84	202 E SIXTH ST CLARE	\$8,200.13
9991613	Parcel ID: 008-031-400-14; Legal Description: T19N R3W SEC 31 SE 1/4 OF SE 1/4 EXC PRESCOTT ACRES. Comments: ~872 wide, ~853 tall. No known legal access. Property appears mostly wooded, with some 4 wheel trails careening around the property. Auction lots 1615 and 1616 are adjacent to the East. Additional Disclosures: 7 (see key for full text) Summer Tax Due: TBA		\$3,587.86
9991622	Parcel ID: 013-350-149-00; Legal Description: T17N R6W SEC 21 1691 MAPLE ST LOT 149 ADD NO 1 PLA-LAND. Comments: ~60 ft road front on Maple St to the north, ~100 ft on Hemlock to the west. Roadside drainage culverts on both sides, with driveway on Hemlock. Crooked Lake is some ~1300 ft due south. Mobile home on property may be demolished by the County, and this should be considered by interested bidders as a vacant lot. The demo has not been scheduled yet and we do not know if it will happen before or after the auction. Additional Disclosures: 64; 62; 42 (see key for full text) Summer Tax Due: TBA	1691 MAPLE ST LAKE	\$2,690.41

9991629	<p>Parcel ID: 015-300-019-00; Legal Description: T17N R4W SEC 8 1553 WINDING WOOD DR LOT 19 FIVE LAKES ESTATES NO 1. Comments: ~75 ft road frontage on Winding Wood Dr to the south, ~205 ft deep, near the end of the road. Aerial images indicate that the cottage on this property may be over/encroaching the property line of the adjoining parcel to the east. The well for the cottage may be located on the adjoining parcel to the east, but it's possible the septic is located on this parcel. Electrical service is cut. There is also a small camper trailer and minor debris on and behind the gravel driveway. ~0.35 acres. Five Lakes Association is a deed restricted community. More information about the Association and area can be found at the attached hyperlink below. Additional Disclosures: 16; 39; 21; 33 (see key for full text) Summer Tax Due: TBA</p>	1553 WINDING WOOD DR FARWELL	\$4,905.77
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Isabella

Lot #	Lot Information	Address	Min. Bid
6700	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3) Parcel ID:</i> 02-120-00-032-00; Legal Description: SANDERS SUBD. LOT 32 Comments: Property is a single story home with an attached two-car garage. Home is currently occupied. Looks in relatively good shape and roof and siding looks newer. Does not look like it has a basement from the street view. Inspection was limited due to occupancy. Adjacent lots on the western side and southern side are included with this parcel for a total of ~1 acre of land. Could be a good investment property as house is close to casino and other Mount Pleasant amenities. Quiet neighborhood with nicer houses. Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$884.17</p> <p><i>(2 of 3) Parcel ID:</i> 02-120-00-033-00; Legal Description: SANDERS SUB LOT 33 BLK 1 Additional Disclosures: 23 (see key for full text)</p> <p><i>(3 of 3) Parcel ID:</i> 02-120-00-034-00; Legal Description: SANDERS SUBD. LOT 34 Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$884.17</p>	<p>8220 E UPHAM DR MOUNT PLEASANT MI;</p> <p>8220 E UPHAM DR MOUNT PLEASANT MI;</p> <p>LEONA DR MT PLEASANT</p>	\$9,649.47
6704	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2) Parcel ID:</i> 11-070-00-001-27; Legal Description: LOT 43 LAKE WEIDMAN #1 CHILD OF #11-070-00-001-07 NOV 00 T15N R5W Comments: Property is two adjacent vacant lots on Lindy Lane in Weidman, combining to measure roughly 160 ft of road frontage on Lindy Lane to the west, with 120 ft on Randy Lane to the north. Property has some medium-sized trees and a abandoned boat on it. Shallow ditch on roadway and relatively flat. Some small trees and looks like a campfire pit. Nice quiet up north neighborhood with close by lakes and amenities. Additional Disclosures: 21 (see key for full text)</p> <p><i>(2 of 2) Parcel ID:</i> 11-070-00-001-28; Legal Description: LOT 44 LAKE WEIDMAN #1 CHILD OF #11-070-00-001-07 NOV 00 T15N R5W Summer Tax Due: \$124.04</p>	<p>LINDY LN;</p> <p>LINDY LN</p>	\$1,835.88
6706	<p>Parcel ID: 12-035-20-016-00; Legal Description: COM 627 FT S OF NE COR SE 1/4 NE 1/4 SEC 35 T13N R6W TH W 330 FT S 429 FT E 330 Comments: Property is an occupied mobile home. Lots of Clutter in the yard. Inspection was limited due to occupancy. Property has a fence with lots of no trespassing signs. Overall property looks to be roughly 430 foot by 340 foot. Mostly wooded. Again not a lot to report on as far as structures or utilities. Additional Disclosures: 21; 6; 17; 33 (see key for full text) Summer Tax Due: \$152.22</p>	<p>11130 S COLDWATER RD EDMORE MI</p>	\$2,201.50
6707	<p>Parcel ID: 13-094-00-259-00; Legal Description: OJIBWA REC PLAT # 4 LOT 259 260 AND 261 T15N R6W SHERMAN TWP Comments: Nice double lot on Lake Manitonka with ~180' of frontage! Property contains an older mobile home and garage with addition, both of which are in various states of disrepair. The value here is in the property, once the site is cleared this would be a beautiful site to build a new home. Located within the Ojibwa Property Owners Association, see related links below for additional information. Additional Disclosures: 16; 21; 33; 17 (see key for full text) Summer Tax Due: \$1,532.28</p>	<p>7835 MANITONKA DR WEIDMAN MI</p>	\$8,185.64
6708	<p>Parcel ID: 13-095-00-301-00; Legal Description: OJIBWA RECREATION PLAT #5 LOT 301 Comments: Nice little mobile home needs some work on the inside but not a whole lot. A good scrubbing and some basic finish work and you'll be back in business. Lawn is overgrown and there are some deep holes and depressions So be careful in the yard. Looks like a two bedroom with two bathrooms and a nice little fireplace in the living room. Shed is not much to talk about but looks good for some storage space. Fix it up and have yourself a nice little getaway up north. Close to lakes and very quiet country setting with just a few homes in the basic area. Didn't get a look inside the wellhouse but it looks like it's probably a surface well. Located within the Ojibwa Property Owners Association, see related links below for additional information. ~0.32 Acres. Additional Disclosures: 17; 21; 16 (see key for full text) Summer Tax Due: \$883.45</p>	<p>7962 N AIRPARK RD WEIDMAN MI</p>	\$4,134.94

