

# Public Land Auction

Eastern Upper Peninsula

*August 6th, 2024*

Alger, Chippewa, Chippewa (Dnr), Delta, Luce, Luce (Dnr),  
Mackinac (Dnr), and Schoolcraft Counties



***Location:***

Online  
[www.tax-sale.info](http://www.tax-sale.info)

***Time:***

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

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





**Follow us on Facebook for the latest updates:**  
**[www.facebook.com/taxsaleinfo](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT WWW.TAX-SALE.INFO**

**-or-**

**ABSENTEE BID**

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

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

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

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

**CREATE YOUR ACCOUNT TODAY AT**  
**[WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

# Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

## Paying for your Auction Purchases

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

## Bidding Authorization

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

## Absentee bidding

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

# 2024 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see [www.tax-sale.info](http://www.tax-sale.info) for the latest information

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

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

## **Important Information Regarding Rules and Regulations**

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

- Alger
- Chippewa
- Delta
- Luce
- Schoolcraft

# Rules and Regulations

## 1. Registration

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

## 2. Properties Offered

### A. Overview

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

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

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

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

### B. Know What You Are Buying

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

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

### C. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

##### ii. Active Bidding

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

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

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

##### Sealed Bid Auctions:

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

#### B. Starting Bid Price

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

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

#### C. Bid Increments

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

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

#### D. Eligible Bidders

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

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



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

#### E. Absentee Bidding

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

#### F. Auction Location

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

#### G. Bids are Binding

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

#### H. Limitations on Bidding

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

#### I. Attempts to Bypass These Rules and Regulations

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

### 4. Terms of Sale

#### A. Payment

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

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

#### B. Refund Checks

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

#### C. Dishonored Payment

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

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

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

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

#### D. Eligible Buyers

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

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

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

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

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

#### **E. Sale to Entities**

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

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

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

#### **F. Cancellation Policy**

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

#### **G. Property Transfer Affidavit**

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

### **5. Purchase Receipts**

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

### **6. Title Being Conveyed**

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

### **7. Special Assessments**

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

### **8. Possession of Property**

#### **A. Possession Pending Deed Delivery**

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

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

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

## **Important Information Regarding Rules and Regulations**

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

- Chippewa DNR
- Luce DNR
- Mackinac DNR

# Michigan DNR Land Sales Rules and Regulations

## 1. Registration

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

## 2. Properties Offered

### A. Overview

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

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

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

### B. Know What You Are Buying

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

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

### C. Reservations

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

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

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

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

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

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

## 3. Bidding

### A. Overview

#### Live Bidding Auctions:

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

#### i. Advance Bidding

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

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

## ii. Active Bidding

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

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

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

### Sealed Bid Auctions:

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

### B. Starting Bid Price

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

### C. Bid Increments

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

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

### D. Eligible Bidders

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

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

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

### E. Absentee Bidding

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

### F. Auction Location

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the DNR.

### G. Bids are Binding

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

## H. Limitations on Bidding

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

## I. Attempts to Bypass These Rules and Regulations

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

## 4. Terms of Sale

### A. Payment

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

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

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

### B. Refund Checks

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

### C. Dishonored Payment

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

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

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

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

### D. Eligible Buyers

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

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

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

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



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

#### E. Cancellation Policy

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

#### F. Property Transfer Affidavit

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

### 5. Purchase Receipts

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

### 6. Title Being Conveyed

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

### 7. Special Assessments

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

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

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

##### ***I. Securing the Property***

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

##### ***II. Assessing Potential Contamination***

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

#### B. Occupied Property

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

### 9. Additional Conditions

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

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

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

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

## 10. Deeds

### A. Deed Execution and Delivery

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

## 11. Property Taxes & Other Fees

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

## 12. Other

### A. Personal Property

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

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

### B. Applicability of These Rules and Regulations

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

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

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

# Alger

Lot #	Lot Information	Address	Min. Bid
200	<p><b>Parcel ID:</b> 004-028-016-00; <b>Legal Description:</b> SEC 28 T45N R21W .52 A SW 1/4 OF SW 1/4 COM AT SW COR, N 33', E 358' TO POB, E 150', N 150', W 150', S 150' TO POB</p> <p><b>Comments:</b> 150' x 150' lot near Limestone. Small, energy efficient vinyl sided home. With a little effort this could be a great starter or retirement place. 1 BR down, 1 BR plus a loft space up. 1 BA. Large kitchen. Modern forced air heat. On a concrete block crawlspace. Low maintenance vinyl siding and a roof in merchantable condition. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$647.07</p>	E 3338 CO RD H-44	\$6,324.19
201	<p><b>Parcel ID:</b> 005-108-005-15; <b>Legal Description:</b> SEC 8 T44N R21W 9.77 A S 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 <b>Comments:</b> Wooded parcel on the paved, county maintained Eben-Trenary (E-T) Road near Trenary. Mixed growth, mostly softwoods and evergreens. There is a small six-sided shed/cottage on concrete blocks and what is left of a garage (one wall survives) and some general debris at the roadside. Rustic lodging at it's finest. No well or other infrastructure visible. It's a little marshy to the north, but topo maps suggest the property is generally uplands. <b>Additional Disclosures:</b> 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$126.52</p>	N-2004 E-T Road	\$2,091.43

# Chippewa

Lot #	Lot Information	Address	Min. Bid
1500	<p><b>Parcel ID:</b> 003-222-054-50; <b>Legal Description:</b> SEC 22 T46N R6W SOUTHERLY 120 FT OF EASTERLY 20 FT OF THAT PART OF E 1/2 OF NW 1/4 OF SE 1/4 DESC AS COM AT CEN 1/4 CORNER OF SEC 22 TH N 89 DEG 51'40"E 667.46 FT ALONG E-W 1/4 LINE OF SD SEC TO W LINE OF SD E 1/2 OF NW 1/4 OF SE 1/4 &amp; POB TH CON 89 DEG 5' 40"E 257.46 FT ALONG SD E-W LINE TH S 00DEG 12'46"E 21 FT TH N 89 DEG 51'40"E 183.28 FT TH N 00 DEG 12'46"W 21 FT TO E-W LINE AND W ROW LINE OF HWY M-123 TH N 89 DEG 51'40"E 14.95 FT ALONG SD E-W 1/4 LINE &amp; WLY ROW LINE TH ALONG SD W ROW LINE ON A CURVE TO THE RIGHT (RADIUS= 3753.83 FT) AN ARC OF 46.34 FT TH S 00 DEG 10'23"E 749.47 FT TO THE NLY ROW ON ACURVE TO THE RIGHT (RADIUS=10522.25FT) AN ARC OF 108.26 FT TH N 82 DEG 45'40"W 56.02 FT ALONG SD NLY ROW LINE TH N 00 DEG 11'35"W 200 FT TH N 82 DEG 45'40W 332FT TO W LINE OF E 1/2 OF NW 1/4 OF SE 1/4 TH N 00 DEG 11'35"W 514.48 FT ALONG SD W LINE TO POB. 0.055 A M/L. <b>Comments:</b> Parcel is ~0.05 acres with ~20' of frontage on West Company Row and ~120' deep. Parcel likely has little use for anyone other than an adjacent property owner. Due to narrow width it is unlikely property is buildable, please check with local building department to ensure property is suitable for your intended use before bidding. <b>Additional Disclosures:</b> 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2.95</p>	W Company St. ECKERMAN	\$412.64
1501	<p><b>Parcel ID:</b> 004-119-001-00; <b>Legal Description:</b> SEC 19 T46N R1W 1/2 ACRE IN SQ FORM OUT OF NE COR OF NE 1/4 OF NE 1/4 EX HWY EASEMENT. .50 A. <b>Comments:</b> Vacant 1/2 acre parcel on M-28 just west of the I-75 exit. Across the street from Graham Trucking. A square half-acre less the r/o/w of the highway ... probably too small to build on. <b>Additional Disclosures:</b> 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$28.83</p>	S TUORI RD DAFTER	\$1,040.79
1502	<p><b>Parcel ID:</b> 005-107-005-00; <b>Legal Description:</b> SEC 7 T41N R4E GOVT LOT 1 &amp; E 672 FT OF GOVT LOT 2, ALL LYING NORTH OF HIGHWAY M-134. <b>Comments:</b> 15.85 acre parcel fronts about 1960' along the north side of M-134, just west of DeTour village. Runs a little over 300' deep. There is a trail cut in about 700' east of the west property line that runs in to a power line easement that traverses the property east to west near the north line. There are also a few private land owners to the north that likely have easement rights to access their properties. Topo maps suggest the property has some uplands area, but there are visible marshlands toward the road. We marked the east and west road front corners very approximately with pink survey tape. Wooded in evergreens and mixed softwoods. Great recreational property, and there may be a few buildable sites on the parcel that you may want to investigate. Level, gently rolling lands on a paved, state highway. <b>Additional Disclosures:</b> 41; 30 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$153.59</p>	18743 E M 134 DE TOUR VILLAGE	\$2,470.09
1503	<p><b>Parcel ID:</b> 006-001-019-00; <b>Legal Description:</b> 19 SEC 1 T41N R4E PART OF GOV'T LOT 3 COM AT NE COR GOV'T LOT 2 SEC 1 TH S 850 FT S 32 DEG W A DIST OF 509.3 FT S 69 DEG 30" W 609.6 FT FROM WH PT THIS DESC BEG TO MEAS TH S 40 DEG E 381.8 FT TO SH OF WHITNEY BAY TH S 8 DEG E ALONG SD SHA DIST OF 315 FT N 86 DEG W 400 FT N 9 DEG W 577 FT N 88 DEG E 207.5 FT TO BEG. <b>Comments:</b> 4.71 acre parcel has waterfrontage on Whitney Bay / St Marys River on popular Drummond Island. Car Ferry service runs year round. The parcel is located off the end of S Humms Road, near a private road that is controlled by the Old Fort Drummond POA. This parcel does not have any access from any public or private road. You will want to investigate easements or property access rights before bidding. The property is surrounded by POA owned lands to the west and north. We see no trails into it other than deer paths at all. We are uncertain if this is a part of the POA. If so, there may be fees associated with that membership. This is a great piece of waterfrontage if you can figure out the access puzzle. We placed pink survey tape on a power pole on the private road .... that is the closest point to the parcel that you can drive to. The NE corner of the parcel is due west and south of that marker. <b>Additional Disclosures:</b> 7; 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$383.03</p>	(Off) S Humms Road	\$5,387.27
1504	<p><b>Parcel ID:</b> 006-206-005-40; <b>Legal Description:</b> SEC 6 T41N R6E PT OF SW 1/4 OF SW 1/4 COM AT SW CORN OF SD SEC 6 TH S 88 DEG 56' 19" E ALG S LI OF SD SW1/4 OF SW 1/4 880.10 FT TO SW COR OF E 1/3 OF SD SW 1/4 OF SW 1/4 TH N 01 DEG 34' 28" E ALG W LI OF SD E 1/3 872.74 FT TO POB TH N 89 DEG 08' 38" W 218.89 FT TH N 01 DEG 38' 57" E 220.02 FT TH S 89 DEG 08' 38" E 218.61 FT TO A PT ON W LI OF SD E 1/3 TH S 01 DEG 34' 28" W ALG SD W LI 220.01 FT TO POB. 1.10 A M/L <b>Comments:</b> Parcel is roughly 220' square. The NE corner touches briefly on S Warners Cove Road. Level, wooded lands on a gravel road. Nice recreational property with power at the road.</p> <p><b>Summer Tax Due:</b> \$18.71</p>	S Warners Cove / Bailey Lake Road	\$894.96

