

Public Land Auction

Bay, Gladwin, Arenac

August 6th, 2025

Arenac, Bay, and Gladwin Counties



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

It is 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.

Arenac

Lot #	Lot Information	Address	Min. Bid
700	Parcel ID: 003-0-004-300-030-00; Legal Description: T19N R6E SEC 4, SE 1/4 OF SW 1/4 ACRES = 40.00 A. (ESMT DOC # 201904157) Comments: This property is occupied and posted as guarded and monitored. Don't try and go through, respect their privacy as posted. What we do know is that the property is 40 acres with a recorded easement. The nearest road is Shenfield to the east. Pictures taken from where we suspect the easement begins. Mapping suggests significant portions of this parcel may be wet. We have no real information about what's going on in these 40 acres. Additional Disclosures: 41; 6; 8 (see key for full text) Summer Tax Due: \$419.29	SHENFIELD RD OMER	\$7,289.07
701	Parcel ID: 003-0-004-400-020-00; Legal Description: T19N R6E SEC 4, SW 1/4 OF SE 1/4 ACRES = 40.00 A. (ESMT DOC # 201904157) Comments: This property is occupied and posted as guarded and monitored. Don't try and go through, respect their privacy as posted. What we do know is that the property is 40 acres with a recorded easement. The nearest road is Shenfield to the east. Pictures taken from where we suspect the easement begins. Mapping suggests significant portions of this parcel may be wet. We have no real information about what's going on in these 40 acres. Additional Disclosures: 6; 8; 41 (see key for full text) Summer Tax Due: \$790.46	SHENFIELD RD OMER	\$19,659.59
702	Parcel ID: 005-0-036-400-120-00; Legal Description: T19N R4E SEC 36, PRT OF SE 1/4 OF SE 1/4, BEG 395 FT W OF SE COR, TH W 200 FT, N 165 FT, E 200 FT, S 165 FT TO POB AND ALSO A PAR OF LAND BEG 595 FT W & 165 FT N OF SE COR, TH N 120 FT, TH E 25 FT, TH SELY TO A PT 200 FT E OF POB, TH W 200 FT TO POB. 1.03 A. Comments: Slightly irregular shaped vacant parcel, ~175 ft frontage on Senske Rd to the south. ~283 ft deep at the west line, ~150 ft at the east. Somebody used to live here. It's a vacant lot now. Looks to have had electric service at some point. Dead end dirt road. Some debris around the grounds. It appears that finger of the Pine River runs along/through this parcel; looks like past residents tossed the garbage in the creek. Summer Tax Due: \$21.98	SENSKE RD STANDISH	\$983.28
703	Parcel ID: 005-1-000-000-300-00; Legal Description: FRL LT 1 & LTS 15 & 16 BLK 7 - STERLING VIL. Comments: Irregular shaped parcel consisting of four platted lots. ~165 ft frontage on Greenwood St to the ENE, ~225 ft on Washington St to the ESE. Walking distance to M76 and the town center. Big old house, with addition. There's a lot of good and bad. The primary structure is an old brick house. Lots of things are decaying, but the foundation and brick work appear to be holding up. Roof has obvious trouble spots, and that is affecting the interior to some degree. Plenty of contents left behind. Lots of bathrooms; this place essentially had several suites. The addition appears to have suffered a great degree of water damage. It's probable the entire basement was underwater. Plaster is crumbling throughout. Whatever infrastructure exists by way of electric, plumbing, etc. is likely going to want a thorough look over, if not outright replacing. Basement under the main structure appears to have fared much better. Building is piped for sprinklers throughout as well. It's a shame to see such a cool place let go to this condition. I don't know how cost effective a rehab would be, but it sure would be nice to see a finished result. This would likely need to come down to the studs. Were it mine, I'd knock out the addition, fill, and erect a garage; if permitted. Well head seen at the south end; unsure if this is for our subject parcel. Interested bidders will have plenty to figure out regarding utilities anyhow; add it to the list. Additional Disclosures: 47; 35; 5; 21 (see key for full text) Summer Tax Due: \$607.38	120 GREENWOOD ST STERLING	\$6,674.06
704	Parcel ID: 007-0-018-300-010-05; Legal Description: T20N R5E SEC 18; BEG 460 FT W OF CENTER OF SEC, TH S 240 FT, TH W 250 FT, TH N 240 FT, TH E 250 FT TO POB. 1.38 A. Comments: ~250 ft road frontage on W Novak Rd to the north, ~225 ft deep. Difficult to determine if the driveway is on this parcel, or the adjoining (this parcel was formerly owned by the owner of the parcel to the south. There appears to be a mobile home in the SE corner of this subject parcel, possibly encroaching into the same neighboring parcel. Both parcels appear to be abandoned. Plenty of junk and debris on both. Additional Disclosures: 33; 17; 39 (see key for full text) Summer Tax Due: \$10.39	NOVAK ROAD TWINING	\$781.03