6709	Parcel ID: 13-097-00-497-00; Legal Description: OJIBWA RECREATION PLAT #7 LOT 497 T15N R6W Comments: Property is a lot on Arrowhead Drive measuring roughly 100 foot by 150 foot There's a mobile home on the property which is in pretty rough shape. Also located well house. Yard is semi cluttered with some tires and other things to get rid of. Has a small Shed also in rough shape. Overall mobile home in very poor condition and floors are extremely weak and quite a few holes. Seems pretty animal damage and not sure about restoration. Neighborhood is quiet and other mobiles in vicinity are kept up for the most part. Up North Michigan living here close to lakes and other up north activities. Located within the Ojibwa Property Owners Association, see related links below for additional information Additional Disclosures: 63; 17 (see key for full text) Summer Tax Due: \$485.42	7806 ARROWHEAD DR WEIDMAN MI	\$3,098.99
6710	Parcel ID: 14-018-10-001-04; Legal Description: T14N R4W SEC 18; COM S 2D 10M 5S W 284.3 FT FROM N 1/4 COR SEC 18; TH S 2D 10M 5S W 155.93 FT; TH W 313.78 FT; TH N 155.14 FT; TH E 319.64 FT M/L TO POB Comments: Property consists of a vacant pole barn sitting on 1.12 acres behind a house. Property does have easement to access road. Pole barn is in pretty rough shape but it's standing and could definitely be repaired in any way needed. Two doors and roughly 60 by 30. Property sits in a quiet area but not too far from town. Farm field in the back and just a couple trees. Quiet country setting. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$166.16	E PICKARD RD MOUNT PLEASANT MI	\$3,149.24
6711	Parcel ID: 14-034-20-007-00; Legal Description: T14N R4W SEC 34; COM 889.5 FT W OF E 1/4 COR SEC 34 TH N 361.5 FT W 225 FT S 361.5 FT E 225 FT TO POB. EASEMENT: A NON EXCLUSIVE EASEMENT ACROSS THE FOLLOWING DESCRIBED PROPERTY: 6 FT ON EACH SIDE OF A LINE DESCRIBED AS COM AT A POINT 50 FT W AND 666 FT N OF THE E 1/4 COR OF SAID SEC 34. TH W 484 FT TH S 298.50 FT TH W 373.5 FT TO A POINT 907.5 FT W AND 367.5 FT N OF SAID 1/4 COR Comments: Property is a vacant Parcel with no road access. Property has easement for cell tower communication access. Wooded property measuring roughly 375 feet by 215 feet. Heavily wooded and sits behind a trailer park. Additional Disclosures: 30; 8 (see key for full text) Summer Tax Due: \$667.36	5418 S MISSION RD MT PLEASANT MI	\$11,251.70
6712	Parcel ID: 14-072-00-019-00; Legal Description: T14N R4W SEC 13 GARDEN GROVE #2 N 50 FT OF E 1/4 OF LOT 5 BLK 2 Comments: Property is a small vacant lot measuring roughly 50 foot by 100 feet deep. Power lines runs through property with telephone pole and looks like the neighbors put a trampoline in the ground on on the property. Property sits across the street from another house and adjacent to a house on the southern side. Close to lots of Mount Pleasant amenities and casino. Additional Disclosures: 21; 30 (see key for full text) Summer Tax Due: \$50.94	2162 1ST ST MT PLEASANT MI	\$1,595.98
6713	Parcel ID: 15-027-20-004-00; Legal Description: PART OF S 1/2 OF NE 1/4 SEC 27 T16N R4W VERNON TWP PARCEL BEG AT THE E 1/4 COR OF SEC TH W 1991 FT M/L ALG E/W 1/4 LINE TO POB TH CONT W 165 FT TH N 264 FT TH E 165 FT TH S 264 FT BACK TO POB 1 A M/L . SPLIT FOR 2006 FROM 10-001-02 TO 10-001-99 & 20-004-00 Comments: Property is a single story home with a walkout basement on a lot that measures roughly 270 x 160 feet. Property is currently occupied so inspection was limited to pictures from the road. Property seems to be in relatively nice shape with newer roofing material and the yard is kept up nice. It has a detached garage with looks to be adequate attic space or possibly other space. Home has a walk out basement on the west side. Very quiet country setting with no houses within 6 or 700 feet. Could be a good investment Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$648.61	3597 E DOHERTY RD CLARE MI	\$5,921.94
6714	Parcel ID: 22-061-00-084-00; Legal Description: LAKE ISABELLA FOREST #1 LOT 84 VILLAGE OF LAKE ISABELLA T15N R6W SHERMAN TWP Comments: Property is a vacant lot on Cortez Drive a little misshapen but roughly a 160 feet by 75 feet. Property looks relatively flat with shallow ditches approaching road and a couple medium sized trees. Culverts In ditches. Located in a quiet up North neighborhood close to lakes and other amenities and is on the corner with a Nice mobile and garage to the South and wooded property to the east. Lot is part of the Lake Isabella Property Owner's Association, please see related links below for additional information. Additional Disclosures: 16; 23 (see key for full text) Summer Tax Due: \$90.26	1046 CORTEZ DR WEIDMAN MI	\$1,143.53

6715	Parcel ID: 22-062-00-273-00; Legal Description: LAKE ISABELLA FOREST #2 LOT 273 VILLAGE OF LAKE ISABELLA T15N R6W SHERMAN TWP Comments: Property is a vacant lot on Cordoba Lane measuring roughly 75 foot by 160 foot. Shallow ditch at road and looks relatively flat with tall grass and short shrubby trees Did not locate any utilities on parcel. Neighborhood is nice and quiet and lots of amenities and lakes close by. Street has lots of other homes kept up relatively nice and tidy. Lot is part of the Lake Isabella Property Owner's Association, please see related links below for additional information. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$104.39	1034 CORDOBA LN WEIDMAN MI	\$1,697.32
6716	Parcel ID: 22-062-00-361-00; Legal Description: LAKE ISABELLA FOREST #2 LOT 361 VILLAGE OF LAKE ISABELLA T15N R6W SHERMAN TWP Comments: Property is a vacant lot on Madrid Lane. Looks to measure roughly 70 by 160 feet. Relatively flat with a gravel approach. Shallow ditch at the front of property and only a few large trees. Looks like property may have once had a mobile home or another structure on it. Located a large concrete slab. Looks like property also has utilities. Nice quiet up North neighborhood with lots of close by amenities and lakes. Lot is part of the Lake Isabella Property Owner's Association, please see related links below for additional information. Additional Disclosures: 62; 16 (see key for full text) Summer Tax Due: \$110.25	1017 MADRID LN WEIDMAN MI	\$2,359.36
6717	Parcel ID: 22-062-00-457-00; Legal Description: LAKE ISABELLA FOREST #2 LOT 457 VILLAGE OF LAKE ISABELLA T15N R6W SHERMAN TWP Comments: Property is a vacant lot measuring roughly 80 feet by 150 feet. Lightly wooded and relatively flat. Looks ready to build to me but who am I. Telephone pedestal located. Ice paved windy road with slow traffic. Close to lakes and lots of other recreational activities. Lot is part of the Lake Isabella Property Owner's Association, please see related links below for additional information. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$53.32	1156 QUEENSWAY WEIDMAN MI	\$1,902.27
6718	Parcel ID: 22-077-00-063-00; Legal Description: LAKE ISABELLA WOODS PLAT#1 LOT 63 VILLAGE OF LAKE ISABELLA T15N R6W SHERMAN TWP Comments: The property is a vacant lot on Velato drive measuring roughly 75 foot by 135 foot. Relatively flat with a few shrubs and a couple trees. Butts up to Lake Isabella property owners association property to the east and a house to the West. Lot is part of the Lake Isabella Property Owner's Association, please see related links below for additional information. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$67.83	1001 VALLADO DR WEIDMAN MI	\$1,043.24
6719	Parcel ID: 31-115-00-031-00; Legal Description: LOT #31 BLUE JAY MEADOWS VILLAGE OF SHEPHERD COE TWP Comments: Lot is triangular in shape and roughly 0.33 acres measuring 100 and 85 feet on the road by 115 foot deep on the eastern Property line and only 22 foot deep on the western property line. Property backs up to drainage ditch on the north side and is built up above the road on the south side. Nice neighborhood with nice newer homes. Quiet northern Michigan community And close to town. Please check with local building officials to ensure property is suitable for your intended use. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$73.55	307 RED MAPLE LN SHEPHERD MI	\$1,336.17