1505	<b>Parcel ID:</b> 006-665-150-00; <b>Legal Description:</b> 1054/500 448/108 449/618 85A POTAGANNISSING BAY RESORT PLAT LOT 150. <b>Comments:</b> Parcel is roughly 1/6 of an acre. 7480 square feet. It is a single platted lot. You'll want to check with the township to see what is allowed as far as construction or use here. On a paved, county maintained road on the north side of the island. <b>Additional Disclosures:</b> 9 (see key for full text) <b>Summer Tax Due:</b> \$25.06	E Tourist Road	\$997.73
1506	<b>Parcel ID:</b> 008-230-039-00; <b>Legal Description:</b> UNIT 39 ARBOR RIDGE ESTATES <b>Comments:</b> Nice wooded lot in a newer residential development east of Kinross. Property fronts ~236 feet on Deer Run Road and is has a depth of ~557 ft. We know that there is an POA but we're not sure if this is a traditional subdivision or a site condo. You'll want to investigate that. Either way, there will be POA/HOA/condo fees here. Nice, newer homes in this development. <b>Additional Disclosures:</b> 68; 16 (see key for full text) <b>Summer Tax Due:</b> \$67.43	S Deer Run Trail	\$1,664.73
1507	<b>Parcel ID:</b> 009-018-011-00; <b>Legal Description:</b> 173A SEC 18 T43N R1E SW 1/4 OF SE 1/4. 40 A. <b>Comments:</b> ~40 Acres of marshlands near Pickford. Property is located south of Taylor Rd and East of M-129 and is surrounded entirely by private landowners with no known legal access. You may wish to check for easements. There is what appears to be a trail of some sort that reaches the south end of the property on aerial maps, but the right to use it is unclear. <b>Additional Disclosures:</b> 7; 10 (see key for full text) <b>Summer Tax Due:</b> \$74.97	(Off) M-129 PICKFORD	\$1,597.29
1508	<b>Parcel ID:</b> 011-118-003-50; <b>Legal Description:</b> SEC 18 T44N R3W W 100 FT OF S 500 FT OF SE 1/4 OF NE 1/4. 1.14 A M/L. <b>Comments:</b> Fairly modern doublewide on a one acre lot west of Rudyard on CR H-40. The lands in this area are marshy. And whoever put this one on its foundation didn't do it right. As a result, the entire center of the unit has sunk into the muck, and at some point, the entire thing is going to fall in. The home is a goner. Just not worth the expense to try to resurrect. The value here is in the land, well and septic. Also a detached, older garage that needs a dozer too. Comes complete with a disabled motorhome (no title), whats left of a horse trailer, tires, batteries and general man stuff. <b>Additional Disclosures:</b> 36; 21; 41; 34; 32; 22 (see key for full text) <b>Summer Tax Due:</b> \$282.76	17130 W H40 RUDYARD	\$4,382.50
1509	<b>Parcel ID:</b> 013-207-006-25; <b>Legal Description:</b> SEC 7 T47N R2E W 1/2 OF NW 1/4 OF SE 1/4 OF NE 1/4. 5 A M/L. <b>Comments:</b> ~5 Acres of Unimproved Woodlands on Sugar Island. ~320' wide by ~650' deep. Parcel is North of E 1 1/2 Mile Road and West of South Brassar Road and is surrounded by private landowners with no known legal access. Directly north of the home at 6813 E 1 1/2 Mile Road. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$49.04	(Behind) 6813 E 1 1/2 Road, Sugar Island	\$1,452.54
1510	<b>Parcel ID:</b> 013-675-001-00; <b>Legal Description:</b> SEC 31 T47N R2E SANDPIPER SUBD LOT 1. <b>Comments:</b> Watch the freighters from your front porch! 125' of frontage on the St Marys River channel, on the west side facing the Soo. There is a culvert drive cut into this parcel right on the curve of Sand Piper Lane (private road). This parcel *includes* the land under the private road (see parcel map), though this is a visible easement use and cannot be "closed". Adjoining properties have a right to use this access. Property has some wetlands indicators and a small creek runs along the north boundary. <b>Additional Disclosures:</b> 41; 30 (see key for full text) <b>Summer Tax Due:</b> \$208.16	E SAND PIPER LN SAULT SAINTE MARIE	\$3,312.98
1511	<b>Parcel ID:</b> 015-720-017-00; <b>Legal Description:</b> SEC 25 T44N R6W WEGWAS CLUB #2 PT OF LOT 17 COM AT NORTHERN MOST COR SD LOT 17 TH S 46 DEG 05' E ALG NELY LINE SD LOT 333.6 FT TH S 43 DEG 05' E ALG NE LINE LOT 17 110.3 FT TO POB TH CON S 43 DEG 05' E ALG SD NELY LINE 152.2 FT TH S 40 DEG 00'48"E ALG SD NELY LINE 183.4 FT TH S 38 DEG 32' E 203.4 FT TO SE COR SD LOT 17 TH S 71 DEG 33' W ALG S LINE SD LOT 17 255.8 FT TO SW COR SD LOT 17 SD PT IS ON ELY ROW LINE WEGWAS DR (PRIVATE) TH N 18 DEG 18' W ALG SD ELY ROW LINE 259.38 FT TH N 39 DEG 27' W (REC N 29 DEG 27' W) ALG SD ELY ROW 205.43 FT TO PT ON SLY LINE CADREAU PROP TH N 50 DEG 37' 54" E ALG SD SLY LINE 134.5 FT TO POB. 1.99 A M/L. <b>Comments:</b> Parcel sits across the street from Frenchman Lake near Trout Lake. Generally level, wooded in a younger mix of softwoods. Located in a popular resort area less than an hour from the bridge. This is in or near the Birch Shores HOA ... could be fees ... you'll want to check out their website in the hyperlinks section below for more information on that. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$50.28	S Wegwas Drive, Trout Lake	\$1,241.33
1512	<b>Parcel ID:</b> 016-160-020-00; <b>Legal Description:</b> SEC 10 T48N R6W S 220 FT OF GOVT LOT 2 LYING W OF HWY M-123. <b>Comments:</b> 4 acre parcel fronts 220' on the west side of M-123 just south of Paradise. Topo maps suggest there may have been a structure here at one time, but there are no visible indicators of that today. Land is marshy and brush covered. Recreational property .... located less than a mile north of the Tahquamenon River outlet into Lake Superior. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$161.85	M-123, Paradise	\$2,797.04