705	<p>Parcel ID: 008-0-A20-007-001-00; Legal Description: T20N R3E SEC 16, LOT 1 & 2 BLK 7 T-AL. Comments: This parcel consists of two platted lots. ~88 ft road frontage on Newberry Rd to the south, ~120 ft deep. Mobile home across both lots. Parcel is generally clear in the interior, if overgrown. Gravel driveway. Located between a church and the township hall. Area around the surface well is exceedingly wet, leading to the outside spigot on the mobile home, and also all the way back to a storage shed; Something is/was leaking. No septic issues visible from the outside, but one often follows the other. The mobile home is.. bad. Appears to be entirely full of garbage up to the windows. This whole thing has gotta go. Have fun. Place has generally been open to the elements for a while, water and/or animals have also likely done their jobs. A place this bad boggles the mind considering the location. Make it better. Additional Disclosures: 17; 66; 35; 33 (see key for full text)</p> <p>Summer Tax Due: \$4.19</p>	7820 NEWBERRY ALGER	\$1,555.94
706	<p>Parcel ID: 008-0-A20-010-025-00; Legal Description: T20N R3E SEC 21, BEG WHERE S SIDE OF BUHL ST. T-AL INTERS ELY SIDE OF HWY M-76 RUN TH SELY PAR TO SAID HWY 65 FT TH NELY AT RIGHT ANG TO SAID HWY 93 FT TH N 21 FT TH W TO POB BEING IN NE 1/4 OF NW 1/4. Comments: Irregular shape parcel. Appears to be about ~4000 sq ft. ~110 ft frontage on Buhl St to the north. Difficult to ascertain where boundary lines may be in person; interested bidders would do well to investigate. Pictures certainly show the vicinity, but may be prone to error. Wherever it truly lies, somebody appears to be keeping it mowed and somewhat maintained. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$12.41</p>		\$862.82
707	<p>Parcel ID: 008-0-F15-000-031-00; Legal Description: T20N R3E SEC 24, LOT 31 FOREST LAKE-ARENAC HILLS. Comments: Single platted lot. ~65 ft frontage on Buffalo Dr to the north, ~170 ft deep. Vacant, wooded land. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Interested bidders will also want to check into assessments; they're fairly common around here. Additional Disclosures: 16; 37 (see key for full text)</p> <p>Summer Tax Due: \$15.12</p>	BUFFALO TRL ALGER	\$978.26
709	<p>Parcel ID: 008-0-F70-000-136-00; Legal Description: T20N R3E SEC 24, THAT PART OF LOT 136 IN MOFFATT TWP. FOREST LAKE RIVER BLUFFS. Comments: Please note: this parcel is PART of a platted lot, not the whole platted lot. This appears to result in this parcel not having any legal road frontage. It's estimated this parcel is ~0.24 acres. Shape is out of square, roughly 98 ft tall and ~140 ft deep. Vacant, wooded land. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Interested bidders will also want to check into assessments; they're fairly common around here. Additional Disclosures: 7; 16; 37 (see key for full text)</p> <p>Summer Tax Due: \$13.95</p>	BLUEJAY TRL ALGER	\$952.44
710	<p>Parcel ID: 008-0-F81-000-729-00; Legal Description: T20N R3E SEC 24, LOT 729 FOREST LAKE SUB. #2. Comments: Single platted lot. ~55 ft frontage on N Forest Lake Dr to the south, ~185 ft deep. Vacant wooded land. Vacant, wooded land. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Interested bidders will also want to check into assessments; they're fairly common around here. Additional Disclosures: 37; 16 (see key for full text)</p> <p>Summer Tax Due: \$12.79</p>	N FOREST LAKE DR ALGER	\$940.44
711	<p>Parcel ID: 009-2-N20-001-216-00; Legal Description: UNIT 216 NORTHPORT CONDO MARINA. Comments: Boat Slip in Northport Condo Marina - Slip #216 Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.28</p>	E MICHIGAN AVE UNT 216 AU GRES	\$752.51
712	<p>Parcel ID: 011-1-000-000-140-00; Legal Description: LOTS 6 & 7 EXC A PC OF LAND BEG AT THE SE COR OF LOT 7 BLK 9 TH N 35 FT, W 25 FT, S 35 FT, E 25 FT TO POB. BLK. 9. TUR. VIL. Comments: This parcel consists of most of two platted lots. ~42 ft road frontage on W Main St to the south, ~130 ft on North St to the west. Off St parking on North St. Roughly ~0.17 acres. Some green space in the rear. Exterior block work looks in fairly good shape; no real sign of separation. Some window damage. The only occupant is a bird. Interior block wall separating; this doesn't appear to be structural, but don't bet the farm on it. Mechanicals appear to be intact. Roof is flat and cannot be seen, but no real obvious signs of water damage, and you'd think the tile ceiling would show them. Some water infiltration around roof exhaust in mechanical room; this is also the area where the block separation appears to be coming from (opening for furnace air intake). This may be considered an obsolete structure; there really doesn't seem to be much economic activity in the area. Additional Disclosures: 69 (see key for full text)</p> <p>Summer Tax Due: \$661.97</p>	110 E MAIN ST TURNER	\$6,493.99

713	Parcel ID: 012-2-R10-000-046-00; Legal Description: LT 46 RANCH PINES SUB. Comments: Single platted lot. ~50' x 195'. No apparent road access. Not too far from the Marathon. Small, cozy looking neighborhood. From the road, this appears to be vacant, wooded land. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$9.84	MAPLE ST AU GRES	\$786.19
714	Parcel ID: 020-0-H10-000-027-00; Legal Description: UNIT 27 HARBORTOWN CONDOMINIUM MARINA. Comments: Boat Slip # 27 located in the Harbortown Condo Marina. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.58	MAIN STREET AU GRES	\$768.78
715	Parcel ID: 020-0-H10-000-031-00; Legal Description: UNIT 31 HARBORTOWN CONDOMINIUM MARINA. Comments: Boat slip # 31 located in Harbortown Condo Marina Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$17.44	MAIN STREET AU GRES	\$752.75
716	Parcel ID: 020-0-H10-000-040-00; Legal Description: UNIT 40 HARBORTOWN CONDOMINIUM MARINA. Comments: Boat slip # 40 located in the Harbortown Condo Marina Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.66	MAIN STREET AU GRES	\$727.15
717	Parcel ID: 020-0-H10-000-055-00; Legal Description: UNIT 55 HARBORTOWN CONDOMINIUM MARINA. Comments: Boat slip # 55 located in Harbortown Condo Marina Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.58	MAIN STREET AU GRES	\$455.93
718	Parcel ID: 020-0-H10-000-062-00; Legal Description: UNIT 62 HARBORTOWN CONDOMINIUM MARINA. Comments: Boat slip # 62 located in Harbortown Condo Marina Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$17.44	MAIN STREET AU GRES	\$752.75
719	Parcel ID: 020-0-H10-000-066-00; Legal Description: UNIT 66 HARBORTOWN CONDOMINIUM MARINA. Comments: Boat slip # 66 located in Harbortown Condo Marina Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$17.44	S COURT STREET AU GRES	\$733.77
720	Parcel ID: 020-0-H10-000-072-00; Legal Description: UNIT 72 HARBORTOWN CONDOMINIUM MARINA. Comments: Boat slip # 72 located in Harbortown Condo Marina Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$17.44	MAIN STREET AU GRES	\$752.75
721	Parcel ID: 020-0-H10-000-073-00; Legal Description: UNIT 73 HARBORTOWN CONDOMINIUM MARINA. Comments: Boat Slip # 73 located in Harbortown Condo Marina Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$17.44	MAIN STREET AU GRES	\$733.77
722	Parcel ID: 020-0-H10-000-074-00; Legal Description: UNIT 74 HARBORTOWN CONDOMINIUM MARINA. Comments: Boat slip #74 located in Harbortown Condo Marina Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$22.58	MAIN STREET AU GRES	\$1,010.52
723	Parcel ID: 030-0-000-006-003-00; Legal Description: T19N R5E SEC15, LOT 3 BLK 6, LESS N 3 FT THERE OF OMAR MAP CITY OF OMER. Comments: Single platted lot (less 3 ft!). ~66 ft frontage on N Main St to the west. ~113 ft deep on the short end. Roughly across the street from the post office. Relatively clear with a few mature trees. Neighbor parking/storge may be slightly encroaching at the NW corner. Even if not, it's still clearing being used as a pass through. Summer Tax Due: \$65.69	N MAIN STREET OMER	\$879.31

Bay

Lot #	Lot Information	Address	Min. Bid
1001	Parcel ID: 010-S05-000-029-00; Legal Description: LOT 29 SCHUMANN PARK. Comments: Solid brick house with the roof in pretty decent shape as well. Definitely needs cleaning and updates. Everything seemed pretty solid as far as structure. Home looks to have been recently lived in so that's a good sign. Three bedrooms one bathroom with about 1/2 a dumpster's worth of personal property inside. Houses in vicinity are relatively nice with some very nice. Wilder and M13 are very close so plenty of businesses for convenience. This could be a good one! ~0.34 Acres. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$1,306.61	3983 ADELA CT BAY CITY	\$4,933.36
1002	Parcel ID: 020-010-100-005-01; Legal Description: S 200 FT OF W 180 FT OF SW 1/4 OF NW 1/4. SEC 10 T15N R3E. Comments: Heavily wooded vacant lot on S 11 Mile Rd. in Beaver Twp. Houses in the vicinity are very nice and newer builds mostly. Terrain is lumpy but not uneven as far as building, check with the local zoning folks if that is your intent with the property. Nice quiet country paved road. ~0.82 Acres. Summer Tax Due: \$215.88	S 11 MILE RD LINWOOD	\$1,561.93
1003	Parcel ID: 040-027-400-060-00; Legal Description: N 243 FT OF W 450 FT OF W 1/2 OF SE 1/4 LYG E OF E LI OF US 23, EX COM 33 FT S & 60 FT E OF INTER OF C/L OF US 23 & N LI OF NW 1/4 OF SE 1/4 TH E 100 FT TH S 210 FT PARA TO C/L OF US 23 TH W 100 FT TH N 210 FT PARA TO SD C/L TO BEG. PT OF NW 1/4 OF SE 1/4, SEC.27,T16N,R4E. Comments: Lot measures ~1.92 acres. There is only 25 foot of road frontage but that gets you plenty of space to get back to the majority of the property. Most of the property is lightly wooded with some tall trees. Property sits directly behind a house on Huron Road. Seems to be a nice location to build, but please make sure to do your homework with the local governmental units prior to bidding to ensure it suits your needs/wants. Summer Tax Due: \$65.76	N HURON RD LINWOOD	\$1,503.19
1004	Parcel ID: 070-023-300-250-00; Legal Description: COM 1093 FT S OF S LI NEBOBISH RES & 293 FT W OF N & S 1/4 LI, TH S 68 FT, TH W 200 FT, TH N 68 FT, TH E TO BEG. PART OF LOT 4, OUTSIDE RESERVE, SEC 23 T14N R5E. Comments: Looks can be deceiving. The deceiving part here is that the house is pretty much clean inside and it looks small from the outside but it contains four bedrooms! Built on a slab (I believe) so no basement water to deal with here! The property actually has access to Heaven Ridge and the street behind it as well. Deep yard with a decent sized one car garage that would definitely need to be updated but seems to be dry on the inside. Homes in the vicinity are older but nicer and this could definitely be a good flip or investment property! ~0.31 Acres. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$1,303.81	1197 HEAVENRIDGE RD ESSEXVILLE	\$6,201.46
1005	Parcel ID: 080-014-100-150-00; Legal Description: COM 1115 FT W OF NE COR OF NW 1/4 OF SEC TH W 190 FT TH S 1D 09M W 208 FT TH E 190 FT TH N 1D 09M E 208 FT TO BEG. SEC.14,T15N,R4E. Comments: Well well... This one might be a lost cause. Bones seemed relatively solid but there is some extreme animal damage in this place. And I'm talking inches of build up throughout the floors. Also multiple feet of water in the basement coming up to the 4th step down roughly. The sheds aren't the greatest either. The land...now that's different. Houses in area are nicer older farm houses and ranches. Quiet country setting without the dirt road mess! But there's the other mess. This one is for the brave. But great risk equals great reward sometimes! ~0.74 Acres. Additional Disclosures: 32; 63; 21; 66; 35 (see key for full text) Summer Tax Due: \$694.22	2132 E PARISH RD KAWKAWLIN	\$5,758.41
1006	Parcel ID: 110-020-300-060-00; Legal Description: S 340FT OF W 197FT OF SW 1/4 OF SW 1/4. SEC 20, T17N,R3E. Comments: Nice country lot on the corner of Pinconning and Flajole Rd. Old fence around what was once probably the front yard. Lots of garbage and debris laying around in the area that the home once was. Looked around but didn't see any signs of the utility situation. Mostly just some garbage to clean up here and then you'll be in good shape. Houses in the area are few but the ones that are around are decent and updated. ~1.53 acres. Additional Disclosures: 21; 66 (see key for full text) Summer Tax Due: \$87.58	2496 W PINCONNING RD RHODES	\$3,639.57
1007	Parcel ID: 120-024-400-050-01; Legal Description: N 561 FT OF SE 1/4 OF SE 1/4. EX COM 1272.46 FT W & 747.07 FT N ALG E 1/8 LI FR SE COR OF SEC TH N 489.52 FT ALG E 1/8 LI TH E 543.12 FT TH S 488.18 FT TH W 545.58 FT TO BEG. SEC.24,T17N,R4E. Comments: Property has frontage on Maloney Road with no driveway built. Majorities of property sits roughly 500 foot back Nice pole barn and a nice sized opening cleared out with flat ground. Nice and quiet and only a couple minute drive away from the boat ramp at Bay County Pinconning Park! Great place to store the toys and or fishing gear! ~10.5 Acres. Additional Disclosures: 33; 21 (see key for full text) Summer Tax Due: \$202.78	4086 MALONEY RD PINCONNING	\$3,087.00