Mecosta

Lot #	Lot Information	Address	Min. Bid
4201	Parcel ID: 01 053 027 000; Legal Description: SEC 15 T16N R10W LOT 27 RIVERHAVEN PLAT Comments: Small, roughly rectangular parcel on west bank of Muskegon River. Parcel fronts on an unimproved platted road. Terrain is uneven; a flat grassy area is on the west end, descending to mucky woodlands towards the river. Additional Disclosures: 41; 8 (see key for full text) Summer Tax Due: \$43.38	21918 RIVERHAVEN DR PARIS	\$1,190.77
4202	Parcel ID: 01 891 047 000; Legal Description: SEC 16 T16N R10W VILLAGE OF PARIS O P BLK L W 60 FT OF LOT 1 & E 4 FT OF LOT 2 ALSO PARCEL LYING TO N 64 FT WIDE BY 178 FT M/L N & S TH N LINE BEING LOT 3 TO 8 EXTENDED Comments: 60 ft road frontage on Water St to the South. ~180 deep. North half of the property grades down sharply. Sharp enough that the foundation of the house may be affected. Spray foam is never a good sign. The house: it also has a collapsing roof, chimney, broken and boarded windows. It looks like it's been rotting for a while. Given the proliferation of black mold inside, no more than one room was entered. This one may be a lost cause. Additional Disclosures: 46; 34; 5; 32 (see key for full text) Summer Tax Due: \$19.98	107 WATER ST PARIS	\$861.40
4205	Parcel ID: 03 063 099 000; Legal Description: SEC4&5 T16N R08W LOT 99 LAKE MIRAMICHI SUB #2 Comments: This vacant lot is located within the Lake Miramichi POA. More information about the Lake Miramichi POA Rules and regulations, amenities available, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$12.22	23099 MIRAMICHI DR EVART	\$763.58
4206	Parcel ID: 03 078 065 000; Legal Description: SEC 12 T16N R08W LOT 65 TOWN LINE LAKE PARK Comments: 60 ft road frontage on Lake Rd to the north, 160 ft deep. Lake becomes two-track in front of the property. Overgrown, wooded along perimeter. Structure is a collapsed single story house. Call it a tree house, because that's what moved in. Well condition does not look good. Septic is anyone's guess. Additional Disclosures: 33; 42; 36; 5 (see key for full text) Summer Tax Due: \$257.80	6091 LAKE RD BARRYTON	\$1,729.78
4209	Parcel ID: 04 015 003 100; Legal Description: SEC 15 T16N R07W W 1/2 E 1/2 NE 1/4 NW 1/4 SPLIT ON 01/24/2003 FROM 04 015 003 000; Comments: 325 ft road frontage on 22 Mile Rd at the north, with a depth of ~1350 ft. Driveway access at north. North portion mostly wooded, with sporadic clearings. South is fairly clear. Structure was a cabin, now burnt out/collapsed. Another shanty connecting some camper trailers nearby. There is nothing here worth calling a structure. No idea on what kind of water or waste solution may have existed, if any. A large volume of debris/personal property is all around the place. At least three vehicles, some trailers, etc. Possibly more goodies hidden in the sticks. Additional Disclosures: 33; 36; 42; 21 (see key for full text) Summer Tax Due: \$695.56	2603 22 MILE RD SEARS	\$3,943.12
4210	Parcel ID: 04 029 020 000; Legal Description: SEC 29 T16N R07W PART OF W1/2 NW1/4 SE1/4 BEG 660 FT S OF NW COR TH E 660 FT TH S 330 FT TH W 660 FT TH N 330 FT TO POB. Comments: 330 ft road frontage on 45th Ave to the west, with a depth of 665 ft. Mostly wooded, with the NW being thinned for structures. Besides of the house, there are at least 5 sheds in various states of repair. Several pens/enclosures are falling down. Lots of personal property and debris surround the structures, including the requisite pile of tires and burn pit. Interior contains numerous personal possessions. Floors are plywood, coated in soot from the wood burner. There's a soft spot or two on the floor. One hole in the ceiling, unsure of cause of damage. Seems likely a serviceable building after a good cleaning. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$596.29	19364 45TH AVE BARRYTON	\$2,293.33
4213	Parcel ID: 05 082 006 010; Legal Description: SEC 10 T15N R10W PARLEY M. BROWN'S SUB. BLK 6 LOTS 10, 11 Comments: 105 ft road frontage on Monroe Ave to the west, 120 ft deep. Detached Garage in SW corner, with driveway. Two Story house facing road on a double lot. Property is fairly well kept, and the house and garage present in good condition. A small dog could be heard (and seen)barking within. Roof and siding look in good shape. Interior condition is unknown due to occupancy, but we hope that means it's livable. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$1,483.86	309 MONROE ST BIG RAPIDS	\$9,071.01
4215	Parcel ID: 07 041 051 000; Legal Description: SEC 14 T15N R8W FERGUSON PARK #2 LOT 51 Comments: ~0.30 acres unimproved land. Frontage on Park to the north. A rickety shed sits near the roadside. A burn pit and some refuse hide in the overgrowth. Summer Tax Due: \$176.90	7333 PARK AVE MECOSTA	\$1,399.74

4216	Parcel ID: 07 063 029 000; Legal Description: SEC 12 T15N R08W LOT 29 RILEYS MANOR Comments: 70 x 90. 70 ft road frontage on 2nd St to the north, with a depth of 90 ft. Land is flat and mostly clear, with some trees near a mobile. Driveway at the east end. Mobile home is older, yet seemingly solid. No apparent signs of roof leaks on the interior. A porch addition has collapsed, but this appears to have had no great effect to the mobile unit thus far. Interior is surprisingly solid, with a moderate amount of personal effects left within. Might be livable with a good cleaning. Additional Disclosures: 16; 21; 17 (see key for full text) Summer Tax Due: \$287.72	6555 2ND ST MECOSTA	\$1,766.87
4217	Parcel ID: 07 069 045 000; Legal Description: SEC 12 T15N R08W LOTS 45, 46 TUBBS LAKE SUB. Comments: 128x100. 128 ft road frontage on Lake Dr to the northeast, with a depth of 100 ft. Structure is an enclosed mobile, addition, and garage/driveway. Addition is on slab. The whole shebang is basically in a pole barn. The top most roof seems to be doing the job. Grounds are getting mangy. There is a massive amount of personal property still around and the electricity is on; this place is likely very recently occupied. Difficult to get a complete sense of the place with all the stuff around, but everything seems in order, if not exactly pleasing to the eye. Water and sewer were not located, but are likely to be surface well and septic given the rest of the neighborhood. Very near to the lake. Additional Disclosures: 16; 17; 21 (see key for full text) Summer Tax Due: \$338.85	6217 LAKE DR MECOSTA	\$710.14
4218	Parcel ID: 08 005 015 000; Legal Description: SEC 05 T15N R07W NW 1/4 SW 1/4 LYING E OF RIV & N OF RD Comments: 355 ft road frontage on Harding Rd to the SW. Irregularly shaped parcel near Martiny Lake West Branch Chippewa River. Portions of the north are wet or water, flowing out of the Winchester Dam. Ground seems dry otherwise. The Winchester Dam Boat Launch is directly across the street. A guardrail runs along/near the north portion. The surface well for the property to the west may be on this property. Outside of that: If you're thinking about building here, please check with the appropriate governing agencies first to make sure that this parcel is suitable for whatever you are intending to do with it. Additional Disclosures: 39 (see key for full text) Summer Tax Due: \$17.00	47TH AVE BARRYTON	\$688.43
4219	Parcel ID: 09 042 005 000; Legal Description: LOTS 5, 6, RIVERVIEW PARK, SEC 11 T14N R10W, MECOSTA TWP., MECOSTA CO., MICHIGAN. Comments: 100 ft of road frontage on Riverview Dr. 100 ft of frontage on the Muskegon River. Cottage with detached garage, paved driveway. If you need extra toy storage, Lot 4220 is also for auction and directly across the street. Neighbors have been maintaining the front, but the rear facing the river is overgrown. Retaining wall near the bank may need attention. Exterior of the building is a little shabby, but not yet in disrepair. Deck looks suspect, but is solid underfoot. Electrical service mast looks to have taken a hit, and is letting in some water. Most windows appear to be newer. Interior has some irregular floors. Basement stairs are certainly not to modern code. An addition was added on at some point, is taking in water through the roof. Stairwell leading to the upper half level is molding out at the landing. Mold is localized at this point. Upstairs ceiling is covered in wasp nests. There are some floor joists that will need to be addressed. DIY electrical work looks a bit suspect. Viability of well and septic is unknown. Foundation looks very solid. Interior woodwork is nicely done. All in all, this looks like a very workable property for those with the inclination and ability. ~0.23 Acres Additional Disclosures: 5; 21; 32 (see key for full text) Summer Tax Due: \$780.40	10946 RIVERVIEW DR BIG RAPIDS	\$10,185.15
4220	Parcel ID: 09 042 042 000; Legal Description: LOTS 42 & 43, RIVERVIEW PARK, SEC 11 T14N R10W, MECOSTA TWP., MECOSTA CO., MICHIGAN. Comments: ~0.38 acres improved land. 100 ft road frontage on Riverview Dr to the east, with less than 200 ft to the riverbank from there. Somebody has been keeping it mowed. Across the street from Auction Lot 4219. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$81.10	10946 RIVERVIEW DR BIG RAPIDS	\$1,605.08
4222	Parcel ID: 10 038 224 000; Legal Description: SEC 13&24 T14N R9W LOT 224 LAKE OF THE CLOUDS #2 Comments: ~0.23 Acre Vacant Lot located in the Canadian Lakes POA. ~70 ft road frontage on Cape Breton Dr to the north, with a depth of ~145 ft. Wooded, undeveloped lot. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.21	12035 CAPE BRETON DR STANWOOD	\$666.77
4223	Parcel ID: 10 038 536 000; Legal Description: SEC 13&24 T14N R09W LOT 536 LAKE OF THE CLOUDS # 2 Comments: ~0.29 Acre Vacant Parcel in the Canadian Lakes POA. 85x150. ~85 ft road frontage on Timberlane Dr to the west, with a depth of ~150 ft. Vacant, unimproved land. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.83	9330 TIMBERLANE DR STANWOOD	\$676.73