1513	<b>Parcel ID:</b> 016-276-012-01; <b>Legal Description:</b> SEC 26 T50N R6W PTOF GOVT LOT 1 COM AT SW COR OF SD SEC TH N 00 DEG 37'26"W ALG W LINE OF GOVT LOT 1 DIST OF 1214.05 FT TO SW COR OF N 120 FT OF GOVT LOT 1 TH S 87 DEG 46'24"E ALG S LINE OF SD N 120 FT A DIST OF 298.61 FT TO POB TH N 11 DEG 06'31"E A DIST OF 6.39 FT TH S 78 DEG 53'29"E DIST OF 40.89 TO A PT ON S LINE OF N 120 FT TH N 87 DEG 46'24"W ALG S LINE A DIST OF 41.39 FT TO POB. (TO CORRECT FOR GARAGE ENCROACHMENT FOR PARCEL 016-276-009-00). 130.6 SQUARE FT M/L. <b>Comments:</b> ~130 sq ft parcel, ~4 feet wide by ~32' deep. Parcel is so small we were unable to map boundaries. Parcel likely has little use for anyone other than an adjacent property owner. Possibly encroachment of garage on adjacent parcel. Due to narrow width it is unlikely property is buildable, please check with local building department to ensure property is suitable for your intended use before bidding. <b>Additional Disclosures:</b> 9; 39 (see key for full text) <b>Summer Tax Due:</b> \$1.22	13196 N OLD WIRE RD PARADISE	\$708.64
1514	<b>Parcel ID:</b> 051-073-008-00; <b>Legal Description:</b> ADAMS BROS ADDITION LOT 8 BLK 3. 0.118 AC <b>Comments:</b> Older 2 story, 3 bedroom wood frame home in the Soo. There is a serious foundation issue on the east side that you ain't gonna fix with duct tape and paint. Most of the east foundation wall has deflected inward about a foot, and the side wall has a serious lean to it. The structure itself is worthy of restoration, but that adds a big cost to the rehab bill. Electric service is still active (meter removed) but it's ancient. This one needs a complete gut-to-studs and redo. The gas line has been capped at the street. Might be worth more as a vacant lot at this point. <b>Additional Disclosures:</b> 34; 5; 21 (see key for full text) <b>Summer Tax Due:</b> \$925.57	1124 E 9TH AVE SAULT SAINTE MARIE	\$5,332.31
1515	<b>Parcel ID:</b> 051-076-012-00; <b>Legal Description:</b> ADAMS BROS ADDITION LOT 12 BLK 6 & N 1/2 E/W VAC ALLEY & E 1/2 N/S VAC ALLEY. 0.150 AC <b>Comments:</b> Small vacant parcel on the south side of E 10th Avenue in the Soo. Maintained and used as storage by a neighbor. <b>Additional Disclosures:</b> 23; 21 (see key for full text) <b>Summer Tax Due:</b> \$41.06	E 10TH AVE SAULT SAINTE MARIE	\$887.67
1516	<b>Parcel ID:</b> 051-076-020-00; <b>Legal Description:</b> ADAMS BROS ADDITION LOTS 20 TO 23 INCL BLK 6 PLUS S 1/2 E/W VAC ALLEY & E 1/2 N/S VAC ALLEY. 0.527 AC <b>Comments:</b> 4 adjacent lots on a dead end section of E 11th Avenue in da Soo. Looks rather marshy. Appears to have been the neighborhood leaf and brush dump in the past, and there is some other assorted debris here too. Parcel fronts on an unimproved section of E 11th Ave to the east. Could be a nice yard addition for a neighboring parcel with some cleanup. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$52.85	E 11TH AVE SAULT SAINTE MARIE	\$944.16
1517	<b>Parcel ID:</b> 051-095-002-00; <b>Legal Description:</b> ROBT NEWTON ADAMS ADD N 46.1 FT OF LOT 2 MEAS ON BINGHAM AVE BLK 5 PLUS W 1/2 VAC ADJ ALLEY. 0.129 AC <b>Comments:</b> This one is posted as condemned. Will require current code upgrade. Not a quick-flip like the kids on TV do. It has been chopped up into four low grade apartment rentals. Structurally, the building is straight and solid. It takes up well over 1/2 of the lot and there is a serious parking deficiency. This may make a great project to return to a single family design. Roof and siding are weather-checked and soffits and eaves need as refresh as well. If this one interests you, we would have a conversation with the local code enforcement office about the requirements to make her legal again. It is unlawful to enter or occupy this property without a valid building permit in place. We could not find an electric meter on the exterior of this home ... everything is sub metered in the basement. Has been vacant 4-5 years or more. Modern NG forced air furnace - not metered separately as to gas or water. <b>Additional Disclosures:</b> 33; 5; 31; 18 (see key for full text) <b>Summer Tax Due:</b> \$919.85	705 BINGHAM AVE SAULT SAINTE MARIE	\$13,502.74
1518	<b>Parcel ID:</b> 051-151-526-30; <b>Legal Description:</b> ASSESSORS SUBD NO 11 W 55 FT OF E 59.6 FT OF S 120 FT LOT 526 .152 AC <b>Comments:</b> This home is OCCUPIED. Small, efficient, mid-century wood frame home that shows signs of deferred maintenance. Steel roof and vinyl siding. Likely a one or two bedroom home. Near the LSSU campus and in a nice, well kept neighborhood. One parking space at the front. Small yard. <b>Additional Disclosures:</b> 33; 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,054.38	510 SHERIDAN DR SAULT SAINTE MARIE	\$6,025.51
1519	<b>Parcel ID:</b> 051-404-009-00; <b>Legal Description:</b> HALLS ADDITION LOTS 9 & 10 & N 1/2 ADJ VAC ALLEY BLK 4. <b>Comments:</b> ~0.25 acres of vacant land consisting of 2 platted lots in the Halls Addition subdivision in Sault Ste Mare. Parcel is ~80' wide by 125' deep. Parcel fronts on an unimproved road to the north and may not be accessible. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$106.31	W 9TH AVE SAULT SAINTE MARIE	\$1,065.00

1520	<b>Parcel ID:</b> 051-540-022-00; <b>Legal Description:</b> MARTYN AND STUARTS ADD LOTS 22 TO 25 INCL BLK 10. <b>Comments:</b> ~0.44 Acres of Vacant Land in Sault Ste Marie. ~160' wide by ~120' deep. South side of property fronts on an unimproved platted road. Property appears heavily wooded. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$50.61	MARQUETTE AVE SAULT SAINTE MARIE	\$889.31
1521	<b>Parcel ID:</b> 051-561-005-00; <b>Legal Description:</b> *SPLIT/2008 JOHN MC NAUGHTONS ADD LOT 5 BLK 1. <b>Comments:</b> ~0.17 Acre Vacant Lot in Sault Ste Marie. ~50' wide by ~150' deep. Property fronts on an unimproved road to the north. Property appears to be heavily wooded. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$5.57	E 16TH AVE SAULT SAINTE MARIE	\$719.55
1522	<b>Parcel ID:</b> 051-563-017-00; <b>Legal Description:</b> JOHN MC NAUGHTONS ADDITION LOT 17 BLK 3. <b>Comments:</b> ~0.17 Acre Vacant Lot in Sault Ste Marie. ~50' wide by ~150' deep. Property fronts on an unimproved road to the south. Property appears to be heavily wooded. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$32.18	E 18TH AVE SAULT SAINTE MARIE	\$801.45
1523	<b>Parcel ID:</b> 051-564-027-00; <b>Legal Description:</b> JOHN MC NAUGHTONS ADD LOTS 27 & 28 BLK 4. <b>Comments:</b> ~0.34 Acre Vacant Lot in Sault Ste Marie. ~100' wide by ~150' deep. Property fronts on unimproved roads to the south and east. Property appears to be heavily wooded. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$17.37	E 18TH AVE SAULT STE MARIE	\$745.51
1524	<b>Parcel ID:</b> 051-760-018-00; <b>Legal Description:</b> ST PAUL ADDITION LOT 18 BLK 10. <b>Comments:</b> ~0.12 Acre Vacant Lot in Sault Ste Marie. ~40' wide by ~125' deep. Property fronts on an unimproved road to the south. Property appears to be heavily wooded. <b>Additional Disclosures:</b> 8; 41 (see key for full text) <b>Summer Tax Due:</b> \$5.57	ST PAUL ADD SAULT SAINTE MARIE	\$719.55
1525	<b>Parcel ID:</b> 051-763-010-00; <b>Legal Description:</b> 6096 000 ST PAUL ADDITION LOTS 10 TO 12 INCL BLK 13. <b>Comments:</b> ~0.34 Acre Vacant Lot in Sault Ste Marie. ~120' wide by ~125' deep. Property fronts on an unimproved road to the north. Property appears to be heavily wooded. <b>Additional Disclosures:</b> 41; 8 (see key for full text) <b>Summer Tax Due:</b> \$17.37	ST PAUL ADD SAULT SAINTE MARIE	\$774.04

