

Public Land Auction

Arenac, Bay, Gladwin

August 3rd, 2026

Arenac, Bay, and Gladwin Counties



Location:

Online
www.tax-sale.info

Time:

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

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



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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Arenac

Lot #	Lot Information	Address	Min. Bid
600	<p>Parcel ID: 002-0-028-200-005-05; Legal Description: T19N R5E SEC 28 A PAR OF LAND WITH POB BEING LOCATED 455 FT S OF NE COR OF E 1/2 OF E 1/2 OF NE 1/4 OF THE NW 1/4, TH W 260 FT, TH S 865 FT, TH E 260 FT, TH N 865 FT TO POB AND AN EASEMENT FOR EGRESS & EGRESS 40 FT IN WIDTH FROM C/L OF CONRAD RD N OF THE ABOVE DESC. PARCEL RUNNING SLY TO THE NLY LINE OF THE DESC. PREMISES OVER THE EXISTING PRIVATE RD OVER & ACROSS THE PROPERTY LYING N OF THE DESC. PROPERTY ACRES = 5.16. Comments: 255' x 862' roughly. No direct road frontage, but the legal description indicates there is an easement for access through the parcel to the north. It appears that the easement has been obstructed. In any case, it's difficult to really see where it may truly be. While legal access may exist, it may take some effort to effectuate. Much of the land appears to be wet, with standing water visible. A large storage building (Quonset hut) is located near the center of the parcel, which appears to be FULL of trash, with more surrounding the structure and possibly elsewhere on the parcel. Couldn't get the measuring tools to the site, but it appear to be 30' x 60' or so. Please do not attempt to access this parcel through the privately owned adjacent parcels. ~5 acres Additional Disclosures: 41; 73; 39; 66 (see key for full text) Summer Tax Due: TBA</p>	CONRAD RD STANDISH	\$2,340.38
602	<p>Parcel ID: 005-0-R21-000-223-00; Legal Description: LOT 223 RIFLE RIVER VALLEY ESTATES NO. 2. Comments: Single platted lot in the Pinnacle Estates Assoc. 70' x 130'. Riversites Dr fronts to north. Unimproved, vacant, wooded land. It appears an adjacent parcel has recently been developed. ~0.22 acres Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Hyperlink to the Pinnacle Estates POA website is listed below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA</p>	RIVERSITES DR OMER	\$1,008.47
603	<p>Parcel ID: 006-0-015-100-005-00; Legal Description: T18N R4E SEC 15 E 660 FT OF N 400 IN NE 1/4 OF NE 1/4. ACRES = 6.06. Comments: Approx. 6 acres. Dimensions ~660 x ~400' m/l. Fronts Duprie Rd to N, at Johnson intersection. Roughly 2a cleared. House at south of parcel, grass/gravel drive. Brick exterior (maybe even construction), attached two car garage. Around the south end of Standish, fairly close to commercial area and amenities. Grounds are spacious and rolling. Structure is on a hillside. Appears to have been long abandoned. Some evident roof/soffit decay, which is more evident on the interior. A small addition (second bathroom) appears to be pulling away and going down the hill. Fireplace chimney needs some attention. Interior is fairly filthy and strewn with personal belongings. Generally appears to be an old country home/farmhouse aesthetic on the inside. There is some charm behind the trash and grime. Two kitchens. Partial full height unfinished basement, block work appear to be generally sound. One corner with some stair step separation. Heat appears to be via boiler, which looks to be new-ish. Radiators and baseboard units look ancient. Possible signs of freeze damage in a bathroom. Electrical service appears to still be on Buss fuses. Windows appear to be original to the structure. Signs of possible vandalism over the years. This will be a project. Additional Disclosures: 66; 21; 47; 34; 5 (see key for full text) Summer Tax Due: TBA</p>	4009 DUPRIE RD STANDISH	\$4,347.24
604	<p>Parcel ID: 007-0-010-400-010-00; Legal Description: T20N R5E SEC 10 S 1/4 OF NW 1/4 OF SE 1/4. ACRES = 10.00. Comments: This parcel is occupied. Please respect their privacy. !10a. ~339' x ~1300' deep. Fronts N Williams to W, north of Maple Ridge Rd and Mason Twp hall. Largely cleared lot, more wooded at the road. Trail network/sand pit in the rear. Two story house near the roadside, personal property thereabouts. Multiple trailers, vehicles, snowmobile, motorcycle, a big ole boat, etc. Some trash piles, and the scent of a recent burn. A goat roams the environs. Some standing water near the roadside culvert. There's a little marshy pond off the driveway. Structure appears worn and in need of TLC, but no glaring defects apparent from the exterior. Shingled roof appears older, but again, no visible defects. Interior and more detailed inspection untenable due to nature of occupancy. Additional Disclosures: 33; 21; 6 (see key for full text) Summer Tax Due: TBA</p>	2148 N WILLIAMS ROAD TWINING	\$7,003.16
606	<p>Parcel ID: 008-0-F10-000-073-00; Legal Description: T20N R3E SEC 25 LOT 73 FOREST GROVE EACH UND. 1/2 INT. Comments: ~70' x 210'. Fronts Breezewood to NW. ~0.33a. Vacant, unimproved, wooded land. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. Interested bidders should be aware that this is a 1/2 interest in this parcel and should conduct thorough research before bidding. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 57; 16 (see key for full text) Summer Tax Due: TBA</p>	BREEZEWOOD DR ALGER	\$1,133.23

607	Parcel ID: 008-0-F10-000-185-00; Legal Description: T20N R3E SEC 26 LOT 185 FOREST GROVE. Comments: 65' x 185'. Fronts Winterset to N. ~0.28a. Vacant, unimproved, wooded land. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	WINTERSET DR ALGER	\$1,112.87
608	Parcel ID: 008-0-F11-000-414-00; Legal Description: T20N R3E SEC 25 LOT 414 FOREST GROVE #2. Comments: 65' x 195'. Fronts Wilderness Cir to S. ~0.3 acres. Vacant, unimproved, wooded land. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	WILDERNESS CIR ALGER	\$1,148.63
609	Parcel ID: 008-0-F50-000-079-00; Legal Description: T20N R3E SEC 23 LOT 79 FOREST LAKE HEIGHTS SUB. Comments: 112' x 230', fronts Forest Lake Dr to the SE. Narrows to 50' ft in the rear. ~0.38 acres. Vacant, unimproved, wooded land. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	FOREST LAKE DR ALGER	\$1,154.10
610	Parcel ID: 008-0-F50-000-133-00; Legal Description: T20N R3E SEC 23 LOT 133 FOREST LAKE HEIGHTS SUB. Comments: 65' x 233', fronts Whitetail Dr to N. Widens to 95 ft in the rear. ~0.42a. One side appears to have tape roughly marking the boundary. Vacant, unimproved, wooded land. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	WHITETAIL DR ALGER	\$1,155.55
611	Parcel ID: 008-0-F50-000-139-00; Legal Description: T20N R3E SEC 23 LOT 139, 140 FOREST LAKE HEIGHTS SUB. Comments: 177' ft road frontage. 185' average depth. Irregular shape, but roughly square. Fronts Whitetail Dr to N, at Meadowlark intersection. ~0.72 acres. There appears to be a driveway cut in, but it's overgrown and difficult to discern. Vacant, unimproved, wooded land otherwise. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	WHITETAIL DR ALGER	\$1,472.80
612	Parcel ID: 008-0-F51-000-373-00; Legal Description: T20N R3E SEC 15 LOT 373 FOREST LAKE HEIGHTS SUB. #2. Comments: 136' x 185' deep average. Fronts Bear Cub Trl to S, at the Big Beaver Trl intersection. ~0.55a. Vacant, unimproved, wooded land. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	KINGFISHER CIR ALGER	\$696.97
613	Parcel ID: 008-0-F75-000-044-00; Legal Description: T20N R3E SEC 24 LOT 44 FOREST LAKE RIVER RIDGE. Comments: 136' x 185' average depth. Fronts Bear Cub Trl to S, at the Big Beaver Trl intersection. ~0.55a. Standing water observed. Vacant, unimproved, wooded land. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 73; 16 (see key for full text) Summer Tax Due: TBA	BEAR CUB TRL ALGER	\$1,302.01
614	Parcel ID: 008-0-F80-000-233-00; Legal Description: T20N R3E SEC 24 LOT 233 FOREST LAKE SUB. #1. Comments: 150' x 95' deep average. Slightly out of square shape. Fronts S Forest Lake Dr to W, just south of Whitetail Dr intersection. ~0.32 acres. Generally vacant, unimproved wooded land - with the exception of a gravel driveway cut in. Parcel is generally on a grade, either bordering or slightly encompassing a retention pond to one side. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	WHITETAIL RD ALGER	\$1,236.58

615	Parcel ID: 008-0-F81-000-569-00; Legal Description: T20N R3E SEC 24 LOTS 569-570 FOREST LAKE SUB. #2. Comments: ~125' x 151' deep. Frontage on N Forest Lake to the N, east of Raccoon Trl intersection. ~0.43a. Vacant, unimproved, wooded land. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	N FOREST LAKE DR ALGER	\$1,334.71
616	Parcel ID: 010-2-W10-012-007-00; Legal Description: T18N R4E SEC 12 LOT 7 BLK 12 WELLES ADD. Comments: Outskirts of Standish (W of), south of Pine River Rd. Single platted lot, 66' x 124'. Driveway is on Washington. ~0.19 acres. Structure appears to be a cottage with an addition. Steel roof, vinyl siding. A tree is resting on a portion of the roof. The bathroom and a bedroom (at least) appear to have suffered water infiltration, with the bathroom being a moldy mess. Numerous personal contents within. Likely rodent infestation. The front door looks to be off by a good two inches; uncertain if this is from foundation or the tree strike. Floors throughout are rough and pitchy. This will require a good amount of work to bring back to habitable condition. Appears to have a block foundation - not much is visible, but appear to be solid enough. Plenty of contents strewn through the yard. Some storage sheds in the back. Driveway is overgrown, plenty of downed limbs near the end and along the property line. Additional Disclosures: 63; 32; 5; 21 (see key for full text) Summer Tax Due: TBA	3605 LINCOLN ST STANDISH	\$2,483.82
617	Parcel ID: 010-2-W20-008-005-00; Legal Description: T18N R5E SEC 29 LTS 4 & 5 BLK 8 WHITES BEACH SUB. Comments: Located in the Whites Beach community, Roughly between Standish and Pinconning. Essentially down the road from the Saganing Eagles Landing Casino. Under 700 ft to water and boat launch. Parcel dimensions approx. 50' x 85', fronting Liberty St to the E. Red log cabin w/small addition, garage right behind. Pretty tight lot. Nice location. Structures are... not great. Single story cabin has numerous issues. The roofline is wavy gravy, and those shingles look worn out. Evident rot in some of the logs, both in the runs and at the tails. Door openings have deflected enough that they are functionally unusable. Interior appears to have been gutted. The garage behind the cabin has been converted to a living space. It would be difficult to get a car in there anyway. Concrete pad in the garage has numerous cracks, but doesn't appear to have fully heaved. It might be stable. Rear of garage appears to have suffered a tree strike. Garage roofing appears to be ice/water barrier, or maybe modified bitumen. If the cabin is workable, it's going to be a significant effort, which might be tenable given the small footprint. Water/sewer appears to be municipal. ~0.09 acres Additional Disclosures: 63; 22; 5; 50 (see key for full text) Summer Tax Due: TBA	5354 LIBERTY AVE STANDISH	\$5,562.21
618	Parcel ID: 020-0-027-000-035-12; Legal Description: BEG W 1/4 COR OF SEC 18 S 207.75 FT AND E 33 FT TO POB, TH E 418.55 FT N 20 FT ELY 100.04 FT N 280.50 FT E 238 FT S 785 FT W 626 FT N 250 FT W 97 FT N 202.75 FT TO POB EXCLUDING PIONEER VILLAGE CONDOS AND EASEMENT OF RECORD ALSO EXC COM AT W 1/4 COR OF SEC 18 TH ALG E-W 1/4 L 558.55 FT TH S03 53'30"E 31.15 FT TO PT ON S ROW OF US 23 & POB TH 192.5 FT ALG ROW ON CURVE TO THE RIGHT RADIUS 10334.86 FT CHORD N85 DEG 39'16"E 192.50 FT TH S2DEG 18'W 806.55 FT TH N87DEG 41'W 166 FT TH N02DEG 28'05"E 537.42 FT TH N03 DEG 53'30"W 248.3 FT TO POB EAX EASMENT OF RECORD. ACRES 3.74. SPLIT FROM 020-00-027-000-035-11 IN 2002 Comments: Au Gres, just east of the river. Extremely odd shaped vacant commercial parcel. Primary usable portions are approx 145' x 203' and 421' x 255'. Total acreage ~3.55 acres, some of which seem likely subject to easements. Primary frontage on S Main St (to W), with apparent access via US23 (to N). Parcel almost encompasses an active strip mall, and is adjacent to three other businesses along S Main. GIS mapping suggests a camper trailer is on the western end of the south 'chunk', and there may be some storage sheds encroaching on the west 'chunk' - this may or may not be true, and is perhaps attributed to margin of error. That west chunk is flat with some degree of gravel. South chunk is largely wooded, becoming more scrub brush and grassy to the west. Additional Disclosures: 30; 39; 21 (see key for full text) Summer Tax Due: TBA	S MAIN STREET AU GRES	\$13,077.52
619	Parcel ID: 020-0-029-001-055-00; Legal Description: UNIT 55 SLEEPY OAKS CAMPGROUND CONDO. Comments: Near where the river meets the bay. 37' x 56'. Information prior to foreclosure suggests this parcel has a camper trailer with a deck attached. Sleepy Oaks has gated access, and we were not able to obtain entry. Parcel may contain personal property which is NOT included with the sale. More information on the Association can be found in the related links below. Additional Disclosures: 16; 21; 68 (see key for full text) Summer Tax Due: TBA	MAIN STREET AU GRES	\$2,076.25

620	Parcel ID: 020-0-C35-002-022-00; Legal Description: UNIT 22 AUGRES YACHT CLUB MARINA CONDOMINIUM. SPLIT FROM 020-0-C35-002-021-00 SPLIT TO 020-0-C35-002-023-00 TIFA. Comments: Boat Slip # 22 located in the Au Gres Yacht Club Marina. Additional Disclosures: 16; 15 (see key for full text) Summer Tax Due: TBA	MIDSHIPMAN DRIVE AU GRES	\$930.47
621	Parcel ID: 020-0-H10-000-030-00; Legal Description: UNIT 30 HARBORTOWN CONDOMINIUM MARINA. Comments: Boat Slip # 30 located in the Harbortown Condo Marina. Additional Disclosures: 16; 15 (see key for full text) Summer Tax Due: TBA	MAIN STREET AU GRES	\$870.78
622	Parcel ID: 020-0-H10-000-059-00; Legal Description: UNIT 59 HARBORTOWN CONDOMINIUM MARINA. Comments: Boat Slip # 59 located in the Harbortown Condo Marina. Additional Disclosures: 16; 15 (see key for full text) Summer Tax Due: TBA	MAIN STREET AU GRES	\$943.30

Bay

Lot #	Lot Information	Address	Min. Bid
900	<p>Parcel ID: 010-008-300-160-00; Legal Description: W 75 FT OF E 222 FT OF N 210 FT OF NW 1/4 OF SW 1/4. EX N 162 FT OF E 67.87 FT THRF. SEC 8 T14N R5E. Comments: Property is a vacant lot that looks like it may have once been part of another property, or had a structure on it of its own. Property measures ~0.11 acres and has only ~7 feet of road frontage leading back 166 feet to a rectangular-shaped 75-foot by 50-foot section. Not sure what the use could be here, but it doesn't seem likely that it's buildable. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 9 (see key for full text) Summer Tax Due: TBA</p>	SCHUMANN RD BAY CITY	\$692.33
901	<p>Parcel ID: 010-009-400-100-00; Legal Description: W 50 FT OF E 770 FT OF S 220 FT OF THAT PT OF SE 1/4 OF SE 1/4 LYG N OF N LI OF H&W RR ROW. SEC 9 T14N R5E. Comments: Property is a vacant lot on Jene St in a nice little neighborhood. Property used to have a house on it that has been demolished some time ago. Looks like the neighbors have some belongings on the back of the property. Clear lot with a few trees . Houses in the neighborhood are smaller single family homes kept up nice. Property is close to local parks, businesses. ~0.25 acres. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23 (see key for full text) Summer Tax Due: TBA</p>	4436 JEAN RD BAY CITY	\$3,983.29
902	<p>Parcel ID: 010-019-100-250-00; Legal Description: COM 504.29 FT W OF N 1/4 COR OF SEC TH W 124.86 FT TH S 175 FT TH W 167 FT TH S 485 FT TH W 165 FT TH S 635.13 FT TH E 302.25 FT TH N 708.5 FT TH E 148.5 FT TH N 586.74 FT TO BEG. SEC.19,T14N,R5E. Comments: Property is a larger older home on East North Union. Home is in relatively good shape and very large. Just in general need of TLC from what I can see. Lots of leftover whatnot from the previous owners. Very Large three car garage is attached to the home and there is even a hot tub in the breezeway! inside the home is very dated but not terrible shape either. Definitely needs lots of updates and cleaning all around. Structurally everything seems to be intact I don't even hear the creaking very much as I walk through the house. This could be really beautiful if redone properly. The stairway leading up to 4 bedrooms upstairs has lots of character!. Now let's talk about the yard and the land. Very large parcel that goes far back and is cleared out most of the way with some wooded sections. The deck on the back of the house definitely needs work and could need replaced. Cute little shed outback with windows and a door. This place could be a great investment for the right person. Would make up good flip or even a long term homeowner might want to look into this! Get your work boots on and your toolbox ready for this one and you will be living large on Union! Rough dimensions include three car attached garage and breezeway. Additional Disclosures: 21 (see key for full text) Summer Tax Due: TBA</p>	3154 E NORTH UNION RD BAY CITY	\$12,575.64
903	<p>Parcel ID: 040-010-400-090-00; Legal Description: COM AT SE COR OF N 1/2 OF SE 1/4, TH W 208.62 FT, TH N 100 FT, TH E 208.62 FT TH S 100 FT TO BEG. SEC 10 T16N R4E. Comments: Property is a ~0.47 acre parcel on M-13. Area is mostly residential. Property looks moderately wooded with a few large trees. Deep Ditch runs along Main Road in the front of the property. Property is surrounded by a house to the north and a home to the south. Houses in area are kept up nice. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: TBA</p>	N HURON RD PINCONNING	\$1,388.18
904	<p>Parcel ID: 060-B05-008-009-00; Legal Description: LOT 9 & S 9 FT. OF LOT 10 BLK 8 OF BENTLEY. L3/P3 BCR. Comments: Property is a two story home on Standish Road in. Home in rough condition. Windows broken out, siding missing. Heavily overgrown around. Wood siding, vinyl siding, and shingle roof. The inside of the house is trashed out and pretty much gutted. Lots of birds upstairs. All the windows are broken out and they are making a home out of it. Pretty deplorable conditions, but might be restorable. The bones seem solid in some areas, others not so much. The good news is the area is very nice and the houses and buildings in the vicinity are in better condition. Situated in a nice quiet little village. Adjacent to Lot #905 on the north edge of the property, get yourself a big double lot and buy both! Additional Disclosures: 47; 63; 36 (see key for full text) Summer Tax Due: TBA</p>	7186 STANDISH RD BENTLEY	\$2,021.07

905	Parcel ID: 060-B05-008-010-00; Legal Description: N 51 FT OF LOT 10, BLK 8 OF BENTLEY. L3/P3 BCR. Comments: Property is a vacant lot, lightly wooded. Adjacent to Lot #904 on the south edge of property. Fencing across the front and a shed in the back. Lot measures ~0.14 acres. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: TBA	STANDISH RD BENTLEY	\$782.75
906	Parcel ID: 070-023-300-285-00; Legal Description: COM 1787 FT S OF S LI OF NEBOBISH RES & 293 FT W OF N & S 1/4 LI, TH S 70 FT, TH W 200 FT, TH N 70 FT, TH E TO BEG. PART OF LOT 4 OUTSIDE RESERVE. SEC 23 T14N R5E. Comments: Smaller single story home with Attached garage (No indoor access to the garage). Smaller home with one bathroom and two bedrooms, a kitchen, A living room and a breezeway. Two car detached garage is a block-built structure. The structure looks to be solid but there is some cracking in some of the blockwork. Garage is where furnace and water heater are housed. Looks like nobody's been in the crawl space for quite some time. Backyard is nice and flat and butts up to a vacant lot on the street to the West. This place needs some updates but has lots of promise. Could be a good flip or first home for the right buyer! Additional Disclosures: 21 (see key for full text) Summer Tax Due: TBA	1123 HEAVENRIDGE RD ESSEXVILLE	\$9,833.01
907	Parcel ID: 070-G10-012-010-00; Legal Description: LOT 10, BLK 12, EX S 5 FT THRF GREEN AVE ADD. Comments: Property is a single story home on Harvard Street in Bay City. Shingle Roof vinyl siding and a block foundation. Everything seems to be relatively solid and holding up well. A little bit of overgrowth on backside of the house but nothing unmanageable. Overall this property just needs some TLC and some cleanup. Minor cosmetic damage on the outside as far as siding and trim. Could be turned into a cute little house. Neighborhood has single family homes kept up in nice condition and even though it's not very bad this is the worst one on the block! would probably make for an easy flip or a good rental property. Nice neighborhood close to schools, parks, and businesses. Summer Tax Due: TBA	403 HARVARD ST BAY CITY	\$8,190.69
908	Parcel ID: 080-010-400-210-00; Legal Description: COM ON S LI BOUTELL RD 250 FT E OF E LI OF US-23 TH S 125 FT TH E 80 FT TH N 125 FT TH W 80 FT TO BEG. SEC 10 T15N R4E. Comments: Property is a single story home on Boutell Rd. Currently OCCUPIED so pictures were limited to a few from outside. Pretty rough conditions. Roof looks to be in semi decent shape but the gutters and eaves are trashed. Lots of debris scattered throughout yard and if the outside tells about the inside this one's probably not in the greatest shape. Dogs are living in the car and I believe people are living in the house. If it was fixed up this place would be pretty nice with mostly farm and older houses around in good shape. Would need quite a bit of work from the looks of it but probably possible. Can't really get a good look at the foundation but definitely no basement. Additional Disclosures: 66; 33; 6; 21; 45 (see key for full text) Summer Tax Due: TBA	1986 E NORTH BOUTELL RD LINWOOD	\$7,247.31
909	Parcel ID: 120-034-200-030-09; Legal Description: BEG ON E SEC LN N0°19'18"E 536.56 FT FROM E 1/4 COR SEC 34, TH N89°40'42"W 300 FT, TH N0°19'18"E 238 FT, TH S89°40'42"E 300 FT TO E SEC LN, TH S0°19'18"W 238 FT TO POB. SEC 34 T17N R4E. 1.64 AC. Comments: Property is ~1.6 acre commercial lot on M13 just south of Auction Lot #910 and #911, which are separated by a driveway that leads back to another property. Peppered with new pine trees and some moderately wooded property. This could be used as a commercial vacant lot I believe. Good traffic good location. If used for residential houses in the area are kept up nice Additional Disclosures: 21 (see key for full text) Summer Tax Due: TBA	N HURON RD PINCONNING	\$4,236.56
910	Parcel ID: 120-034-200-030-10; Legal Description: BEG ON E SEC LN N0°19'18"E 919.60 FT FROM E 1/4 COR SEC 34, TH N89°40'42"W 300 FT, TH N0°19'18"E 238 FT, TH S89°40'42"E 300 FT TO E SEC LN, TH S0°19'18"W 238 FT TO POB. SEC 34 T17N R4E. 1.64 AC. Comments: Property is a ~1.64-acre commercial lot on M-13. Adjacent to Auction Lot #911 on the north edge of the property. If used for commercial this is a good location with lots of traffic and looks to be relatively level and flat ground. Moderately wooded with some light brush and a few smaller trees. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: TBA	N HURON RD PINCONNING	\$4,236.56

911	Parcel ID: 120-034-200-030-11; Legal Description: BEG ON E SEC LN N0°19'18"E 1157.60 FT FROM E 1/4 COR SEC 34, TH N89°40'42"W 300 FT, TH N0°19'18"E 238 FT, TH S89°40'42"E 300 FT TO E SEC LN, TH S0°19'18"W 238 FT TO POB. SEC 34 T17N R4E. 1.64 AC. Comments: The property is ~1.64-acre commercial lot on M-13. Moderately wooded and looks to be level from what I can see. This commercial lot has lots of traffic and would be a great location! Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21 (see key for full text) Summer Tax Due: TBA	N HURON RD PINCONNING	\$4,236.56
912	Parcel ID: 160-017-203-018-00; Legal Description: COM 120 FT S OF N LI OF S 1/2 OF NW 1/4 OF NE 1/4 OF SEC 17 T14NR5E & 207.5 FT W OF N & S 1/8 LI OF SD NE 1/4 SEC TH W 50 FT TH S 110 FT TO N LI OF LOLLS LANE TH E 50 FT TH N 110 FT TO POB. Comments: Property is a vacant urban lot on Lolls in Bay City. Lot measures ~0.12 acres and sits between two houses. Houses in the neighborhood are nicer, smaller single-family homes kept up relatively well. The lot is on a dead end street. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23 (see key for full text) Summer Tax Due: TBA	108 LOLLS LN BAY CITY	\$1,080.06
913	Parcel ID: 160-020-176-004-00; Legal Description: LOT 1 & E 25 FT OF LOT 10 BLK 16 MRS E O J C TERBUSHS 1ST ADD TO THE VILL OF WENONA & S 1/2 VAC S UNION ST ADJ THRTO. (COMB 1/2 VAC ST FOR 2007). Comments: Property is a larger two story home on Blend St. Shingle roof, aluminum siding, Block foundation and old Barn style flat roof garage. Nice newer wheelchair ramp, aluminum, leading to the front door. Overall this house needs some cleaning up on the outside but it's in relatively decent shape. The side yard or backyard if you will has a lot of decorative items and other things but it's a decent size and fenced in. The inside of the house is a hoarder situation so I can't get a lot of good looks on deep conditions but everything seems relatively solid. No sagging floors or ceilings from what I was able to see. The upstairs bedroom shows some signs of leaking ceilings in one of the rooms. Maybe damaged before the roof was replaced, but that is unknown. Amazingly enough, you can actually walk into the basement. But it's very dark down here and hard to get pictures. A little bit blurry. Still lots of hoarder conditions but this place needs someone to come put the gloves on and do the work. Who knows what you could find in these piles! Additional Disclosures: 21; 66; 5 (see key for full text) Summer Tax Due: TBA	409 BLEND ST BAY CITY	\$10,395.37
914	Parcel ID: 160-020-353-008-00; Legal Description: LOTS 14 & 15 BLK 18 FITZHUGH & KIESELS SUB. Comments: Property is a one and a half story home with two detached garages. Shingle roof, mixed siding with stucco vinyl and some wood trimming. Boarded up and looks to be abandoned for a while, but not terribly long. Roof is actually in relatively decent shape for the most part and may need shingles. Block foundation looks to be in relatively decent shape all around with no major concerns standing out. The siding is actually holding up well also. Boarded up so I'm not sure about the inside conditions but I would say this is likely restorable from where I can see. One of the garages is roughly 32 feet deep and has a 12-foot door. The other garage has a service door and a garage door, and looks in good condition as well, from what I can see. This one has quite a bit of potential pending the condition of the inside. Houses in the neighborhood are older and kept up, and this is the only eyesore on the block. Could be a great investment for the right buyer! Additional Disclosures: 33; 46 (see key for full text) Summer Tax Due: TBA	404 S ALP ST BAY CITY	\$7,874.13
915	Parcel ID: 160-022-379-004-00; Legal Description: LOT 4 EX ELY 3 FT THRF BLK 6 H J H SCHUTJES SUB. Comments: Property is a vacant urban lot on 4th Street in Bay City. Property used to have a house on it which was demolished some time ago. Property itself measures~ 0.15 acres and is fenced on three sides in the back. The neighborhood is older homes kept up relatively well. Close to businesses and amenities. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: TBA	2012 4TH ST BAY CITY	\$4,479.77

916	<p>Parcel ID: 160-028-211-029-00; Legal Description: S 12 1/2 FT OF LOT 1 & N 1/2 OF LOT 2 BLK 122 ADD OF LOWER SAGINAW. Comments: Property is a two story home on Van Buren. Very old home in very rough shape. Shingle roof, wood siding, and a poured foundation. Inside, the place is pretty much gutted down to the frame. Lots of old fixtures and woodwork inside. Downside: There is significant fire damage in the top portion of the home. Outside needs to be cleaned up but the yard is manageable. The backside of the home is missing siding on the lower portion. The Garage that is in the back butts up to the alleyway, and it has a heavy lean. This one is up in the air, I would say, but at least the neighborhood is very nice! Definitely would need a lot of work to be restored, if it's even possible. Heard some birds making their home while inspecting upstairs, so you'll have roommates! All that being said, the property is on a nice street, and houses in the vicinity are of the same age but kept up much nicer. Additional Disclosures: 63; 11; 36; 50 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	221 N VANBUREN ST BAY CITY	\$14,066.44
917	<p>Parcel ID: 160-028-212-021-00; Legal Description: LOT 1 BLK 25 VAN-HUSANS RE-SUB OF PT OF BIRNEYS ADD TO BC. Comments: Property is a two story home on Grant Street in Bay City. The outside is a whole lot better than what I can see on the inside. Large Home with shingle roof, Aluminum siding, and a block foundation. From the outside, everything seems to be intact as far as structural concerns. I do see a little cracking in the block foundation on a few portions of the home. The inside of the house is deplorable to say the least. Can't really get in to get pictures because of the hoarding and trash situation. The aromas let me know that there are definitely some sanitation issues inside. Not sure how many rooms it is, but it's quite large from the outside. Possibly 3 to 4 bedrooms, but you'd want to confirm. There's some overgrowth on the outside as well but it's manageable. The Chimney is crumbled and may be causing some issues upstairs; however, it was unable to access so it's unknown. The lines on the roof are straight, and I don't see any collapse or holes, but the shingles are definitely older than they should be. Lots of debris and garbage are strewn throughout the yard and driveway. The backyard has jungle-like conditions. Close to schools and the neighborhood is very nice. This is the worst one on the block, and it could take some hard work! Start bidding and get your crew ready! Additional Disclosures: 5; 66; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	245 N GRANT ST BAY CITY	\$13,140.61
918	<p>Parcel ID: 160-028-240-011-00; Legal Description: LOT 13 H W SAGES 2ND ADD TO BC. Comments: Property is an older two story home on Grant Street. Shingle roof, wood Siding, and block foundation. Home seems pretty solid, outside, however, it's definitely rough conditions inside. Could still potentially be restored. There's definitely some heavy roof damage in the upstairs portion of the home. But it looks like the roof is newer, so I would assume that occurred before the current roof. The basement looks like it is having some water issues, but it's a pretty old one, so that isn't a surprise. What is a surprise is the boiler system! Not sure if it's still functioning. Lots of debris, garbage and sanitation issues inside. Definitely some animal damage. Would need lots of work, but for the right person it could be done! The neighborhood has older homes that are kept up in better condition for the most part, with a couple of exceptions. Additional Disclosures: 63; 66; 5; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	220 N GRANT ST BAY CITY	\$11,973.36
919	<p>Parcel ID: 160-028-292-001-00; Legal Description: LOT 4 & FRL LOT 3 EX W 80 FT OF LOT 3 & W 80 FT OF S 10 FT OF LOT 4 BLK 14 C E JENNISONS 2ND ADD TO BC. Comments: Property is a two story older home with a detached garage on Farragut and 14th. Home is currently OCCUPIED so pictures were limited to a few from the street. Home has a shingle roof, wood siding, block foundation, and is in relatively poor shape. It looks restorable from the outside but needs quite a bit of work. Could be a nice house in this neighborhood. The neighborhood has older homes and newer build smaller homes. Close to schools, parks, and lots of businesses. Could be the right buy for the right investor!</p> <p>Additional Disclosures: 21; 33; 6 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	301 S FARRAGUT ST BAY CITY	\$7,530.44
920	<p>Parcel ID: 160-032-232-006-00; Legal Description: LOT 6 BLK 51 DAGLISH DIV OF PORTSMOUTH & W 1/2 VAC ALLEY ADJ THRT. (COMB 1/2 VAC ALLEY FOR 1999). Comments: Property is a vacant lot on the corner of Webster and 25th. Looks like there was a house here that was demolished at some point in time. Lot is level and flat with no trees or shrubs. There are four trees in right of way surrounding the property. The lot itself is ~0.13 acres in size. Houses in the neighborhood are older, nicer, and kept up homes. Close to light industrial, river, and parks! Additional Disclosures: 42; 23 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	221 WEBSTER ST BAY CITY	\$10,210.41

921	Parcel ID: 160-032-284-001-00; Legal Description: LOT 1 BLK 32 DAGLISH DIV OF PORTSMOUTH & W 1/2 OF VAC ALLEY ADJ THRT. Comments: Property is a vacant lot on the corner of 28th and Water. Lot measures ~0.12 acres in size and has a dilapidated small shack on the back corner. Along the north side of the property there is a large sidewalk, and the property sits directly across the street from a Marina warehouse on the river. You could walk from your new property and fish! Light industrial area and lots of residential. Most of the homes are older and kept up well. Additional Disclosures: 23 (see key for full text) Summer Tax Due: TBA	100 28TH ST BAY CITY	\$980.06
922	Parcel ID: 160-032-284-003-00; Legal Description: LOT 12 BLK 32 DAGLISH DIV OF PORTSMOUTH & E 1/2 OF VAC ALLEY ADJ THRT. Comments: Property is a cute little one and a half story home on the corner of Taylor and 28. Shingle roof, and I believe a poured foundation (Covered by stack stone). Home is in what I would consider okay condition, but the inside of the home needs quite a bit of work and updates. Just generally rough conditions with nothing standing out as incredibly concerning. Not too much trash, but probably a small dumpster's worth. The basement smells very wet, and there are signs of heavy water, and one could safely assume damage. The floor has been cut up and removed in sections of the basement. Kind of a weird setup when you have to go through the bathroom to get to the upstairs, which is where the bedrooms are located. This one definitely needs some hard work and some elbow grease, but could potentially be restored. The neighborhood is nice, and homes in the area are kept up relatively well. Close to the river, parks, and lots of businesses. Additional Disclosures: 34; 32; 21 (see key for full text) Summer Tax Due: TBA	300 TAYLOR ST BAY CITY	\$4,300.26
923	Parcel ID: 160-032-289-006-00; Legal Description: LOT 11 BLK 33 DAGLISH DIV OF PORTSMOUTH & E 1/2 VAC ALLEY ADJ THRT. Comments: Property is a single-story home with a detached garage on Taylor in Bay City. Home is boarded, so no access to the inside was gained. From the outside the home doesn't look to be in terrible condition but no telling what's inside from here. Shingle roof, aluminum siding, and a block foundation. From what I can see the home could be fixed up into a nice place! Homes on the street are in good shape and kept up well. I don't see very much cosmetic damage on the outside, but the boards always have surprises! The roof is in good condition from what I can see, as well as the foundation. This could be a good flip for the right buyer or could be turned into a cute little first home! Close to parks, businesses, and river! Additional Disclosures: 46; 33 (see key for full text) Summer Tax Due: TBA	402 TAYLOR ST BAY CITY	\$7,270.84
924	Parcel ID: 160-033-186-001-00; Legal Description: LOT 1 BLK 9 C A KENT ADD TO BC. Comments: Property is a two story home on the corner of 28th and Fitzhugh. Shingle roof, wood siding, and I'm not quite sure about the foundation. The home is in pretty rough shape and would need extensive work. The floors are totally heaved on the inside, not to mention they are weak. Not a lot of trash or clean up, but I'm thinking this thing needs to be completely gutted down to four walls and a roof if it's going to be saved. From the outside, the back addition portion looks like it is bowing on the roof and possibly sinking in. This one may be a lost cause. If not, the neighborhood is actually kept up very well, and the houses are in good shape. The roof on the main portion of the home is not in terrible shape, but could use shingles. Not too sure about this one, potential buyers should do their thorough research! To end on a good note, I can say that the area itself has great potential! Additional Disclosures: 63; 35; 5 (see key for full text) Summer Tax Due: TBA	1700 FITZHUGH ST BAY CITY	\$7,778.51
925	Parcel ID: 160-033-391-010-00; Legal Description: LOT 5 BLK 5 JOHNSON & LEWIS 2ND ADD TO BC. Comments: Property is a vacant lot on the corner of Cass Avenue and Frazier Street. Looks like there was a house here at one time that was demolished. Lot itself measures ~0.11 acres and is flat. Houses in the vicinity are older single-family homes, many of them updated. The neighborhood is in good shape, and the property is located near multiple businesses, restaurants, and parks. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: TBA	1121 CASS AVE BAY CITY	\$7,973.12

926	<p>Parcel ID: 170-S30-000-002-16; Legal Description: W 100 FT OF LOTS 1 & 2, EX S 50 FT & EX E 8.50 FT THRF. SWIFT SUB SPLIT OFF S 50'. L2847P294 1/5/12. Comments: Property is a vacant lot on Borton in Bay City. Looks like there may have been a home here that was demolished. Lot itself is flat with a few little mounds and a couple trees in the back. There is an asphalt driveway with with lots of bricks stacked near what was once the garage pad. Houses in neighborhood are older single family homes kept up well. Nice neighborhood close to town, lots of businesses and parks. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 42 (see key for full text) Summer Tax Due: TBA</p>	800 BORTON AVE ESSEXVILLE	\$8,431.42
927	<p>Parcel ID: 180-023-200-119-00; Legal Description: COM AT NW COR OF SEC TH E 1716.23 FT TH S 1171.25 FT ALG WLY ROW LI OF WATER ST TO POB TH N 88D 56M W 125 FT TH S 140 FT TH S 89D 56M E 125 FT TH N 140 FT TO BEG. SEC.23,T17N,R4E. Comments: Property is a two story home on North Water Street. Home is in very rough condition. Siding issues, roof issues on the addition portion and just overall poor conditions. The metal roof isn't in terrible shape on the main portion of the house. Inside conditions are deplorable. Holes in the floor leading to basement Beware. Extremely heavily animal damaged and would probably need a full gut. Rumor has it around here that The previous owner has dug tunnels out of the Michigan basement into the yard in other locations. Did not go down and see the tunnel but he sounded believable. Overall this one would need lots of work if able to be restored. Foundation and structure seems solid but like I said it would have to be stripped down to the bones more than likely. Good news is it's in a nice location close to town and homes in the vicinity are kept up nice. Additional Disclosures: 36; 5; 21; 63; 66 (see key for full text) Summer Tax Due: TBA</p>	4377 N WATER ST PINCONNING	\$11,606.89
928	<p>Parcel ID: 180-P05-004-008-01; Legal Description: N 7 FT OF S 55 FT LOT 8 OF BLK 4, VILLAGE OF PINCONNING. L2/P6 BCR. Comments: Property is a small 7 foot sliver on the backside of 105 E 5th St. Property probably has little to no use. There are no structures on the property What you're looking at is a 7 foot strip of grass along a fence line. Additional Disclosures: 9 (see key for full text) Summer Tax Due: TBA</p>	S KAISER ST PINCONNING	\$627.01

Gladwin

Lot #	Lot Information	Address	Min. Bid
7200	<p>Parcel ID: 030-026-100-010-10; Legal Description: SEC 26 17 1E PART OF NE 1/4 BEG S 89DEG 57MIN 17 SEC W ALONG E-W 1/4 LINE 488.78FT FROM E 1/4 COR TH S 89DEG 57MIN 17SEC W 330FT TH N 0DEG 1MIN 35 SEC E 1407.62FT TH S 81 DEG 32MIN 40SEC E 99.80FT TH S 78DEG 25MIN 23SEC E 236.06FT TH S 0DEG 1MIN 35SEC 1345.31FT TO POB AKA PARCEL 5 AS PER SURVEY REC L001-P432 SUBJ TO EASEMENTS & ROW AS REC EXC S 947FT THEREOF Comments: ~329 feet frontage on Randall Dr to S, ranging between 400-460 ft deep. Bordering Luenberger drain to the north. Randall Dr appears to be a private road, is two-track, and may not even be signed. Vacant, unimproved, wooded land. Terrain is rolling. There appears to have been a driveway cut in near the SW corner, but is overgrown with fallen tree limbs across. No real evidence of past use otherwise. Parcel immediately to the west is developed. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~3.23 acres Additional Disclosures: 30 (see key for full text) Summer Tax Due: TBA</p>	RANDALL DR BEAVERTON	\$1,889.76
7201	<p>Parcel ID: 030-115-008-013-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 8 LOTS 13-14 & 52-53 Comments: This parcel is occupied. Please respect their privacy. ~80 ft frontage on Ashton to S, ~180 ft deep. Single wide mobile home near the roadside. Mobile home seems in relatively decent shape externally. There is an Affidavit of Affixture for the mobile home recorded with the Gladwin County Register of Deeds (Liber758 Page 986). No contact with occupant, but there was a happy cat sitting on the couch. A smattering of debris and personal items surround the structure. Neighbors say there are perhaps 6 occupants, and that the bathroom inside has flooded and the floor may be collapsing. ~0.17 acres. PLEASE NOTE: This parcel is subject to a sewer assessment. Please contact Billings Township to obtain more information about the outstanding assessment balance and future payments. Additional Disclosures: 37; 6; 33; 21; 17 (see key for full text) Summer Tax Due: TBA</p>	1177 ASHTON ST BEAVERTON	\$6,185.63
7202	<p>Parcel ID: 030-115-011-007-01; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 7-8-9-10 Comments: ~160 ft frontage on Birch St to N. Road appears unmaintained; essentially two track. Standing water at the roadside. Vacant, unimproved, wooded land. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.33 acres Additional Disclosures: 41 (see key for full text) Summer Tax Due: TBA</p>	1184 E BIRCH ST BEAVERTON	\$2,089.37
7203	<p>Parcel ID: 030-115-011-016-00; Legal Description: 17 1E HIGHLAND SHORES SUB BLK 11 LOTS 16-17-18-31 32 & 33 Comments: ~120 ft frontage on Frank St to S, ~180 ft deep. Mobile home with addition. Mobile must have been struck by a tree or similar; it's pretty much collapsed. There is likely nothing worth saving there. Camper trailer, the beginnings of a framed structure, and some engines in the rear of the parcel. Bordered to the west by stream/drain. This likely has well and septic, but they were not positively located. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. PLEASE NOTE: This parcel is subject to a sewer assessment. Please contact Billings Township to obtain more information about the outstanding assessment balance and future payments. Additional Disclosures: 21; 36; 17; 37 (see key for full text) Summer Tax Due: TBA</p>	1151 FRANK ST BEAVERTON	\$6,578.16
7204	<p>Parcel ID: 030-120-008-010-10; Legal Description: 17 1E ISLAND VIEW SUB BLK 8 LOT 10. LOTS SEPARATED ON 01/01/2022 INTO 030-120-008-010-10, 030-120-008-011-10, 030-120-008-012-10; Comments: 40' x 145' roughly. No apparent legal access. Parcel mapping suggests there may be a platted road. Nice neighborhood, though. Would be good addition to property for adjacent owners. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.13 acres Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA</p>	4681 S OAK DR BEAVERTON	\$1,621.32

7205	Parcel ID: 030-162-000-005-00; Legal Description: 17 1E LOCKWOOD BEACH SUB-B LOT 5 Comments: ~50 ft frontage on Brushaber Rd to N, ~160 ft deep. The mobile home is barely there - essentially down to the frame. Gated at the roadside and fenced in. Some sheds in the rear. Debris is strewn all over the fenced in area. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.14 acres Additional Disclosures: 50; 17; 48 (see key for full text) Summer Tax Due: TBA	770 E BRUSHABER RD BEAVERTON	\$3,312.88
7206	Parcel ID: 040-131-018-025-00; Legal Description: 20 2E WILDWOOD SHORES SUB NO 2 BLK 18 LOTS 25 & 26 Comments: ~80 ft frontage on Birch St to W, ~90 feet deep. GIS maps may be misleading. So may navigation aids. The only real way here is from the road to the south, and from past experience, that intersection may be impassable at times. Birch St to the north is obstructed (uncertain if vacated or otherwise). Parcel is largely fenced in. A camper trailer sits near the 'roadside'. Enclosed mobile home is within the fence. Interior of the mobile looks to have been suffering from water infiltration for a while. Electric service and well observed, septic is assumed. It's a soggy mobile home, in a fairly soggy area. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 32; 5; 17 (see key for full text) Summer Tax Due: TBA	BIRCH ST ALGER	\$3,661.33
7208	Parcel ID: 040-132-032-018-00; Legal Description: 20 2E WILDWOOD SHORES SUB NO 3 BLK 32 LOTS 18-19- 20 Comments: ~100 ft frontage on Boman Rd to N, ~110 ft on Sycamore. ~0.40a. GIS imagery in the area is VERY deceptive. This is vacant, unimproved, wooded land. Portions in the south appear to be wet/mucky. ~0.40 acres Additional Disclosures: 41 (see key for full text) Summer Tax Due: TBA	SYCAMORE ST ALGER	\$1,414.19
7209	Parcel ID: 050-019-100-007-00; Legal Description: SEC 19 18 1W E 1/2 OF W 1/2 OF W 1/2 OF NE 1/4 EXC S 2310FT Comments: ~330 ft frontage on W Winegars to N, ~330 ft deep. GIS is off; it indicates there is a structure in the eastern portion, and that does not appear to be true. There is a stake on the other side of the road indicating where the east boundary of the subject is. