

# Public Land Auction

North Eastern Lower Peninsula

*September 3rd, 2025*

Alcona, Alpena, Cheboygan, Iosco, and Presque Isle Counties



***Location:***

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

***Time:***

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

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





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

There are two ways to bid in our auctions:

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

-or-

**ABSENTEE BID**

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

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

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

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

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

# Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

# Paying for your Auction Purchases

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

## Bidding Authorization

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

## Absentee bidding

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

## 2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

# Rules and Regulations

## 1. Registration

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

## 2. Properties Offered

### A. Overview

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

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

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

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

### B. Know What You Are Buying

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

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

### C. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

##### ii. Active Bidding

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

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

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

##### Sealed Bid Auctions:

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

#### B. Starting Bid Price

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

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

#### C. Bid Increments

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

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

#### D. Eligible Bidders

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

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

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

#### E. Absentee Bidding

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

#### F. Auction Location

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

#### G. Bids are Binding

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

#### H. Limitations on Bidding

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

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

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

### 4. Terms of Sale

#### A. Payment

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

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

#### B. Refund Checks

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

#### C. Dishonored Payment

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

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

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

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

#### D. Eligible Buyers

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

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

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

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

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

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

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

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

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

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

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

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

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

### **5. Purchase Receipts**

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

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

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

### **7. Special Assessments**

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

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

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

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

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

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

# Alcona

Lot #	Lot Information	Address	Min. Bid
200	<b>Parcel ID:</b> 013-420-006-033-00; <b>Legal Description:</b> T28N R8E SECS 35&36, LOT 33 BLK 6 LOST LAKE WOODS SUB. <b>Comments:</b> Access is gated. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.39	N COTTONTAIL TRAIL LINCOLN	\$568.53
201	<b>Parcel ID:</b> 013-420-009-040-00; <b>Legal Description:</b> T28N R8E SECS 35&36, LOT 40 BLK 9 LOST LAKE WOODS SUB. <b>Comments:</b> Access is gated. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.39	N COTTONTAIL TRL LINCOLN	\$539.59
203	<b>Parcel ID:</b> 031-018-100-060-00; <b>Legal Description:</b> T25N R6E SEC 18, COM E 1/4 COR, N 694.20 FT TO POB N 88DEG W 226.02 FT, N 207.76 FT, N 87DEG E 230.12 FT, S ALG CL HEALY RD. 223.75 FT TO POB-SV # C. <b>Comments:</b> Road frontage on Healy to the east to the south. Old house on a hill. Parcel is wrapped in wire fence, with gate. Parcel appears long abandoned and overgrown. Accessory structures are collapsing. Give it some more time, and the house will follow. Evident issues in numerous locations with the fieldstone foundation. Shingles are baking off. No surprise, the interior reveals water infiltration and sloping floors. That being said, the floors feel generally solid, and the water doesn't appear to have ruined the place. Well located. There's a toilet, but it looks like more of an interior outhouse. Calendar on the wall dating to 1982, but this place has clearly been visited in recent years. Twin Lake is down the road. With proper site planning, this parcel would likely yield nice lake views with a new build. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 5; 21; 34 (see key for full text) <b>Summer Tax Due:</b> \$481.21	3214 S HEALY RD GLENNIE	\$2,661.57
204	<b>Parcel ID:</b> 032-235-000-013-00; <b>Legal Description:</b> T25N R6E SEC 35, LOT 13 GRAYS SUPERVISORS SUB. <b>Comments:</b> ~188 ft frontage on Sawmill Rd to the north, ~157 ft deep. ~0.67a. Spacious parcel, generally flat with plenty of mature tree coverage. Neighbors have provided some fencing. Single story cabin, looks fairly cute from the exterior. Notable issues is the chimney looks to be falling apart. Some water infiltration in that area on the interior. The roof is probably going to want replacing in the near future, but seems to holding up for now. Interior is a bare bones cabin. Slab floor, exposed rafters, tongue and groove pine wall paneling. Septic and well. Slabs look good. Anything that might be wrong with the place shouldn't be hard to remedy since it's small and most things are readily accessible. Rural neighborhood. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 21; 5 (see key for full text) <b>Summer Tax Due:</b> \$424.29	3551 SAWMILL RD GLENNIE	\$2,402.15
205	<b>Parcel ID:</b> 041-265-000-038-00; <b>Legal Description:</b> T25N R9E SEC 14, LOT 38 TIMBERLAKES ESTATES SUB. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$9.54	E TIMBERLAKES BLVD GREENBUSH	\$516.57
206	<b>Parcel ID:</b> 041-266-000-228-00; <b>Legal Description:</b> T25N R9E SEC 14, LOT 228 TIMBERLAKES ESTATES SUB #2. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$40.26	S TIMBERLAKES BLVD GREENBUSH	\$516.57
207	<b>Parcel ID:</b> 041-266-000-248-00; <b>Legal Description:</b> T25N R9E SEC 14, LOT 248 TIMBERLAKES ESTATES SUB #2. <b>Comments:</b> Vacant, wooded land. Frontage on a cul-de-sac where Wildwood Dr and Oakridge Dr meet. Shoulder is mower, with some landscaping lights likely from the adjacent parcel to the north. There's a footpath winding through the parcel, with some landscaping blocks marking the entrance. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$40.26	S OAKRIDGE DR GREENBUSH	\$666.49

208	<b>Parcel ID:</b> 041-266-000-301-00; <b>Legal Description:</b> T25N R9E SEC 15, LOT 301 TIMBERLAKES ESTATES SUB #2. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$9.54	E INDIAN CREEK DR GREENBUSH	\$510.61
209	<b>Parcel ID:</b> 041-301-000-046-00; <b>Legal Description:</b> T25N R9E SEC 4, LOT 46 YUKON ACRES SUB #2. <b>Comments:</b> ~330 ft frontage on S Yukon Dr, ~291 ft deep. ~2.2 calculated acres. Manufactured home and some storage sheds. The manufactured home appears to have been long suffering. The roof is collapsing in several spots, and the rear deck and addition appear to be caving in. The floors feel spring loaded and ready to punch through. Cleared area of the parcel is predominately in the NE, with the rest wrapped in tall, mature trees. Piles of debris and some logs throughout the clearing. Wellhead located; septic not found, but assumed to exist. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 42; 5; 32; 36; 17 (see key for full text) <b>Summer Tax Due:</b> \$1,191.07	2363 S YUKON DR MIKADO	\$5,948.06
210	<b>Parcel ID:</b> 041-401-001-005-00; <b>Legal Description:</b> T25N R9E SEC 2, LOTS 5, 6 & 7 BLK 1 BURTONS ADD. TO VILLAGE OF GREENBUSH. <b>Comments:</b> ~198 ft frontage on E Lawrence to the north, ~86 ft deep. ~0.84 calculated acres. Vacant, wooded land. Interior is fairly clear and low lying. It gets wet/mucky in there. Mature trees along the east and west boundaries. Adjacent parcels are developed. The developed portion of Lawrence appears to stop just before this parcel; it's essentially two track in front of the subject parcel. Just NW of the Main and State intersection. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. <b>Additional Disclosures:</b> 8; 73; 41 (see key for full text) <b>Summer Tax Due:</b> \$105.63	E LAWRENCE ST GREENBUSH	\$782.72
211	<b>Parcel ID:</b> 052-000-031-001-01; <b>Legal Description:</b> T26N R8E SEC 1, COM NE COR OF S 34 FT OF N 135 FT OF LOT 1 BLK 31, S 14 FT, W 22.50 FT, N 14 FT, E 22.50 FT TO POB VILLAGE OF LINCOLN. <b>Comments:</b> Tiny parcel (22.5' x 14'), tinier structure (12' x 12', plus addition). Uncertain if the wellhead behind the structure is on our subject parcel. Even if not, this place apparently had water service. No access obtained, but you can see pretty much everything from the window. Looks to have been a one room/one chair salon with a bathroom addition. Difficult to imagine what could be done with this footprint in the modern era. Blockwork is suffering, but could likely be repaired given the limited scope of work. Bathroom addition may be pulling away from the block structure. Right on the main drag next to the laundromat and pharmacy. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 69; 22; 33 (see key for full text) <b>Summer Tax Due:</b> \$503.42	308 N SECOND ST LINCOLN	\$1,766.03
212	<b>Parcel ID:</b> 073-000-018-007-00; <b>Legal Description:</b> T27N R8E SEC 36, LOTS 7 & 8 & W 42 FT OF LOT 9 BLK 18 VILLAGE OF LINCOLN. <b>Comments:</b> Frontage on Lincoln Lake to the SW. Parcel shape is generally ~198' x 132', excepting a chunk where the lake is. On Main St just west of Lake St. Burnt down and abandoned mobile home. Total loss. Lake frontage is marshy and reedy at present. Grass is about waist high, with numerous downed tree limbs in around the parcel. Deer are bedding down within. If there's well/septic, they were not located; but it stands to reason they're in here somewhere. Parcel is just off the end of the road; be careful, there's a sinkhole forming by the electric pole. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 17; 11 (see key for full text) <b>Summer Tax Due:</b> \$259.15	206 W MAIN ST LINCOLN	\$1,656.21
213	<b>Parcel ID:</b> 092-200-000-002-00; <b>Legal Description:</b> T25N R8E SEC 24, LOTS 2 & 3 GOLDEN SUNSET SUB. <b>Comments:</b> ~150 ft frontage on F-41, ~200 ft deep. Vacant land, generally flat and wooded. Adjacent parcels are developed. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Summer Tax Due:</b> \$105.41	S F-41 MIKADO	\$687.02