## Chippewa DNR

Lot #	Lot Information	Address	Min. Bid
10015	<b>Parcel ID:</b> 051-403-001-00; <b>Legal Description:</b> Hall's Addition to Sault Ste Marie Subdivision: Block 3: That part of Lot 1 to 4 lying South of Ry. right of way <b>Comments:</b> Small triangular forested parcel on the east side of Oak Street - north of 10th Ave. Zoned R-1 One-Family Residential and is too small to meet local zoning to build as a stand alone parcel. Aprox. 0.03 Acres <b>Additional Disclosures:</b> 75; 9 (see key for full text) <b>Summer Tax Due:</b> TBA		\$560.00
10016	<b>Parcel ID:</b> 051-406-009-00; <b>Legal Description:</b> Hall's Addition to Sault Ste Marie Subdivision: Block 6: Lots 9 to 19 lying S of RR r/w <b>Comments:</b> Small triangular parcel on the east side of Oak Street south of 10th Ave. Zoned R-1 One-Family Residential and is too small to meet local zoning to build as a stand alone parcel. Currently being used as a driveway and side-yard for a private adjacent landowner. Aprox. 0.03 Acres <b>Additional Disclosures:</b> 75; 9 (see key for full text) <b>Summer Tax Due:</b> TBA		\$560.00
10017	<b>Parcel ID:</b> Part of 051-812-012-00 (A); <b>Legal Description:</b> A.B. Wilgus Addition to Sault Ste Marie Subdivision Block 12: Lots 12 to 15 <b>Comments:</b> Frontage on both E 11th Street and E 13th Ave. (located at the NE corner of this intersection); Forested; Property Dimensions 124' (north-south) X 160' (east-west). Aprox. 0.45 Acres <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	E 11th St at 13th Ave	\$3,600.00
10018	<b>Parcel ID:</b> Part of 051-812-012-00 (B); <b>Legal Description:</b> A.B. Wilgus Addition to Sault Ste Marie Subdivision Block 12: Lots 16 to 20 <b>Comments:</b> Frontage on both E 11th Street and E 13th Ave. (located at the SE corner of this intersection); Forested; Property Dimensions 124' (north-south) X 200' (east-west). Aprox. 0.56 Acres <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	E 11th St at 13th Ave	\$4,500.00
10019	<b>Parcel ID:</b> Part of 003-222-029-00; <b>Legal Description:</b> NE1/4 of the SW1/4 excluding D. S. S. and A. RR ROW <b>Comments:</b> The subject property is zoned vacant residential and consists of forested property near M123 southwest of the M123 and Sheldon Road intersection. The subject is surrounded by rural private parcels to the northeast and US Forest Service lands to the southwest in Eckerman MI. The subject does not have road access (i.e. landlocked) and has flat relief with poorly drained soils. The State of Michigan does not own the Railroad ROW that crosses the southern part of the property. As a result the southern strip of land may be difficult to access without having to use adjacent US Forest Service lands for access. Aprox. 38 Acres <b>Additional Disclosures:</b> 75; 30; 7; 41 (see key for full text) <b>Summer Tax Due:</b> TBA	(Near) M-123. Eckerman	\$15,000.00
10020	<b>Parcel ID:</b> 009-060-042-00; <b>Legal Description:</b> That part of SE1/4 Sec. 10 lying S of Munoscong River des. as beg. on S'y line of Sec. 10 40 rods E of 1/4 line in said Sec. 10; th N to river; th SE'y along said river to intersection with S line of said section; th W along said section line to place of beginning <b>Comments:</b> Property is zoned Rural Residential and is on the Munoscong River near the E Big Rock ROW east of the S Riverside Drive intersection. Kelden is the name you'll see on some maps. About 7.5 miles northeast of PickfordI. May have road access via the adjacent platted subdivision road known as the E Big Rock ROW. Currently this road is used for access off S Riverside Drive for private landowners living in the adjacent subdivision. A private landowner has built a shed at the end of this ROW making access questionable. The gift deed to the State of Michigan listed some limitations on future land use of the subject. Buyers will have to comply with the following deeded language: 1) That the said premises shall be perpetually maintained by the said party (i.e. the State of MI) of the second part as a public park for the free use of the general public without discrimination 2) That the said premises shall be perpetually names Dodge Brothers Munoscong State Park 3) That no spiritous liquor or other intoxicating drinks shall ever be sold on the said premises or any part thereof by second party hereto or by any person or persons firms or corporation under or by virtue of any franchise license grant or permission of said second party. Aprox. 1.6 Acres <b>Additional Disclosures:</b> 75 (see key for full text) <b>Summer Tax Due:</b> TBA	(Off) E Big Rock ROW	\$9,000.00



10021	<p><b>Parcel ID:</b> 015-227-004-00, Part of 015-228-015-00; <b>Legal Description:</b> South 180 feet of the North 280 feet of the NE1/4 of SE1/4 lying East of the centerline of County Road AND That part of Government Lot Four (4) described as commencing at the West quarter (1/4) corner of said Section Twenty-seven (27) thence South in the West line of said Section Twenty-seven (27) one hundred (100) feet to the point of beginning; thence South one hundred eighty (180) feet thence East one hundred forty-five (145) feet more or less to shore of Carp Lake thence North along shore one hundred eighty (180) feet more or less to a point East of point of beginning thence West one hundred forty-five (145) feet more or less to point of beginning. <b>Comments:</b> approximately 200 feet of frontage on Trout Lake and is located on S. OJ Miller Road north of the W Huckleberry Lake Road intersection about 2.5 miles southwest of Trout Lake MI. Schwesinger Creek flows through the property and into Trout Lake. The creek presents a building obstacle as there are poorly drained muck soils near the stream. The northern and southern property boundary is composed of drier sandy soils which may support a structure. Trout Lake Township is not a zoned community. Buyers interested in building on the property should contact Chippewa County and/or the local EGLE resource regarding permitting. The property has approximate dimensions as follows - 180 ft (west line) X 275 ft m/l (north line) X 200 ft m/l (lakeshore) X 275 ft m/l (south line). Aprox. 1.1 Acres <b>Additional Disclosures:</b> 75 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	S OJ Miller Rd	\$27,500.00
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## Delta

