

Public Land Auction

North Eastern Lower Peninsula

August 13th, 2024

Alcona, Alpena, Alpena (Dnr), Cheboygan, Cheboygan (Dnr), Iosco,
Presque Isle, and Presque Isle (Dnr) Counties



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

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.

- Alcona
- Alpena
- Cheboygan
- Iosco
- Presque Isle

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Alpena DNR
- Cheboygan DNR
- Presque Isle DNR

Michigan DNR Land Sales Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

- The person does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 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. An auction may be conducted in-person with simultaneous online bidding as determined by the DNR.

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Alcona

Lot #	Lot Information	Address	Min. Bid
100	Parcel ID: 013-420-001-005-00; Legal Description: T28N R8E SEC 36 LOT 5 BLK 1 LOST LAKE WOODS SUB Comments: ~0.14 acres vacant land, road frontage on Racoon Trl to the east. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.77	N RACoon TRAIL LINCOLN	\$564.54
101	Parcel ID: 020-011-100-015-00; Legal Description: T28N R6E SEC 11 SE1/4 OF NE1/4 Comments: 40 acres, west of Hubbard Lake Trail. Property appears to have no legal access. Davis Creek crosses through the northeast portion of the property. Property appears to be located in what is known as the Smokey Hollow Swamp. Additional Disclosures: 41; 7 (see key for full text) Summer Tax Due: \$817.55	W HUBBARD LAKE TRL HUBBARD LAKE	\$3,926.09
102	Parcel ID: 021-006-300-020-00; Legal Description: T28N R7E SEC 6 N 1/2 OF SW 1/4 EXC E 168.4 FT EXC COM 168.4 FT W OF NE COR, S 1322.7 FT TH W 823.6 FT TH N 822.7 FT TH E 523.6 FT TH N 500 FT TH E 300 FT TO POB. Comments: Irregular shape parcel, with ~600 feet road frontage on a bend in Hubbard Lake Trl to the NE. Roughly ~410 ft deep from the roadside, the largest part of this parcel is a ~1350' x 1250' wooded expanse. Land would best be described as rolling. Pines are fairly thick at the roadside, becoming less dense with more tall oaks towards the interior. West end of the parcel likely has utilities running north-south. The North Bay of Hubbard Lake is roughly 2 miles to the east. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$773.60		\$3,737.13
103	Parcel ID: 022-001-300-010-00; Legal Description: T28N R8E SEC 1 COM AT SE COR OF SW 1/4 TH W 400 FT TO POB TH W 425 FT TH N 350 FT TH E 425 FT TH S 350 FT TO POB Comments: ~430 ft road Frontage on Spruce Rd to the south, with a depth of ~320 ft. Land is generally clear, with a few mature trees providing shade. Plenty of personal property and debris around the house and the rear yard. Footings and foundation rubble can be found in the overgrowth. Gravel driveway in the SE portions leads to the house. Looks to have been abandoned for a while. Front porch is caving in. Roofline is sagging, and the shingles look fried. There may be some foundation concerns; the exterior cellar access looks to be washing out. Interior has general filth and numerous personal possessions. Floor is soft underfoot in many areas. The center of the building is noticeably sagging. Nice sized lot, imminently usable. Bordering agricultural land to the north and east. Not too many neighbors nearby, and the properties seem nice. Additional Disclosures: 22; 21; 5; 34 (see key for full text) Summer Tax Due: \$614.54	2717 SPRUCE RD SPRUCE	\$3,508.65
104	Parcel ID: 031-011-400-060-00; Legal Description: T25N R6E SEC 11 N1/2 OF NE1/4 OF SE1/4 OF SE1/4 PARCEL "12" Comments: 5.0 acres vacant, wooded land, roughly 660' x 340'. Arrowhead trail runs along/through property near the west boundary, as well as electric utility. The bulk of the land area here seems to be swamp. The southwest corner is high and dry, with electric service and what looks to be a former camp site. Maps indicate the eastern portion if also likely to be dry. Near the end of a dead-end two track, this is a fairly quiet area. Additional Disclosures: 30; 41 (see key for full text) Summer Tax Due: \$257.72	2805 S ARROWHEAD TRL GLENNIE	\$1,628.94
105	Parcel ID: 032-184-000-001-00; Legal Description: T25N R6E SEC 34 LOT 1 MEADOW LANE SUB Comments: Vacant, wooded land. ~335 ft Road frontage on Meadow Ln to the south, with a depth of ~225 ft. It appears there is an easement running through/along the eastern boundary. Located in a rural subdivision. Auction lot 106 is adjacent to the West. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$103.90	MEADOW LANE GLENNIE	\$937.23
106	Parcel ID: 032-184-000-002-00; Legal Description: T25N R6E SEC 34 LOT 2 MEADOW LANE SUB Comments: ~150 ft road frontage on Meadow Ln to the south, with a depth of ~225 ft. Generally vacant, wooded land. A portion of the east is clear, with some trailers and a vehicle parked. A propane tank may be on the western edge of the property, likely feeding the adjacent parcel to the west if so. Auction lot 105 is adjacent to the East. Additional Disclosures: 21; 39 (see key for full text) Summer Tax Due: \$78.78	MEADOW LANE GLENNIE	\$824.27
107	Parcel ID: 032-301-000-026-01; Legal Description: T25N R6E SEC 34 E1/2 LOT 25 & ENTIRE LOT 26 WILLERTS COTTAGE GROVE SUB #2 Comments: ~70 ft road frontage on Meadow Ln to the north, with a depth of ~170 ft. Occupied Single story house w/attached garage. Lots of debris and personal property present in the garage, and to a lesser extent around the grounds. Roof appears newer and in good shape with some minor soffit damage in one area. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$818.42	4215 MEADOW LANE GLENNIE	\$3,529.09

108	Parcel ID: 041-135-000-061-00; Legal Description: T25N R9E SEC 10&11 LOT 61 GREENBUSH SHORES SUB Comments: ~95 ft road frontage on W Cedar Lake road to the west. Irregular shaped parcel, roughly kite-shaped. Located north of Cedar Lake, south of Greenbush, and just west of US-23 and the Lake Huron Shoreline. Summer Tax Due: \$6.19	E MARK TRL GREENBUSH	\$452.24
109	Parcel ID: 041-265-000-099-00; Legal Description: T25N R9E SEC 14 LOT 99 TIMBERLAKES ESTATES SUB Comments: ~100 ft road frontage on Birchcrest Dr to the east, ~165 ft deep. Vacant, unimproved, generally flat and wooded land. Lake Huron under 1/2 mile to east, just north of Cedar Lake. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$40.34	S BIRCHCREST DR GREENBUSH	\$669.13
110	Parcel ID: 041-266-000-198-00; Legal Description: T25N R9E SEC 14 LOT 198 TIMBERLAKES ESTATES SUB #2 Comments: ~90 ft road frontage on Deer Run Dr to the north, with a depth of ~150 ft. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.29	E DEER RUN DR GREENBUSH	\$517.16
111	Parcel ID: 041-266-000-214-00; Legal Description: T25N R9E SEC 14 LOT 214 TIMBERLAKES ESTATES SUB #2 Comments: ~160 ft road frontage on Deer Run Dr to the south and ~120 ft road frontage on E Timberlakes Blvd to the west. Parcel shape is slightly trapezoid. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.29	S DEER RUN DR GREENBUSH	\$517.16
112	Parcel ID: 041-266-000-258-00; Legal Description: T25N R9E SEC 14 LOT 258 TIMBERLAKES ESTATES SUB #2 Comments: ~98 ft road frontage on Oakridge Dr to the east, ~265 ft deep. Vacant, unimproved, generally flat and wooded land. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$40.34	S OAKRIDGE DR GREENBUSH	\$669.13
113	Parcel ID: 041-266-000-265-00; Legal Description: T25N R9E SEC 15 LOT 265 TIMBERLAKES ESTATES SUB #2 Comments: ~95 ft road frontage on Glen Hollow Dr to the south, ~135 ft deep. Parcel adjacent to east is developed. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.29	E GLENHOLLOW DR GREENBUSH	\$517.16
114	Parcel ID: 041-266-000-314-00; Legal Description: T25N R9E SEC 15 LOT 314 TIMBERLAKES ESTATES SUB #2 Comments: ~95 ft road frontage on E Timberlakes Blvd to the west, ~190 ft deep. Summer Tax Due: \$9.29	S TIMBERLAKES BLVD GREENBUSH	\$517.16
115	Parcel ID: 041-266-000-315-00; Legal Description: T25N R9E SEC 15 LOT 315 TIMBERLAKES ESTATES SUB #2 Comments: ~85 ft road frontage on E Timberlake Rd to the east, ~190 ft deep. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.29	S TIMBERLAKES BLVD GREENBUSH	\$507.20
116	Parcel ID: 041-266-000-337-00; Legal Description: T25N R9E SEC 14 LOTS 337 & 338 TIMBERLAKES ESTATES SUB #2 357/228 Comments: ~190 ft road frontage on Lake Dr to the south, ~185 ft deep Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.61	E LAKE DR GREENBUSH	\$561.67
117	Parcel ID: 041-400-002-005-00; Legal Description: T25N R9E SEC 2 LOT 5 BLK 2 VILLAGE OF GREENBUSH Comments: ~60 ft road frontage on Main St to the south, ~125 ft deep. Lake Huron Shoreline is roughly 1/4 mile east. Located in a cute residential area. Summer Tax Due: \$27.36	E MAIN ST GREENBUSH	\$529.11
118	Parcel ID: 071-006-200-006-00; Legal Description: T27N R8E SEC 6 COM SE COR OF N1/2 OF N1/2 OF SW 1/4, S89DEGW 2337.37 FT TO ELY 66 FT ROW OF HUB LK RD, N13DEGE 1056.54 FT ALG SD ROW TO POB, S76DEGE 208.71 FT, N13DEGE 208.71 FT, N76DEGW 208.71 FT TO SD ROW, S13DEGW 208.71 FT TO POB Comments: ~230 ft road frontage on N Hubbard Lake Rd to the east, ~240 ft deep. Gravel driveway near center, leading to an open lot with a collapsed log cabin. The "attached" garage seems intact, outside of some rotting sill plates. The log cabin has collapsed. There appears to be some degree of basement underneath, with standing water visible. That being said, the block looks good from the exterior. Debris and garbage around the structure, predominately at the rear. At the SE end of Lake Hubbard, this looks to be a worthwhile site for a new build. Additional Disclosures: 5; 36; 22 (see key for full text) Summer Tax Due: \$700.17	3750 N HUBBARD LAKE RD SPRUCE	\$3,245.95
119	Parcel ID: 072-140-001-038-00; Legal Description: T27N R7E SEC 12 IN LOTS 38, 39 & 40 BLK A HUB LK HWY STS, COM S83DEGE 119.04 FT OF SW COR LOT 37 N29DEGE 141.42 FT, ELY 47.42 FT ALG PRI DR, S16DEG E 141.25 FT, N83DEGW 155 FT TO POB S143/891 PARCEL "D" Comments: Irregular shape parcel at the end of a short cul-de-sac off W Shore Dr. SE Lake Hubbard area, near the White Pine National golf course. Lake Hubbard itself is under a mile to the NW. Auction lot 120 is adjacent to the East. Summer Tax Due: \$55.77	N MT MARIA RD SPRUCE	\$714.79