215	<p><b>Parcel ID:</b> 111-027-100-015-00; <b>Legal Description:</b> T27N R5E SEC 27, COM 511.98 FT S OF NE COR, W 300 FT, S 232 FT, E 300 FT, N 232 FT TO POB. <b>Comments:</b> Welcome to Bearadise. ~232 ft frontage on M65 to the east, ~300 ft deep. Paved circle drive/parking area. Storefront sits relatively central. Small framed building with larger block addition. Exterior is generally shabby; peeling paint, soffit/fascia rot, stairstep cracks in the block, etc. Roof on the framed portion appears newer and in good condition. Addition looks to be low slope steel. Grounds are overgrown, and the asphalt drive/parking could use attention. Interior appears to be generally solid. The original structure is in better condition than the addition. Block addition is where the kitchen work happened. Many fixtures are still in place. Some signs of water infiltration. Walk in cooler is attached and external to the structure. Looks rough from the outside. Adjacent parcels are on propane service for gas. Water and waste would need be well and septic, which were not located at this visit. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$384.53</p>	1923 N M-65 CURRAN	\$5,443.59
999204	<p><b>Parcel ID:</b> 032-235-000-013-00; <b>Legal Description:</b> T25N R6E SEC 35, LOT 13 GRAYS SUPERVISORS SUB. <b>Comments:</b> ~188 ft frontage on Sawmill Rd to the north, ~157 ft deep. ~0.67a. Spacious parcel, generally flat with plenty of mature tree coverage. Neighbors have provided some fencing. Single story cabin, looks fairly cute from the exterior. Notable issues is the chimney looks to be falling apart. Some water infiltration in that area on the interior. The roof is probably going to want replacing in the near future, but seems to holding up for now. Interior is a bare bones cabin. Slab floor, exposed rafters, tongue and groove pine wall paneling. Septic and well. Slabs look good. Anything that might be wrong with the place shouldn't be hard to remedy since it's small and most things are readily accessible. Rural neighborhood. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 21; 5 (see key for full text) <b>Summer Tax Due:</b> TBA</p>	3551 SAWMILL RD GLENNIE	\$2,402.15

# Alpena

Lot #	Lot Information	Address	Min. Bid
400	<p><b>Parcel ID:</b> 018-103-000-041-00; <b>Legal Description:</b> DIAMONDS POINT ASSESSORS PLAT LOT 41. <b>Comments:</b> ~67 ft frontage on Sheridan to the east, ~132 ft deep. ~0.2a. ~1228 sq ft home. Located at the end of the road, across the street from a mobile home park. Their trash pickup is just outside the front yard of the subject parcel. Yard is recently mowed (likely by a county crew). Three abandoned vehicles in/around the back. Also three sheds. The property has a good amount of shade coverage from mature trees. The house appears generally fair from the exterior, with some wear and weathering. Shingles look old, with some potential trouble spots. Block foundation appears solid where visible. Some weirdness with the rear door at the addition and incoming electric service. Interior is largely inaccessible to the proliferation of trash and personal contents within. It's wall to wall, including human waste. Any reasonable assessment of the interior is going to need all of that gone. Some evidence of roof leaks can be seen, including a spot of daylight. The breaker box also seems to have suffered a fire, so count on some electrical work being needed. <b>Additional Disclosures:</b> 21; 5; 66 (see key for full text)  <b>Summer Tax Due:</b> \$282.13</p>	508 SHERIDAN ST ALPENa	\$3,346.46
401	<p><b>Parcel ID:</b> 018-140-000-095-00; <b>Legal Description:</b> GITCHI OSSENING SUB BLK 5 LOT NO 2, 3, 4, 5, 6 &amp; 7. <b>Comments:</b> Irregular shaped parcel, generally a 'T'. ~102 ft frontage on Chippewa to the east. Just west of the center area of the lake. Vacant wooded land in a rural residential lakeside neighborhood. Ground is generally flat, with dense pines. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc.  <b>Summer Tax Due:</b> \$11.75</p>	CHIPPEWA DR ALPENa	\$520.47
402	<p><b>Parcel ID:</b> 018-250-000-001-09; <b>Legal Description:</b> OAK RIDGE SUB LOT # 4. <b>Comments:</b> ~100 ft frontage on US 23 to the east, ~200 ft deep. Roughly between Alpena and Ossineke. Vacant wooded land. Driveway access has been cut in over the roadside culvert, but is overgrown. A path winds to the interior. Not much in there but a pile of logs. Limited views of Thunder Bay past the parcels on the other side of the road. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc.  <b>Summer Tax Due:</b> \$13.72</p>	US 23 S OSSINEKE	\$3,272.22
403	<p><b>Parcel ID:</b> 018-300-000-108-00; <b>Legal Description:</b> PROSPECT PARK SUB BLK 21 LOT NO 16. <b>Comments:</b> Plat map is difficult to read, but dimensions appear to be 33 x 99 ft. No known legal access. Near Misery Bay; Crooked island is due east. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. <b>Additional Disclosures:</b> 8 (see key for full text)  <b>Summer Tax Due:</b> \$2.23</p>	108 FILLMORE ST ALPENa	\$396.07
404	<p><b>Parcel ID:</b> 022-022-000-563-00; <b>Legal Description:</b> T31N R5E SEC 22, COM AT 1/4 POST ON S SIDE OF SEC TH N ALG 1/4 LN 100 FT M/L TO N LN M-32 HWY TH W ALG SD N LN 350 FT TO POB TH N PAR WITH N-S 1/4 LN 200 FT TH W PAR WITH S SEC LN 100 FT TH S PAR WITH N-S 1/4 LN 200 FT TO N LN M-32 HWY TH E ALG N LN OF HWY 100 FT TO POB PART OF SE 1/4 OF SW 1/4. <b>Comments:</b> ~100 ft frontage on M-32 to the south, ~200 ft deep. Vacant, wooded land, below road grade. Utilities appears to pass through the parcel near center. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc.  <b>Additional Disclosures:</b> 30 (see key for full text)  <b>Summer Tax Due:</b> \$30.42</p>	M-32 W HILLMAN	\$853.47
405	<p><b>Parcel ID:</b> 025-050-000-016-00; <b>Legal Description:</b> GREENWOOD SUB LOT NO 16. <b>Comments:</b> ~100 ft frontage on Fishing Site Rd to the west, ~125 ft deep. Vacant wooded land in a rural residential area. A bit over a 1/2 mile north of the 'pond' and DNR access site. Land is flat and generally wood, with a clearing for electric utility which passes roughly through the center of the parcel. An old, abandoned camping trailer sits at the end of an overgrown driveway. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. <b>Additional Disclosures:</b> 21 (see key for full text)  <b>Summer Tax Due:</b> \$66.41</p>	5215 FISHING SITE RD HILLMAN	\$676.18