1008	Parcel ID: 120-R05-000-010-00; Legal Description: UNIT 10 RIVERSIDE MEADOWS CONDOMINIUM, PLAN #65 L2541/P74 BCR AMD SEC 22 T17N R4E. Comments: Property is a nice flat vacant lot in Riverside Meadows. Heavy Woods on the backside and cleaned off on the front 3/4 of the parcel. Private drive and houses in vicinity are stellar. Pinconning area schools. This is part of a site condo development and may have association fees. Make sure to look into all building requirements and stipulations before bidding! ~0.71 Acres Additional Disclosures: 16; 68; 37 (see key for full text) Summer Tax Due: \$417.03	JULE DR PINCONNING	\$2,923.83
1009	Parcel ID: 120-R05-000-011-00; Legal Description: UNIT 11 RIVERSIDE MEADOWS CONDOMINIUM, PLAN #65 L2541/P74 BCR AMD SEC 22 T17N R4E. Comments: Property is a nice flat vacant lot in Riverside Meadows. Heavy Woods on the backside and cleaned off on the front 3/4 of the parcel. Private drive and houses in vicinity are stellar. Pinconning area schools. This is part of a site condo development and may have association fees. Make sure to look into all building requirements and stipulations before bidding! ~0.77 Acres. Additional Disclosures: 16; 68 (see key for full text) Summer Tax Due: \$420.85	JULE DR PINCONNING	\$2,939.29
1010	Parcel ID: 120-R05-000-012-00; Legal Description: UNIT 12 RIVERSIDE MEADOWS CONDOMINIUM, PLAN #65 L2541/P74 BCR AMD SEC 22 T17N R4E. Comments: Property is a nice flat vacant lot in Riverside Meadows. Heavy Woods on the backside and cleaned off on the front 3/4 of the parcel. Private drive and houses in vicinity are stellar. Pinconning area schools. This is part of a site condo development and may have association fees. Make sure to look into all building requirements and stipulations before bidding! ~0.72 Acres Additional Disclosures: 16; 68 (see key for full text) Summer Tax Due: \$417.04	JULE DR PINCONNING	\$2,954.75
1011	Parcel ID: 120-R05-000-013-00; Legal Description: UNIT 13 RIVERSIDE MEADOWS CONDOMINIUM, PLAN #65 L2541/P74 BCR AMD SEC 22 T17N R4E. Comments: Property is a nice flat vacant lot in Riverside Meadows. Heavy Woods on the backside and cleaned off on the front 3/4 of the parcel. Private drive and houses in vicinity are stellar. Pinconning area schools. This is part of a site condo development and may have association fees. Make sure to look into all building requirements and stipulations before bidding! ~0.64 Acres. Additional Disclosures: 16; 68 (see key for full text) Summer Tax Due: \$414.68	JULE DR PINCONNING	\$2,935.80
1013	Parcel ID: 160-005-285-004-00; Legal Description: LOT 5 BLK 5 JOHN MCGRAW & COS 1ST ADD. Comments: Two story older farm style home with some fire damage upstairs. Bones of the home seemed to be pretty solid but it definitely needs lots of restoration work and clean up. Nice sized home with four bedrooms could probably be remodeled to have an extra half bath. Roof appears damaged and has plywood nailed over several areas. No basement to deal with so that's nice. A little bit of the work has been performed. Newer electrical box and some demo work. Quiet St on the very far south side of town. Nice little one car garage. Other houses in the area are of same age and relatively nice shape. ~0.14 Acres. Additional Disclosures: 21; 11; 5; 50; 36 (see key for full text) Summer Tax Due: \$526.83	611 INGRAHAM ST BAY CITY	\$4,899.67
1015	Parcel ID: 160-017-403-011-00; Legal Description: COM AT NE COR MOSHER & WILLIAMS STS TH N 80 FT TH E 100 FT TH S 80 FT TH W 100 FT TO BEG SEC 17 T14N R5E. Comments: Very large home on Mosher. In need of some work but everything seems relatively solid. Carpets have been ripped up and definitely needed to be from the smell. Also water may be causing some mold/mildew situations. There was roughly six to seven inches of water in the basement so no inspection was performed down there. Not too much debris maybe 1/2 a dumpster's worth. The attached garage is a bonus and is a great place to house the tools and supplies needed to revamp this place! Great neighborhood and great potential! ~0.17 Acres Additional Disclosures: 32; 21 (see key for full text) Summer Tax Due: \$2,921.57	806 MOSHER ST BAY CITY	\$26,953.04
1016	Parcel ID: 160-027-113-025-00; Legal Description: S 90 FT OF W 60 FT OF LOT B SUB OF OUT LOT 15 IN JOHN RILEYS RESERVATION T14N R5E. Comments: This one is structurally sound but in terrible shape aesthetically. You're gonna need a large dumpster for the main level and the upstairs. The basement I'm not sure, it was hoarded up to the third stair so I didn't get down there. Lots of clean up and some remodeling probably going to be necessary. This place is pretty icky but could be cleaned up pretty nice. Homes in the area are decent and older. Definitely get out the rubber gloves and hazmat suits possibly! ~0.12 Acres. Additional Disclosures: 32; 66; 21 (see key for full text) Summer Tax Due: \$1,704.52	1411 11TH ST BAY CITY	\$7,221.65

1017	Parcel ID: 160-027-114-018-00; Legal Description: LOT 2 & N 1 FT OF LOT 3 BLK 19 PLAN OF BIRNEYS ADD TO BC. Comments: You wouldn't be able to tell from the street but this house has four bedrooms and two bathrooms! Not in terrible shape and semi-updated as far as fixtures and some flooring. Definitely needs to be spruced up but not too much work in comparison to some other properties. Lots of personal property throughout the house but mostly in the basement. Smelled a little damp but no water seen. Backyard is nice and secluded. Small garage with some items in it. Basement was finished off probably in the 80s but it's a pretty good layout to start with as far as remodeling. This one just needs some TLC And the right buyer! ~0.11 Acres. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$2,095.60	235 N MCLELLAN ST BAY CITY	\$9,402.77
1019	Parcel ID: 160-028-406-001-00; Legal Description: W 66 FT OF LOT 1 BLK 17 PHILLIP SIMONS SUB OF PT OF OUTLOTS 3 & 2 IN JAMES FRASERS OUTLOTS. Comments: Due to occupancy situation no inside inspection was performed. Looks like home is being rehabbed/remodeled. Roof, windows and doors look to be relatively new. Siding is in process. Looks like a nice little rental house or flip/investment. Homes in the area are of the relative age and in nicer condition and kept up. Neighborhood is very nice. ~0.11 Acres. Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$1,115.91	401 S MADISON AVE BAY CITY	\$11,819.63
1020	Parcel ID: 160-028-452-003-00; Legal Description: LOT 5 BLK 5 PHILIP SIMONS SUB OF OUTLOT 4 OF JAMES FRASERS OUTLOTS. Comments: This building is very cool. Very rough, but very cool. I'm not sure if it's salvageable or not. The front of the property boasts a ceramic store that appears to have went out of business when I was a wee lad. I'm guessing 80s. Overall very rough shape and lots of cleanup. Water situation is overall not good. It would be very cool if it was redone if possible. When walking along the side of the property there are two doors that look to be like they were suites to the building at one time. This ones a tough call. ~0.11 Acres. Additional Disclosures: 21; 66; 5; 32; 22 (see key for full text) Summer Tax Due: \$4,354.83	723 S MADISON AVE BAY CITY	\$19,779.96
1021	Parcel ID: 160-029-387-012-00; Legal Description: LOTS 4,5,6 LESS RR ROW THRU LOT 5 BLK 7 TROMBLES ADD TO SALZBURG. Comments: Not sure about all the history of this building but it's definitely old and it definitely has a lot of it. Structurally this building felt about as solid as it gets. Three full floors and this thing is absolutely enormous, ~16,875 sq ft per assessor information. The first floor looks like they may have had an old flea market at one point so there's a lot of garbage and items on that level. The basement is relatively empty with maybe a dumpster worth altogether. I have been told about the "lockers" in the basement. Well Michigan has a long rich history, some of which has to do with the "housing" of German World War II prisoners. Could be legend here but these 8x10 solid concrete walled, steel-door barricaded rooms seal up tight! Anyhow, this place is pretty cool with a sky-lit courtyard area that has a glass and wood ceiling on the main level, and an "open-air" section on levels 1 and 2. That's what you are seeing through the windows inside. The views are from the upper levels looking out. BIG PROJECT. BIG MONEY. BIG...RESULTS!(Maybe). ~0.48 Acres. Additional Disclosures: 65; 21; 50 (see key for full text) Summer Tax Due: \$5,773.90	500 SALZBURG AVE BAY CITY	\$25,869.45
1022	Parcel ID: 160-029-410-006-00; Legal Description: LOT 1 BLK 12 PLAN OF VILL OF SALZBURG. Comments: House here last year is gone now. Fresh, flat and vacant! Nice neighborhood and houses in area are generally up to date and kept up nice. ~0.16 Acres. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$797.55	811 GERMANIA AVE BAY CITY	\$5,109.27
1023	Parcel ID: 160-032-439-002-00; Legal Description: LOT 3 BLK 59 DAGLISH DIV OF PORTSMOUTH. Comments: This one appears to be a goner for the most part. Totally boarded, asbestos siding, broken windows upstairs and generally bad condition. Boarded up tight so I didn't get inside for any pictures. Street is nice and houses in the area are decent and kept up well. Oh did I mention the tree on the backside? Yeah it used to be in the ground, now it's on the house. That's just not a good place for a tree. ~0.11 Acres. Additional Disclosures: 5; 33; 46; 34; 65; 36 (see key for full text) Summer Tax Due: \$1,684.01	1009 WEBSTER ST BAY CITY	\$9,174.28
1024	Parcel ID: 160-032-486-008-00; Legal Description: LOT 9 BLK 10 TROMBLES DIV OF PORTSMOUTH ALSO E 1/2 VAC ALLEY ADJ THRT. Comments: Two story boarded up home on Taylor St. Rough from the outside Aluminum siding, shacks and old junk in the backyard. Street is very nice and the neighborhood is nice. Can't really tell from the outside but this one looks like it would have good potential if it's not too bad on the inside. Boarded up too tight did not get any Inside pictures or looks. ~0.13 Acres. Additional Disclosures: 46; 33; 36 (see key for full text) Summer Tax Due: \$1,915.83	1110 TAYLOR ST BAY CITY	\$5,762.22