120	Parcel ID: 072-140-001-040-02; Legal Description: T27N R7E SEC 12 PART LOTS 39, 40 & 41 BLK A HUB LK HWY STS, COM SE COR LOT 41, N83DEGW 125 FT, N16 DEG 141.25 FT, NELY 39.45 FT ALG PRI DR, S53DEGE 171.73 FT, S5DEGW 70.84 FT TO POB S143/891 PARCEL "E" Comments: Irregular shape parcel at the end of a short cul-de-sac off W Shore Dr. SE Lake Hubbard area, near the White Pine National golf course. Lake Hubbard itself is under a mile to the NW. Auction lot 119 is adjacent to the West. Summer Tax Due: \$71.67	N MT MARIA RD SPRUCE	\$784.79
121	Parcel ID: 072-140-001-042-00; Legal Description: T27N R7E SEC 12 PART OF LOTS 42 & 43 BLK A HUB LK HWY STS SUB, COM NW COR LOT 42, S5DEGW 80 FT, S S73DEGE 143 FT, NELY 39.15 FT ALG PRI DR, N5DEGE 70.89 FT ALG PRI DR, N83DEGW 159.42 FT ALG CO RD TO POB S143/891 PARCEL "H" Comments: ~195 ft road frontage on W Shore Dr to the north, ~90 ft deep. East end borders a short cul-de-sac. Vacant, unimproved, wooded land. Right around the corner from the White Pine National Golf Course, just down the road from the Mount Maria Ski Area. Summer Tax Due: \$69.19	N MT MARIA RD SPRUCE	\$773.90
122	Parcel ID: 072-202-005-016-00; Legal Description: T27N R7E SEC 2 LOT 16 BLK 5 SECOND AD TO BACKUS BEACH Comments: ~60 ft road frontage on Cedar St to the west, ~95 ft deep. Located in the Backus Beach area, South Hubbard Lake. Near the Mount Maria Ski area. Hubbard Lake shoreline is under 500 ft to the north. The parcel itself looks to be water detention/retention, and looks to be nearly all swamp beyond the roadside culvert. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$193.23	N CEDAR ST SPRUCE	\$1,063.58
123	Parcel ID: 073-000-018-001-01; Legal Description: T27N R8E SEC 36 S 100 FT OF LOTS 1 & 2 BLK 18 OF VILLAGE OF LINCOLN Comments: ~105 ft road frontage on Lake St to the east, ~150 ft deep. What may be a former grain elevator sits near the roadside. This building presents a host of issues including collapsing roof and cracking foundation. Building is partially wrapped in crumbling tar paper, and the plank sheathing behind is rotting and full of holes. Broken doors and windows, boarded up. If anything can be done with the existing structure, it will be extensive and expensive. Located in a quiet residential area. Additional Disclosures: 36; 5; 22; 33; 46 (see key for full text) Summer Tax Due: \$142.28	LAKE ST LINCOLN	\$1,078.62
999100	Parcel ID: 013-420-001-005-00; Legal Description: T28N R8E SEC 36 LOT 5 BLK 1 LOST LAKE WOODS SUB Comments: ~0.14 acres vacant land, road frontage on Racoon Trl to the east. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	N RACOON TRAIL LINCOLN	\$564.54

Alpena

Lot #	Lot Information	Address	Min. Bid
300	Parcel ID: 012-009-000-910-00; Legal Description: T31N R8E SEC 9 COM AT A PT IN W LN OF FRENCH RD 360.3 FT N OF S SEC LN TH N 2D 30M E ALG RD 116 FT TH N 87D 30M W 376 FT TH S 2D 30M W 116 FT TH S 87D 30M E 376 FT TO POB PART OF SW1/4 OF SE1/4 Comments: ~116 ft road frontage on French Rd to the east, ~375 ft deep. Single story house w/attached garage, plus detached garage w/shed in the rear. Single story built in 1940's, updated in the 1980's. Full unfinished basement. The house presents in good condition from the exterior. Some general dinginess and full gutters are the biggest complaint. Two car garage looks to be in good repair. Some mold on the ceiling near the entrance to the house... which is entirely coated in mold. There's been enough moisture in here that cabinets, walls, ceilings, etc. have expanded, popped, and sagged. Basement has standing water. Too bad, because this place seemed like a gem. The small garage in the rear seems set up as a workshop area. Lovely lot, nice spread, too bad about the house. Additional Disclosures: 21; 32 (see key for full text) Summer Tax Due: \$360.59	3045 FRENCH RD ALPENA	\$8,126.74
301	Parcel ID: 018-103-000-104-00; Legal Description: DIAMONDS POINT ASSESSORS PLAT LOT NO 104 Comments: ~250' wide by ~60' deep. Parcel appears to have no legal road access. Roughly between US-23 and Michigan Ave. East end borders a shopping center parking lot. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$5.70	PRIVATE ALPENA	\$445.48
302	Parcel ID: 018-250-000-022-11; Legal Description: LOTS #24 & #25 OAK RIDGE SUB Comments: ~200 ft road frontage on US-23 to the east, ~200 feet deep. Platted double lot. Vacant land, somewhat clear in the center. Located just south of Squaw Bay, with Lake Huron under 1000 ft to the east. Auction lot 303 is adjacent to the North. Summer Tax Due: \$34.27	US 23 S OSSINEKE	\$3,374.01
303	Parcel ID: 018-250-000-022-12; Legal Description: LOTS #26 & #27 OAK RIDGE SUB Comments: ~200 ft road frontage on US-23 to the east, ~200 ft. Platted double lot. Single story built in 2016. Property was occupied so we were unable to perform a detail inspection. Please refer to the assessor card linked below for additional information on the structure. Auction lot 302 is adjacent to the South. Additional Disclosures: 21; 6; 81; 33 (see key for full text) Summer Tax Due: \$908.49	6346 US 23 S OSSINEKE	\$14,159.18
304	Parcel ID: 043-105-000-426-00; Legal Description: THUNDER BAY VILLAGE SUB # 3 LOT # 426 Comments: ~73 feet road frontage on Custer Rd to the north, ~150 ft on Kemnitz Rd to the east. Vacant, unimproved, wooded land in a rural subdivision. Summer Tax Due: \$11.76	125 CUSTER RD ALPENA	\$493.46
305	Parcel ID: 052-006-000-623-00; Legal Description: T29N R6E SEC 6 COM 33 FT E & 208.75 FT N OF SW COR OF NW 1/4 OF SW 1/4 TH N 208.75 FT TH E 208.75 FT TH S 208.75 FT TH W 208.75 FT TO POB PART OF NW 1/4 OF SW 1/4 EXC HWY Comments: ~208 ft road frontage on M-65 to the west, ~208 ft deep. Vacant, unimproved land, raised up from the roadside. Land is generally flat, with grass and brush in the north portion, with a stand of pines in the south. Neighbors are a residential property to the south, and a storage facility to the north. Agricultural land to the east. Summer Tax Due: \$50.37	M-65 S LACHINE	\$1,025.13
306	Parcel ID: 054-070-000-117-00; Legal Description: NINE PINES RETREAT SUB LOT NO 117 & 118 Comments: ~100 ft road frontage on 2nd St to the east, ~310 ft deep. Portions of the Lower South Branch Thunder Bay River may be within this parcel at the west end. This flows south under Hubert Rd, into Hubbard Lake ~1200 ft to the south. Land is vacant, unimproved, and wooded, grading down to the river. Portions of the west end were mucky at the time of visit. Located in a small rural subdivision. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$50.87	SECOND ST	\$956.34
307	Parcel ID: 085-060-000-006-00; Legal Description: MERRITT SUB LOT NO 6 Comments: ~100 ft road frontage on Precour Rd to the south, ~200 ft deep. 1440 sq ft Single story house, likely surrounded by junk/debris. Due to occupancy we were unable to perform a detailed inspection of the property. Please refer to the assessor card linked below for additional information regarding the structures on this parcel. Additional Disclosures: 6; 33; 81; 21 (see key for full text) Summer Tax Due: \$206.42	4256 PRECOUR RD ALPENA	\$1,959.88

308	<p>Parcel ID: 092-287-000-293-00; Legal Description: 334 W. LAKE ST. NELY 1/2 OF LOT 2 BLK 18 TAYLORS ADD TO THE CITY Comments: ~66 ft road frontage on W Lake St to the east, ~70 ft on Pine St to the north. Driveway at NW corner, leading to detached garage. Lawn is being mowed, no trash or debris in the yard. Garage is leaning, and the roof is shot. The roof on the house looks on the newer side, and in generally good shape. Chimney cap is missing. Some windows boarded. Exterior has a lot of general cosmetic issues. Interior is clear of personal belongings, but is just unclean at baseline, as if the floors were never vacuumed. Interior is shabby, and will likely require some renovations before anybody would want to reside here. It appears the roof has leaked at some point, but it doesn't seem to be recent. Basement has clearly held some water, with some mold showing around the bottom of the walls. Porch addition on the south end of the building is rotting out. The electric service panel is empty of breakers. There are myriad issues here, but nothing visible suggests they will be incredibly challenging to address. Seems like a nice residential area, with the property across Lake St owned by the public schools.</p> <p>Additional Disclosures: 5; 32 (see key for full text)</p> <p>Summer Tax Due: \$525.76</p>	334 W LAKE ST ALPENA	\$12,841.11
310	<p>Parcel ID: 093-607-000-267-00; Legal Description: 320 BEDFORD ST. LOT 4 & S 8 FT OF LOT 5 BLK 11 SOUTH SIDE ADD TO THE CITY Comments: ~57 ft road frontage on Bedford St, ~132 ft deep. Single story house with basement. Due to occupancy we were unable to perform a detailed inspection of this property. Please refer to the assessors card linked below for additional information regarding the structures. Additional Disclosures: 33; 21; 6; 81 (see key for full text)</p> <p>Summer Tax Due: \$2,116.27</p>	320 BEDFORD ST ALPENA	\$8,491.76

Alpena DNR

Lot #	Lot Information	Address	Min. Bid
10000	<p>Parcel ID: 062-019-000-510-00; Legal Description: NW1/4 of the SW1/4 Comments: The subject property is zoned Forest Recreation and consists of vacant residential property on both Brousseau and Sampson Roads located east of the intersection. Brousseau Road and a railroad intersects the subject splitting the parcel into three accessible tracts. The subject is surrounded by rural private parcels about 2.5 miles east of Ossineke MI. The State of MI intends to retain the mineral rights to the subject. In addition the State of MI will be completing a timber harvest before the property is sold. Aprox. 40 Acres</p> <p>Additional Disclosures: 30; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$42,500.00