406	<p><b>Parcel ID:</b> 041-013-000-751-00; <b>Legal Description:</b> T31N R7E SECTION 13, COMMENCING AT NE SECTION CORNER THENCE N 86D 52M W 1289.50 FEET THENCE S 03D 46M W 2842.83 FEET &amp; S 20D 55M 03M W 314.37 FEET THENCE S 49D 40M 20S W 1166.40 FEET THENCE S 29D 24M W 557.79 FEET THENCE S 06D 59M W 321.7 FEET TO POINT OF BEGINNING THENCE S 06D 59M W 90 FEET THENCE N 83D 01M W 190 FEET THENCE N 06D 59M E 90FEET THENCE S 83D 01M E 190 FEET TO POINT OF BEGINNING PART OF S 1/2 OF SECTION. <b>Comments:</b> ~90 ft frontage on Geronimo Rd (Private) the the east, ~190 ft deep. Vacant wooded land in a residential area. Right at the end of the road off the cul-de-sac. There is a shed hiding in the growth just off the roadside. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$17.49</p>	PRIVATE ALPENA	\$584.91
407	<p><b>Parcel ID:</b> 043-085-000-050-00; <b>Legal Description:</b> THUNDER BAY VILLAGE SUB LOT 50 &amp; 51. <b>Comments:</b> ~120 ft frontage on Winyah Dr to the east, ~150 ft deep. ~0.41a. The structure is a total loss, and is barely there. The parcel is strewn with debris and trash. Not recommended to even pull in the driveway until it's been gone over with a magnet and dragged out with a bucket. Not a bad looking pair of platted lots, but it's going to have to back to square one. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. <b>Additional Disclosures:</b> 11; 36 (see key for full text) <b>Summer Tax Due:</b> \$5.61</p>	259 WINYAH DR ALPENA	\$2,313.67
410	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 063-040-000-175-01; <b>Legal Description:</b> VILLAGE OF OSSINEKE SUB BLK 5 LOTS # 4, 9, 10, 11, 20, 21, 22, 23, 24, 25 &amp; 26. <b>Comments:</b> Irregular shaped parcel with multiple points of road frontage; ~150 ft on Washington to the west, ~363 ft on Crawford, and ~66 ft on State St to the south. Vacant, wooded land. Terrain is rolling, with numerous mature trees throughout. Very walkable, and to some extent, drivable. Some minor debris here and there. The parcel to the SW of the center may have put some of their 'stuff' on this subject parcel, but not to any severe degree. Lands adjacent to the northeast appear to be state owned. Portions of the parcel to the east look like they get wet/mucky, but were dry enough to walk over at the time of visit. Some frontage on the Devil River to the west, flowing low and slow. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. <b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 063-040-000-560-00; <b>Legal Description:</b> THAT PART OF BLK C IN THE PLAT OF OSSINEKE VILL DESC AS COM AT SELY COR OF LOT 12 BLK 5 TH N 81D E TO DEVIL RIVER TH SLY ALG RIVER BANK TO A PT OF INT WITH THE EXTENSION OF THE N LN OF LOT 8 BLK 5 TH WLY ALG N LN OF SD LOT 8 EXTENDED TO THE NELY COR OF SD LOT 8 TH NWLY ALG ELY LN OF LOTS 9 10 &amp; 11 IN SD BLK 5 TO SELY COR OF LOT 12 IN BLK 5 TO POB ALL BEING PART OF BLK C IN THE PLAT OF OSSINEKE VILL. <b>Summer Tax Due:</b> \$254.91</p>	CRAWFORD ST OSSINEKE;  NONE OSSINEKE	\$4,081.35
412	<p><b>Parcel ID:</b> 082-004-000-253-00; <b>Legal Description:</b> T30N R7E SEC 4, COM AT N 1/4 COR TH WLY 150 FT TH SLY 290.4 FT TH ELY 150 FT TH NLY 294.4 FT TO POB PART OF E 1/2 OF E 1/2 OF NW 1/4. <b>Comments:</b> ** This parcel is occupied. The County Treasurer has informed us that the occupant is hostile. Please exercise caution and bid accordingly. ** ~150 ft frontage on Wallace Rd to the north, ~260 ft deep. ~0.9a. Single wide mobile home on generally clear and flat land. Some kind of fence/pen in the rear. This is generally a pretty attractive area down a quiet, dead end road. Lots of agricultural land nearby. <b>Additional Disclosures:</b> 67; 21; 33; 6; 17 (see key for full text) <b>Summer Tax Due:</b> \$199.04</p>	7507 WALLACE RD ALPENA	\$1,907.66

# Cheboygan

Lot #	Lot Information	Address	Min. Bid
1700	<p><b>Parcel ID:</b> 030-M10-000-008-00; <b>Legal Description:</b> MAPLE RIDGE ESTATES CONDOMINIUM, A SITE CONDO, SITE 8, ACCORDING TO MASTER DEED RECD IN 786/01-36. (SEC 7, T38N,R3W). <b>Comments:</b> Frontage on Sugar Ridge Ln to the north. Just east of the Carp Lake area, roughly between the northeast end of the Lake and I-75. Subdivision is not very crowded as of yet. Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 68; 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$119.51</p>	CARP LAKE	\$1,150.00
1701	<p><b>Parcel ID:</b> 030-P01-000-017-00; <b>Legal Description:</b> SUPERVISOR RALPH HEMMER'S PLAT OF PARADISE PARK, LOTS 17 &amp; 62. (SEC 18, T38N R3W). <b>Comments:</b> Paradise Lake Rd runs between the two platted lots this offering consists of. The west portion is ~700 sq ft, with ~50 ft frontage on Paradise Lake. The east portion is ~6800 sq ft, with ~53 ft road frontage and a minimum depth of ~130 ft (north end). Vacant, wooded land. It's gonna look real good with your new house and dock on it. Adjacent parcel to the north is developed and of similar size, so it would seem possible. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. EGLE Wetlands Map Viewer linked below indicates that the surrounding parcels have wetland indicators, while this lot was not included, interested bidders will want to research this lot thoroughly before bidding.</p> <p><b>Summer Tax Due:</b> \$170.63</p>	15688 PARADISE LAKE RD CARP LAKE	\$1,400.00
1702	<p><b>Parcel ID:</b> 051-033-404-003-00; <b>Legal Description:</b> A PAR 330 FT N &amp; S AND 600 FT E &amp; W IN SE COR OF E 1/2 OF SE 1/4 OF SE 1/4 (SEC 33 T38N R1W). <b>Comments:</b> ~330 ft frontage on Butler Rd (F-05) to the east, ~600 ft deep. At the LaLonde intersection. Vacant land, generally flat. Interior is pretty much grassy and relatively flat. Drainage culvert runs along Butler. No electricity observed at the roadside, but lines cross the road to the north. There may be a high spot across from the LaLonde intersection that would allow vehicle access to the interior of the parcel, if cleared. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc</p> <p><b>Summer Tax Due:</b> \$373.34</p>		\$2,250.00
1704	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 052-T54-002-008-00; <b>Legal Description:</b> MAP OF TURNER AND HUMPHREY'S SECOND ADDITION TO THE CITY OF CHEBOYGAN, LOT 11, BLK 2. (SEC 32, T38N,R1W). <b>Comments:</b> 3 platted lots. ~160 ft frontage on Piret St to the NW, ~140 on E 1st St to the NE. Near the Duncan Bay Nature Preserve. Our information indicates this parcel may not have water or sewer available at the roadside, with the nearest connection on Duncan Ave to the south. Septic would not be permitted due to the proximity to city sewer. There is a structure hidden in the growth. It does not appear to be worth saving. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 36; 72 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 052-T54-002-009-00; <b>Legal Description:</b> MAP OF TURNER AND HUMPHREY'S SECOND ADDITION TO THE CITY OF CHEBOYGAN, LOTS 12 &amp; 13, BLK 2. (SEC 32, T38N,R1W).</p> <p><b>Summer Tax Due:</b> \$78.03</p>	PIRET ST CHEBOYGAN;  418 PIRET ST CHEBOYGAN	\$1,550.00
1706	<p><b>Parcel ID:</b> 052-T54-002-010-00; <b>Legal Description:</b> MAP OF TURNER AND HUMPHREY'S SECOND ADDITION TO THE CITY OF CHEBOYGAN, LOTS 14, 15 &amp; 16, BLK 2. (SEC 32, T38N,R1W). <b>Comments:</b> This parcel consists of three platted lots. ~150 ft frontage on Piret St to the NW, ~140 ft deep. Near the Duncan Bay Nature Preserve. Our information indicates this parcel may not have water or sewer available at the roadside, with the nearest connection on Duncan Ave to the south. Septic would not be permitted due to the proximity to city sewer. ~623 sq ft cottage. What may have been the septic field appears to have been disturbed, anyhow. Regarding the structure; it looks to be beyond repair. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 36; 72 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$269.63</p>	412 PIRET ST CHEBOYGAN	\$1,500.00