4224	Parcel ID: 10 039 016 000; Legal Description: SEC 13 T14N R09W LOT 16 GOLF PORT ESTATES #1 Comments: ~0.33 Acre Vacant parcel located in Canadian Lakes POA. ~50 ft road frontage on Gulf Port Dr to the southwest, with an average depth of ~120 ft. Wooded, unimproved lot, with golf greens directly to east. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.53	9640 PERE MARQUETTE DR STANWOOD	\$692.70
4225	Parcel ID: 10 040 091 000; Legal Description: SEC 24 T14N R09W LOT 91 HIGHLAND WOODS #1 Comments: ~0.35 Acre Vacant Lot Located in Canadian Lakes POA. ~80 ft road frontage on W Ridge Rd to the southwest, with a minimum of ~155 ft. Vacant, unimproved, wooded land. Electric utility runs through property along the roadside. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16; 30 (see key for full text) Summer Tax Due: \$5.21	8378 WEST RIDGE BLVD STANWOOD	\$673.78
4226	Parcel ID: 10 040 160 000; Legal Description: SEC 24 T14N R09W LOT 160 HIGHLAND WOODS # 1 Comments: ~0.29 Acre Vacant Parcel located in Canadian Lakes POA. 80x155. ~80 ft road frontage on Pine Tree Trail to the northeast, with a depth of ~155 ft. Vacant, wooded, unimproved lot. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.21	8361 PINE TREE TRL STANWOOD	\$673.78
4227	Parcel ID: 10 040 257 000; Legal Description: SEC 24 T14N R09W LOT 257 HIGHLAND WOODS #1 Comments: ~ 0.54 Acre vacant parcel located in Canadian Lakes POA. ~80 ft road frontage on Aspen Dr to the west, with a minimum depth of ~280 ft to the northeast. Vacant, wooded, unimproved land. Nice shady and quiet lot. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.21	8110 ASPEN DR STANWOOD	\$673.78
4228	Parcel ID: 10 042 396 000; Legal Description: SEC 12&13 T14N R09W LOT 396 LOST CANYON Comments: ~0.54 acre vacant lot in Canadian Lakes POA. ~100 ft of road frontage on Eagle Pass to the west, and ~150 on Santa Fe Trail to the south. Vacant, wooded, unimproved land. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.83	10153 SANTA FE TRL STANWOOD	\$656.93
4229	Parcel ID: 10 042 438 000; Legal Description: SEC 12&13 T14N R09W LOT 438 LOST CANYON Comments: ~0.48 acre vacant parcel in Canadian Lakes POA. ~125 ft road frontage on Boot Hill Ln to the southwest. Parcel is generally triangle shaped, ~235 feet deep at the longest point to the northeast. Vacant, wooded, unimproved land. At the end of an unbuilt cul-de-sac. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.83	10180 BOOTHILL LN STANWOOD	\$656.93
4230	Parcel ID: 10 042 487 000; Legal Description: SEC 12&13 T14N R09W LOT 487 LOST CANYON Comments: ~0.72 Acre vacant parcel in Canadian Lakes POA. ~285 ft road frontage on Mountain View Trl to the south. Parcel shape is trapezoidal, ~160 deep on the east end, narrowing to zero at the west. Vacant, unimproved land, mostly flat and clear. Deer like grazing here. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.83	10411 MOUNTAIN VIEW TRL STANWOOD	\$676.73
4231	Parcel ID: 10 042 495 000; Legal Description: SEC 12&13 T14N R09W LOT 495 LOST CANYON Comments: ~0.35 acre vacant parcel located in Canadian Lakes POA. ~95 ft road frontage on Red Feather Trl to east, 150 ft deep m/l. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.83	12138 RED FEATHER LN STANWOOD	\$672.47
4232	Parcel ID: 11 141 390 000; Legal Description: SEC 19 T14N R08W LOT 390 CANADIAN LAKES #4 Comments: ~0.25 acre vacant parcel located in Canadian lakes POA. ~75 ft road frontage on Ontario St, with a depth of ~150 ft. Vacant, unimproved land, lightly wooded. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.57	8423 ONTARIO RD STANWOOD	\$665.91

4233	Parcel ID: 11 141 445 000; Legal Description: SEC 19 T14N R08W LOT 445 CANADIAN LAKES #4 Comments: ~0.34 acre vacant parcel located in Canadian Lakes POA with access issues. Nearly square, with ~125 ft road frontage on Toronto to the east, also bordering ~115 on Buchanan to the north with NO road access. Vacant, wooded, unimproved land. ATV/Golf cart trail passes through the property More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16; 30 (see key for full text) Summer Tax Due: \$29.10	8475 TORONTO ST STANWOOD	\$707.11
4234	Parcel ID: 11 147 848 000; Legal Description: SEC 30 T14N R08W LOT 848 CANADIAN LAKES #10 Comments: ~0.25 vacant parcel located in Canadian Lakes POA. Flat and almost clear lot. Natural gas pipeline may run through property. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16; 30 (see key for full text) Summer Tax Due: \$19.30	11586 N LOOKOUT RIDGE STANWOOD	\$699.63
4235	Parcel ID: 11 147 979 000; Legal Description: SEC 30 T14N R08W LOT 979 CANADIAN LAKES #10 Comments: ~0.24 Vacant parcel located in Canadian Lakes POA. ~90 x 105. ~90 ft of road frontage on Lake Rd to the north, ~95 on Oakridge Pkwy to the south. Shape is slightly out of square, with a minimum depth of ~105 ft. Vacant, relatively clear land, with a few trees. Neighbors appear to have been using south end for parking/turnaround. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.70	11388 OAK RIDGE DR STANWOOD	\$656.38
4236	Parcel ID: 11 148 038 000; Legal Description: SEC 18 & 19 LOT #38 CANYON SPRINGS SUB. Comments: ~0.50 Acre vacant Parcel located in Canadian Lakes POA. ~115 ft road frontage on Canyon Springs Dr to the southeast, with a depth of ~190 ft. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$85.74	8995 CANYON SPRINGS CT STANWOOD	\$1,026.85
4237	Parcel ID: 11 156 213 000; Legal Description: SEC 18 T14N R08W LOT 213 GOLF PORT ESTATES #1 Comments: ~0.28 Acre vacant parcel located in Canadian lakes POA. ~65 ft road frontage on Golf Port Dr N to the south, ~195 ft. Vacant, unimproved, thinly wooded land. Fairly flat. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.57	9660 GOLF PORT DR STANWOOD	\$687.32
4238	Parcel ID: 11 156 218 000; Legal Description: SEC 18 T14N R08W LOT 218 GOLF PORT ESTATES #1 Comments: ~ 0.30 acre vacant parcel located in Canadian Lakes POA. ~92 ft road frontage on Gold Port Dr to the west, with a depth of ~195 ft; tapering to ~45 wide at the east. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$20.77	9720 GOLF PORT DR STANWOOD	\$679.50
4239	Parcel ID: 11 162 124 000; Legal Description: SEC 19 T14N ROB W LOT 124 LAKE OF THE CLOUDS #2 Comments: ~0.21 Acre vacant parcel located in Canadian Lakes POA. ~72 ft road frontage on Timberlane Dr to the north-northwest, with a minimum depth of ~120 ft. Vacant, wooded, unimproved land. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$19.30	11925 TIMBERLANE DR STANWOOD	\$699.63
4240	Parcel ID: 11 179 098 000; Legal Description: SEC 18 T14N R8W LOTS 98 AND 99 FAWN RIDGE ESTATES Comments: ~0.36 acre vacant parcel located in Canadian Lakes POA. Triangular corner lot with ~165 ft road frontage on Center Lane to southwest, and ~165 ft on W Circle Dr to the north. Maximum depth of ~145 ft on the southeast boundary. Freshly graded gravel roads on the sides. Looks like a nice building site. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$33.29	9373 CENTER LN STANWOOD	\$764.49
4241	Parcel ID: 11 179 115 000; Legal Description: SEC 18 T14N R08W LOT 115 OF FAWN RIDGE ESTATES #2 Comments: ~0.47 Acre Vacant parcel located in Canadian Lakes POA. ~95 ft road frontage on E Circle Dr with a depth of ~200 ft. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$58.88	9368 E CIRCLE DR STANWOOD	\$883.21