1026	Parcel ID: 160-033-306-004-00; Legal Description: LOT 8 BLK 67 DAGLISH'S DIV OF PORTSMOUTH. Comments: With a fence on one side and a house on the other this flat vacant urban lot boasts street frontage on Wilson as well as alleyway access in the rear! Nicer updated homes in and around the vicinity and neighborhood seems quiet. Additional Disclosures: 44; 21; 23 (see key for full text) Summer Tax Due: \$97.25	1208 WILSON ST BAY CITY	\$1,168.28
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Gladwin

Lot #	Lot Information	Address	Min. Bid
2300	Parcel ID: 020-040-002-008-00; Legal Description: 17 2E VILLAGE OF RHODES BLK 2 LOT 8. Comments: Single platted lot. This parcel appears to be tucked back in an undeveloped portion of the subdivision. Roughly 55' x 130'. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$5.89		\$1,023.69
2302	This lot is a "bundle" comprised of 3 parcels (1 of 3) Parcel ID: 030-070-000-035-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 35 ASSESSOR'S PLAT OF. Comments: Bundle of 3 platted lots, roughly rectangular with ~250 ft road frontage on Lutzke Rd to the west, ~100 ft on Honey Cut Ln to the north. Likely to be affected by the Wixom Lake Improvement Assessment. USGS topographic maps indicate part of this property contains wetlands. Please do your research to ensure property is suited for your intended use. Additional Disclosures: 37; 41 (see key for full text) (2 of 3) Parcel ID: 030-070-000-036-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 36 ASSESSOR'S PLAT OF. (3 of 3) Parcel ID: 030-070-000-037-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 37 ASSESSOR'S PLAT OF. Summer Tax Due: \$153.28	3935 LUTZKE RD BEAVERTON; 3941 LUTZKE RD BEAVERTON; 3947 LUTZKE RD BEAVERTON	\$6,730.29
2305	Parcel ID: 030-070-000-047-10; Legal Description: 17 1E APPLE-BLOSSOM SUB LOTS 47-48-49 ASSESSOR'S PLAT OF. Comments: Three platted lots, giving ~180 ft road frontage on McCollum Rd to the east, ~100 ft deep. Likely to be affected by the Wixom Lake Improvement Special Assessment. Property includes a concrete block ~480 sq ft cottage. Cottage is occupied so our inspection was limited. Appears to have a newer steel roof and assessor card notes recent improvements. PLEASE NOTE ~ The local governmental unit may require the property to be brought up to code before any new occupancy and/or to avoid additional fines. Please contact the local governmental unit for the details of what may be required. Additional Disclosures: 37; 21; 6 (see key for full text) Summer Tax Due: \$563.74	3948 MCCOLLUM RD BEAVERTON	\$6,069.30
2306	Parcel ID: 030-070-000-053-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 53 ASSESSOR'S PLAT OF. Comments: Single platted lot. Roughly 60 ft road frontage on McCollum Rd, 100 ft deep. Vacant land. Platted road to the south appears to be undeveloped. Road in front of this parcel and the neighborhood in general are straight up awful. Parcels in this area are particularly likely to be affected by assessments; please research accordingly. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 37 (see key for full text) Summer Tax Due: \$35.29	3922 MCCOLLUM RD	\$1,678.79
2307	Parcel ID: 030-070-000-068-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 68 ASSESSOR'S PLAT OF. Comments: Single platted lot. 120 ft road frontage on McCollum Rd, ~100 ft deep. Likely affected by the Wixom Lake Improvement Assessment. We sold this parcel in 2020, at that time the property had a collapsing cottage and the remains of may still be present under all of the brush. PLEASE NOTE ~ The local governmental unit may require the property to be brought up to code to avoid additional fines. Please contact the local governmental unit for the details of what may be required. Additional Disclosures: 37; 42 (see key for full text) Summer Tax Due: \$303.56	3865 MCCOLLUM RD BEAVERTON	\$5,133.68
2308	Parcel ID: 030-070-000-072-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 72 ASSESSOR'S PLAT OF. Comments: Single platted lot, ~60 ft Rd frontage on McCollum to the west, ~100 ft on Elm St to the south. Vacant land. Platted road to the south appears to be undeveloped. Road in front of this parcel and the neighborhood in general are straight up awful. Likely affected by the Wixom Lake Improvement Assessment, if not more. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 37 (see key for full text) Summer Tax Due: \$39.85	3899 MCCOLLUM RD BEAVERTON	\$1,255.30