Cheboygan

Lot #	Lot Information	Address	Min. Bid
1400	Parcel ID: 011-034-400-088-00; Legal Description: COM AT SE COR SEC 34, T39N,R3W; TH N 0D 16M 50S W ALG SEC LI 2634.19FT; TH S 88D 57M 40S W 1473FT; TH S 0D 16M 50S E 266FT & POB; TH S 0D 16M 50S E 100FT; TH S 88D 57M 40S W 60FT; TH N 0D 16M 50S W 100FT; TH N 88D 57M 40S E 60FT TO POB. 979/751 Comments: ~60x100. No apparent road access. West of Hebron Mail Route, southwest of Freedom and Lake Huron by about a mile. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$9.09		\$600.00
1401	Parcel ID: 053-C08-001-010-00; Legal Description: PLAT OF SUPR JOSEPH CASWELL'S THIRD ADDITION TO CITY OF CHEBOYGAN, LOT 13, BLK 1. *EXC: NLY 100FT ***ALSO EXC*** SLY 86FT OF THE WLY 55FT OF LOT 13, BLK 1 (SEC 30, T38N,R1W) Comments: ~66 ft wide, ~264 deep. Set back ~100 ft from M23 by shared paved driveway. Land is clear, but lawn is getting overgrown. Some minor debris near a shed and fire pit. Exterior shows some minor cosmetic issues with siding and fascia, but nothing anywhere near dire. Interior is cleared out. Some flooring is soft, particularly around the connection, indicating possible ruptured water line in the crawl space. Lower floor appears to be slab. No apparent furnace, just a plug in electric heater can be seen. Outside of the flooring issues, building seems generally habitable, if possibly wanting a refresh. The older three tab shingle on the taller portion seems to still be doing the job, with the steel roof on the lower portion presenting no issues. Additional Disclosures: 35 (see key for full text) Summer Tax Due: \$870.00	1117 MACKINAW AVE , APT B CHEBOYGAN	\$3,700.00
1402	Parcel ID: 054-E14-005-002-00; Legal Description: PLAT OF S HARRIS EMBURY'S FIRST ADDITION TO CITY OF CHEBOYGAN, LOT 2, BLK 5. (SEC 36, T38N,R2W) 954/822;964/542;1012/555; 1012/556;1019/732;1174/987;1193/98;1197/72;1224/451 Comments: ~66 ft road frontage on N Western Ave to the east, ~132 ft deep. Camper trailer in front yard near the roadside. Gravel driveway runs along the south boundary. This has caution tape stretching across the driveway, and generally around the property; this seems to have been placed by the occupant, as no hazards are apparent. Grounds seem to be maintained. Plenty of personal property and debris in/around the driveway, including a tractor and trailer. House appears to be in good condition, with no apparent issues from the exterior. Front door was open at the time of visit, although it seems nobody was home. Interior appears lived in and orderly. Records indicate this is modular home from 1996. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$1,250.04	207 N WESTERN AVE CHEBOYGAN	\$5,600.00
1403	Parcel ID: 054-H22-011-008-00; Legal Description: PLAT OF MW HORNE'S THIRD ADDITION TO THE VILLAGE OF CHEBOYGAN, N 3FT OF LOT 6 & ENTIRE LOT 7, BLK 11. (SEC 31, T38N,R1W) 340/445 Comments: ~128 ft road frontage on Locust St to the north, ~53 on S Benton to the east. Garage door facing Locust. Rear yard has an abandoned car, multiple sheds, and a raised deck (former above ground pool, perhaps). Yard is mowed, with overgrowth around the building. Exterior presents as shabby, but solid. Roof looks newer. Shake siding needs attention, and many windows/sills are rotting. Some hairline cracks visible in the foundation. Interior of building is FULL of personal property, to the extent that some doors are not usable and some rooms are not readily accessible. The general impression is that this might actually be a nice place underneath all of this stuff. Some flies are swirling around. In spite of the volume of items, there are no major issues with garbage or sanitation. Looks like heat is provided by hot water boiler, located in the garage. No freeze damage can be seen, but not much of anything can be seen in this building. Auction lot 1404 is adjacent to the West. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$1,528.05	206 S BENTON ST CHEBOYGAN	\$10,550.00
1404	Parcel ID: 054-H22-011-009-00; Legal Description: PLAT OF MW HORNE'S THIRD ADDITION TO THE VILLAGE OF CHEBOYGAN, LOTS 8, 9 & 10, BLK 11. (SEC 31, T38N,R1W) 507/124;1436/193;1473/626 Comments: ~128 ft road frontage on Locust St to the north, ~150 ft deep. Paved driveway leading to garage on an improved, open lot. Numerous mature trees around the perimeter. Garage looks on the older side of things. Exterior looks to be in generally good condition, although dirty. The roof appears to be disintegrating, with some plywood attempting to remedy the issue. Grounds appear to be recently maintained. The interior of this structure appears to be packed with soaked personal property, to the extent that service door can only be cracked. Auction lot 1403 is adjacent to the East. Additional Disclosures: 23; 21; 5 (see key for full text) Summer Tax Due: \$416.13	619 LOCUST ST CHEBOYGAN	\$2,400.00

1407	Parcel ID: 130-J03-001-013-00; Legal Description: JEN-LU-CLAIR ADDITION TO TOPINABEE, LOTS 13, 14, 15, 16 & 17, BLK 1. (SEC 30, T36N,R2W) 545/325 Comments: ~60 ft road frontage on Newell Rd to the west, ~120 ft deep. Vacant unimproved land. Land coverage appears to be mostly utilized by electric utility easement. Located in a wooded rural subdivision, road frontage would best be described as two track. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$14.62		\$700.00
1408	Parcel ID: 161-025-200-028-00; Legal Description: LOTS 4 & 5, BLK 11, UNRECD PLAT OF RAINBOW PARK, DESC AS: COM N 1/4 COR SEC 25; TH S 1D 54M 30S W ALG N & S 1/4 LI 1153FT; TH N 51D 50M E 279.05FT TO POB; TH N 51D 50M E 114.27FT; TH N 48D 2M 30S W 100.58FT TO ELY R/W OLD US 27; TH S 45D 16M W ALG R/W 100FT; TH S 39D 39M E 87.62FT TO POB, PT OF NW1/4 OF NE1/4, SEC 25, T35N,R3W 627/469 Comments: ~100 ft road frontage on M68 to the NW, ~90 ft deep. Commercial structure with second floor apartment take up most of the lot. Multiple car parking at roadside. Storefront is/was in the smoked fish business. Exterior of the building could use some TLC, but there don't appear to be any significant issues. The residential unit(or units, there may be two) appear to be accessed through the attached garage/pole barn. Plenty of personal property throughout. Additional Disclosures: 18; 6; 21; 33 (see key for full text) Summer Tax Due: \$1,038.72	4241 S STRAITS HWY INDIAN RIVER	\$26,150.00
1409	Parcel ID: 182-034-400-003-00; Legal Description: COM ON THE W LI OF SE1/4, SEC 34, T35N,R1E 330FT S OF NW COR THEREOF; TH S 330FT; TH E 660FT; TH N 330FT; TH W 660FT TO POB. Comments: ~330 ft road frontage on Barclay Ave to the west, ~660 ft deep. Wooded at roadside, otherwise an open, grassy lot. Black River is roughly 1/2 mile to the SW. Summer Tax Due: \$42.81	5595 BARKLEY AVE ONAWAY	\$1,000.00
1410	Parcel ID: 231-021-100-003-00; Legal Description: A SQUARE 10 ACRE PARCEL LOCATED IN SW COR OF N1/2 OF NW1/4, SEC 21, T34N R1E. 364/205;604/265;1012/69;1225/08;1340/561 Comments: ~665 x 665 ft parcel. Freeman road appears to run north-south along and through the western end of the parcel. Acreage is generally wooded, with numerous clearings for structures and equipment. Plenty of personal property and debris all over the place. Cargo trailers, abandoned truck, boat, etc. Full workshops loads of rusty tools and outdoor equipment. Some additional small storage outbuilds, as well as an enclosed travel trailer. Property appeared to have electric service, with the wires removed at the pole. Primary Building now appears to be actively running on solar. Doubtful there is much traffic or company out here down this way. In spite of the plumbed kitchen and bathroom there appears to be no well or septic on property; there are outhouses, and water appears to be supplied by external tanks. It looks like there was a small fire in the kitchen area, possibly from a lantern, with some flooring also being charred. Interior is gross in general, and the smell is potent. Possible mold/rot at some points within. Structure appears to be in generally serviceable condition in spite of these concerns. There is a certain charm to the place, with the burl posts being a particular interesting feature. Additional Disclosures: 21; 11; 66 (see key for full text) Summer Tax Due: \$237.08	9131 FREEMAN RD ONAWAY	\$1,600.00
1411	Parcel ID: 251-G01-000-072-00; Legal Description: GOLFOVIEW ESTATES SUB, LOT 72. (SEC 21,T33N,R2W) 295/555;615/382 Comments: ~100 ft road frontage on Golfview Dr to the north, ~204 ft deep. South of the lot faces Wildwood Lake Golf Course greens. Wildwood Lake is roughly 1/4 mile to the SE. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$32.91	3647 GOLFOVIEW DR WOLVERINE	\$900.00
1412	Parcel ID: 251-M05-000-215-00; Legal Description: MONT GABRIEL SUBDIVISION NO 2, LOT 215. (SEC 15, T33N,R2W) 380/165;731/751;1260/498;1260/500;1346/238 Comments: ~80 ft road frontage on Ashbrook Dr to the west, ~175 ft deep. Platted lot in a mostly undeveloped subdivision. Land is wooded, cleared in the middle. Certainly enough space to drive into. Likely used as a campsite in the past. Some minor debris, mostly in the form of what used to be a boat. Echo Lake is about a mile drive to the east. Summer Tax Due: \$11.61	14661 ASHBROOK AVE WOLVERINE	\$700.00
1413	Parcel ID: 251-T09-000-096-00; Legal Description: TIMBER LINE ESTATES SUBDIVISION, LOT 96. (SECS 23&26, T33N,R2W) 419/741 Comments: ~80 ft road frontage on Timberline Dr to the west, ~363 ft deep. Vacant, unimproved, generally wooded land. Fairly quiet area, although this parcel has two neighbors. Summer Tax Due: \$14.54	16335 TIMBER LINE DR WOLVERINE	\$700.00

9991401	<p>Parcel ID: 053-C08-001-010-00; Legal Description: PLAT OF SUPR JOSEPH CASWELL'S THIRD ADDITION TO CITY OF CHEBOYGAN, LOT 13, BLK 1. *EXC: NLY 100FT ***ALSO EXC*** SLY 86FT OF THE WLY 55FT OF LOT 13, BLK 1 (SEC 30, T38N,R1W) Comments: ~66 ft wide, ~264 deep. Set back ~100 ft from M23 by shared paved driveway. Land is clear, but lawn is getting overgrown. Some minor debris near a shed and fire pit. Exterior shows some minor cosmetic issues with siding and fascia, but nothing anywhere near dire. Interior is cleared out. Some flooring is soft, particularly around the connection, indicating possible ruptured water line in the crawl space. Lower floor appears to be slab. No apparent furnace, just a plug in electric heater can be seen. Outside of the flooring issues, building seems generally habitable, if possibly wanting a refresh. The older three tab shingle on the taller portion seems to still be doing the job, with the steel roof on the lower portion presenting no issues. Additional Disclosures: 35 (see key for full text) Summer Tax Due: TBA</p>	1117 MACKINAW AVE , APT B CHEBOYGAN	\$3,700.00
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Cheboygan DNR