4242	Parcel ID: 11 181 206 000; Legal Description: SEC 18 T14N R08W LOT 206 LOST CANYON Comments: ~0.38 acre vacant parcel located in Canadian lakes POA. ~110 road frontage on Broken Arrow Lane to the north, with a depth of ~160 ft. Vacant, wooded, unimproved land. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.57	11913 BROKEN ARROW LN STANWOOD	\$687.32
4243	Parcel ID: 11 182 776 000; Legal Description: SEC 7 T14N R08W LOT 776 LOST CANYON #2 Comments: ~0.44 acre vacant parcel locate in Canadian Lakes POA. ~275 ft of road frontage on Crazy Horse Trail to the east and north. ~165 ft wide at the west end. Vacant, wooded, unimproved land. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.71	10179 CRAZY HORSE TRL STANWOOD	\$697.97
4244	Parcel ID: 11 187 043 000; Legal Description: SEC 20 T14N R08W LOT 43 NORTH SHORE ESTATES #1 Comments: ~0.45 acre vacant parcel located in Canadian Lakes POA. ~100 ft road frontage on Peninsula Dr to the south, with a depth ~195 ft. Vacant, unimproved, wooded land. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$68.05	10784 PENINSULA DR STANWOOD	\$933.38
4245	Parcel ID: 11 189 001 000; Legal Description: SEC 21 T14N R08W LOT 1 ROYAL CANADIAN SUB #1 Comments: ~0.50 acre vacant parcel located in Canadian Lakes POA. ~95 ft road frontage on Red Fox Dr to the east, with a depth of ~215 ft. Right near the entrance off 100th. Vacant, lightly wooded lot. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$29.10	8001 RED FOX RD STANWOOD	\$682.88
4246	Parcel ID: 11 189 157 000; Legal Description: SEC 28 T14N R08W LOT 157 ROYAL CANADIAN SUB #1 Comments: ~0.31 acre vacant lot in Canadian Lakes POA. ~90 ft road frontage on Regency Lane to the east, and a maximum depth of ~150 ft. Parcel shape is slightly out of square. Land is flat and relatively clear, and the adjacent north and south parcels have been developed. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.57	7575 REGENCY LN STANWOOD	\$687.32
4247	Parcel ID: 11 190 067 000; Legal Description: SEC 34 T14N R08W LOT 67 ROYAL CANADIAN SO. #1 Comments: ~0.56 Acre vacant parcel located in Canadian Lakes POA. ~85 ft road frontage at the end of a Cul-de-sac at the southeast corner. ~215 wide at the north. ~75 ft deep at the west boundary, ~150 ft max height from the roadside. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$29.10	6837 RED OAK CT STANWOOD	\$707.11
4248	Parcel ID: 11 190 106 000; Legal Description: SEC 33 T14N R08W LOT 106 ROYAL CANADIAN SO. #1 Comments: ~0.66 acre vacant parcel located in Canadian Lakes POA. ~ 132 ft road frontage on Walnut Grove St and depth ~187 ft. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$33.29	6840 WALNUT GRV STANWOOD	\$764.49
4249	Parcel ID: 11 192 271 000; Legal Description: SEC 33 T14N R08W ROYAL CANADIAN SO.#2 LOT 271 Comments: ~0.61 Acre nice corner lot located in Canadian Lakes POA. ~90 ft road frontage on Sunset Dr, and depth of ~309 ft. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$117.04	9428 SUNSET DR STANWOOD	\$974.97
4250	Parcel ID: 11 192 282 000; Legal Description: SEC 33 T14N R08W ROYAL CANADIAN SOUTH #2 LOT 282 Comments: ~0.47 acre nice vacant parcel on the greens in Canadian Lakes POA ~101 ft road frontage on Sunset Dr, and depth ~199 ft. More information about Canadian Lakes POA can be found on their webpage which is linked below in 'Related Links' Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$139.52	9493 SUNSET DR STANWOOD	\$1,304.91
4252	Parcel ID: 11 194 565 000; Legal Description: SEC33 T14N R08W PLAT ROYAL CANADIAN SOUTH #4 LOT #565 Comments: Nice lot right on the greens. A portion of the property appears to be utilized as a golf cart cut-through. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$142.92	9464 CLUBHOUSE DR W STANWOOD	\$1,322.49

4255	<p>Parcel ID: 13 028 013 300; Legal Description: SEC 28 T13N R10W COM AT S 1/4 COR TH S 89 DEG 49 M W ALG S SEC LINE 662.63 FT TH N 1 DEG 7 M E 223.45 FT TO POB. TH CONT. N 1 DEG 7 M E 222.64 FT TH N 89 DEG 47 M E 465.69 FT TH S 1 DEG 33 M W 222.96 FT TH S 89 DEG 49 M W 464.29 FT TO POB. Comments: ~223 feet road frontage on Fisk Ave, ~485 ft deep. Clearing near the gravel road, with short driveway leading to the mobile. Rest of the unit is wooded. Mobile home is older, with a rough exterior. Interior is more rough; call it harvesting or incomplete, but it's not ready for people. Septic appears to be connected, and the well head looks fairly new. Additional Disclosures: 50; 17 (see key for full text)</p> <p>Summer Tax Due: \$162.27</p>	1066 FISK AVE MORLEY	\$3,746.12
4259	<p>Parcel ID: 14 019 010 300; Legal Description: SEC 19 T13N R09W BEG AT SW COR SE 1/4 NW 1/4 TH N 250 FT TH E 475 FT TH S 250 FT TH W 475 FT TO POB. SUBJECT TO EASEMENT OVER W 66 FT THEREOF Comments: ~509 ft road frontage on Monroe to the south. 235 ft deep. Driveway at SW corner, which may be an easement providing access for parcel abutting to the north. Older mobile home, showing it's age. A smattering of the usual debris surrounds the structure. A good trailer load of garbage sits near the (also occupied) dog house. Additional Disclosures: 17; 6; 33; 30; 21 (see key for full text)</p> <p>Summer Tax Due: \$182.26</p>	17790 MONROE RD MORLEY	\$1,836.58
4262	<p>Parcel ID: 16 892 005 000; Legal Description: SEC 02 T13N R07W SUPERVISORS PLAT OF WEST MILLBROOK LOTS 5, 6 Comments: ~62 ft road frontage on Millbrook Rd to the south, ~155 deep. Small gravel driveway in SE corner. Lone abandoned car to the side. Property grounds are long overgrown, with trash strewn across the property. Sheds are also full of and surrounded by trash, and appear to offer little functional value. The house itself is not passable without some garbage removal. Exterior enclosed staircase appears to be failing. Doors have been left open, and it's possible some critters have taken residence. What can be seen of the main floor ceiling indicates water damage, and the interior absolutely reeks. Given the numerous empty jugs of water littering the property, septic and water are a question. It's likely this place will need a lot of attention. Additional Disclosures: 5; 21; 66; 33 (see key for full text)</p> <p>Summer Tax Due: \$228.70</p>	1206 MILLBROOK RD BLANCHARD	\$1,867.03
4263	<p>Parcel ID: 17-11-454-003; Legal Description: 000125 HOWARD STREET: ROBEN'S ADDITION -- LOTS 38 THRU 42 EXC COM AT THE SW COR OF LOT 38, TH N 00 45' W 200 FT ALG THE E LI OF HOWARD ST TO THE NW COR OF LOT 42, TH S 20 01' E 84.87 FT, TH S 00 45' E 120 FT TO THE N LI OF E ELM ST, TH S 89 30' W 28 FT ALG THE N LI OF E ELM ST TO THE POB, TOGETHER WITH THE VAC ALLEY ADJ TO SAID LOTS. Comments: Structure ~12000 sq ft. ~200 ft road frontage on Howard St to the West, ~98 ft on East Elm to the south. Business recently operating within include photography, auto glass, and sign/apparel printing. It appears this was being repurposed by a grow op, and abandoned mid project. Exterior of the building is a mixed bag. Mostly in good shape, but many of the openings were being closed in, and some have not been completed. The main storefront is the worst offender. Garage doors have been damaged/vandalized. The rest of the concerns are minimal. Interior is mostly just framing. Utilities are incomplete. The pole barn addition is functioning as a giant bird house, for giant pigeons. Additional Disclosures: 21; 47; 63; 50 (see key for full text)</p> <p>Summer Tax Due: \$4,407.97</p>	125 HOWARD ST BIG RAPIDS	\$11,974.63
9994219	<p>Parcel ID: 09 042 005 000; Legal Description: LOTS 5, 6, RIVERVIEW PARK, SEC 11 T14N R10W, MECOSTA TWP., MECOSTA CO., MICHIGAN. Comments: 100 ft of road frontage on Riverview Dr. 100 ft of frontage on the Muskegon River. Cottage with detached garage, paved driveway. If you need extra toy storage, Lot 4220 is also for auction and directly across the street. Neighbors have been maintaining the front, but the rear facing the river is overgrown. Retaining wall near the bank may need attention. Exterior of the building is a little shabby, but not yet in disrepair. Deck looks suspect, but is solid underfoot. Electrical service mast looks to have taken a hit, and is letting in some water. Most windows appear to be newer. Interior has some irregular floors. Basement stairs are certainly not to modern code. An addition was added on at some point, is taking in water through the roof. Stairwell leading to the upper half level is molding out at the landing. Mold is localized at this point. Upstairs ceiling is covered in wasp nests. There are some floor joists that will need to be addressed. DIY electrical work looks a bit suspect. Viability of well and septic is unknown. Foundation looks very solid. Interior woodwork is nicely done. All in all, this looks like a very workable property for those with the inclination and ability. ~0.23 Acres Additional Disclosures: 32; 5; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	10946 RIVERVIEW DR BIG RAPIDS	\$10,185.15