1709	<b>Parcel ID:</b> 092-L14-000-008-00; <b>Legal Description:</b> LAPERELL ACRES, LOT 8. (SEC 15,T37N,R2W). <b>Comments:</b> ~100 ft frontage on Trout Creek Rd to the south, ~150 ft deep. Utilities (underground electric) pass along the roadside. Adjacent to Lot# 1710. Vacant wooded land, relatively flat. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Summer Tax Due:</b> \$99.49		\$1,050.00
1710	<b>Parcel ID:</b> 092-L14-000-009-00; <b>Legal Description:</b> LAPERELL ACRES, LOT 9. (SEC 15,T37N,R2W). <b>Comments:</b> ~100 ft frontage on Trout Creek Rd to the south, ~150 ft deep. Utilities (underground electric) pass along the roadside. Adjacent to Lot #1709 (east) and Lot #1711 (west). Vacant land, relatively flat and wooded. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Summer Tax Due:</b> \$99.49		\$1,050.00
1711	<b>Parcel ID:</b> 092-L14-000-010-00; <b>Legal Description:</b> LAPERELL ACRES, LOT 10. (SEC 15,T37N,R2W). <b>Comments:</b> ~100 ft frontage on Trout Creek Rd to the south, ~150 ft deep. Utilities (undeground electric) pass along the roadside. Adjacent to Lot# 1712 (west) and Lot# 1710 (east). Vacant land, relatively flat and lightly wooded. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Summer Tax Due:</b> \$99.49		\$1,050.00
1712	<b>Parcel ID:</b> 092-L14-000-011-00; <b>Legal Description:</b> LAPERELL ACRES, LOT 11. (SEC 15,T37N,R2W). <b>Comments:</b> ~100 ft frontage on Trout Creek Rd to the south, ~150 ft deep. Utilities (underground electric) pass along the roadside. Adjacent to Lot# 1711 (east). Vacant land, relatively flat and lightly wooded. Fairly walkable; may have been cleared for a camp site or similar in the past. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Summer Tax Due:</b> \$99.49		\$1,050.00
1713	<b>Parcel ID:</b> 104-010-200-005-00; <b>Legal Description:</b> N 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 EXC COM N 1/4 COR SEC 10 TH S 1DEG 31MIN 10SEC W ALG N & S 1/4 LI 1308.82 FT TH S 85DEG 26MIN 10SEC E 207.35 FT TO POB TH S 85DEG 26MIN 10SEC E 350 FT TH S 4DEG 33MIN 50SEC W 651.79 FT TH N 85DEG 37MIN 25SEC W 315.25 FT TH N 1DEG 31MIN 10SEC E TO POB. SEC 10 T37N R1W. <b>Comments:</b> Interesting parcel shape; essentially non-contiguous rectangles. The western portion is the larger of the two (under 3 acres, with the east being under 2). It's all vacant, wooded land. Electric utility passes through the western part, with some additional clearing around that part. A driveway is cut through the far west end of that portion, heading all the way south. Eastern portion appears to be wooded throughout. Both have numerous downed trees, perhaps from the recent ice storm event. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 30 (see key for full text) <b>Summer Tax Due:</b> \$100.44		\$1,050.00
1714	<b>Parcel ID:</b> 104-010-200-006-00; <b>Legal Description:</b> COM N 1/4 COR SEC 10, T37N,R1W; TH S 1D 31M 10S W ALG N - S 1/4 LI 1308.82 FT; TH S 85D 26M 10S E 407.35FT TO POB; TH S 85D 26M 10S E 150FT; TH S 4D 33M 50S W 651.79FT; TH N 85D 37M 25S W 150FT; TH N 4D 33M 50S E 652.28FT TO POB. <b>Comments:</b> ~150 ft frontage on Wartella to the north. Spacious ~2.24 acre lot. ~1152 sq ft single story ranch house. Appears to a manufactured home on block foundation, with full basement. Noted in poor condition per the assessor. Also noted 1000 gal septic and 100 ft well. We agree it's in poor condition. The roof seems to have areas deteriorating related to sun and heat exposure, there are multiple holes/rot in the wood siding, soffits/fascia open, etc. Porch steps and deck are rotting out. A brief look in the interior reveals collapsing ceilings and water damage. Foundation looks good where visible, with the exception of a vertical crack parallel to the walk out basement door. That might be able to be toothed in. What's on top of the foundation is of debatable value. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 5 (see key for full text) <b>Summer Tax Due:</b> \$612.33	3584 WARTELLA RD CHEBOYGAN	\$3,250.00