Lot #	Lot Information	Address	Min. Bid
10005	<p>Parcel ID: Part of 140-027-100-001-00; Legal Description: NW 1/4 of the NW 1/4 Comments: The subject property is a vacant forested/marshland 40-acre parcel that is surrounded by 4 private landowners and does not have legal road access to Merchant Road (i.e. landlocked). The parcel is located northeast of the curve in Merchant Road southeast of the M-33 and Mann Road intersection about 13 miles south of Cheboygan MI. The area mostly consists of poorly drained muck/peat soils. The NE corner of the property is composed of somewhat poorly drained sandy soils. Local zoning has placed the property within the M-AF Agricultural & Forestry Management district which requires a minimum area of 1-acre and a width of 150 ft to build. The subject parcel is large enough to build on but road access and the poorly drained soils likely hinder that option. Interested buyers should investigate local permitting and securing a private road easement from a surrounding landowner if interested in building. Aprox. 40 Acres Additional Disclosures: 41; 7; 75 (see key for full text) Summer Tax Due: TBA</p>		\$23,500.00
10006	<p>Parcel ID: 041-021-100-002-00; Legal Description: NE 1/4 of the NE 1/4 Comments: The subject property is a vacant forested/marshland 40-acre parcel that is surrounded by 3 private landowners and does not have legal road access to Goebel Road (i.e. landlocked). The parcel is located northeast of the Goebel Road dead-end north of the Campbell Road intersection about 6 miles northwest of Cheboygan MI. The area mostly consists of poorly drained mucky loamy sand or mucky gravelly loam soils. Local zoning has placed the property within the M-AF Agricultural & Forestry Management district which requires a minimum area of 1-acre and a width of 150 ft to build. The subject parcel is large enough to build on but road access and the poorly drained soils likely hinder that option. Interested buyers should investigate local permitting and securing a private road easement from a surrounding landowner if interested in building. Aprox. 40 Acres Additional Disclosures: 41; 7; 75 (see key for full text) Summer Tax Due: TBA</p>		\$15,000.00
10007	<p>Parcel ID: 210-013-200-003-00, 210-013-400-001-00; Legal Description: SW 1/4 of the NE 1/4 AND a strip of land in NW 1/4 of the SE 1/4 100 ft wide being parallel with and adjacent to the N'y bank of Pigeon River; also a strip of land 100 ft. wide being parallel with and adjacent to the S'y bank of Pigeon River. Comments: The subject property has approximately 2600 feet of frontage on Pigeon River and is located near Afton Road northeast of the Pigeon River Road intersection about 9.5 miles southeast of Indian River MI. 4 adjacent private landowners surround the property which does not have road access. As a result the only way to legally access the property would be floating the Pigeon River. The property is composed of poorly drained mucky/peat soils near the river and in the SE part of the property. The North and NE part of the property has well drained fine loamy sand soils with up to 12% slopes. The southern part of the property is composed of a 200 ft wide strip of land with the Pigeon River flowing through it for about 950 ft. Because of the stream Ellis Township has placed the subject property in the Natural Rivers District with the M-AF Agricultural & Forest Management District zoning in the NE part of the property away from the stream where it's higher and drier. Buyers interested in building on the property should contact Cheboygan County and/or the local EGLE resource regarding permitting. Acquiring road access is likely a necessity. Aprox. 45 Acres Additional Disclosures: 7; 75 (see key for full text) Summer Tax Due: TBA</p>		\$69,500.00
10008	<p>Parcel ID: Part of 030-017-200-002-00 (A); Legal Description: SW 1/4 of the SE 1/4 AND SE 1/4 of the SW 1/4 Comments: The subject property is a vacant forested 80-acre parcel that is surrounded by 2 private landowners with road access on the north side of Hebron Town Hall Road. The parcel is located east of the Hebron Town Hall and S Maple Road intersection about 9 miles northeast of Levering MI. The southern and western part of the property is composed of poorly drained muck/peat soils. There are well drained sandy loam soils with up to 12% slopes in the NE part of the property. Local zoning has placed the property within the M-AF Agricultural & Forestry Management district which requires a minimum area of 1-acre and a width of 150 ft to build. The subject parcel is large enough to build on but the poorly drained soils near the road likely hinder that option. Interested buyers should investigate local permitting from the county if interested in building. Aprox. 80 Acres Additional Disclosures: 41; 75 (see key for full text) Summer Tax Due: TBA</p>		\$51,000.00

10009	<p>Parcel ID: Part of 030-017-200-002-00 (B); Legal Description: That part of the SW ¼ of the NE ¼ which lies S½ly of a line 200 ft S½ly (measured at right angles) and parallel to the survey line of Highway US-27 relocation (also known as I-75). Comments: The subject property is a vacant forested ~8.5-acre parcel that is surrounded by 2 private landowners along the west side of the I-75 ROW. The parcel does not have legal road access (i.e. landlocked) and is located northeast of the Hebron Town Hall and S Maple Road intersection about 9 miles northeast of Levering MI. Most of the property is composed of well drained sandy soils. The south-central part of the property does have some poorly drained muck soils. Local zoning has placed the property within the M-AF Agricultural & Forestry Management district which requires a minimum area of 1-acre and a width of 150 ft to build. The subject parcel is large enough to build on but road access is likely a local requirement. Interested buyers should investigate acquiring a private road easement from an adjacent landowner and/or inquire about local permitting from the county if interested in building. Aprox. 8.5 Acres Additional Disclosures: 7; 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$9,250.00
10010	<p>Parcel ID: Part of 030-022-200-002-00; Legal Description: That part of the NE1/4 of the SW1/4 AND NW1/4 of the SE1/4 which lies N'ly of a line 200 ft N'ly (measured at right angles) and parallel to a line described as: Beginning at a point on the W line of said S 22 which is S 0d04'11 W a distance of 1533.05 ft from the NW corner of said S22; thence S 59d13'34 E a distance of 5000 ft to a point of ending. Subject to the following restrictive covenants which shall be construed as covenants running with the land and shall be binding upon the Grantee named herein and the assigns thereof: 1) There shall be no right of direct ingress to or egress from highway Interstate 75 from or to the lands herein described. 2) No billboards, signboards, or advertising devices other than those advertising articles, products, or services, sold or manufactured on the premises, shall be erected, permitted, or maintained in or upon the lands herein described. 3) The right is reserved to the owners of any existing public utility facility and the successors and assigns thereof to maintain in and go upon the lands herein described for the purpose of maintenance of said facility, be in on over or under the ground. Comments: The subject property is a vacant forested ~24-acre parcel that is surrounded by 4 private landowners along the east side of the I-75 ROW. The parcel does not have legal road access (i.e., landlocked) and is located southwest of the Hebron Mail Route and the Hebron Town Hall Road intersection, about 12 miles northeast of Levering, MI. The property has excessively drained sand and loamy sand soils (if vegetated). The center of the property has exposed sandy outwash that may have seen ORV activity in the past. Local zoning has placed the property within the M-AF Agricultural & Forestry Management district, which requires a minimum area of 1-acre and a width of 150 ft to build. The subject parcel is large enough to build on, but road access is likely a local requirement. Interested buyers should investigate acquiring a private road easement from an adjacent landowner and/or inquire about local permitting from the county if interested in building. Aprox. 24 Acres Additional Disclosures: 75; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$26,000.00
10011	<p>Parcel ID: Part of 030-035-100-001-00; Legal Description: W 1/2 of the NE 1/4 excluding that part lying E'ly of line 200 ft W'ly of and parallel to the survey line of Hwy US-27 relocated. Comments: The subject property is a ~75.5-acre vacant marshland that is surrounded by 4 private landowners with road access. Weadock Road crosses the eastern part of the property. The parcel is located north of the E Levering and Weadock Road intersection about 8 miles east of Levering MI. The property is composed of poorly drained muck soils with Mud Creek flowing through the center of the parcel. Local zoning has placed the property within the M-AF Agricultural & Forestry Management & P-NR Natural River Protection districts which requires a minimum area of ~1-acre to build. The subject parcel is large enough to build on but the poorly drained muck soils likely hinder that option. Due to the wet nature of the property it is assumed that recreational uses such as hunting is the main current use. Aprox. 75.5 Acres Additional Disclosures: 75; 41; 30 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$37,000.00

10012	<p>Parcel ID: 172-P23-000-066-00, 172-P23-000-067-00, 172-P23-000-068-00, 172-P23-000-069-00, 172-P23-000-070-00; Legal Description: Pigeon River Woods #2 - Lots 66 to 70 Comments: The subject property is a vacant ~19.5-acre platted parcel that is surrounded by 2 private landowners. The parcel has legal road access on Big Sky Trail (platted) and is located south of the Roberts Lake Road and the Big Sky Trail intersection about 6.5 miles east of Indian River MI. There is a two-track that goes through the property. The property has excessively drained sand soils and is forested. The State of MI does not own the mineral rights to the parcel which were conveyed to Consumers Energy Co in 2007. Local zoning has placed the property within the D-RS Residential Development district which requires a minimum area of 0.28-acres and a width of 75 ft to build. The subject parcel is large enough to support several building sites if desired. The State of MI owns the entire neighboring section to the west which will be retained. Aprox. 19.5 Acres Additional Disclosures: 75; 8; 27 (see key for full text) Summer Tax Due: TBA</p>		\$58,500.00
10013	<p>Parcel ID: 251-G01-000-047-00; Legal Description: Golfview Estates: Lot 47 Comments: The subject property is a vacant platted 0.6-acre parcel that is surrounded by 3 private landowners. The parcel has legal road access to Par Four Drive north of Secord Road intersection about 5 miles southeast of Wolverine MI. The property has level well drained loamy sandy soils. The property is zoned within the D-RS Residential Development district which requires a minimum of 0.28-acres and 75 ft. of width to meet local zoning to build requirements. Interested buyers should contact the local unit regarding building plans if interested in constructing a structure on the parcel. Aprox. 0.6 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA</p>		\$9,000.00
10014	<p>Parcel ID: Part of 181-025-100-003-00 ; Legal Description: SW 1/4 of the NE 1/4 AND NW 1/4 of the SE 1/4 Comments: The subject property is a forested vacant 80-acre parcel that is surrounded by 3 private landowners. The parcel does not have legal road access and is located north of Brady Road west of Ethington Road intersection about 10 miles west of Onaway MI. The property has mostly poorly drained muck soils in the center of the parcel. The NW and SE parts of the property consist of somewhat poorly drained loamy sand soils. The property is zoned within the M-AF Agricultural & Forestry Management district which requires a minimum of 1 acre and 150 ft. of width to meet local zoning to build requirements. Due to the property being landlocked interested buyers should contact the local unit regarding building plans if interested in constructing a structure on the parcel. Aprox. 80 Acres Additional Disclosures: 75; 7 (see key for full text) Summer Tax Due: TBA</p>		\$36,000.00