Osceola

Lot #	Lot Information	Address	Min. Bid
5200	<p>Parcel ID: 01 034 009 02; Legal Description: SEC 34 T20N R10W PT OF NE 1/4 OF SW 1/4 COM S01DEG48'20"E 1100 FT & N89DEG03'03"E 400 FT FR NW COR THEREOF, TH N 100 FT, TH E 35.6 FT, TH S 100 FT, TH W 35.6 FT TO POB .08A M/L Comments: Small vacant lot with no known access ~0.08 Acres. Please do thorough research on this property prior to bidding to verify that it is suitable for your intended use. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$0.53</p>		\$611.13
5201	<p>Parcel ID: 01 100 068 00; Legal Description: LOTS 68, 69 & 70 DIAMOND HEIGHTS SUBD Comments: 135 ft road frontage south of Diamond Lake Road. Trapezoid shape. 100 ft tall at west, 155 at east. Foot path runs near/along east boundary. Snowmobile trailer parked off Lakeview. Some of the ground near Lakeview is visibly damp, but the lot seems dry on the whole. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$62.74</p>	TUSTIN	\$1,390.27
5202	<p>Parcel ID: 01 300 011 00; Legal Description: LOT 11 PINE RIVER VALLEY Comments: ~0.62 Acre Vacant lot at end of gravel/grassy cul-de-sac. South of 20 Mile Rd, west of 220th Ave. Looks to be campsites around the circle. Electric service across the road. Minor debris on property, and corners appear to be staked. Summer Tax Due: \$18.29</p>	TUSTIN	\$867.53
5203	<p>Parcel ID: 01 502 061 00; Legal Description: LOT 61 STAG'S HEAD SUBD #2 Comments: 2+ Acre Irregularly shaped parcel at end of Westcrest Dr, south of Hewitt Rd. A very shallow creek running from Hewitt Lake runs across the south. Driveway is a rough and rutted up mess. Older mobile home sits in a clearing near center of property. There's some holes in the siding and roof. Interior is unfinished, perhaps abandoned after prep for remodel. Minimal contents within, and a small amount of trash and debris outside and around the shed. Electric service looks fairly new. Wood burning stove inside, with creative exhaust. The Assessor Card linked below provides information pertaining to the Mobile Home located on this lot. It appears the SEV was evaluated to include the Mobile Home, which could mean that the Mobile is Affixed to the property, however this is NOT verified and should be researched with the Local Governmental Unit prior to bidding. Additional Disclosures: 17; 5; 50 (see key for full text) Summer Tax Due: \$193.45</p>	19369 WESTCREST DR TUSTIN	\$3,167.61
5204	<p>Parcel ID: 02 551 011 00; Legal Description: LOT 11 SWISS ALPINE Comments: ~1.18 Acre vacant wooded parcel. The plat map and the aerial imagery shows that there is a flood plain area that's located partially on this parcel. Part of the parcel appears to be dry but that portion may not be large enough to build. Please research this parcel thoroughly to be sure that it is suitable for whatever you intend. Ownership in Swiss Alpine POA will get you access to the amenities and discounted rates at their campground. "Swiss Alpine offers great fishing and swimming in our no wake, no gas motor lakes. We have access to approximately 14,000 acres of public recreational lands which are great for the ATV and ORV enthusiast. We also have a beautiful beach, clubhouse and a campground for you to enjoy with annual and weekend rates available." More information about Swiss Alpine POA can be found on their webpage which is linked below in 'Related Links'. Additional Disclosures: 16; 41 (see key for full text) Summer Tax Due: \$11.81</p>	BERN DR REED CITY	\$758.00
5205	<p>Parcel ID: 02 551 032 00; Legal Description: LOT 32 SWISS ALPINE Comments: ~0.52 Acre vacant wooded parcel. The plat map and the aerial imagery shows that there is a flood plain area that's located partially on this parcel. Please research this parcel thoroughly to be sure that it is suitable for whatever you intend. Ownership in Swiss Alpine POA will get you access to the amenities and discounted rates at their campground. "Swiss Alpine offers great fishing and swimming in our no wake, no gas motor lakes. We have access to approximately 14,000 acres of public recreational lands which are great for the ATV and ORV enthusiast. We also have a beautiful beach, clubhouse and a campground for you to enjoy with annual and weekend rates available." More information about Swiss Alpine POA can be found on their webpage which is linked below in 'Related Links'. Additional Disclosures: 16; 41 (see key for full text) Summer Tax Due: \$14.74</p>	BERN DR REED CITY	\$777.33