1715	<b>Parcel ID:</b> 105-C13-000-514-00; <b>Legal Description:</b> CORDWOOD POINT NO 2, LOT 514. (SEC 21, T38N,R1E). <b>Comments:</b> North of US23, South of the Huron Lake shore by ~800 ft. ~7.5 miles east of Cheboygan. Lakeshore rural residential area. ~60 ft road frontage on Larchway to the east, ~175 ft deep. Assessor card has some indication there was a structure here, including well and septic. Well house was located at visit, septic must be hiding in the growth. Driveway cut in at the south end of the parcel, heading to an interior clearing that either had a mobile home or camper trailer in the past. Near the end of the dead end road. Some debris left from former use, including a shed and a large spool of wire. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 21; 16 (see key for full text) <b>Summer Tax Due:</b> \$84.49	14251 LARCHWAY CT CHEBOYGAN	\$950.00
1716	<b>Parcel ID:</b> 130-016-300-002-04; <b>Legal Description:</b> S 100FT OF GOVT LOT 2 SEC 16 LYING WLY OF WLY R/W LI OF HWY M-27 SEC 16 T 36 N R 2 W. <b>Comments:</b> Frontage on N Straits Hwy to the east. Just north of where Mullett Creek and Lake meet. Irregular shaped parcel. Road frontage is a wet and reedy drainage culvert, with electric utility running along the roadside. No driveway access. Interior portions look fairly dry from the roadside, but it's hard to say from there. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 41; 30 (see key for full text) <b>Summer Tax Due:</b> \$86.91		\$1,200.00
1721	<b>Parcel ID:</b> 182-003-113-129-00; <b>Legal Description:</b> COM MEANDER COR BETW GOVT LOTS 2 & 3, SEC 3, T35N,R1E WHICH IS ALSO NE COR OF CHAMBERS SUB; TH N 88D 26M W ALG LI BETW GOVT LOTS 2 & 3, 196FT TO C/L BLACK RIVER RD; TH N 4D 42M 20S W ALG SD C/L 464.06FT; CONT TH ALG C/L CHRDR BEARS N 3D 34M 40S E 569.77FT; TH N 70D 22M 20S W 37.93FT TO WLY R/W OF BLACK RIVER RD & POB; TH SLY ALG SD R/W CHRDR BEARS S 9D 24M W 60.38FT; TH N 74D 45M W 101.08FT; TH N 9D 15M 40S E 128.82FT; TH S 70D 22M 20S E 103.84FT TO WLY R/W BLACK RIVER RD; TH SLY ALG SD R/W CHRDR BEARS S 10D 39M 36S W 60.33FT TO POB, PT OF GOVT LOT 3. <b>Comments:</b> Frontage on S Black River Rd to the east. Black Lake is (somewhat) visible across the street. Plenty of trees and developed parcels from here to there. Still has that lake air feel. Roadside has deep culvert, croaking frogs in and around. Driveway crosses culvert near center of the parcel. That driveway puts you right in front of the ~1200 sq ft single story house. Not far on the other side is a 300 sq ft "garage". The garage is basically just an old stick built workshop with a dirt floor. The house looks to have been long abandoned. Numerous visible issues with the roof. That translates to the interior; ceiling is falling in throughout, with mold and water damage evident in every room. Floors do not feel very solid. Please note that an adjacent parcel to north appears to be connected via driveway/clearing in the rear; this is not the case, the north property line of the subject parcel isn't much north of the house. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 34; 32; 5; 21 (see key for full text) <b>Summer Tax Due:</b> \$176.71	312 S BLACK RIVER RD ONAWAY	\$2,700.00
1725	<b>Parcel ID:</b> 241-034-200-008-03; <b>Legal Description:</b> COM E1/4 COR SEC 34, T33N,R3W; TH S 89D 56M 45S W 1240.14FT TO C/L OF OTSEGO RD & POB; TH CONT S 89D 56M 45S W 200FT; TH N 0D 3M 15S W 241FT; TH S 89D 56M 45S W PARA WITH E/W 1/4 LI 416FT; TH N 0D 3M 15S W 197.02FT; TH N 89D 556M 45S E 638.32FT TO C/L OF OTSEGO RD; TH S 2D 51M 47S W 438.59FT TO POB, PT OF S1/2 OF NE1/4. <b>Comments:</b> 4 acre panhandle shaped parcel, NW of the Otsego and S Shire Rd intersection. Otsego Rd passes through the eastern portion of this parcel, so deduct about 1/3 acre to account for that. Vacant, flat, and grassy land, with some abandoned vehicles, camper trailers and associated debris. Looks like there was a house that burnt down here in the past, and that rubble and debris still remains. Count on needing to establish your own well and septic. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 30; 21 (see key for full text) <b>Summer Tax Due:</b> \$105.13	17434 OTSEGO RD VANDERBILT	\$1,900.00
1726	<b>Parcel ID:</b> 251-M03-000-040-00; <b>Legal Description:</b> "MONT GABRIEL" SUBDIVISION, LOT 40. (SECS 15&22,T33N,R2W). <b>Comments:</b> Nearest known road is Chemin de la Montagne to the north. Road frontage appears to be platted but undeveloped. If you were to access it, you'll likely find its vacant, wooded land. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$9.95	15190 PROMENADE DES SKIEURS WOLVERINE	\$700.00

1727	<b>Parcel ID:</b> 251-W11-000-105-00; <b>Legal Description:</b> WILDWOOD ACRES, LOT 105. (SEC 14, T33NR2W). <b>Comments:</b> ~80 ft frontage on W Shoreline to the east, ~180 ft deep. Vacant wooded land in rural residential area at the southwest end of Echo Lake. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Summer Tax Due:</b> \$17.67		\$800.00
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# Iosco

Lot #	Lot Information	Address	Min. Bid
3100	<b>Parcel ID:</b> 010-009-400-001-00; <b>Legal Description:</b> T21N R7E SEC 9 A-20 E 1/2 OF NW 1/4 OF SE 1/4. <b>Comments:</b> Vacant, wooded land with no known legal access. Indicated to be in the Kendall Marsh. Mapping information suggests significant portions of this parcel could be wet/mucky. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 7; 41 (see key for full text) <b>Summer Tax Due:</b> \$74.30	NO ROAD ACCESS TAWAS CITY	\$953.80
3101	<b>Parcel ID:</b> 021-A15-000-056-00; <b>Legal Description:</b> AHCM 56 AUSABLE- HURON CONDOMINIUM MARINA UNIT 56 MASTER DEED L328 P25 , ICCSP NO.5. <b>Comments:</b> This auction is for a single boat slip in the Au Sable-Huron Condominium marina, slip #56. Slip is 10' x 24' per provided map. Association dues are likely here, please see the link below for additional information about the association. <b>Additional Disclosures:</b> 68 (see key for full text) <b>Summer Tax Due:</b> \$13.38	991 S STATE ST OSCODA	\$664.81
3102	<b>Parcel ID:</b> 021-B20-000-059-00; <b>Legal Description:</b> BRADYS BIG PINES NO. 2 LOT 59. <b>Comments:</b> There is conflicting information from the assessor and the plat map. Per the the plat map, this parcel has ~66 ft road frontage on Orrin Ct to the west, flaring out to ~167 ft at the east end. Calculated acreage at ~0.64 acres. Vacant, wooded land at the end of the dead end road. Fire hydrant near the roadside. Chain link fence along the road frontage. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Summer Tax Due:</b> \$123.69	ORRIN COURT OSCODA	\$1,146.24
3103	<b>Parcel ID:</b> 021-M15-000-060-00; <b>Legal Description:</b> MPCM 60 MAIN PIER CONDOMINIUM MARINA UNIT 60 MASTER DEED L-362 P-248 ,ICCSP NO.10. <b>Comments:</b> This auction is for a single boat slip in Main Pier Condominium marina, slip #60. Association dues are likely here, please see the link below for additional information about the association. <b>Additional Disclosures:</b> 68 (see key for full text) <b>Summer Tax Due:</b> \$21.09	4498 N US23 OSCODA	\$673.38
3104	<b>Parcel ID:</b> 021-M15-000-072-00; <b>Legal Description:</b> MPCM 72 MAIN PIER CONDOMINIUM MARINA UNIT 72 MASTER DEED L-362 P-248 ,ICCSP NO.10. <b>Comments:</b> This auction is for a single boat slip in Main Pier Condominium marina, slip #72. Association dues are likely here, please see the link below for additional information about the association. <b>Additional Disclosures:</b> 68 (see key for full text) <b>Summer Tax Due:</b> \$21.09	4498 N US23 OSCODA	\$700.45
3105	<b>Parcel ID:</b> 021-T10-000-005-02; <b>Legal Description:</b> RM 2 RIVERVIEW CONDOMINIUM MARINA UNIT 2, ICCSP NO. 8, MASTER DEED L-456 P-503. <b>Comments:</b> This auction is for a single boat slip in the Riverview Condo marina, slip #2. Association dues are \$250/year per the Marina treasurer. <b>Additional Disclosures:</b> 68 (see key for full text) <b>Summer Tax Due:</b> \$16.25	UNIT 2 OSCODA	\$694.27
3106	<b>Parcel ID:</b> 021-T10-000-005-07; <b>Legal Description:</b> RM 7 RIVERVIEW CONDOMINIUM MARINA UNIT 7, ICCSP NO. 8, MASTER DEED L-456 P-503. <b>Comments:</b> This auction is for a single boat slip in the Riverview Condo marina, slip #7. Association dues are \$250/year per the Marina treasurer. <b>Additional Disclosures:</b> 68 (see key for full text) <b>Summer Tax Due:</b> \$16.25	UNIT 07	\$694.27
3107	<b>Parcel ID:</b> 040-022-200-003-00; <b>Legal Description:</b> T21N R5E SEC 22 A-.837 PART OF E 1/2 OF NW 1/4 COM @ N 1/4 COR TH S 720 FT TH S 83D W 225 FT TH S 59D W190 FT TO POB TH N 35D W 230 FT TH S35D W 170 FT TH S 40D E 224.11 FT TH N 35D E 150 FT TO POB. <b>Comments:</b> West of M 65, south of Alabaster Rd. Vacant, wooded land. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$16.15	S M65 WHITTEMORE	\$798.42