Lot #	Lot Information	Address	Min. Bid
1800	<b>Parcel ID:</b> 001-111-005-10; <b>Legal Description:</b> SEC 11 T42N R22W. 20 A S 1/2 OF NE 1/4 OF NW 1/4. <b>Comments:</b> ~656 x ~1292 ft. Roughly 2 miles west of US 41. No apparent road access. Might make a great pick up for an adjoining land owner. There are marshlands to the east and south of this parcel according to USGS topographical maps. <b>Additional Disclosures:</b> 41; 7 (see key for full text) <b>Summer Tax Due:</b> \$61.59		\$1,456.06
1801	<b>Parcel ID:</b> 003-124-012-00; <b>Legal Description:</b> BY-24 9/1 102M 201-433&284-780 SEC 24 T39N R21W. 2.27 A N 196' OF NW 1/4 OF NE1/4 LNG W OF CO RD 503. <b>Comments:</b> ~2.27 acre parcel on the Stonington Peninsula east side. ~196 ft road frontage and ~500 ft in depth. Nicely wooded uplands parcel. Comes with a bath-with-a-path (two holer) for those moments of need. Used to be a small cottage here, but now its just a pile of boards. 196' on the road, and a little over 500 feet deep. Nice property. <b>Summer Tax Due:</b> \$14.00	6111 EAST STONINGTON AA.5 ROAD RAPID RIVER	\$860.11
1802	<b>Parcel ID:</b> 010-104-016-00; <b>Legal Description:</b> GT-4 0/8 204K 286-41 SEC 4 T40N R18W. .74 A E 10 RDS OF W 30 RDS OF S 30 RDS OF SE 1/4 OF NW 1/4 LNG S OF US 2. <b>Comments:</b> ~3/4 acre parcel fronts on US-2, immediately east of Foxy's Den. This is marshy, but high visibility property. 165' feet of frontage on US 2. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$36.76	US HWY 2 COOKS	\$1,102.36
1803	<b>Parcel ID:</b> 012-183-067-00; <b>Legal Description:</b> SEC 33 T41N R21W. .54 A BEG 300' N & 676.88' W OF S 1/4 COR OF SEC 33, TH S 234', TH W 100', TH N 234', TH E 100' TO POB, PT OF GL5. <b>Comments:</b> Property was still OCCUPIED at the time of our visit in mid-May. Older single wide mobile home and detached 2 car wood frame garage. Located on a 1/2 acre parcel near Rapid River on 25th Lane. The mobile is in tough shape, and the yard is strewn with disabled vehicles and other "manstuff". Detached metal garage also has plenty of castoff to manage. <b>Additional Disclosures:</b> 6; 33; 21; 17 (see key for full text) <b>Summer Tax Due:</b> \$178.53	8344 25TH LN RAPID RIVER	\$2,294.76
1804	<b>Parcel ID:</b> 014-060-019-00; <b>Legal Description:</b> WE-10 9/3 202E 229-432&318-103 SEC 10 T39N R23W. 1 A E 104.5' OF W 660' OF S 418' OF N 451' OF NW 1/4 OF NW 1/4. <b>Comments:</b> Parcel fronts ~104.5 feet along the south side of 18th Road, west of US 2 in Wells Township. Runs 418' deep. One acre in size. This is full-fledged marshland swamplot stuff right here. A perfect gift for the frog farmer or cattail rancher in your life. <b>Additional Disclosures:</b> 10 (see key for full text) <b>Summer Tax Due:</b> \$1.99	18TH RD ESCANABA	\$663.37
1805	<b>Parcel ID:</b> 041-400-005-00; <b>Legal Description:</b> GT-B43 LOT 1E&1CC 215-101&390-117&925-872&1011-225/WL&1187-961 SEC 17 T39N R18W. .41A PT OF LOT 1 OF SUPERVISORS PLAT #2 OF THE VILLAGE OF GARDEN BEG 749' S & 409.20' E OF NW COR OF LOT 1, TH N 01°14'40"E 200', TH S 89°05'17"E 90', TH S 01°14'40"W 200', TH N 89°05'17"W 90' TO POB 2018 COMBINED HERE W/PT OF 041-400-006-00 <b>Comments:</b> ~0.41 Acre parcel contains a not-too-old, roofover single wide mobile home and a detached two car wood frame garage. Occupied by a relative of the deceased former owner. Has a woodstove. There is some debris around to manage. The Assessor Card linked below contains information pertaining to the Mobile on this property. It appears the SEV was evaluated with the Mobile, which could indicate that it is affixed to the property, however this is NOT verified and should be researched prior to bidding. <b>Additional Disclosures:</b> 17; 21; 33; 6 (see key for full text) <b>Summer Tax Due:</b> \$748.04	16026 WATER ST GARDEN	\$5,898.75
1806	<b>Parcel ID:</b> 041-417-007-00; <b>Legal Description:</b> GT-17 9/8 102F 921-401 SEC 17 T39N R18W. .29 A COM AT N 1/4, TH S 1 DEG 24' W 914.50', TH S 89 DEG E 36' TO E R/W OF M-183, TH N'LY ALG R/W 10', TH N 89 DEG 28' 40" E 92.35', TH S 83 DEG 33' 35" E 66.39', TH S 1 DEG 24' E 45.09', TH S 88DEG 36' 06" W 78.11', TH S 74 DEG 45' 18" W 74.53' TO E'LY R/W OF M-183, TH NW'LY ALG R/W TO POB. <b>Comments:</b> Mid century wood frame ranch with one car attached garage. This was occupied by a renter when we visited in mid-May, so we were unable to inspect it in detail. There is some debris around the yard to manage, mostly of the "man stuff" variety more so than food garbage. There are signs of deferred maintenance to the house and shed in the yard. ~0.23 Acres. <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$868.09	6438 STATE ST GARDEN	\$6,102.39

1807	<b>Parcel ID:</b> 051-010-2930-477-002; <b>Legal Description:</b> E 1/2 OF LOT 9 OF BLK 67 OF THE ORIGINAL PLAT <b>Comments:</b> Former owners are deceased. House has been abandoned and is full to the brim with debris. Secured by law enforcement and condemned, This is a classic early (last) century Cape Cod and likely could be resurrected by a capable restorationist. We can see signs of animal damage, which usually also means animal odors to accent the ripening food garbage sensations within. The structure appears to be solid and straight, however until it is emptied and cleaned, making a true assessment of condition is only speculation. The siding has signs of decay as do the eaves and fascia boards. Roof is older but doesn't appear to have any significant issues. Appears to have an upgraded electric service, so it should be 100a breakers and not fuses ... but that's an educated guess. We would not be afraid of this one .... it will need some elbow grease but it has a ton of potential. Start with a 30 yard rolloff and go from there ...Check the assessors property card for more details. <b>Additional Disclosures:</b> 66; 31; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,997.77	1017 2ND AVE S ESCANABA	\$6,839.04
1808	<b>Parcel ID:</b> 051-200-3606-186-005; <b>Legal Description:</b> N 100 FT OF LOTS 9 & 10 & N 100 FT OF W 1/2 OF LOT 11 OF BLK 9 OF KURZ BROS. ADDITION <b>Comments:</b> Late century bi-level in the south end of Escanaba. Property is OCCUPIED by a relative of the deceased former owners. Appears to be in excellent overall condition. Because of the occupancy, we were not able to get detailed inspection results for you. 1.5 car attached garage. We believe it likely has a masonry wood burning fireplace. See the property card attachment for more details <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$2,021.97	2511 S 21ST ST ESCANABA	\$7,344.66
1809	<b>Parcel ID:</b> 051-320-2930-402-005; <b>Legal Description:</b> LOT 10 OF BLK 93 OF THE PROPRIETORS 1ST ADDITION 1409 & 1411 1ST AVENUE NORTH <b>Comments:</b> Occupied presently by renters at the time of our visit in mid-May. Older fiberboard sided bungalow. Roof is older but appears decent. Concrete block garage has mortar joint failure that needs quick attention if it is to be saved. There is a disabled junk pickup truck in back and some debris in the yard. We could not view the interior because of occupancy so it is difficult to accurately opine on that condition. Overall this appears to be a somewhat worn, dated home that is straight and sound. It should be worthy of a rehab effort. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,195.00	1409 1ST AVE N ESCANABA	\$9,003.09
1810	<b>Parcel ID:</b> 051-370-2919-178-004; <b>Legal Description:</b> LOT 12 OF BLK 10 OF THE I STEPHENSON COS PLAT OF NORTH ESCANABA <b>Comments:</b> Older 1.5 story wood frame home on Escanabas north side. Roof is in good condition. Solid looking foundation. Vinyl sided, could use some paint on the trim. Alley service. Could be a decent little place without a lot of work. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> TBA	1412 STEPHENSON AVE ESCANABA	\$6,367.45
1811	<b>Parcel ID:</b> 051-412-2836-200-005; <b>Legal Description:</b> LOT 5 OF WILLOW WOODS SUBDIVISION <b>Comments:</b> The power meter is removed from this one, and it doesn't look like anyone is around, but there is still a doggo living here. Fairly modern modular on a crawlspace. Yard is clean of debris, other than an abandoned vehicle.. Vinyl sided and shingled roof. This property appears to be fairly merchantable as-is. <b>Additional Disclosures:</b> 6; 33; 21; 45 (see key for full text) <b>Summer Tax Due:</b> \$2,703.34	2720 7TH PL ESCANABA	\$5,714.45
1812	<b>Parcel ID:</b> 051-412-2836-200-011; <b>Legal Description:</b> LOT 11 OF WILLOW WOODS SUBDIVISION <b>Comments:</b> This home was reported to us as still being occupied at the time of our visit in mid-May. It is not being taken care of, and maintenance is deferred. Siding shows signs of a rough use. Modular ranch on a crawlspace. Has a ramp to the side entrance. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,401.30	2705 7TH AVE S ESCANABA	\$5,590.98
1813	<b>Parcel ID:</b> 051-420-2836-200-089; <b>Legal Description:</b> BEG @ NW COR SE 1/4 NW 1/4 NE 1/4 SEC 36 T39N R23W TH S 1D 32M 41S W ALG W LN 125 FT TH S 89D 56M 40S E PAR W/ N LN SD SE 1/4 NW 1/4 NE 1/4 60 FT TH N 1D 32M 41S E PAR W/ SD W LN 125 FT TO S ROW LN 7TH AVE S TH N 89D 56M 40S W 60 FT TO POB 0.17 AC 051-420-2836-200-089 AC #320-3 <b>Comments:</b> This was still occupied at the time of our visit in mid-May, so we could not obtain detailed inspection results or photos. There were people in and out while we were in the neighborhood, so it is still under possession. The power meter has been removed, which usually indicates vacancy, but there is still personal property being stored here., and it is being supervised by a neighbor. One story wood frame home at the end of a dead end street, just before the cul-de-sac. There is a fair amount of debris in the yard and the property is not being maintained well. Vinyl sided home shows signs of rough use. Collapsed shed(s), tires, car parts, manstuff all over the back yard. There are some noticeable lifting seams in the roof decking, which could indicate a moisture issue under the shingles or poor fastening job. <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text) <b>Summer Tax Due:</b> \$2,165.84	2717 7TH AVE S ESCANABA	\$2,860.23