Iosco

Lot #	Lot Information	Address	Min. Bid
2900	Parcel ID: 021-C10-000-001-00; Legal Description: SUPERVISORS PLAT OF CHEVALIER HEIGHTS LOT 1 Comments: ~20 x 98 ft, fronting Chevalier to the North, and 6th St North on the east end. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$7.74	SIXTH ST OSCODA	\$674.93
2901	Parcel ID: 021-C30-000-041-00; Legal Description: ASSESSORS PLAT OF CALDWELL ACRES LOT 41 Comments: ~71 ft road frontage on Johnson Rd to the south, ~153 ft deep. Vacant, unimproved land; generally swampy and wooded. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$29.22	JOHNSON RD OSCODA	\$778.42
2902	Parcel ID: 021-L11-016-005-00; Legal Description: PLAT OF LOUD GAY & COS ADDITION TO THE VILLAGE OF OSCODA LOTS 5 TO 7 INCL BLK 16 Comments: L shaped, 60' x 240' for the north half, with extra 50' x 120' in the southwest. NW corner looks very wet. Additional Disclosures: 41; 7 (see key for full text) Summer Tax Due: \$39.80	FIFTH ST OSCODA	\$828.53
2903	Parcel ID: 021-L20-004-004-60; Legal Description: PLAT OF LOUD GAY & COS SECOND ADDITION TO THE VILLAGE OF OSCODA PART OF OL 4 COM 60 FT S & 125 FT W OF NE COR OF BLK 4 TO POB TH S 40FT TH W 65 FT TH N 40 FT TH E 65 FT TO POB Comments: ~ 40' x 65', between N State St and N Lake St, between the Au Sable river and Huron Lakeshore. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$16.86	LAKE ST OFF OF OSCODA	\$706.14
2904	Parcel ID: 021-M15-000-085-00; Legal Description: MPCM 85 MAIN PIER CONDOMINIUM MARINA UNIT 85 MASTER DEED L-362 P-248 ,ICCS P NO.10 Comments: Unit 85 in the Main Pier Marina. More information on the Marina can be found in the related link section below. Map of the Marina is in the images. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$20.21	4498 N US23 OSCODA	\$740.14
2905	Parcel ID: 021-S10-018-011-00; Legal Description: PLAT OF HORACE. D. STOCKMANS ADDITION TOTHE VILLAGE OF AUSABLE LOTS 11 & 12 BLK R Comments: ~ 70' x 92' m/l. Near State St SW, in an undeveloped subdivision. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$94.47	THIRD ST OSCODA	\$993.87
2906	Parcel ID: 021-V10-021-003-00; Legal Description: MAP OF AUSABLE AS RECORDED IN LIBER 1, PAGE 2, OF PLATS, IOSCO CO. RECORDS LOT 3 BLK 21 Comments: ~50 ft road frontage on 5th St N to the north, ~120 ft deep. An old fence is hiding along the overgrowth along the roadside. Interior of the lot was once cleared, with some gravel seen through growth. Located in a quiet residential area. Summer Tax Due: \$70.41	FIFTH ST OSCODA	\$973.81
2907	Parcel ID: 021-V10-021-004-00; Legal Description: MAP OF AUSABLE AS RECORDED IN LIBER 1, PAGE 2, OF PLATS, IOSCO CO. RECORDS LOT 4 BLK 21 Comments: ~90 ft road frontage on 5th St N to the north, ~120 ft deep. Cleared but overgrown interior, with plenty of tree coverage. There appears to be an overgrown driveway. Located in a quiet residential area. Summer Tax Due: \$140.96	FIFTH ST OSCODA	\$1,308.50
2908	Parcel ID: 033-H50-000-033-00; Legal Description: HS 33 HURON SHORE SUBDIVISION LOT 33 Comments: 40' x 110' platted lot. Some, or all, of this parcel is within Lake Huron. Assessor records indicate that maybe ~1300 sq ft of this parcel is above ground. The platted road running north of this parcel is closed at both at ends. What seems to be the above ground portion of this parcel is little more than retention stones. Potential buyers should thoroughly research this property before bidding. In particular, GIS maps depicting this property may be inaccurate, and the land (if any) may have many restrictions governing use and buildability. Contacting the Baldwin Township Assessor would be a good first step. Additional Disclosures: 14 (see key for full text) Summer Tax Due: \$183.45	MEDIA DR EAST TAWAS	\$1,471.25
2909	Parcel ID: 033-W40-000-003-00; Legal Description: WL 2 WATERVIEW LAND LOT 3 * * IN T.I.F.A. PROJECT Comments: ~82 ft road frontage on US 23 to the south, ~360 ft deep. Land is clear at the roadside, with a treeline keeping the rest obscured from the roadside. There appears to be about half of an occupied mobile home on this property. Occupants seemed to be inside at the time of visit, but contact was not obtained. There appears to be a survey stake at the SE corner. Additional Disclosures: 17; 39; 33; 21; 6 (see key for full text) Summer Tax Due: \$52.22	N HURON EAST TAWAS	\$999.51

2910	Parcel ID: 050-020-400-004-00; Legal Description: T22N R6E SEC 20 PART OF NW 1/4 OF SE 1/4 COM 414 FT S OF NE COR OF SD 40-A TH W 825 FT M/L TO A PT 495 FT E OF THE W LNE OF SD 40-A TH N 150 FT TH E 561 FT TH N 16.5 FT TH E TO E LNE OF SD 40-A TH S 166.5 FT TO POB Comments: ~165 ft road frontage on N Imperial Rd to the east, ~755 ft deep. Driveway at NE corner. Garage and well house on property, with a travel trailer sitting near the well. Land is generally flat and wooded. A portion near the roadside is cleared/thinned, and being mowed by a neighbor. Garage has minor cosmetic issues, but appears in great shape. The wood burning stove could probably use some new venting. Well components look relatively new. Nice chunk of land in a nice area. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$625.49	231 N IMPERIAL DR TAWAS CITY	\$3,367.65
2911	Parcel ID: 051-I20-000-034-00; Legal Description: IROQUOIS SHORES LOT 34 Comments: ~100 ft road frontage on Saginaw St to the SE, ~190 ft deep. Sand Lake is less than ~1000 ft to the NW, with many others nearby. Public access and boat launches for these bodies of water are numerous. This is vacant, unimproved, generally flat and wooded land. Aerial mapping may indicate a driveway on the property, but this does not appear to true. Summer Tax Due: \$161.39	SAGINAW ST NATIONAL CITY	\$3,611.23
2912	Parcel ID: 063-028-100-005-00; Legal Description: 28104A T24N R9E SEC 28 PART OF SW 1/4 OF NE 1/4 COM @ SW COR OF SD 40 A TH E 961.92 FT TH N ON ELY R/W OF F41 363.15 FT TO POB TH N 16D 3M 45S W 77.93 FT TH N 73D 56M 15S E 200 FT TH S 16D 3M 45S E 133.27 FT TH S 89D 24M W 207.51 FT TO POB PARCEL A Comments: ~96 ft road frontage on F-41 to the west, ~200 ft. Located roughly between the south end of Wurtsmith and Van Etten Lake. Most recently d/b/a computer repair and internet provider. Large paved parking lot and driveway, with fenced in areas in the rear. Building presents numerous visible issues: roof is past end of life, there are holes in the south face, some portions are boarded, and many windows appear to have issues. The interior does not appear to be greatly suffering from the exterior issues, although water is clearly penetrating into the interior. Large volumes of personal property remain from the computer business, and one room is entirely full of aquariums. Plenty of flies swirling within. Numerous bathrooms throughout the facility, which appears to be primarily a storefront, residence, and attached garage/workshop. Additional Disclosures: 21; 5 (see key for full text) Summer Tax Due: \$1,820.49	5738 F 41 OSCODA	\$5,346.31
2913	Parcel ID: 064-J50-000-079-00; Legal Description: JORDANVILLE SUB LOTS 79 Comments: ~66 ft road frontage on Wenona Ave to the south, and another ~132 on Iroquois St to the west. Land is generally flat and clear, with some mature trees providing shade. A fair amount of debris strewn across the property. A burnt out mobile home sits on an intact pad. This mobile home is beyond any rehabilitation; crush it up and send it for scrap. Additional Disclosures: 17; 62; 11; 21 (see key for full text) Summer Tax Due: \$74.08	6274 IROQUOIS OSCODA	\$1,106.43
2914	Parcel ID: 064-J50-000-302-00; Legal Description: JORDANVILLE SUB LOT 302 Comments: ~66 ft road frontage on Chippewa Ave to the south, ~128 ft deep. Lake Huron is ~2000 ft to the east. Vacant lot, generally flat and clear. May be a former mobile home site. Land has numerous personal possessions on it, and may be in use by neighbors. Seems like a nice neighborhood. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$74.23	4777 CHIPPEWA AVE OSCODA	\$1,000.99
2916	Parcel ID: 064-L16-000-798-00; Legal Description: LAKE HURON SAND BEACH NO. 6 SUB LOT 798 Comments: ~60 ft road frontage on Woodlea to the west, ~95 ft deep. Across M-23 to the east is State owned park grounds on Lake Huron. Summer Tax Due: \$38.55	WOODLEA RD OSCODA	\$810.15
2917	Parcel ID: 064-L16-000-821-00; Legal Description: LAKE HURON SAND BEACH NO. 6 SUB LOT 821 Comments: ~60 ft road frontage on Woodlea Dr to the west, ~105 ft deep. ~0.15 acres Summer Tax Due: \$38.55	WOODLEA RD OSCODA	\$745.84
2918	Parcel ID: 064-L20-000-026-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 26 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	WESTWOOD DR OSCODA	\$677.59
2919	Parcel ID: 064-L20-000-057-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 57 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	WESTWOOD DR OSCODA	\$674.13

2920	Parcel ID: 064-L20-000-068-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 68 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	WESTOVER PASS OSCODA	\$669.20
2921	Parcel ID: 064-L21-000-225-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 2 LOT 225 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	CRESTWOOD DR OSCODA	\$674.13
2922	Parcel ID: 064-L22-000-289-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 289 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	WESTWOOD DR OSCODA	\$674.13
2923	Parcel ID: 064-L22-000-290-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 290 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	WESTWOOD DR OSCODA	\$674.13
2924	Parcel ID: 064-L22-000-331-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 331 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	CRESTWOOD DR OSCODA	\$671.21
2925	Parcel ID: 064-L22-000-335-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 335 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	CRESTWOOD DR OSCODA	\$815.73
2926	Parcel ID: 064-L23-000-434-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 4 LOT 434 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	ASPEN DR OSCODA	\$677.59
2927	Parcel ID: 064-L23-000-508-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 4 LOT 508 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	CRESTWOOD DR OSCODA	\$677.59
2928	Parcel ID: 064-L27-000-915-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 915 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	DEERFIELD WAY OSCODA	\$669.20
2929	Parcel ID: 064-L27-000-959-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 959 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.54	TIMBER PASS OSCODA	\$674.13
2930	Parcel ID: 064-L32-000-081-00; Legal Description: LAKEWOOD SHORES NO. 2 SUB LOT 81 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.48	BIRCH CREST DR OSCODA	\$943.54
2931	Parcel ID: 064-L32-000-143-00; Legal Description: LAKEWOOD SHORES NO. 2 SUB LOT 143 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$19.27	CONCORD DR OSCODA	\$863.28
2932	Parcel ID: 064-L33-000-308-00; Legal Description: LAKEWOOD SHORES NO. 3 SUB LOT 308 Comments: Vacant, unimproved, wooded land. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$38.92	LAKWOOD DR OSCODA	\$886.88