3108	<b>Parcel ID:</b> 040-032-100-002-60; <b>Legal Description:</b> T21N R5E SEC 32 A-2 E 330 FT OF W 660 FT OF S 1/2 OF S 1/2 OF NW 1/4 OF NE 1/4, EXC S 30 FT THEREOF. <b>Comments:</b> Just east of Hottis Rd. We have no explicit record of an easement; interested bidders will want to research this for themselves. There is a drive passing to the south of this parcel, owned by the adjacent parcel to the east per County GIS mapping. Mobile home and two outbuildings at the southwest end of the parcel. Mobile home has no real value. Interior access was not obtained, but through the windows there is evident water infiltration and old, with ceiling board collapsing, floors buckling, drywall crumbling, etc. Accessory buildings are also of no note. There was evidently another structure/mobile home in the eastern portion of the parcel that is now a pile of rubble. Another lean to structure and an old abandoned boat near the east boundary. The real value here is the land and observed well and septic hookup. Access to this parcel is made further difficult with Keystone Rd being closed at M-65. We were able to get there by coming in from the south. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 7; 17; 32; 5; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$96.45	NO ROAD ACCESS TAWAS CITY	\$1,810.00
3109	<b>Parcel ID:</b> 062-002-200-014-00; <b>Legal Description:</b> 2214 T24N R8E SEC 2 A 1 PART OF NW 1/4 OF NW 1/4 COM 36 R E OF NW COR OF SD 40 A TH S 20 R TH W 8 R TH N 20 R TH E 8 R TO POB. <b>Comments:</b> ~132 ft frontage on Kings Corner Rd to the north, ~330 ft deep. Vacant, wooded land. Roughly between Oscoda and Mikado. There may be a driveway established to this parcel, it also may be on the church-owned vacant parcel to the west... it's hard to find an indicator of a property corner. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Summer Tax Due:</b> \$89.02	2050 KINGS CORNER RD MIKADO	\$1,025.16
3110	<b>Parcel ID:</b> 064-J50-000-229-00; <b>Legal Description:</b> JORDANVILLE SUB LOT 229 & 230. <b>Comments:</b> ~132 ft frontage on Chippewa to the north, another ~132 on Mikado St to the east. Vacant, wooded land. Culvert runs along both roads. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Summer Tax Due:</b> \$57.22	CHIPPEWA AVE OSCODA	\$800.02
3111	<b>Parcel ID:</b> 064-J60-000-011-00; <b>Legal Description:</b> SUP PLAT 1ST ADD TO JORDANVILLE SUB LOT 11. <b>Comments:</b> ~66 ft frontage on Cedar Lake Rd to the west, ~132 ft deep. Vacant land. Evidently used with a mobile home or travel trailer in the past. Some footings exposed. Looks like there is/was a septic hookup. If walking the grounds, be careful; there's some trenching networking through the parcel hidden in tall grass. A decrepit shed sits in the rear corner. Driveway access is overgrown, but there. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Summer Tax Due:</b> \$42.25	6332 CEDAR LAKE RD OSCODA	\$802.66
3112	<b>Parcel ID:</b> 064-J60-000-018-00; <b>Legal Description:</b> SUP PLAT 1ST ADD TO JORDANVILLE SUB LOT 18. <b>Comments:</b> ~66 ft frontage on Potomac to the east, ~132 ft deep. Vacant land, generally flat and grassy. Numerous mature trees providing shade. Wrapped in chain link fence, with gate. An abandoned camper trailer sits near the road. There appears to be disconnected electric and gas in the rear. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$89.02	6277 POTOMAC ST OSCODA	\$1,429.91
3113	<b>Parcel ID:</b> 064-J60-000-028-00; <b>Legal Description:</b> SUP PLAT 1ST ADD TO JORDANVILLE SUB LOT 28. <b>Comments:</b> ~66 ft frontage on Potomac to the west, ~132 ft deep. Vacant land. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Summer Tax Due:</b> \$28.14	POTOMAC ST OSCODA	\$733.32
3114	<b>Parcel ID:</b> 064-L15-000-558-00; <b>Legal Description:</b> LAKE HURON SAND BEACH NO. 5 SUB LOTS 558 TO 560 INCL. <b>Comments:</b> This parcel is occupied. Please respect their privacy. ~180 ft frontage on Woodlea Rd to the west, ~119 ft deep. ~0.5a. Single story house and detached two car garage/polebarn. Right off US 23, about ~550 feet from the Huron shoreline. The single story home appears to be modular/manufactured. Numerous personal contents/debris around the structure and in the front yard. Tarps in places on the roof. Front patio is also encased in tarps. Pole barn is larger two car garage type build. Looks to be in generally good repair, and likely more modern than the modular. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 5; 21; 33; 6 (see key for full text) <b>Summer Tax Due:</b> \$1,352.35	6860 WOODLEA RD OSCODA	\$7,133.77

3115	<b>Parcel ID:</b> 064-L20-000-128-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 128. <b>Comments:</b> Golf greens to NW. Vacant land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$65.09	WESTWOOD DR OSCODA	\$926.40
3116	<b>Parcel ID:</b> 064-L21-000-201-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 2 LOT 201. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$7.87	DEVONSHIRE CT OSCODA	\$1,361.94
3117	<b>Parcel ID:</b> 064-L21-000-231-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 2 LOT 231. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.57	CRESTWOOD DR OSCODA	\$681.44
3118	<b>Parcel ID:</b> 064-L22-000-388-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 388. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$7.87	BRIAR RIDGE WAY OSCODA	\$624.93
3119	<b>Parcel ID:</b> 064-L25-000-692-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 692. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$7.87	WOODLAWN DR OSCODA	\$624.93
3120	<b>Parcel ID:</b> 064-L25-000-702-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 702. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$7.87	MAPLEHURST WAY OSCODA	\$634.59
3121	<b>Parcel ID:</b> 064-L25-000-714-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 714. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$7.87	MAPLEHURST WAY OSCODA	\$634.59
3122	<b>Parcel ID:</b> 064-L25-000-719-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 719. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$7.87	WOODLAWN DR OSCODA	\$634.59
3123	<b>Parcel ID:</b> 064-L27-000-880-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 880. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$11.37	CONIFER TR OSCODA	\$637.00
3124	<b>Parcel ID:</b> 064-L37-000-670-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 670. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.13	BROOKHAVEN DR OSCODA	\$922.40
3125	<b>Parcel ID:</b> 064-L37-000-671-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 671. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$25.81	WILLOWBEND RD OSCODA	\$915.54