2309	Parcel ID: 030-070-000-081-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 81 ASSESSOR'S PLAT OF. Comments: Single platted lot. ~60' x 100', frontage on McCollum to the south and west. Vacant, unimproved, basically clear land. Looks about the same as it did when we saw it four years ago. This is the one right behind the gas station. Likely affected by the Wixom Lake Improvement Assessment, if not more. Please research accordingly. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 37 (see key for full text) Summer Tax Due: \$83.04	3963 MCCOLLUM RD BEAVERTON	\$3,810.16
2310	Parcel ID: 030-115-009-021-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 9 LOTS 21, 22, 41 & 42. Comments: This parcel consists of four platted lots. Roughly 75' x 180'. Roads to the north and south appear to be platted, but unconstructed or incomplete. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$106.32	1116 ELM ST BEAVERTON	\$1,967.03
2311	Parcel ID: 030-115-011-025-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 25 & 26. Comments: ~75 ft frontage on Frank St (Oak on some maps) to the south, ~90 ft on Birch St to the west. Vacant, unimproved, wooded land. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Summer Tax Due: \$79.73	1121 FRANK ST BEAVERTON	\$3,618.21
2312	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 030-115-014-001-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 14 LOTS 1 & 2. Comments: This parcel bundle consists of four platted lots. ~180 ft road frontage to the east, ~90 ft deep. Vacant, unimproved, wooded land. The southern parcel has a driveway cut in; an abandoned SUV, trailered boat, and snowmobile sit there. These look to have not moved in years. Ground coverage of portions of this and nearby parcels appear to be exceedingly wet and mucky. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 41; 21 (see key for full text) <i>(2 of 2)</i> Parcel ID: 030-115-014-035-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 14 LOTS 35 & 36. Summer Tax Due: \$45.03	1108 E BIRCH ST BEAVERTON; 1119 FRANK ST BEAVERTON	\$4,487.73
2314	Parcel ID: 030-120-016-012-00; Legal Description: 17 1E ISLAND VIEW SUB BLK 16 LOTS 12-13-14-15. Comments: This parcel consists of four platted lots. ~150 ft road frontage on Wixom Dr to the east, ~90 ft road frontage. Looks like there's electric service; this was likely a former campsite. Vacant, unimproved, wooded land. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: \$106.32	4630 WIXOM DR	\$1,967.03
2315	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 030-155-000-030-10; Legal Description: 17 1E LEONEL SUB LOTS 30 & 31. Comments: This parcel bundle consists of three platted lots. ~120 ft frontage on Charlebois Dr to the west. This may be a private dr and/or named differently depending on the map. An additional ~100 ft road frontage on Charlebois Dr to the south. Think of it as a square parcel with a house, and additional irregular shaped parcel with a pole bar/garage. Ignore your navigation device; you're coming in from Anderson Dr. Single story house built 1966, garage attached 2006. 3 bed/2 bath. 1216 sq ft for the house, 864 for the garage. 24 x 28 concrete pad in front of a pole barn. Pole barn has 10 foot ceilings on a slab. It's of no real consequence given the rest of it. House and barn appear good outside and in. Older roofs, but interiors appear dry. Looks like the house was in some degree of remodel prior to foreclosure. Wall mount furnace. Kitchen is not complete. Garage is being used as a staging area for the renovations. Building appears to have been winterized to some degree. Cozy neighborhood. Somebody's gonna love this when it's done. We've been informed this parcel is affected by the Four Lakes Task Force Special Assessment. Additional Disclosures: 37; 21; 50 (see key for full text) <i>(2 of 2)</i> Parcel ID: 030-155-000-033-00; Legal Description: 17 1E LEONEL SUB LOT 33. Summer Tax Due: \$1,185.85	4261 CHARLEBOIS DR; 1301 CHARLEBOIS DR	\$10,588.57

2317	Parcel ID: 040-070-000-089-10; Legal Description: 20 2E FRANKLINS ACRES LOTS 89 THRU 97. Comments: This parcel consists of nine platted lots. ~620 ft road frontage on River Ridge Rd to the NW, typically ~250 ft deep. Vacant, wooded land. Portions in the northeast may be wet or poorly drained. Adjacent parcel to the SW is developed. Near the south shore of the E Branch Tittabawassee River, about 4 miles south of Edwards. This parcel is way down some winding dirt roads, some of which are private. There's a good vibe down here. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$125.31	RIVER RIDGE RD ALGER	\$2,655.49
2318	Parcel ID: 040-130-004-003-00; Legal Description: 20 2E WILDWOOD SHORES SUB NO 1 BLK 4 LOTS 3-4-5-6. Comments: Four platted lots. Some ~250 ft frontage on the waterway to the north, which appears to be a tributary of E Branch Tittabawassee River. ~0.35 Acres. Single story cottage, ~636 sq ft. Well and Septic indicated, no idea on viability. At the end of a tiny little road, probably best described as two track near the subject parcel. Cottage and grounds seem long abandoned. The mosquitoes out here apparently are starving. Winding river frontage on the north and west. Steep drop off to the river; parcel seems high and dry. River looks low and slow. Shed addition to the structure is collapsing. Roof is supporting some fallen tree branches, and decking looks to be sinking in. No interior access obtained or attempted. A hint of caution tape remains near the front door, and there was probably a good reason for it being there. The location is the real attraction here. Additional Disclosures: 33; 5; 41 (see key for full text) Summer Tax Due: \$102.77	RIDGE DR ALGER	\$2,963.50
2319	Parcel ID: 040-131-021-027-00; Legal Description: 20 2E WILDWOOD SHORES SUB NO 2 BLK 21 LOTS 27 TO 35 INCL. Comments: This parcel consists of nine platted lots. Platted road frontage on three sides: ~120 ft on Beech to the east, ~105 on W South St to the south, and ~220 ft on Birch St to the west. At least that's what the maps say. The road fronting the south of this parcel is muddy hell. Before and after, not so bad. Road to the west doesn't appear to really exist. Road to the east kinda does. Lots of mosquitoes, wouldn't be surprised if this ground is wet. Traversing the muddy road was enough for this guy. Parcel is flat and wooded. Looks like a seasonal off water kinda area. Boat trailers, cottages, small trailers etc. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$59.34	BIRCH ST ALGER	\$1,585.58
2321	Parcel ID: 060-080-000-147-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 147. Comments: Vacant land. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$104.37	PICKERING DR GLADWIN	\$1,819.21
2322	Parcel ID: 060-080-000-168-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 168. Comments: Vacant land. Corner lot. I could be seeing the lot lines wrong, but it looks like this one had an electric hookup. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$47.98	FAIRFIELD WAY GLADWIN	\$1,479.00
2323	Parcel ID: 060-085-000-126-10; Legal Description: 20 1W HAMILTON REALM LOTS 126 & 127. Comments: Vacant flat land. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$202.81	2383 ROTHBURY CT GLADWIN	\$2,396.43
2324	Parcel ID: 060-090-000-027-00; Legal Description: 20 1W HIGHLANDER REALM LOT 27. Comments: Vacant wood land. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$101.39	BRASSIE CT GLADWIN	\$1,801.97
2325	Parcel ID: 060-091-000-324-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 324. Comments: May have driveway access. Scrub brush mostly. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$47.98	TRACK IRON TRAIL GLADWIN	\$1,479.00