2933	Parcel ID: 064-L34-000-341-00; Legal Description: LAKEWOOD SHORES NO. 4 SUB LOT 341 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.48	KINGSWOOD LN OSCODA	\$865.52
2934	Parcel ID: 064-L35-000-434-00; Legal Description: LAKEWOOD SHORES NO. 5 SUB LOT 434 Comments: Vacant, unimproved, wooded land. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$44.98	LAKEWOOD DR OSCODA	\$976.78
2935	Parcel ID: 064-L36-000-522-00; Legal Description: LAKEWOOD SHORES NO. 6 SUB LOTS 522 & 523 Comments: Vacant, unimproved, wooded land. Some portions are low lying with mucky soils. Additional Disclosures: 16; 41 (see key for full text) Summer Tax Due: \$67.47	HUNTINGTON DR OSCODA	\$1,212.05
2936	Parcel ID: 064-L37-000-579-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 579 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.21	BROOKHAVEN DR OSCODA	\$907.81
2937	Parcel ID: 064-L37-000-663-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 663 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.21	BRENTWOOD TR OSCODA	\$857.31
2938	Parcel ID: 064-L37-000-669-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 669 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.21	BROOKHAVEN DR OSCODA	\$894.54
2939	Parcel ID: 064-L37-000-681-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 681 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.14	WILLOWBEND RD OSCODA	\$805.84
2940	Parcel ID: 064-L37-000-685-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOTS 685 & 686 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.74	WESTOVER DR OSCODA	\$936.70
2941	Parcel ID: 064-L39-000-780-00; Legal Description: LAKEWOOD SHORES NO. 9 SUB LOT 780 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$17.67	SHERWOOD DR OSCODA	\$819.85
2942	Parcel ID: 064-L40-000-879-00; Legal Description: LAKEWOOD SHORES NO. 10 SUB LOT 879 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$23.73	CEDARBROOK DR OSCODA	\$518.61
2943	Parcel ID: 064-L40-000-926-00; Legal Description: LAKEWOOD SHORES NO. 10 SUB LOT 926 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$10.73	PINE TREE TR OSCODA	\$941.90
2944	Parcel ID: 064-L42-001-125-00; Legal Description: LAKEWOOD SHORES NO. 12 SUB LOT 1125 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$10.89	OAKRIDGE DR OSCODA	\$692.88
2945	Parcel ID: 064-L42-001-140-00; Legal Description: LAKEWOOD SHORES NO. 12 SUB LOT 1140 AND 1141 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$15.31	PINEWOOD LN OSCODA	\$706.18

2946	Parcel ID: 064-L50-000-030-00; Legal Description: LAKEWOOD SOUTH SUB LOT 30 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$17.67	WOODLEA RD WEST OSCODA	\$803.64
2947	Parcel ID: 064-L51-000-088-00; Legal Description: LAKEWOOD SOUTH NO. 2 SUB LOT 88 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$21.21	WOODLEA RD WEST OSCODA	\$833.38
2948	Parcel ID: 064-L51-000-099-00; Legal Description: LAKEWOOD SOUTH NO. 2 SUB LOT 99 Comments: Vacant Lot located in Lakewood Shores Association. More information on the Association can be found in the related links below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$15.74	WOODLEA RD WEST OSCODA	\$715.16
2949	Parcel ID: 070-003-100-001-50; Legal Description: T23N R5E SEC 3 PART OF FRL NE 1/4 OF NE 1/4 COM 333 FT W OF NE SEC COR TH S 212 FT TH W 100 FT TH N 212 FT TH E 100 FT TO POB Comments: ~100 ft road frontage on Kokosing Rd to the north, ~212 ft deep. Vacant, generally flat and wooded land. Roadside culvert runs along Kokosing. Summer Tax Due: \$81.61	KOKOSING RD HALE	\$1,053.21
2950	Parcel ID: 073-E30-000-056-00; Legal Description: G2 56 ASSESSORS PLAT OF EVERGREEN GLADES SUB NO. 2 LOT 56 Comments: ~138 ft frontage on M-65 to the south, ~160 ft deep. Land is generally flat and clear, with numerous mature trees giving nice shade coverage. Circle drive at M65 and Cooper Rd. This place is an absolute mess. Multiple piles of garbage and debris, the husk of a burnt down garage and a wreck of a house are on display. No actual condemnation postings visible on the house, but it fits the bill. Some black mold is visible, interior looks to be torn up from dogs, and also just has general filthy contents everywhere. It seems the house was literally left to the dogs. Rooflines are sagging, shingles appear old. Doors and windows are broken, chimney is failing. You could probably point at anything on the house and find a problem. Hopefully the well and septic are viable. Additional Disclosures: 42; 11; 33; 47; 66; 63; 32 (see key for full text) Summer Tax Due: \$481.20	6580 M65 HALE	\$3,175.66
2951	Parcel ID: 073-E60-000-219-00; Legal Description: ASSESSORS PLAT OF EVERGREEN GLADES SUBDIVISION NO.5 LOT 219 Comments: ~65 ft road frontage on Sabin to the east, ~194 ft deep. Lot is mostly clear, with an abandoned boat and vehicle tucked away in the overgrowth. Maps indicate a right of way along the north, but this is either undeveloped or vacated. A neighbor appears to be keeping portions of this clear, perhaps using it for driveway access. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$47.55	SABIN ST HALE	\$892.79
2952	Parcel ID: 073-E60-000-220-00; Legal Description: ASSESSORS PLAT OF EVERGREEN GLADES SUBDIVISION NO.5 LOT 220 Comments: ~70 ft frontage on ROW to north, ~65 ft deep. Off Sabin (private?) to east Summer Tax Due: \$29.23	SABIN ST HALE	\$811.71
2953	Parcel ID: 073-L90-000-355-00; Legal Description: PLAT OF LAKESIDE HEIGHTS LOT 355 Comments: ~50 ft road frontage on Birch St to the north, ~100 ft deep. Vacant, unimproved land. Generally wooded, but a portion appears to have been cleared for a driveway and campsite. Some camp items remain. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$17.85	BIRCH ST HALE	\$1,270.18
2954	Parcel ID: 073-L90-000-371-00; Legal Description: PLAT OF LAKESIDE HEIGHTS LOTS 371 & 372 Comments: ~85 ft road frontage on Birch St to the north, ~100 ft deep. This end of Birch St is currently impassible due to fallen trees. Junk mobile home on property, looking very abandoned. Caution tape around the structure, doors and windows mostly gone. Lot is incredibly overgrown. Mobile home appears to be barely sitting on its supports. This property may not even have well or septic. State owned park and boat launch under 1/2 mile west, straight down the road Additional Disclosures: 17; 72; 31; 33; 16; 66 (see key for full text) Summer Tax Due: \$165.15	7531 BIRCH ST HALE	\$2,219.97
2955	Parcel ID: 073-L90-000-433-00; Legal Description: PLAT OF LAKESIDE HEIGHTS LOTS 433 & 434 Comments: ~100 ft road frontage on Spruce St to the south, ~100 ft deep. Vacant, unimproved, generally flat and wooded land. There may be natural gas in the area, but nearby properties look to be on propane. Long Lake under 1/4 mile to the west, Loon Lake, State and Nat'l parks close by. Additional Disclosures: 21; 16 (see key for full text) Summer Tax Due: \$36.31	SPRUCE ST HALE	\$803.88

2956	Parcel ID: 073-L90-000-677-00; Legal Description: PLAT OF LAKESIDE HEIGHTS LOTS 677 - 679 Comments: ~150 ft road frontage on Cedar Rd to the north, ~100 ft deep. Land appears to have recently been logged. A driveway runs through property, but it looks a lot like the beginnings of a new road. On the isthmus between Long and Loon Lakes; Long is under 700 ft to the NW, Loon about 1/2 mi to the SE. Additional Disclosures: 21; 30 (see key for full text) Summer Tax Due: \$60.94	CEDAR RD HALE	\$879.89
2957	Parcel ID: 073-L90-999-001-20; Legal Description: PLAT OF LAKESIDE HEIGHTS PART OF OUT LOT 1 COM S 1D 30M W 50 FT FROM SW COR OF LOT 644 TH S 1D 30M W 50 FT TH S 88D 30M E 100 FT TH N 1D 30M E 50 FT TH W 100 FT TO POB Comments: ~50' x 100'. Lot is fairly wooded, thinned enough for a driveway and a cottage. An abandoned van sits in the driveway. The cabin has seen better days. The roof looks fairly rotten, and it's infiltrated to the interior. Due to the size of this building, rehabilitation may be viable. The real draw here is the well and septic. This little place has plumbing and an indoor bathroom. There may be natural gas at the road. Structure appears to sit on footings. Additional Disclosures: 21; 5; 16 (see key for full text) Summer Tax Due: \$284.20	8167 BEECH ST HALE	\$2,237.90
2958	Parcel ID: 073-P80-000-017-00; Legal Description: PLAINFIELD RIDGE LOT 17 Comments: ~60 ft road frontage on Wickert Rd to the south, ~173 ft deep. Just off M65. Vacant lot between two houses, looks to have been cleared at some point, but now overgrown. Well house near roadside, with gravel driveway over roadside culvert. Numerous mature trees provide shade. An old travel trailer sits near the roadside. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$94.37	6532 WICKERT RD HALE	\$1,177.98
2959	Parcel ID: 073-S50-000-005-00; Legal Description: ST. MARYS OAKS LOT 5 Comments: ~80 ft road frontage on Allen Rd to the east, ~217 ft deep. Land is generally clear and flat, with mature trees lining the perimeter. Grounds are overgrown, and it appears this place hasn't had a visitor for a while. A two story house sits back from the road, with a pole barn behind. The house has numerous cosmetic issues (siding, fascia, cracked glass, etc.), but generally appears solid. The pole barn looks like it may have a rotting roof. Numerous personal possessions around and in the structures. The interior of the house is in okay shape; it may have been receiving some "upgrades" or just treated poorly. The second floor master suite is quite nice. No apparent roof leaks. The real issue is in the finished basement: sump pumps don't run without electricity, and it looks like the basement took in a foot or two of water at some point, and black mold now lines the bottom of all the walls. Additional Disclosures: 21; 32 (see key for full text) Summer Tax Due: \$1,186.86	3177 ALLEN RD HALE	\$3,770.96
2960	Parcel ID: 073-S50-000-010-00; Legal Description: ST. MARYS OAKS LOT 10 Comments: ~80 ft road frontage on Allen Rd to the east, ~217 ft deep. Split level home w/metal roof, believed occupied. Land is generally flat and clear, and it appears to be getting periodically mowed. Some mature trees providing shade in the front and rear. Lots of garbage and debris surrounding the structure and space between the garage and house. Flies are swirling around the entrance to the house. A rear window is cracked, with cats milling in and out. Looking through the windows of the home, this appears to be hoarder situation. Looking into the garage from the open overhead door shows much the same. Garage is two car, and appears to have usable loft space above, although the roof looks well past its usable life. No entry was gained to any of the structures, but it's likely there is plenty of deferred maintenance to contend with. Additional Disclosures: 21; 33; 6; 66 (see key for full text) Summer Tax Due: \$416.35	3213 ALLEN RD HALE	\$3,001.48
2961	Parcel ID: 102-C10-000-008-00; Legal Description: CCA1 8 TIMRECKS COLD CREEK ACRES NO. 1 LOT 8 Comments: ~100 ft road frontage on M55 to the south, ~200 ft deep. Across the street from Tawas Area Schools complex. Vacant, unimproved, generally flat and wooded land. Summer Tax Due: \$70.79	M55 EAST TAWAS	\$949.83
2962	Parcel ID: 121-O10-001-003-00; Legal Description: OAK DALE LOT 3 BLK 1 Comments: ~44 ft road frontage on Clifford St to the east, ~100 ft deep. Tawas Lake is some 500 ft to the north. Land is generally flat and clear, with some mature trees providing shade. Most of the lawn is being mowed, and a volleyball net was set up on the lot at the time of visit. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$163.78	CLIFFORD ST EAST TAWAS	\$1,001.65