3126	<b>Parcel ID:</b> 064-L37-000-682-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 682. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$16.44	WILLOWBEND RD OSCODA	\$829.47
3127	<b>Parcel ID:</b> 064-L38-000-697-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 8 SUB LOTS 697. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$20.08	HUNTINGTON DR OSCODA	\$891.87
3128	<b>Parcel ID:</b> 064-L38-000-723-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 8 SUB LOT 723. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$18.46	HUNTINGTON DR OSCODA	\$886.38
3129	<b>Parcel ID:</b> 064-L39-000-777-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 9 LOT 777. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$16.44	SHERWOOD DR OSCODA	\$856.92
3130	<b>Parcel ID:</b> 064-L40-000-892-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 10 SUB LOT 892. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$18.46	PINE TREE TR OSCODA	\$879.52
3131	<b>Parcel ID:</b> 064-L42-001-166-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 12 SUB LOT 1166. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$7.87	OAKRIDGE DR OSCODA	\$624.93
3133	<b>Parcel ID:</b> 073-E60-000-223-00; <b>Legal Description:</b> ASSESSORS PLAT OF EVERGREEN GLADES SUBDIVISION NO.5 LOT 223. <b>Comments:</b> Just north of Hale. Irregular shape parcel. Assessor info conflicts with the plat map. Per the plat map, there is ~180 ft frontage on M66 to the south, with a depth of ~394 ft at the east boundary. Calculated acreage of ~2.47 compared to the ~1.1 displayed on the assessor card. Single story house and detached garage off a circle drive near the roadside. Land is generally flat and clear at the roadside, dotted with a handful of trees. Rear portion is wooded. House appears to be in fair condition within and without. It's certainly no prize as is, and will need some TLC, but seems solid. Electric looks to be updated, mostly with surface mount components. One bedroom has been converted into a grow room. 2 bed, 1 bath, laundry room. Some debris around the property. Garage is older, but still standing. Modicum of personal contents within. Neighbors say the well and septic are no good. Please research for yourself. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$233.39	6876 M65 HALE	\$2,004.29
3134	<b>Parcel ID:</b> 073-L90-000-387-89; <b>Legal Description:</b> PLAT OF LAKESIDE HEIGHTS LOTS 387, 388, 389 & 390. <b>Comments:</b> This parcel is occupied. Please respect their privacy. ~200 ft frontage on Elm St to the south, ~100 ft deep. ~0.46a. South of Kokosing Rd at the east end of Long Lake, down the the way from the boat launch. Research suggests this is a single story home with a detached two garage that has been doing business as an auto repair facility. Dead end road with very low traffic. This has apparently been on the market recently, with the home described as "in major need of some TLC". At the time of visit, an occupied camper was parked near the roadside, replete with barking dogs. Numerous vehicles, parts, debris, etc. observed around the grounds. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 6; 45; 21; 17; 33; 16 (see key for full text) <b>Summer Tax Due:</b> \$234.65	7586 ELM ST HALE	\$2,010.04

3135	<p><b>Parcel ID:</b> 080-023-100-005-00; <b>Legal Description:</b> T22N R5E SEC 23 A-5.01 E 1/2 OF W 1/2 OF E 1/2 OF N 1360 FT OF W 1/2 OF NE 1/4 THE E 1/2 OF PARCEL 2 OF SURVEY L-233 P-867. <b>Comments:</b> This property is occupied. Please respect their privacy. Narrow, deep parcel totaling ~5 Acres with frontage on Miller Rd to the north. ~1440 sq ft modular, ~576 sq ft garage. No further detailed information due to occupancy, but the tarps on the roof are not a positive. Beyond that, the exterior appears in fair condition. Detached garage is clearly on the older end, worn and weathered. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 5; 21; 6; 45; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$411.83</p>	6671 MILLER	\$4,429.39
3136	<p><b>Parcel ID:</b> 112-V10-005-001-00; <b>Legal Description:</b> VN 5 1 VANNATTERS SUBDIVISION LOTS 1 TO 5 INCL BLK 5. <b>Comments:</b> Irregular shape parcel consisting of five platted lots. Platted road frontage may be unconstructed. Looks to be beyond the end of a private road near the lakeshore. In the "Seven Lakes" area. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 8 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$82.49</p>	NORTH ST NATIONAL CITY	\$565.86
3137	<p><b>Parcel ID:</b> 141-O20-010-006-00; <b>Legal Description:</b> MAP OF THE VILLAGE OF WHITTEMORE LOT 6 &amp; E 1/2 OF LOTS 4 &amp; 5 BLK 10. <b>Comments:</b> ~67 ft frontage on Whittemore St to the north, ~188 ft on 2nd St to the east. ~0.29a. ~1720 sq ft floor area structure. Roofline is a little wonky, and covered in corrugated metal. No real indicators of water infiltration within, surprisingly. Asphalt siding is worn and buckling. Interior is mostly great rooms. Kitchen addition on ground floor, with evident heaving in the slab. Floors on both levels feel like they're sinking to the outside. Two bathrooms off the kitchen level. Looks like there's a lot of neat history in here. Exterior grounds are flat lawn, with some overgrowth against the building. Well and septic are indicated; uncertain of viability. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 34; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$138.03</p>	WHITTEMORE ST WHITTEMORE	\$2,595.37
9993111	<p><b>Parcel ID:</b> 064-J60-000-011-00; <b>Legal Description:</b> SUP PLAT 1ST ADD TO JORDANVILLE SUB LOT 11. <b>Comments:</b> ~66 ft frontage on Cedar Lake Rd to the west, ~132 ft deep. Vacant land. Evidently used with a mobile home or travel trailer in the past. Some footings exposed. Looks like there is/was a septic hookup. If walking the grounds, be careful; there's some trenching networking through the parcel hidden in tall grass. A decrepit shed sits in the rear corner. Driveway access is overgrown, but there. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc</p> <p><b>Summer Tax Due:</b> TBA</p>	6332 CEDAR LAKE RD OSCODA	\$802.66

## Presque Isle

Lot #	Lot Information	Address	Min. Bid
7400	<b>Parcel ID:</b> 061-090-000-083-00; <b>Legal Description:</b> GRAND PINES SUB. #1, LOT 83. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.23		\$735.96
7401	<b>Parcel ID:</b> 101-040-000-071-00; <b>Legal Description:</b> BAYVIEW PARK LOT 1 BLOCK F. <b>Comments:</b> ~115 x 180 ft. Vacant wooded land in a rural residential neighborhood near Lake Huron. Once off 23, the road network through the subdivision is essentially two track following utility easements. Cute lakeshore subdivision. This parcel has some drainage flowing through the NW corner, with some standing water observed near the northern road frontage. <b>Additional Disclosures:</b> 30; 41 (see key for full text) <b>Summer Tax Due:</b> \$28.57		\$997.43
7402	<b>Parcel ID:</b> 122-115-000-038-00; <b>Legal Description:</b> ESAU TERRACE LOT 38. <b>Comments:</b> Vacant, wooded land. Adjacent parcel to south has a pole barn pretty tight to the property line. Lake Esau is past the parcels on the other side of the road. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$773.98
7403	<b>Parcel ID:</b> 122-115-000-071-00; <b>Legal Description:</b> ESAU TERRACE LOT 71. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$773.98
7404	<b>Parcel ID:</b> 122-115-000-072-00; <b>Legal Description:</b> ESAU TERRACE LOT 72. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$773.98
7405	<b>Parcel ID:</b> 122-115-000-089-00; <b>Legal Description:</b> ESAU TERRACE LOT 89. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$773.98
7406	<b>Parcel ID:</b> 122-115-000-111-00; <b>Legal Description:</b> ESAU TERRACE LOT 111. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$763.17
7407	<b>Parcel ID:</b> 122-115-000-113-00; <b>Legal Description:</b> ESAU TERRACE LOT 113. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$806.09
7408	<b>Parcel ID:</b> 122-115-000-115-00; <b>Legal Description:</b> ESAU TERRACE LOT 115. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$806.09
7409	<b>Parcel ID:</b> 122-115-000-120-00; <b>Legal Description:</b> ESAU TERRACE LOT 120. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$806.09
7410	<b>Parcel ID:</b> 122-115-000-122-00; <b>Legal Description:</b> ESAU TERRACE LOT 122. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$806.09