1814	<p><b>Parcel ID:</b> 052-617-009-00; <b>Legal Description:</b> SEC 17 T40N R22W COM S 1/4 COR N 1*15'15" E ALG N-S 1/4 LN 227.80' TO POB; TH N 1*15'15" E 10.18'; TH NE-LY ALG A5519.58' RADIUS CURVE TO THE LEFT CHORD N 87*37' E 236.04'; TH S 3*36' 32" E 150.00'; TH SW-LY ALG A 5669.58' RADIUS CURVE TO THE RIGHT CHORD S 86*34'39" W 36.79'; TH N 57*43' 35" W 247.03' TO POB. W 30' OF ABOVE IS STREET RIGHT OF WAY.</p> <p><b>Comments:</b> This property was still occupied at the time of our visit in mid-May. Double wide in pretty decent condition. Newer roof. Nice deck on the back side. Appears to be a well maintained property. Natural gas forced air heat and a full basement. A solid looking place. <b>Additional Disclosures:</b> 6; 33; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2,103.68</p>	611 29TH ST GLADSTONE	\$7,335.53
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## Luce

Lot #	Lot Information	Address	Min. Bid
3800	<p><b>Parcel ID:</b> 001-100-015-1900; <b>Legal Description:</b> E 1/2 OF LOT 18 &amp; ALL OF LOTS 19 &amp; 20 BLK 15 TOWN OF MC MILLAN. <b>Comments:</b> 2.5 platted lots, located in the quiet village of McMillan along M-28. Older two story wood frame home on the property has been split into a duplex, one each floor. This building has a wood pier footing foundation, and it has some substantial sags and dips that will need to be repaired. It appears that the hot water radiator system froze and the flood has done some damage to floors on the main level, especially along the west wall, there the floor drops several inches along the wall line. This house probably needs some serious foundation work. Older roof in mid-life. Shallow well/jet pump for water. There is a vacant lot included to the west ... probably where the septic field is located. Has a one car detached garage to the rear. <b>Additional Disclosures:</b> 18; 34; 35 (see key for full text)  <b>Summer Tax Due:</b> \$404.38</p>	22535 M-28 MC MILLAN	\$2,801.20
3801	<p><b>Parcel ID:</b> 002-001-008-4000; <b>Legal Description:</b> SEC 8 T45N R11W W 1/2 OF SE 1/4 OF SE 1/4. 20 A. <b>Comments:</b> Very nice level, wooded 20 acre parcel a couple miles north of McMillan. 660' E-W x 1320' N-S. There is a grassy two track (Osborn Drive) that runs along the north line of the parcel. We placed a piece of pink survey tape near the NE corner of the parcel at that road, and the parcel runs past that marker to about where the trail ends to the west. There is power about 2000 feet to the east.  <b>Summer Tax Due:</b> \$165.14</p>	Osborn Drive	\$1,419.19
3802	<p><b>Parcel ID:</b> 003-002-022-1500; <b>Legal Description:</b> SEC 22 T46N R9W BEG 600' S OF NW COR OF NW 1/4 OF SW 1/4 TH E 133', S 60', W 133', N 60' TO POB. .18 A. <b>Comments:</b> ~0.18 Acres Vacant Land in McMillan Township. ~130' wide by ~60' deep. Property is surrounded by private landowners and has no known legal access. Due to size it is unlikely property is buildable, please check with local building department to ensure property is suitable for your intended use before bidding. <b>Additional Disclosures:</b> 7; 9 (see key for full text)  <b>Summer Tax Due:</b> \$14.18</p>	(Off) McPhee Landing Road	\$690.78
3803	<p><b>Parcel ID:</b> 003-005-007-0500; <b>Legal Description:</b> SEC 7 T47N R9W NW 1/4 OF SE 1/4. 40 A. <b>Comments:</b> ~40 Acres in McMillan Twp. Property is ~2.25 miles west of Falls Road and is surrounded by private landowners with no known legal access. USGS Topographic maps indicate property is primarily wetlands. <b>Additional Disclosures:</b> 41; 7 (see key for full text)  <b>Summer Tax Due:</b> \$114.49</p>		\$1,185.23
3804	<p><b>Parcel ID:</b> 003-005-007-0700; <b>Legal Description:</b> SEC 7 T47N R9W SE 1/4 OF SE 1/4. 40 A. <b>Comments:</b> ~40 Acres in McMillan Twp. Property is ~2.25 west of Falls Road and is surrounded by private landowners with no known legal access. USGS Topographic maps indicate property is primarily wetlands. <b>Additional Disclosures:</b> 41; 7 (see key for full text)  <b>Summer Tax Due:</b> \$114.49</p>		\$1,185.23
3805	<p><b>Parcel ID:</b> 003-008-016-0100; <b>Legal Description:</b> SEC 16 T48N R9W NE 1/4. 160 A. <b>Comments:</b> Square ~160 Acres in McMillan Twp. Property is surrounded by private landowners with no known legal access. Topographical maps suggest that this is almost entirely marshlands. <b>Additional Disclosures:</b> 7; 41 (see key for full text)  <b>Summer Tax Due:</b> \$165.14</p>	(Off) Little Two Hearted Lake Rd	\$1,426.50
3806	<p><b>Parcel ID:</b> 003-008-034-0900; <b>Legal Description:</b> SEC 34 T48N R9W S 1/2 OF E 1/2 OF W 1/2 OF NE 1/4 OF SW 1/4. <b>Comments:</b> Nice Wooded 330' x 660' parcel on a private trail between Newberry and Upper Tahquamenon Falls. Level, mixed younger growth, mostly softwoods. Fordney Tower Road &gt; Elmwood Road. We did find what we believe to be the SE parcel corner marker just before the curve on the north side. Recorded Easement documentation is linked below in "Related Documents" section for reference. <b>Additional Disclosures:</b> 43 (see key for full text)  <b>Summer Tax Due:</b> \$72.59</p>	Elmwood Road	\$985.65