5206	Parcel ID: 02 551 090 00; Legal Description: LOT 90 SWISS ALPINE Comments: ~0.77 Acre vacant wooded parcel. This lot is located toward the end of a dirt road. Quiet area that seems like it would be a nice place to build. We do not know if there are any barriers to building here, so please research this parcel thoroughly with the POA and the local zoning/building folks to be sure that it is suitable for whatever you intend. "Swiss Alpine offers great fishing and swimming in our no wake, no gas motor lakes. We have access to approximately 14,000 acres of public recreational lands which are great for the ATV and ORV enthusiast. We also have a beautiful beach, clubhouse and a campground for you to enjoy with annual and weekend rates available." More information about Swiss Alpine POA can be found on there webpage which is linked below in 'related Hyperlinks'. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$11.81	REED CITY	\$758.00
5207	Parcel ID: 03 013 008 05; Legal Description: SEC 13 T17N R8W PT OF NW 1/4 OF SW 1/4 COM 33 FT E OF SW COR THEREOF, TH N 140 FT, TH E 180 FT, TH S 140 FT, TH W 180 FT TO POB PT .7A M/L Comments: OCCUPIED Pole barn and mobile on ~0.7 acres in the Evart area. 150 ft road frontage on 70th Ave, ~215 ft deep. Tree line at south end of property. Structures are Pole barn and mobile home. Additional Disclosures: 67; 6; 33; 17 (see key for full text) Summer Tax Due: \$295.76	3254 70TH AVE EVART	\$3,704.81
5208	Parcel ID: 03 381 002 00; Legal Description: LOT 2 LAKE MIRAMICHI SUBD Comments: ~0.6 acre vacant lot in Lake Miramichi POA. Electric utility easement runs through a large part of the east portion. This portion of Chippewa Trl is two track/undeveloped. More information about the Lake Miramichi POA Rules and regulations, amenities available, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. Additional Disclosures: 16; 30 (see key for full text) Summer Tax Due: \$4.53	EVART	\$659.25
5209	Parcel ID: 03 381 034 00; Legal Description: LOT 34 LAKE MIRAMICHI SUBD Comments: ~0.46 acre vacant lot in Lake Miramichi POA. More information about the Lake Miramichi POA Rules and regulations, amenities available, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$11.45	EVART	\$731.46
5210	Parcel ID: 03 381 315 00; Legal Description: LOTS 315, 316 & 318 LAKE MIRAMICHI SUBD Comments: ~1.32 acre vacant lot in Lake Miramichi POA. Large lot fronting on Iriquois Trl. More frontage on the Shoshone Cul-de-Sac, which is yet to be developed but drivable. ATV paths cutting through. More information about the Lake Miramichi POA Rules and regulations, amenities, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. This property is adjacent to Auction Lot# 5211 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$33.96	EVART	\$897.46
5211	Parcel ID: 03 381 317 00; Legal Description: LOT 317 LAKE MIRAMICHI SUBD Comments: ~0.54 acre vacant lot in Lake Miramichi POA. This property is adjacent to Auction Lot# 4210. Technically on a corner, but Shoshone is undeveloped. More information about the Lake Miramichi POA Rules and regulations, amenities available, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.14	EVART	\$669.77
5212	Parcel ID: 03 382 475 00; Legal Description: LOT 475 LAKE MIRAMICHI SUBD #2 Comments: ~0.38 acre vacant lot in Lake Miramichi POA. More information about the Lake Miramichi POA Rules and regulations, amenities, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.14	EVART	\$721.42
5213	Parcel ID: 03 384 544 00; Legal Description: LOT 544 LAKE MIRAMICHI SUBD #4 Comments: ~0.55 acre vacant lot in Lake Miramichi POA. More information about the Lake Miramichi POA Rules and regulations, amenities available, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$10.21	EVART	\$715.87
5214	Parcel ID: 03 384 552 00; Legal Description: LOT 552 LAKE MIRAMICHI SUBD #4 Comments: ~0.39 acre vacant lot in Lake Miramichi POA. More information about the Lake Miramichi POA Rules and regulations, amenities available, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$4.35	EVART	\$656.99

5215	Parcel ID: 03 384 587 01; Legal Description: LOTS 586, 587, & 757 & USE OF PARK R FOR LOTS 554, 555, 587, 751-755, & 757 ONLY-SEE PLAT LAKE MIRAMICHI SUBD #4 Comments: ~0.81 acre vacant lot in Lake Miramichi POA. This lot sits on a planned but never built cul de sac off shoshone trail and does not have developed road access. More information about the Lake Miramichi POA Rules and regulations, amenities available, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. Additional Disclosures: 16; 8 (see key for full text) Summer Tax Due: \$26.50	EVART	\$934.53
5216	Parcel ID: 03 384 642 00; Legal Description: LOT 642 LAKE MIRAMICHI SUBD #4 Comments: ~0.60 acre vacant lot in Lake Miramichi POA. More information about the Lake Miramichi POA Rules and regulations, amenities available, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. Additional Disclosures: 16; 10 (see key for full text) Summer Tax Due: \$5.80	EVART	\$674.81
5217	Parcel ID: 03 384 643 00; Legal Description: LOT 643 LAKE MIRAMICHI SUBD #4 Comments: ~0.78 acre vacant lot in Lake Miramichi POA. More information about the Lake Miramichi POA Rules and regulations, amenities available, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. Additional Disclosures: 16; 10 (see key for full text) Summer Tax Due: \$7.28	EVART	\$692.78
5218	Parcel ID: 03 384 644 00; Legal Description: LOT 644 LAKE MIRAMICHI SUBD #4 Comments: ~0.36 acre vacant lot in Lake Miramichi POA. More information about the Lake Miramichi POA Rules and regulations, amenities available, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$4.35	EVART	\$656.99
5219	Parcel ID: 03 384 681 00; Legal Description: LOT 681 LAKE MIRAMICHI SUBD #4 Comments: ~0.42 acre vacant lot in Lake Miramichi POA. More information about the Lake Miramichi POA Rules and regulations, amenities available, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$4.35	EVART	\$656.99
5220	Parcel ID: 03 384 697 00; Legal Description: LOT 697 LAKE MIRAMICHI SUBD #4 Comments: ~0.42 acre vacant lot in Lake Miramichi POA. More information about the Lake Miramichi POA Rules and regulations, amenities available, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.28	EVART	\$683.32
5221	Parcel ID: 03 384 747 00; Legal Description: LOT 747 LAKE MIRAMICHI SUBD #4 Comments: "There's a lake there" - Dwight Schrute. ~0.66 acre vacant aquatic lot in Lake Miramichi POA. More information about the Lake Miramichi POA Rules and regulations, amenities available, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. Additional Disclosures: 16; 10 (see key for full text) Summer Tax Due: \$10.21	EVART	\$729.44
5222	Parcel ID: 03 385 815 00; Legal Description: LOT 815 LAKE MIRAMICHI SUBD #5 Comments: ~0.7 acre waterfront lot in Lake Miramichi POA. ~155 ft road frontage Karok Trl to the south, ~225 ft median depth. No real through traffic near this dead end. Only one real neighbor. Grades down north to the lake for ~125 ft before flattening out. Some flat portions are mucky, as would be expected. Nice frontage on a cute little lake, dotted with small docks. If you're thinking of building here, please conduct due diligence on the potential challenges and available utilities. More information about the Lake Miramichi POA Rules and regulations, amenities available, building restrictions, annual dues etc. can be found on their website that is linked below in the 'Related Links' section. Additional Disclosures: 16; 41; 73 (see key for full text) Summer Tax Due: \$27.04	EVART	\$941.50
5223	Parcel ID: 03 401 034 00; Legal Description: LOT 34 NEGAUNEE LAKE SUBD 1 Comments: ~60 ft road frontage on Negaunee Lake Dr to the north, ~193 ft deep. Elevated from roadside. Vacant, unimproved, wooded land. Adjacent parcels have been developed. Some nearby parcels have propane tanks, but it appears a nat. gas pipeline is in the area. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.11	EVART	\$703.75