2326	Parcel ID: 060-091-000-479-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 479. Comments: No driveway. Brush filled vacant lot. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$107.36	HIGHLANDERS WAY GLADWIN	\$1,836.45
2327	Parcel ID: 060-092-000-516-00; Legal Description: 20 1W HIGHLANDER REALM NO 3 LOT 516. Comments: Neighbors appear to be mowing and utilizing a portion of this parcel as side yard space. Some areas look wet. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16; 41 (see key for full text) Summer Tax Due: \$109.95	SHAFTSBURY COURT GLADWIN	\$1,594.23
2328	Parcel ID: 060-110-000-067-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 67. Comments: Vacant land. Remnants of the sign from the last auction at the road side. Don't be like that buyer; do your research. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$92.44	HUNTINGTON CIR GLADWIN	\$1,645.34
2329	Parcel ID: 060-110-000-118-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 118. Comments: Seems like one of the nicer subs in the association. High-end waterfront/off water neighborhood. Roadside is a little wet, but it keeps getting higher and drier. There's some measure of a driveway cut in, at least enough to nose into as is. Looks like there may be natural gas here. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$196.44	HUNTINGTON WAY GLADWIN	\$2,300.80
2330	Parcel ID: 060-110-000-206-00; Legal Description: 20 1W HUNTINGTON REALM SUB LOT 206. Comments: Vacant land. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$47.98	WORTHINGTON CT GLADWIN	\$1,479.00
2331	Parcel ID: 060-130-000-016-00; Legal Description: 20 1W KINGS REALM SUB LOT 16. Comments: Partially cleared campsite with driveway access. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$77.52	2144 DUKES CT GLADWIN	\$1,395.14
2332	Parcel ID: 060-130-000-230-00; Legal Description: 20 1W KINGS REALM SUB LOT 230. Comments: Vacant, wooded land. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$74.54	KINGS WAY GLADWIN	\$1,646.77
2333	Parcel ID: 060-150-000-100-00; Legal Description: 20 1W MANCHESTER REALM SUB LOT 100. Comments: No driveway. Elevated from roadside. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$86.46	HAMPTON DR GLADWIN	\$1,715.75
2334	Parcel ID: 060-180-000-006-00; Legal Description: 20 1W SIR RICHARDS REALM SUB LOT 6. Comments: Looks low and possibly wet. A boat business is operating on the parcel adjacent to the west. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$113.31	KNIGHTS WAY GLADWIN	\$1,646.71
2335	Parcel ID: 060-180-000-038-00; Legal Description: 20 1W SIR RICHARDS REALM SUB LOT 38. Comments: Vacant, wooded land. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$128.23	KNIGHTS WAY GLADWIN	\$1,957.14

2336	Parcel ID: 060-195-000-064-00; Legal Description: 20 1W NORTH-WESTCHESTER REALM LOT 64. Comments: Vacant, wooded land. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$98.42	SANDBRIDGE CT GLADWIN	\$1,784.74
2337	Parcel ID: 060-200-000-199-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 199. Comments: Partially cleared campsite with driveway access. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$118.39	5488 WINCHESTER WAY GLADWIN	\$1,864.57
2338	Parcel ID: 060-200-000-215-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 215. Comments: Partially cleared campsite with driveway. Roadside is all flagged up, looks like new cable or fiber is coming in. Assessor indicates well and sewer at parcel. Interested bidders should contact the association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$141.43	DORCHESTER WAY GLADWIN	\$1,715.75
2340	Parcel ID: 100-103-000-200-00; Legal Description: T18N R2W KERSWILL LAKE NO 3 LOT 200. Comments: ~60 ft frontage on Kerswill Rd, ~285 ft deep. Calculated at ~0.38 acres. Parcel mostly lies well below the roadside. There's a raised a driveway with a pontoon parked on it. Vacant, (mostly) unimproved, wooded land. If planning to develop the land please contact the local government unit and/or association to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 16; 21 (see key for full text) Summer Tax Due: \$55.56	KERSWILL RD GLADWIN	\$1,226.84
2341	Parcel ID: 110-033-400-001-01; Legal Description: SEC 33 18 1E PART OF N 1/2 OF SE 1/4 COM AT SE COR TH N 330FT ALONG E SEC LINE TH W 2640FT TH S 330FT TH E 2640FT TO POB. Comments: This was parcel was occupied at the time of visit. Please respect their privacy. ~330 ft road frontage on Martin Rd to the east, ~2640 deep. Predominately wooded, clearing for structures and drive in the eastmost portion. Prefab home on full walkout basement, ~1056 sq ft. Assessor says built 1987, remodeled 2009. Doesn't look to have been kept up since. No glaring defects with what could be soon from the front. Good amount of "stuff" strewn around the parcel. The electric has reportedly been off for a spell, which we could not verify. I would have expected that window banger AC to purring if it was active, though. Assessor also reports 1000 gal septic and 100 ft well. The nature of occupancy made any more than a cursory visit untenable. Pole Barn and rear acreage were certainly not seen. Additional Disclosures: 21; 17; 6; 33 (see key for full text) Summer Tax Due: \$1,467.71	2364 S MARTIN RD BEAVERTON	\$6,358.21
2342	Parcel ID: 110-150-000-003-00; Legal Description: 18 1E HARRISON LANDING SUB LOT 3. Comments: Single platted lot. ~60 ft road frontage on Andys Ln to the west, ~105 ft deep. Andys Ln is indicated to be a private road. ~60 ft frontage on the Tittabawassee River to the east. Well, it would if the river was high. Might be a while until that happens again. Basically a fenced in junk yard, then wooded in the rear down to the riverbed. Private road, near a dead end; fairly isolated neighborhood. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.16 Acres Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$204.40	2475 ANDYS LANE BEAVERTON	\$2,028.55
2343	Parcel ID: 110-150-000-025-00; Legal Description: 18 1E HARRISON LANDING SUB LOT 25. Comments: ~60 ft road frontage on Andys Ln to the east, ~150 ft deep. Andys Ln is indicated to be a private Rd. House is 844 sq ft, consisting of mobile home and addition. Wood deck on two sides. Essentially across the street from a finger of the river. Auction Lot 2342 is also across the street. It's a pit. Ceiling boards are falling down. Evidence of roof leaks. It sounds like a family of raccoons have taken residence, and they can have it. Also looks like a hoarder nest on the inside, with some degree of incomplete construction. Don't put any faith in the electric or plumbing. Foundation appears to be partial block, and there might be some issues there too.Plenty of stuff around the structure as well. Well appears to have some problems. Additional Disclosures: 5; 63; 21; 17; 34 (see key for full text) Summer Tax Due: \$479.38	2466 ANDYS LANE BEAVERTON	\$4,087.30