3807	<p><b>Parcel ID:</b> 041-003-250-9000; <b>Legal Description:</b> SEC 25 T46N R10W BEG @ A PT 432' S &amp; 400' E OF SE COR OF BLK 2 OF THIRD ADDITION TO VILLAGE OF NEWBERRY, TH S 130', TH E 60', TH N 130' TH W 60' TO POB. <b>Comments:</b> Older mobile in Newberry. Shows signs of deferred maintenance. There were lights on and someone was here when we visited in May, but we did not get a response at the door. A prior deed to this real property indicates that the mobile home was considered to be affixed to the real property by the owner at that time. This deed is linked in the Related Documents section below. However, neither the seller or auctioneer make any representation or warranty of any kind regarding title to the mobile home located on this property. Please see additional information and disclaimers below regarding mobile homes. <b>Additional Disclosures:</b> 6; 33; 17 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$189.97</p>	518 E AVE A NEWBERRY	\$1,970.61
3808	<p><b>Parcel ID:</b> 041-003-251-1900; <b>Legal Description:</b> SEC 25 T46N R10W BEG 817.7' S &amp; 220' E OF SE COR OF BLK 2 OF THIRD ADD TO VILLAGE OF NEWBERRY, TH S 136', TH W 60', TH N 136', TH E 60' TO POB. <b>Comments:</b> It appears that a building has been removed from this parcel in Newberry. Now its ready for your new construction! Municipal utility service, natural gas and power are here at the street waiting for you. Alley service and paved city street. Nice quiet neighborhood "up north". ~0.18 Acres <b>Additional Disclosures:</b> 23; 42 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$75.00</p>	506 E AVE B NEWBERRY	\$1,784.04
3809	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 041-003-251-3200; <b>Legal Description:</b> SEC 25 T46N R10W N 1/2 OF N 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 EXC THE W220 FT. <b>Comments:</b> We can't be sure if this is still occupied or not at the time of our visit in May. It appears to still have utility service and be furnished. The lawn is mowed, but no one was around. Nice looking raised ranch on a block foundation. The roof is older and there is a valley that looks like it has been repaired. A couple of disabled cars and some debris to the rear. Alley service and attached one car garage. A vacant parcel to the west is also included in this sale for a combined ~1 acre of land. <b>Additional Disclosures:</b> 33; 21; 6 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 041-003-251-4400; <b>Legal Description:</b> SEC 25 T46N R10W BEG 170' W OF NE COR OF SE 1/4 OF SE 1/4 OF SW 1/4, TH S 131', TH W 159', TH N 131', TH E 159' TO POB IN VILLAGE OF NEWBERRY.</p> <p><b>Summer Tax Due:</b> \$444.10</p>	512 E AVE C NEWBERRY;  516 E AVE C NEWBERRY	\$6,516.38
3811	<p><b>Parcel ID:</b> 041-100-070-1000; <b>Legal Description:</b> N 65' OF LOTS 10 &amp; 11 BLK 7 ORIGINAL PLAT OF VILLAGE OF NEWBERRY. <b>Comments:</b> This is a quite old wood frame building that has been steel sided and roofed in recent years. There is considerable deflection in the roof ridge line, and some large low spots on the south face of the roof, indicating potential weakness in structure. You'll want to double check these so you don't have issues under snow load. But it may have been like this for years .... who knows? We did not breach the building security, as there is still a lot of the former owners property stored here (to be removed before sale). <b>Additional Disclosures:</b> 33; 21; 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$305.30</p>	217 HANDY ST NEWBERRY	\$2,778.50

## Luce DNR

Lot #	Lot Information	Address	Min. Bid
10033	<p><b>Parcel ID:</b> 003-001-002-0700; <b>Legal Description:</b> Government Lot 3 <b>Comments:</b> The subject property is zoned S - Stream and consist of vacant land along the Tahquamenon River within McMillian Township. The subject is accessible via floating the Tahquamenon River but does not have road access to a county-maintained road. The property is currently being utilized by adjacent landowner(s) or boaters. Relief on the property is nearly level with seasonally wet soils. The subject is a conforming lot according to the Luce County Code Administrator. Zoning requires that structures be built at least 100 ft from the rivers high water mark. In addition vegetation within 100 ft of the streams edge must be left in a natural condition. Buyers should contact the county/township for approval before constructing a structure on the property. Around 2150 foot of frontage on the Tahquamenon River! <b>Additional Disclosures:</b> 75; 7; 41 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>		\$10,500.00
10034	<p><b>Parcel ID:</b> 003-004-023-1300; <b>Legal Description:</b> Government Lot 2 <b>Comments:</b> The subject property is zoned S - Stream and consist of vacant land along the Tahquamenon River within McMillian Township. The subject property is accessible via floating the Tahquamenon River but does not have road access to a county-maintained road. The property is currently being utilized by adjacent landowner(s) or boaters. The parcel has flat to rolling relief with poorly drained muck soils near the river. There are drier portions of the property in the eastern part which has sandy/silt-loam soils. Zoning requires that structures be built at least 100 ft from the rivers high water mark. In addition vegetation within 100 ft of the streams edge must be left in a natural condition. Buyers should contact the county/township for approval before constructing a structure on a subject property. Around 1600 foot of frontage on the Tahquamenon River! Approx. 55.88 Acres <b>Additional Disclosures:</b> 75; 7; 41 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>		\$16,750.00
10035	<p><b>Parcel ID:</b> 003-004-023-1000; <b>Legal Description:</b> SW1/4 of the SW1/4 <b>Comments:</b> The subject property is zoned R-F Recreational Forest and consist of vacant land within McMillian Township. The property is located about 19 miles northeast of Newberry east of Charcoal Grade Road. The subject property is surrounded by 1 private landowner and does not have road access to a county-maintained road (i.e. landlocked). The parcel has flat relief with poorly drained muck soils in the southwestern part of the property. There are drier portions of the property in the eastern part which has silt-loam soils. A small creek/flooding does go through the center of the property draining easterly toward the Tahquamenon River. Approx. 40 Acres <b>Additional Disclosures:</b> 75; 7; 41 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>		\$12,750.00
10036	<p><b>Parcel ID:</b> 003-006-006-1400; <b>Legal Description:</b> SE1/4 of the NE1/4 <b>Comments:</b> The subject property is zoned R-F Recreational Forest and consist of vacant land within McMillian Township. The property is located about 14 miles northwest of Newberry north of the County Road 415 and County Road 407 (Deer Park Road) intersection. The subject property is located east of County Road 407 (Deer Park Road) and is surrounded by 8 private landowners. The property does not have road access to a county-maintained road (i.e. landlocked). The parcel has flat relief with moderately well drained sandy soils in the southwestern part of the property. The remainder of the parcel consists of poorly drained muck soils. Approx. 40 Acres <b>Additional Disclosures:</b> 75; 7; 41 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>		\$13,500.00
10037	<p><b>Parcel ID:</b> 003-007-015-0700; <b>Legal Description:</b> Government Lot 5 <b>Comments:</b> The subject property is zoned S - Stream and consist of vacant land along the Tahquamenon River within McMillian Township. The subject property is accessible via floating the Tahquamenon River but does not have road access to a county-maintained road. The parcel is located about 20 miles west of Paradise MI near Quinlan Trail. The property is currently being utilized by adjacent landowner(s) or boaters. The parcel has flat relief with poorly drained silt-loam soils. Zoning requires that structures be built at least 100 ft from the rivers high water mark. In addition vegetation within 100 ft of the streams edge must be left in a natural condition. Buyers should contact the county/township for approval before constructing a structure on a subject property. Around 1400 foot of frontage on the Tahquamenon River! Approx. 10.25 Acres <b>Additional Disclosures:</b> 75; 7; 41 (see key for full text)  <b>Summer Tax Due:</b> TBA</p>		\$14,750.00

## Mackinac DNR

Lot #	Lot Information	Address	Min. Bid
10038	<b>Parcel ID:</b> 49-001-720-162-00, 49-001-720-159-00, 49-001-720-166-00; <b>Legal Description:</b> Fruitland Subdivision: Block 17: Lots 9 to 18 and Lots 35 to 42 <b>Comments:</b> Bois Blanc Island! Located on the north side of Erie Street NW of the Erie Street and Huron Road intersection Forested Aprox. 2.1 Acres <b>Additional Disclosures:</b> 75; 74 (see key for full text) <b>Summer Tax Due:</b> TBA		\$5,625.00