Presque Isle

Lot #	Lot Information	Address	Min. Bid
5601	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 061-070-000-002-00; Legal Description: GRAND HIGHLAND VIEW THAT PART OF LOT 49 LYING IN KRAKOW TWP. Comments: ~50 ft road frontage on McCreery Rd to the west, ~150 deep. Vacant, unimproved land. Additional Disclosures: 16 (see key for full text)</p> <p>(2 of 2) Parcel ID: 122-130-000-049-00; Legal Description: GRAND HIGHLAND VIEW THAT PART OF LOT 49 LYING IN PRESQUE ISLE TWP. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$97.16</p>	;	\$1,812.24
5602	<p>Parcel ID: 061-090-000-107-00; Legal Description: GRAND PINES SUB. #1, LOT 107 Comments: ~100 ft road frontage on Ponderosa Circle to the south, ~205 ft deep. Vacant, unimproved, wooded land Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$15.25</p>		\$737.24
5603	<p>Parcel ID: 061-090-000-112-00; Legal Description: GRAND PINES SUB. #1, LOT 112 Comments: ~100 ft road frontage on CR 638 to the north, ~205 ft deep. Vacant, unimproved, wooded land. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$15.25</p>		\$737.24
5604	<p>Parcel ID: 070-025-000-004-00; Legal Description: T33N R5E SEC 25 PARC COM 20 RDS S ON SEC LINE BET SECS 25&26 FROM SEC COR OF SECS 23, 24, 25 & 26, S 12RDS 8FT, E 12RDS 8FT, N 12RDS 8FT, W 12RDS 8FT TO POB. (198 RD 8 FT EQUALS 206FT) Comments: ~196 ft road frontage on Urban Rd to the east, ~205 ft deep. Mobile home near center behind circle drive. This generally a wooded lot, with plenty of privacy from prying eyes. Lots of junk and debris around the property. Well components appear gone, and septic issues would not be surprising. Mobile home has been ran into the ground. A portion of the exterior bathroom wall is gone. The steel roof shows some damage, likely from a tree limb. Damage to windows and doors, etc. Inside is awful; no buyer should expect anything to work or be as it should. Furnace, hot water heater are removed. The mobile home does sit on a concrete slab, which does appear solid. There is also a fieldstone foundation hiding in the trees near the roadside. Additional Disclosures: 17; 21; 72; 48; 47 (see key for full text)</p> <p>Summer Tax Due: \$196.21</p>	13085 URBAN RD POSEN	\$1,657.71
5605	<p>Parcel ID: 090-029-000-020-00; Legal Description: T 35 N R 2 E SEC 29 PARC COM AT NE COR OF NE 1/4 OF NE 1/4, N 88DEG 11MIN 33SEC W ALONG N LINE OF SEC 27.431FT TO POB, N 88DEG 11MIN 33SEC W 505.50FT, S 1DEG 13MIN 38SEC E 1296.29FT, S 88DEG 5MIN 55.5SEC E 168.50FT, N 1DEG 13MIN 35SEC W 973.41FT, S 88DEG 11MIN 33SEC E 337FT, N 1DEG 13 MIN 30SEC W 323.15FT TO POB. Comments: ~498 ft road frontage on Hutchison Hwy to the north, with the north portion being generally ~300 ft. The rest of the property is roughly ~175 by 1000 ft. L shaped parcel. Manufactured home on in NW portion, off a gravel circle driveway. Grounds are getting overgrown, and piles of trash and debris are to the side of the home. Electric is on, and the parked vehicle has current registration. Building exterior appears in fair shape, although it could use some love. Block foundation is full height, with walkout basement. A discharge hose is spilling out into the walkout area, indicating possible septic issues. Additional Disclosures: 17; 21; 72; 33; 6 (see key for full text)</p> <p>Summer Tax Due: \$440.25</p>	20123 HUTCHINSON HWY ONAWAY	\$5,622.65
5606	<p>Parcel ID: 122-029-000-033-00; Legal Description: A PARC DESC AS: PARCEL OF LAND N OF PARCELS 122-029-000-013-00 & 122-029-000-021-00 AND SOUTH OF PARCEL 122-029-000-03-00. CONT APPROX. 0.083AC M/L</p> <p>Summer Tax Due: \$2.35</p>	Grand Lake Boulevard	\$700.09
5607	<p>Parcel ID: 122-115-000-085-00; Legal Description: ESAU TERRACE LOT 85 Comments: ~90 ft road frontage on Sprucedale Ct to the north, ~130 ft deep. Vacant, unimproved, wooded land, at the end of a cul-de-sac. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$8.03</p>		\$765.70
5608	<p>Parcel ID: 122-115-000-106-00; Legal Description: ESAU TERRACE LOT 106 Comments: ~85 ft road frontage on Cedar Terrace Rd to the south, ~145 ft deep. Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$11.72</p>		\$794.09
5609	<p>Parcel ID: 122-115-000-107-00; Legal Description: ESAU TERRACE LOT 107 Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$11.72</p>		\$794.09

5611	Parcel ID: 122-130-000-082-00; Legal Description: GRAND HIGHLAND VIEW LOT 82 Comments: ~78 x 150 ft. Frontage on Highland Pines Rd to the NE and Pine St to the SW. Property is below road grade, with electric utility running near the roadside. Additional Disclosures: 16; 30 (see key for full text) Summer Tax Due: \$11.72		\$812.48
5612	Parcel ID: 122-145-000-245-00; Legal Description: GRAND PINES SUBD #2 LOT 245 Comments: ~80 ft road frontage on Pineview Rd to the SW, ~150 ft deep Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.51		\$771.19
5613	Parcel ID: 122-145-000-246-00; Legal Description: GRAND PINES SUBD #2 LOT 246 Comments: ~76 ft road frontage on Pineview Rd to the SW, ~145 ft deep Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.51		\$771.19
5614	Parcel ID: 122-145-000-247-00; Legal Description: GRAND PINES SUBD #2 LOT 247 Comments: ~78 ft road frontage on Pineview Rd to the SW, ~150 ft deep. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.51		\$771.19
5615	Parcel ID: 122-145-000-324-00; Legal Description: GRAND PINES SUBD #2 LOT 324 Comments: ~80 ft road frontage on Pineview Rd to the W, ~170 ft on Pinewood Ct to the north. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.51		\$470.00
5616	Parcel ID: 122-165-000-177-00; Legal Description: HARBOR VIEW LOT 177 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.03		\$745.80
5617	Parcel ID: 122-205-000-064-00; Legal Description: NORTH BAY SHORES LOT 64 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.03		\$725.05
5618	Parcel ID: 122-205-000-116-00; Legal Description: NORTH BAY SHORES LOT 116 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.03		\$755.22
5619	Parcel ID: 122-210-000-026-00; Legal Description: NORTHLAND HEIGHTS LOT 26 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.79		\$750.72
5620	Parcel ID: 122-210-000-144-00; Legal Description: NORTHLAND HEIGHTS LOT 144 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.79		\$741.90
5621	Parcel ID: 122-210-000-154-00; Legal Description: NORTHLAND HEIGHTS LOT 154 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.79		\$750.72
5622	Parcel ID: 122-210-000-248-00; Legal Description: NORTHLAND HEIGHTS LOT 248 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$6.79		\$469.05
5623	Parcel ID: 122-211-000-350-00; Legal Description: NORTHLAND HEIGHTS #2 LOT 350 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$9.51		\$783.76
5624	Parcel ID: 122-225-000-019-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 19 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.03		\$765.70
5625	Parcel ID: 122-225-000-024-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 24 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.03		\$765.70
5626	Parcel ID: 122-225-000-032-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 32 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$11.72		\$794.09
5627	Parcel ID: 122-225-000-425-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 425 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.03		\$765.70
5628	Parcel ID: 122-225-000-426-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 426 Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.03		\$765.70

5629	Parcel ID: 140-019-000-028-00; Legal Description: T 36 N R 4 E SEC 19 PARC COM 390FT W & 15FT N OF SE COR OF NE 1/4 OF SW 1/4; W 160FT, N 90FT, E 160FT, S 90FT TO POB. Comments: Property does not appear to have any legal road access. Please check with local zoning authorities to ensure property is suitable for your intended use. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$1.17		\$684.45
5630	Parcel ID: 140-019-000-032-00; Legal Description: T 36 N R 4 E SEC 19 PARC COM 470FT W & 375FT N OF SE COR OF NE 1/4 OF SW 1/4, W 80FT, N 270FT, E 80 FT, S 270FT TO POB. Comments: Rectangular parcel that does not appear to have any legal road access. Please check with local zoning authorities to ensure property is suitable for your intended use. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$2.35		\$699.13
5631	Parcel ID: 140-019-000-033-00; Legal Description: T 36 N R 4 E SEC 19 PARC COM 570FT W & 165FT N OF SE COR OF NE 1/4 OF SW 1/4; W 80FT, N 90FT, W 80FT, N 90FT, E 80FT, N 30FT W 80FT N 120FT E 80FT S 60FT, E 80FT, S 120FT, W 80FT S 30FT E 80FT S 120FT TO POB. Comments: Irregular shaped parcel with no known legal access. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$2.35		\$699.13
5632	Parcel ID: 140-019-000-051-00; Legal Description: T 36 N R 4 E SEC 19 PARC COM 470FT W & 705FT N OF SE COR OF SE 1/4 OF SW 1/4; W 80FT, N 30FT E 80FT, S 30FT TO POB. Comments: Property does not appear to have any legal road access. Property likely too small to be buildable, please check with local zoning authorities to ensure property is suitable for your intended use. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$1.17		\$684.45
5633	Parcel ID: 140-019-000-052-00; Legal Description: T 36 N R 4 E SEC 19 PARC COM 470FT W & 1245FT N OF SE COR OF SE 1/4 OF SW 1/4; W 80FT, N 30FT, E 80FT, S 30FT TO P O B. Comments: Property does not appear to have any legal road access. Property likely too small to be buildable, please check with local zoning authorities to ensure property is suitable for your intended use. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$1.17		\$684.45
5634	Parcel ID: 140-019-000-057-00; Legal Description: T 36 N R 4 E SEC 19 PARC COM 30FT W & 1245FT N OF SE COR OF NE 1/4 OF SE 1/4; W 80FT, N 30FT, W 80FT, N 30FT, E 160FT, S 60FT TO POB. Comments: Evergreen Hwy appears through this parcel. There also appear to be utilities located in the eastern portion. Vacant, unimproved land Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$1.17		\$681.21
5635	Parcel ID: 140-019-000-129-00; Legal Description: T 36 N R 4 E SEC 19 PARC COM 30FT W & 615FT N OF SE COR OF SE 1/4 OF SE 1/4; W 80FT, S 30FT, W 80FT, N 60FT, E 80FT, N 60FT, W 80FT, N 60FT, E 80FT, S 210FT, W 80FT, S 30FT, E 80FT, S 90FT TO POB. Comments: Road frontage on Spens Rd to the east. Irregular shape parcel with non-contiguous road frontage. Vacant, unimproved, generally flat and wooded land. Summer Tax Due: \$3.08		\$697.26
5636	Parcel ID: 140-020-000-047-00; Legal Description: T 36 N R 4 E SEC 20 PARC COM 110FT W & 15FT N OF SE COR OF SW 1/4 OF SW 1/4; W 80FT, N 30FT, E 80FT, S 30FT TO POB. Comments: ~80 ft road frontage on CR 646 to the south, ~30 ft deep. Property likely too small to be buildable, please check with local zoning authorities to ensure property is suitable for your intended use. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$0.95		\$678.48
5637	Parcel ID: 140-020-000-055-00; Legal Description: T 36 N R 4 E SEC 20 PARC COM 930FT W AND 15FT N OF SE COR OF SW 1/4 OF SW 1/4, W 80FT, N 30FT E 80FT S 30FT TO POB. Comments: ~80 ft road frontage on CR 646 to the south, ~30 ft deep. Property likely too small to be buildable, please check with local zoning authorities to ensure property is suitable for your intended use. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$0.95		\$678.48
5638	Parcel ID: 140-020-000-146-00; Legal Description: T 36 N R 4 E SEC 20 PARC COM 830FT W & 495FT N OF SE COR OF SW 1/4 OF SE 1/4; W 80FT, N 30FT, E 80FT, S 30FT TO POB. Comments: ~30 x 80 ft. Property does not appear to have any legal road access. Property likely too small to be buildable, please check with local zoning authorities to ensure property is suitable for your intended use. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$1.17		\$706.50