5224	Parcel ID: 07 016 008 05; Legal Description: SEC 16 T19N R10W PT OF E 1/2 OF E 1/2 OF SW 1/4 BEG AT SW COR TH E 264 FT, TH N 825 FT, TH W 264 FT, TH S 825 FT TO POB 5A M/L Comments: 5+ acres, 264 ft road frontage on 15 Mile Rd to the south, 825 ft deep. One occupied mobile home near the road, with pole barn nearby. 5+ more (scrap) mobile homes throughout the lot. Also multiple cars, trailers, heavy equipment, tires and other assorted scrap. Some excavated areas filled with trash. Likely a DIY landfill as well. The amount of scrap metal on this property is staggering. This may be considered a blighted property. Additional Disclosures: 17; 6; 13; 33 (see key for full text) Summer Tax Due: \$196.19	21594 15 MILE RD LEROY	\$4,404.59
5225	Parcel ID: 08 730 037 00; Legal Description: LOT 37 WHITE BIRCH SHORES Comments: ~0.37 acre vacant lot near Austin Lake. 132 ft road frontage on Bea Blvd, 95+ ft deep. Less than 1000 ft to lake. Please research this parcel with the local zoning/building officials before bidding to make sure this property is suitable for your intended use. This property is adjacent to Auction Lot# 5226 Summer Tax Due: \$23.64	REED CITY	\$940.96
5226	Parcel ID: 08 730 040 00; Legal Description: LOT 40 WHITE BIRCH SHORES Comments: ~0.63 acre vacant lot near Austin Lake. Less than 1000 ft to the lake. Please research this parcel with the local zoning/building officials before bidding to make sure this property is suitable for your intended use. This property is adjacent to Auction Lot# 5225 Summer Tax Due: \$25.57	REED CITY	\$944.03
5227	Parcel ID: 11 016 007 20; Legal Description: SEC 16 T17N R7W PT OF W 1/2 OF E 1/2 OF NW 1/4 COM N89DEGW 669.62 FT & S0DEG48'W 1502.33 FT FR N 1/4 COR, TH S0DEG48'W 408.83 FT TO SH OF LAKE MALOY, TH N82DEG20'41"W ALG SH 110.8 FT, TH N0DEG48'E 395.99 FT, TH S89DEGE 110 FT TO POB PARCEL 2 1.03A M/L Comments: ~142 ft road frontage on N Shore Dr to the west. 443 tall, 56 wide at the north minimum width. ~125 ft frontage on Lake Maloy to the south. Drainage culvert runs along the N Shore Dr footage. Land seems mostly dry and like it would be a nice place to build. Please check with local zoning and building officials to make sure that this property is suitable to build on if that is your plan. We do not know the local building requirements in this area. Land is mostly brush, with occasional pines. A healthy tree line runs along the east boundary. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$361.13		\$3,002.21
5228	Parcel ID: 13 016 002 10; Legal Description: SEC 16 T17N R10W PT OF NE 1/4 OF SE 1/4 COM 8 RDS S OF E 1/4, TH W 20 RDS, TH N 8 RDS, TH W 21 RDS TO GR&I RR ROW, TH SELY ALG ROW 32 RDS (TO LD OWNED BY E KAPNICK = 67-13-016-003-00), TH E TO E SEC LN, TH N 24 RDS TO POB, EXC COM 8 RDS S OF E 1/4 PST, TH W 265 FT, TH S 190 FT, TH E 265 FT, TH N 190 FT M/L TO POB Comments: ~6+ acres w/crumbling house in the Reed City area. Frontage on Roth Ave to east. Irregular shape, 377 ft wide at the south. West end borders White Pine Trl (Paved bike/snowmobile trail). House sits near Roth St. South/central portion is fairly cleared, western end predominately wooded. A marker indicates the driveway is within parcel boundaries, but GIS data indicates otherwise. The house is open to the elements, and in very rough condition. Additions are separating from the main structure. Foundation has loose components, and sill plates are visibly rotted in locations. Interior is unwalkable through trash proliferation. If even attempting to walk the grounds, please exercise caution: The overgrowth is deep, and there are all kinds of things hiding in there. Numerous concrete pads for non existent outbuildings remain, along with some derelict cars, boats, and other assorted stuff. Well and septic are a big question mark. Disregarding the structure, this is a nice large chunk of land outside of the city proper, with easy access to the center via foot, bike, car, or possibly snowmobile. Additional Disclosures: 21; 66; 36 (see key for full text) Summer Tax Due: \$390.33	3423 210TH AVE REED CITY	\$5,737.84
5229	Parcel ID: 14 610 106 00; Legal Description: LOT 106 SOUTH ROSE LAKE FOREST Comments: ~0.88 acre vacant lot in Rose Lake Forest POA. This lot is wooded and mostly flat. Would be a great place to build or set up a camp. Please verify with the POA and the local zoning/building officials to verify that this parcel is suitable for your intended use. Adjacent to Auction LOT#5230. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$19.88	LEROY	\$866.92
5230	Parcel ID: 14 610 107 00; Legal Description: LOT 107 SOUTH ROSE LAKE FOREST Comments: ~0.8 acre vacant lot in Rose Lake Forest POA. This lot is wooded and mostly flat. Would be a great place to build or set up a camp. Please verify with the POA and the local zoning/building officials to verify that this parcel is suitable for your intended use. Adjacent to Auction LOT#5229. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$56.88	108 BLUFF LEROY	\$1,361.71

5231	<p>Parcel ID: 14 710 040 00; Legal Description: LOT 40 WANSTEAD'S PINE GROVE PARK</p> <p>Comments: 77 ft road frontage on Pine View road to the north, 62 on the same road to the south. 175 deep m/l. Water is less than 200 ft to the south. Portions of the property are used as a turnaround. This parcel may be part of the Hog Back Lake POA. https://www.hogbacklake.org/ Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$17.03</p>	LEROY	\$605.16
5232	<p>Parcel ID: 42 145 007 00; Legal Description: LOTS 7 & 8 BLK 45 VILLAGE OF HERSEY ORIG PLAT</p> <p>Comments: ~145 ft road frontage on E 3rd to the north, 42 ft on Elm St to the west. Cute corner lot, with some mature trees giving shade. Lawn is getting tall. Structure is a two story house with addition. Addition is collapsing, and building is open to elements. On the plus side, the interior is getting plenty of air movement. Foundation for the addition looks like pavers, and is not solid. The house proper has a stone foundation with Michigan basement. Basement stairs are... not really there. Interior of the house is holding up surprisingly well. Floors and walls seem solid. Interior is incomplete, perhaps being prepped for renovation in the past. Stair treads to the upper level have some give. Some window panes are broken, and some wildlife as spent some time indoors. Stone foundation is hidden behind exterior cladding, and basement was not accessed to see any further. In spite of the appearance, this may be savable in the right hands. Power is cut, no idea about water, sewer, or gas at this time. Additional Disclosures: 50; 63; 36; 5 (see key for full text)</p> <p>Summer Tax Due: \$580.92</p>	500 E 3RD ST HERSEY	\$5,845.87
5233	<p>Parcel ID: 51 750 324 00; Legal Description: C-EV-312 S 33 FT OF LOT 324 EVART CITY</p> <p>Comments: ~33 ft road frontage on N Main, 155 deep m/l. Most of footprint is turn of century brick commercial building. Small addition on north. Parking area in rear (east). Building is 33 ft wide, and so is the lot. The adjoining polebarn/garage to the south not on this lot, and not for auction, and neither is the parking area. Somebody please, make this building cool again. Roofs are bad. Flat roofs on the cinder block additions are shot. Main structure is likely not doing a lot better. Upstairs had been converted into two apartments in the "Landlord special" fashion, before falling to the current state of disrepair. Plaster crumbling, falling drop ceilings, pipes and wiring just hanging around are common sights throughout. The main storefront seems to have been a jewelry store in the past. One of those rooms was converted to living quarters. Stone foundation, Michigan basement. Exterior will probably need repointing in spots. Many windows are in rough shape. It's doubtful that any of the wiring, plumbing, or mechanicals are functional, or close. Cinder block additions have slab floors, neither of which seem to be terribly affected by the water infiltration. Additional Disclosures: 50; 63; 32; 5; 18 (see key for full text)</p> <p>Summer Tax Due: \$2,381.33</p>	226 N MAIN ST EVART	\$17,045.29

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.

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

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

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 125.2330j](#). You may wish to consult a licensed attorney or title company to assist in this research.

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

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

and first class mail to the former owner at their last known address. However, it is the responsibility of the winning bidder to determine what personal property is present on the parcel and the appropriate measures for handling such personal property.

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.

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

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

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

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

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

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

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

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

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

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

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

50: The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed.

We have attempted to describe the degree to which the project has been finished, but the building should be considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.

62: This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.

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.

64: The structure(s) on this parcel have been slated for **demolition** by the local unit of government prior to sale. As such, it is being presented here as a vacant lot. You should confirm the status of this parcel as well as the allocation of the cost of demolition prior to bidding.

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.

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

73: This property may not be suitable for the installation of onsite sewage disposal. High water table indicators were observed and/or similar issues exist in the surrounding area. In some jurisdictions holding tanks and berm/mound sewage systems may not be allowed, making many sites unbuildable. Please consult with the local health department for requirements specific to this property.