# Schoolcraft

Lot #	Lot Information	Address	Min. Bid
6100	<b>Parcel ID:</b> 003-736-023-00; <b>Legal Description:</b> 2169 SEC 21 T42N R16W LOT 23 HOHOLIK'S NORTHEAST SHORE SUB. <b>Comments:</b> Beautiful 100' x 165' lot on popular Indian Lake NW of Manistique! Woouooooonderful sandy bottom lake. Public boat launch just 1/4 mile east. In an area of very nice second homes, many that are generational. If a home is in your plan for this parcel, you'll want to consult with the local health department environmental folks about requirements and probably a local excavating contractor as well. This lot has probably been filled and likely doesn't "perc". So an engineered waste disposal ("transpiration mound") system will probably be required. EGLE Wetlands Map shows this property as wetlands, however there are several houses in the area. Please do thorough research prior to bidding. <b>Additional Disclosures:</b> 73; 41 (see key for full text) <b>Summer Tax Due:</b> \$94.76	N WAWAUSHNOSH DR MANISTIQUE	\$1,577.76
6101	<b>Parcel ID:</b> 005-217-007-15; <b>Legal Description:</b> . SEC 17 T43N-R15W PRT OF GOVT LOT 5 BEG AT THE MEANDER CORON THE W LN OF SEC 17 & THE SLY SH OF DOYLE LK, TH N 53 DEG 49' 04" E ALG SD SH150', TH S 13 DEG 24' 38" E 942.47', TH S 88 DEG 59' 54" W 350' TO SD W LN OF SEC 17, TH N 00 DEG 42' 24" E 834.4' TO POB. 4.85 ACRES <b>Comments:</b> People always tell us that they're looking for a "little waterfront cottage on a nice piece of land" in the UP. Well, here it is! 2 bedroom, 1 bath cottage. Modern construction. Cozy little wood stove for those brisk spring and fall days. 150' feet on pristine Doyle Lake and 4.85 acres of nicely wooded (maple grove!) property. This one is accessed from the NORTH end of Doyle Lake on a shared private road off Smith Lake Road. If you go scouting around the south end of the lake looking for it, you'll be frustrated. There is a leak in the living room ceiling around the woodstove chimney that won't take much to repair. Vinyl siding and a steel roof give you low maintenance. This could be a GREAT cottage! <b>Summer Tax Due:</b> \$259.13	6737 W COUNTY ROAD 448 MANISTIQUE	\$3,742.44
6102	<b>Parcel ID:</b> 051-003-008-00; <b>Legal Description:</b> 38 PRT OF LOT BLK 3 ORIG VILL OF MANISTIQUEBEG AT PT IN E LN OF LOT 3 APPRX 33.67' S OF NE COR WH PT IS CEN OF PTY WALL STDG ALG N BNDRY LN OF PROP TO BE CONV, TH W 127.2, TH S 20.3' M/L TO LN PARALLEL TO N LN OF LOT 3 & EXT W FROM C/L OF PTY WALL STDG ALG S BND LN OF PROP CONV, TH E PARALLEL TO N LN OF LOT 3 & ALG C/L OF SD WALL 127.2' TO E LN OF LOT 3, TH N ALG SD LN OF LOT 3 20 1/3' M/L TO POB. <b>Comments:</b> Two story, downtown commercial storefront and upper flat in Manistique. There is an interior connection between floors inside about halfway back, and a front entrance to the individual levels. If there is a basement, the entrance is literally buried in the contents of the building. This one is loaded to the gills with what would best be characterized as rummage sale grade castoff. There might be a few things of value in here, but most of it is dumpster filler. The upper floor is above roughly the front two thirds of the building, with a pretty low (6') ceiling height in the back. Could have been an apartment at one point, but if there is a kitchen or bath (or stub outs for them) here, they're buried in the rubble too. The building appears to be straight, solid and stable. But you'll be best friends with the dumpster driver before you can see the exact condition of everything. We did not find the electric service panel or furnace but assume that they are also there, somewhere. In summary, this is a solid downtown commercial building with a good roof. Beyond that, all we can say with certainty is that it's full of stuff you'll need to haul off. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$3,485.28	222 S CEDAR ST MANISTIQUE	\$11,682.95
6103	<b>Parcel ID:</b> 051-154-023-50; <b>Legal Description:</b> LOT 23 & 24 BLK 4 DANIEL HEFFRON ADD TO TH VILL OF MANISTIQUE <b>Comments:</b> Older two bedroom (plus a walkthru), one bath house in Manistique. Corner lot. Older garage that is in tough condition. House has 100a breaker electric service and a modern condensing natural gas forced air furnace. This one is spartan, but clean and fairly straight. Vinyl siding and shingled roof in decent condition. Lot is ~0.30 Acres <b>Summer Tax Due:</b> \$1,858.16	134 S FIFTH ST MANISTIQUE	\$9,038.94
6104	<b>Parcel ID:</b> 051-508-002-00; <b>Legal Description:</b> . 1790 LOT 2 BLK 8 OF R H TEEPLES LITTLE FARMS ADD TO CITY OF MANISTIQUE. <b>Comments:</b> ~120' x 380'. Appears to be in a platted but undeveloped subdivision. No developed road access, just east of CH440. Adjacent to Auction Lot 6105 <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$5.72	TEEPLES TO CLARK MANISTIQUE	\$486.28
6105	<b>Parcel ID:</b> 051-508-003-00; <b>Legal Description:</b> . 1791 LOT 3 BLK 8 OF R H TEEPLES LITTLE FARMS ADD TO CITY OF MANISTIQUE. <b>Comments:</b> ~120' x 380'. Appears to be in a platted but undeveloped subdivision. No apparent developed road access, just east of CH440. Adjacent to Auction Lot 5104 and 5106 <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$5.72	TEEPLES TO CLARK MANISTIQUE	\$486.28

6106	<b>Parcel ID:</b> 051-508-004-00; <b>Legal Description:</b> . 1792 LOT 4 BLK 8 OF R H TEEPLES LITTLE FARMS ADD TO CITY OF MANISTIQUE. <b>Comments:</b> ~120' x 380'. Appears to be in a platted but undeveloped subdivision. No apparent developed road access, just east of CH440. Adjacent to Auction Lots 6105 and 6107. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$5.70	TEEPLES TO CLARK MANISTIQUE	\$486.28
6107	<b>Parcel ID:</b> 051-508-005-00; <b>Legal Description:</b> . 1793 LOT 5 BLK 8 OF R H TEEPLES LITTLE FARMS ADD TO CITY OF MANISTIQUE. <b>Comments:</b> ~120' x 380'. Appears to be in a platted but undeveloped subdivision. No apparent developed road access, just east of CH440. Adjacent to Auction Lot 6106. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$5.72	TEEPLES TO CLARK MANISTIQUE	\$486.28
6108	<b>Parcel ID:</b> 051-563-004-10; <b>Legal Description:</b> 1870 LOT 4 BLK 3 WEST END ADD TO CITY OF MANISTIQUE SPLIT ON 01/14/2008 FROM 051-563-004-00; <b>Comments:</b> ~44' x ~188'. Appears to be in a platted but undeveloped subdivision, with no apparent road access. Just over 700 ft to the west, on the other side of Chippewa Ave, is a waste and sanitation facility. Looks wet in the south. <b>Additional Disclosures:</b> 7; 41 (see key for full text) <b>Summer Tax Due:</b> \$8.04	HIAWATHA ST MANISTIQUE	\$499.78
6109	<b>Parcel ID:</b> 051-566-020-00; <b>Legal Description:</b> 1926-1928 LOTS 19 20 & 21 BLK 6 WEST END ADD TO CITY OF MANISTIQUE <b>Comments:</b> ~0.74 Acre Vacant Parcel on Thompson Hwy in Manistique. Assessor card indicates ~150 ft road frontage on the unpaved portion of Thompson Hwy. <b>Summer Tax Due:</b> \$11.58	THOMPSON HIGHWAY MANISTIQUE	\$459.78
6110	<b>Parcel ID:</b> 051-584-020-00; <b>Legal Description:</b> 2059 LOT 20 BLK 4 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. <b>Comments:</b> ~50' x ~135'. This appears to be a lot in a platted, but undeveloped subdivision. Roughly north of Bear St near the 1st St bend. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$9.76	LEACH ST MANISTIQUE	\$505.96
6111	<b>Parcel ID:</b> 051-700-074-00; <b>Legal Description:</b> SEC 11 T41N R16W PRT OF NW 1/4 OF NE 1/4, COM AT NW COR, TH E 40 RODS 6' TO STATE ROAD, TH SE'LY ALG HWY 19 RODS 2', TH W 53 RODS 12', TH N 13 RODS 12' TO POB, EXC BEG AT INT OF N LN OF SEC 11 & W'LY LN OF STATE ROAD, TH N 89 DEG 30 M W 160', TH S 16 DEG 4 M E 142.77', TH N 79 DEG 21 M E 120', TH N 58 DEG 41 M E 83' TO A PT IN W'LY LN OF HWY M-94, TH N 44 DEG 9 M W ALG HWY 98. 17' TO POB. <b>Comments:</b> Older two story wood frame home in Manistique on ~3.5 Acres Some signs of deferred maintenance. Natural gas and municipal utility water/sewer here. Midcentury remodel shows some deflection in the eave on the east side over the deck, which could also use a refresh. Interior of the house is in pretty good condition and has been cleared out. Appears to be almost move in ready, which is rare in our auctions. <b>Summer Tax Due:</b> \$908.21	1023 STATE RD MANISTIQUE	\$8,723.94

## 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. It is your responsibility to determine if this parcel is suitable for your desired use.

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

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

**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.

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

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

**30:** This parcel may be subject to utility, road, driveway right-of-way, or other easements which could allow third parties access to the property. Easements are not extinguished by tax foreclosure and foreclosed parcels are sold subject to these

preexisting rights, if any. You should conduct your own investigation into the existence of any such easements prior to bidding.

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

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

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

**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.

**35:** This property contains physical indications that one or more water lines have frozen, ruptured, and leaked for a significant period of time prior to being shut off. Such indications can include damage to ceilings and floors and visibly damaged pipes and fixtures. Damage from freeze bursts can be substantial including significant harm to structural components such as framing and foundations.

**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. 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.**

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

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

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

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

**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.

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

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