2344	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 110-420-012-005-00; Legal Description: 18 1E WOODLAND TERRACE SUB BLK 12 LOTS 5-6-7 EXC NLY 10 FT OF EACH. Comments: This parcel bundle consists of portions six platted lots. 10 ft in the north are excepted (seemingly used for road/public use). A good portion of the south parcel is occupied by M61. ~120 ft road frontage on Birwood St to the north, ~120 ft road frontage on M61 to the south. Roughly ~0.36 usable acreage considering the road. Vacant, unimproved, wooded land. The M61 roadside is a wet a drainage culvert, parcel would likely be accessed via Birwood in practice. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. Additional Disclosures: 30 (see key for full text)</p> <p>(2 of 2) Parcel ID: 110-420-012-038-00; Legal Description: 18 1E WOODLAND TERRACE SUB BLK 12 LOTS 38-39-40 EXC HWY. Comments: This parcel consists of three platted plats, excluding a good portion for the M61 ROW. There is likely around ~0.14 acres (~6000 sq) of usable space remaining, with ~120 ft road frontage on M61 to the south, ~40 deep at the short end. May not be buildable with those dimensions. Additional Disclosures: 30 (see key for full text) Summer Tax Due: \$151.20</p>	BIRWOOD ST GLADWIN; E M61 GLADWIN	\$2,754.30
2346	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 110-430-014-020-00; Legal Description: 18 1E WOODLAND TERRACE ANNEX BLK 14 LOTS 20 & 21. Comments: We believe this parcel is occupied. Please respect their privacy. This lot bundle consists of three platted lots. ~90 ft road frontage on S Elm St to the east, ~120 ft deep. ~0.24 acres. ~480 sq ft cottage on a crawl space. Cottage has the blue tarp of death over the roof. Air conditioner is running. Rear yard is wet; there appears to be water discharging from the rear of the building into this area. This could indicate septic issues; but its more likely to be laundry discharge. The bathroom may very well be an outhouse. There appears to be a surface well; uncertain if it's viable. Outside of the roof, the cottage appears to be in decent enough shape. Interior is unknown due to occupancy. Additional Disclosures: 5; 6; 33 (see key for full text)</p> <p>(2 of 2) Parcel ID: 110-430-014-022-00; Legal Description: 18 1E WOODLAND TERRACE ANNEX SUB BLK 14 LOT 22. Summer Tax Due: \$251.33</p>	HEMLOCK ST GLADWIN; 42 ELM ST GLADWIN	\$3,483.39
2349	<p>Parcel ID: 150-210-000-023-00; Legal Description: 17 1W PARKVIEW LOT 23. Comments: Single platted lot, with ~50 ft road frontage on Benchley Dr to the east, ~140 deep. Vacant, wooded, unimproved land, This parcel appears to have frontage on the Tobacco river per the plat map. Unfortunately, the river appears to be low/dry. Land was likely valued in consideration of that frontage. Likely affected by the Four Lakes Task Force Special Assessment. This parcel also falls in two sections (21 and 22). If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 37 (see key for full text) Summer Tax Due: \$370.04</p>	BENCHLEY DR BEAVERTON	\$3,625.02
2351	<p>Parcel ID: 170-080-028-001-00; Legal Description: GLADWIN CITY GROUT, FOUTCH & JOHNSON'S ADD BLK 28 LOTS 1-2. Comments: ~132 ft frontage on N Silverleaf (M18) to the east, ~132 on Deer St to the south. ~0.4 acres. ~2800 sq ft commercial building, last appearing to operate as a Ice cream and pizza shop, along with laundry and tanning. Assessor has noted that the lack of good parking contributes to economic obsolescence. That's a shame if true, because this doesn't seem to be a bad structure. Brick facade with some rustic wood appointments. Shingle on the parapet walls looks bad, but no real evidence of roof leaks inside. The flat roof on the structure proper was not able to be seen. Looks like all the equipment has been left behind. Mechanicals all appear to be intact. Judging from the calendar, this place hasn't seen any real action since December 2022. Interior is certainly cluttered and in need of a clean out. We've been informed the former owners have some interest in the contents and will perhaps retrieve some before the auction. Bathrooms appear to be operable. No apparent issues with the slab. There doesn't seem to be a lot to complain about in terms of the building. We have received additional (unverified, third party) correspondence suggesting that the incoming water service may have been damaged (possibly freeze-related). Accordingly, the water may be shut off. To that end, no observed issues with lower portions of drywall, trim, baseboards, etc observed during our short visit. It might want a different business model. Parking is fairly tight. This might have a useful second life as a little office space or small retail establishment. Plenty of traffic passing by; an Ace Hardware is across the street. Additional Disclosures: 21; (see key for full text) Summer Tax Due: \$2,293.63</p>	601 N SILVERLEAF STREET GLADWIN	\$13,440.83

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.

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

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

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

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

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

30: This parcel may be subject to utility, road, driveway right-of-way, or other easements which could allow third parties access to the property. Easements are not extinguished by tax foreclosure and foreclosed parcels are sold subject to these preexisting rights, if any. You should conduct your own investigation into the existence of any such easements prior to bidding.

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

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

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

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.

37: This property includes an outstanding special assessment. Local units of government often borrow money for projects such as streets, water/sewer, lighting, and other public infrastructure improvements. These costs are then assessed to the owners of affected property over a period of years in installments added to the annual tax bill. All past installments of these assessments are included in the minimum bid price. **The purchaser assumes liability for all future installments of these assessments.** We would advise prospective bidders to investigate the balance due on all special assessments as well as the ongoing annual cost *before bidding*.

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

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

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

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

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

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

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

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

65: A visual inspection indicated that this parcel **may** contain asbestos in the form of insulation on piping, boilers, or other structural components. However, no formal testing was conducted and the presence of asbestos has not been confirmed. There are other insulation products that are similar in appearance. According to the U.S. Environmental Protection Agency, asbestos is not likely to cause significant health risk when left undisturbed. See this [EPA publication](#) for additional

information. It is the responsibility of the winning bidder to take proper safety precautions and conduct testing and/or removal efforts if deemed appropriate.

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

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

69: This property appears to include one or more obsolete structures. Due to changed circumstances, physical conditions, or the passage of time, structures can become economically unviable. Such changes may be related to physical condition but may also be the result of things like changed traffic patterns or local economic distress. Prospective bidders should be aware that this property may no longer be suitable for purposes to which it was previously put and should investigate and consider all circumstances prior to bidding.