5639	Parcel ID: 140-020-000-161-00; Legal Description: T 36 N R 4 E SEC 20 PARC COM 570FT W & 15FT N OF SE COR OF SE 1/4 OF SE 1/4; W 160FT, N 90FT, E 80FT, N 180FT, E 80FT, S 270FT TO POB. Comments: ~155 ft road frontage on CR 646 to the south, ~270 ft deep at the east end. L Shaped parcel. Vacant, unimproved, generally flat and wooded land. Summer Tax Due: \$3.08		\$697.26
5640	Parcel ID: 140-020-000-162-00; Legal Description: T 36 N R 4 E SEC 20 PARC COM 570FT W & 375FT N OF SE COR OF SE 1/4 OF SE 1/4; W 80FT, N 150FT, E 80FT, S 150FT TO POB. Comments: ~80 x 155 ft. Property has no known road access. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$1.17		\$681.21
5641	Parcel ID: 140-020-000-172-00; Legal Description: T 36 N R 4 E SEC 20 PARC COM 930FT W & 465FT N OF SE COR OF SE 1/4 OF SE 1/4; W 80FT, N 150FT, E 80FT, S 150FT TO POB. Comments: ~75 x ~104. Property does not appear to have any legal road access. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$1.17		\$681.21
5642	Parcel ID: 140-020-000-174-00; Legal Description: T 36 N R 4 E SEC 20 PARC COM 1110FT W & 15FT N OF SE COR OF SE 1/4 OF SE 1/4; W 80FT, N 60FT, E 80FT, S 60FT TO POB. Comments: ~80 ft road frontage on CR 646 to the south, ~60 ft deep. Property likely too small to be buildable, please check with local zoning authorities to ensure property is suitable for your intended use. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$1.17		\$681.21
5643	Parcel ID: 140-021-000-049-00; Legal Description: T 36 N R 4 E SEC 21 PARC COM 1010FT W & 15FT N OF SE COR OF SW 1/4 OF SW 1/4; W 80FT, N 60FT, E 80FT, S 60FT TO POB. Comments: ~80 ft road frontage on CR 646 to the south, ~60 ft deep. Property likely too small to be buildable, please check with local zoning authorities to ensure property is suitable for your intended use. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$1.17		\$681.21
5644	Parcel ID: 140-021-000-122-01; Legal Description: T 36 N R 4 E SEC 21 PARC COM 570FT W & 15FT N OF SE COR OF SE 1/4 OF SE 1/4, W 160, N 90FT, E 160FT S 90FT TO POB. Comments: ~160 ft road frontage on CR 646 to the south, ~90 ft deep. Vacant, unimproved, generally flat and wooded land. Some corners appear to be marked. Summer Tax Due: \$1.49		\$683.13
5645	Parcel ID: 140-021-000-127-00; Legal Description: T 36 N R 4 E SEC 21 PARC COM 1110FT W & 15FT N OF SE COR OF SE 1/4 OF SE 1/4; W 160FT, N 180FT, E 80FT, S 120FT, E 80FT, S 60FT TO POB. Comments: ~160 ft road frontage on CR 646 to the south; ~180 ft deep at the west end, ~60 ft at the east. L shaped parcel. Vacant, unimproved, generally flat and wooded land. Summer Tax Due: \$1.49		\$683.13
5646	Parcel ID: 140-021-000-130-00; Legal Description: T 36 N R 4 E SEC 21 PARC COM 1110FT W & 705FT N OF SE COR OF SE 1/4 OF SE 1/4; W 80FT, N 30FT, W 80FT, N 120FT, E 80FT, S 30FT, E 80FT, S 120FT TO POB. Comments: South of US-23, north of CR 646. Property has no known legal access. Please check with local zoning authorities to ensure property is suitable for your intended use. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$1.49		\$683.13
5647	Parcel ID: 140-022-000-038-00; Legal Description: T 36 N R 4 E SEC 22 PARC COM 1110FT W & 885FT N OF SE COR OF SW 1/4 OF SW 1/4; W 80FT, N 30FT, E 80FT, S 30FT TO P O B. Comments: Vacant land, ~30 x 80 ft. Property has no known legal access. Property likely too small to be buildable, please check with local zoning authorities to ensure property is suitable for your intended use. Additional Disclosures: 7; 9 (see key for full text) Summer Tax Due: \$1.17		\$706.50
5649	Parcel ID: 142-150-000-088-01; Legal Description: MANITOU TRAILS LOT 143 Comments: Vacant, unimproved, generally flat and wooded land. Located within the Twin Lake Property owner's association. Please see link below for additional association information. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$14.20		\$832.65

Presque Isle DNR

Lot #	Lot Information	Address	Min. Bid
10085	<p>Parcel ID: 041-013-000-030-02; Legal Description: SE1/4 Comments: The subject property is a vacant 160-acre landlocked parcel (i.e. no legal road access) that is surrounded by 5 private landowners. The parcel is located north of W County Road 638 west of the Klee Road intersection about 9 miles south of Rogers City MI. The property consists of a combination of poorly drained muck and somewhat poorly drained sandy loam soils. The parcel is zoned within the FR " Forest Recreation district which requires a minimum of ½ an acre and 100 ft. of width to meet local zoning to build requirements. Interested buyers should contact the local unit regarding building plans if interested in constructing a structure on the parcel. Legal road access will likely be a requirement. The DNR recently completed a timber treatment on the property in 2022/23. Aprox. 160 Acres Additional Disclosures: 75; 41; 7; 74 (see key for full text) Summer Tax Due: TBA</p>		\$84,000.00
10086	<p>Parcel ID: 041-014-000-010-04; Legal Description: NW 1/4 of SW 1/4 EXCEPT a parcel of land located in the Northwest ¼ of the Southwest ¼ of Section 14 described as Beginning at the West ¼ corner of Section 14 monumented with a 1 iron pipe with P.S. Cap #15410; thence N 87°45'39 E 138.22 feet along the East-West ¼ line of said Section 14 to a 5/8 x 34 rebar with P.S. Cap #33981; thence S 00°25'02 W 245.67 feet to a 5/8 x 34 rebar with P.S. Cap #33981; thence S 87°45'39 W 138.22 feet to the West line of said Section 14 and a 5/8 x 34 rebar with P.S. Cap #33981; thence N 00°25'02 E 245.67 feet along the West line of said Section 14 to the Point of Beginning. Comments: The subject property is a vacant 39.2-acre parcel that is surrounded by 3 private landowners. Ward Branch Road (County Maintained) goes through the center of the property north of Peltz Road intersection about 12 miles east of Millersburg MI. The southern part of the property is composed of poorly drained muck soils. The northern part of the property has somewhat poorly drained loamy sand soils. The property is zoned within the FR " Forest Recreation district which requires a minimum of ½ an acre and 100 ft. of width to meet local zoning to build requirements. Interested buyers should contact the local unit regarding building plans if interested in constructing a structure on the parcel. The DNR recently completed a timber treatment on the property in 2022/23. Aprox. 39.2 Acres Additional Disclosures: 75; 74; 41 (see key for full text) Summer Tax Due: TBA</p>		\$48,500.00
10087	<p>Parcel ID: 041-015-000-050-03 ; Legal Description: SE1/4 of the NE1/4 Comments: The subject property is a vacant 40-acre parcel that is surrounded by 3 private landowners. Ward Branch Road (County Maintained) goes through the center of the property north of Peltz Road intersection about 12 miles east of Millersburg MI. The property is composed of poorly drained muck soils near Ward Branch Road and in the northern part. The uplands have well drained sandy soils mostly in the southern part of the property. The property is zoned within the FR " Forest Recreation district which requires a minimum of ½ an acre and 100 ft. of width to meet local zoning to build requirements. Interested buyers should contact the local unit regarding building plans if interested in constructing a structure on the parcel. The DNR recently completed a timber treatment on the property in 2022/23. Aprox. 40 Acres Additional Disclosures: 75; 74; 41; 30 (see key for full text) Summer Tax Due: TBA</p>		\$49,500.00

Additional Disclosures Key

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

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

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

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

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

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

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

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

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

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.

27: In some cases, a party other than the surface land owner may own the right to explore for and remove oil, natural gas, and other minerals from a property. Such "severed" mineral rights generally include the right to enter upon the surface of the land in order to prospect or remove minerals located beneath the surface. If you are purchasing property of any substantial size (over a few acres), you may wish to investigate whether the mineral rights are included in the sale or if they have been severed and are owned by third parties. Significant mineral interests are held by the State of Michigan. Information about mineral interests held by the State can be found [here](#). Even if not owned by the State, mineral rights may have been sold to third parties or retained by a previous owner. Oil, gas, and other severed mineral interests are not affected by property tax foreclosure. Furthermore, due to the complicated nature of mineral abstracting, such severed interests have not been examined during the foreclosure process. **Severed mineral interest are not included as part of this sale.** If the mineral interests have not been severed, such interests are included. However, it is the sole responsibility of a prospective purchaser to determine the state of any mineral interests associated with this property prior to bidding. Seller makes no representations or warranties regarding the state of title to any mineral interests associated with this parcel.

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. The Michigan Department of Environment, Great Lakes, and Energy maintains a Wetland Map Viewer which provides easy access to wetland data and can be found [here](#). It is your responsibility to determine if this parcel is suitable for your desired use.

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

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety

hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior **only**. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

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

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

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

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

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.

72: There is evidence that the septic/drainfield system has been modified, excavated or otherwise disturbed. This suggests that the system may be inoperable or in need of replacement. You may wish to have an expert evaluate it or consult with the local health department for additional information.

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.

81: We were unable to conduct a follow-up inspection of this parcel following foreclosure. Therefore, information that we obtained previously may now be outdated or inaccurate. In particular, *the photo(s) listed for this property may not accurately reflect the current condition or existence of structures on the property*. Whether or not the property is occupied may also have changed since our last inspection. Any prospective bidder should verify the condition of this parcel with their own research and visual inspection prior to bidding.