7411	<b>Parcel ID:</b> 122-145-000-348-00; <b>Legal Description:</b> GRAND PINES SUBD #2 LOT 348. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$804.83
7412	<b>Parcel ID:</b> 122-145-000-371-00; <b>Legal Description:</b> GRAND PINES SUBD #2 LOT 371. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$9.76		\$779.86
7413	<b>Parcel ID:</b> 122-160-000-012-00; <b>Legal Description:</b> HARBOR MANOR LOT 12. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$9.76		\$779.86
7414	<b>Parcel ID:</b> 122-160-000-171-00; <b>Legal Description:</b> HARBOR MANOR LOT 171. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$820.94
7415	<b>Parcel ID:</b> 122-165-000-066-00; <b>Legal Description:</b> HARBOR VIEW LOT 66. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$773.98
7416	<b>Parcel ID:</b> 122-165-000-243-00; <b>Legal Description:</b> HARBOR VIEW LOT 243. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$16.55		\$828.76
7417	<b>Parcel ID:</b> 122-165-000-244-00; <b>Legal Description:</b> HARBOR VIEW LOT 244. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$16.55		\$828.76
7418	<b>Parcel ID:</b> 122-165-000-281-00; <b>Legal Description:</b> HARBOR VIEW LOT 281. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$820.94
7419	<b>Parcel ID:</b> 122-165-000-282-00; <b>Legal Description:</b> HARBOR VIEW LOT 282. <b>Comments:</b> Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$820.94
7420	<b>Parcel ID:</b> 122-165-000-315-00; <b>Legal Description:</b> HARBOR VIEW LOT 315. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$16.55		\$839.57
7421	<b>Parcel ID:</b> 122-166-000-327-00; <b>Legal Description:</b> HARBOR VIEW #2 LOT 327. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$18.70		\$904.15
7422	<b>Parcel ID:</b> 122-200-000-047-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 47. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$5.55		\$723.87
7423	<b>Parcel ID:</b> 122-200-000-096-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 96. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$804.83

7424	<b>Parcel ID:</b> 122-200-000-275-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 275. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$749.31
7425	<b>Parcel ID:</b> 122-200-000-315-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 315. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$776.30
7426	<b>Parcel ID:</b> 122-200-000-364-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 364. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$5.55		\$733.97
7427	<b>Parcel ID:</b> 122-200-000-365-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 365. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$5.55		\$733.97
7428	<b>Parcel ID:</b> 122-205-000-144-00; <b>Legal Description:</b> NORTH BAY SHORES LOT 144. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$804.83
7429	<b>Parcel ID:</b> 122-205-000-236-00; <b>Legal Description:</b> NORTH BAY SHORES LOT 236. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$820.94
7430	<b>Parcel ID:</b> 122-210-000-066-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 66. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$804.83
7431	<b>Parcel ID:</b> 122-210-000-088-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 88. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$773.98
7432	<b>Parcel ID:</b> 122-210-000-089-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 89. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$773.98
7433	<b>Parcel ID:</b> 122-210-000-184-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 184. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$6.96		\$749.20
7434	<b>Parcel ID:</b> 122-210-000-235-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 235. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$6.96		\$758.29
7435	<b>Parcel ID:</b> 122-211-000-373-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 373. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$9.76		\$792.82
7436	<b>Parcel ID:</b> 122-211-000-453-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 453. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$525.66

7437	<b>Parcel ID:</b> 122-211-000-474-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 474. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$9.76		\$792.82
7438	<b>Parcel ID:</b> 122-225-000-109-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 109. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$747.98
7439	<b>Parcel ID:</b> 122-225-000-236-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 236. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$483.73
7440	<b>Parcel ID:</b> 122-225-000-237-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 237. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$763.17
7441	<b>Parcel ID:</b> 122-225-000-311-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 311. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$773.98
7442	<b>Parcel ID:</b> 122-225-000-312-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 312. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$773.98
7443	<b>Parcel ID:</b> 122-225-000-334-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 334. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$7.99		\$770.89
7444	<b>Parcel ID:</b> 122-225-000-357-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 357. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$773.98
7445	<b>Parcel ID:</b> 122-225-000-363-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 363. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$764.04
7446	<b>Parcel ID:</b> 122-225-000-364-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 364. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$8.25		\$764.04
7447	<b>Parcel ID:</b> 122-225-000-453-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 453. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$776.30
7448	<b>Parcel ID:</b> 122-225-000-454-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 454. <b>Comments:</b> Vacant, wooded land. Interested bidders should contact the local government and/or association regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.01		\$776.30

7449	<p><b>Parcel ID:</b> 122-226-000-027-00; <b>Legal Description:</b> PRESQUE ISLE POINTE LOT 27 &amp; 1/50 INT IN PRESQUE ISLE POINTE BEGO PARK. <b>Comments:</b> Vacant land. Generally wooded, partially cleared in the interior. ~100 ft frontage on Presque Isle Park Dr to the west, ~309 ft deep. Located down some dirt roads in a remote part of, well, anywhere. There's basically zero reason for thru traffic out here. There's one road in, and it can only go so far. Parcel is somewhat cleared, evidently for former campsite use. Driveway is cut in. Terrain is rolling and rocky where not wooded. Looks like there used to be an electric hookup. Uncertain if the outhouse is hooked up to anything, or just going to a hole in the ground. Also includes a fractional (1/50th) interest in common park area. This park has frontage on Lake Huron, and is about a ~1000 ft down the road from from our subject parcel. This park space is predominately wooded, with a modicum of parking space, then a footpath leading to a rocky, but walkable, beach. The area at large has lots of nearby DNR land (including a harbor/boat launch), Township land, and some Lighthouses. Interested bidders should contact the local government regarding possible development or use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. While there is no explicit indication this parcel belongs in an association, it seems worth investing considering the shared ownership portion.</p> <p><b>Summer Tax Due:</b> \$93.04</p>		\$1,216.14
7450	<p><b>Parcel ID:</b> 140-019-000-025-00; <b>Legal Description:</b> T36N R4E SEC 19 PARC COM 210FT W &amp; 705FT N OF SE COR OF NE 1/4 OF SW 1/4; W 80FT, N 30FT, E 80FT, S 30FT TO POB. LOT 110. <b>Comments:</b> Vacant parcel. No known legal access. South of US23, north of CR 646, between Lookout and Spens Rds. <b>Additional Disclosures:</b> 9; 7 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1.20</p>		\$688.68
7451	<p><b>Parcel ID:</b> 142-140-000-071-00; <b>Legal Description:</b> MANITOU SHORES BLOCK 8 LOT 23. <b>Comments:</b> ~ 40 x 74 ft. Vacant, wooded land. Nearest road is Cedar. Platted road to the east is undeveloped. <b>Additional Disclosures:</b> 8; 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$9.35</p>		\$758.14

## 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 125.2330j](#). 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.

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

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

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

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

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

**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. 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.**

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

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

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

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

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

**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.

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

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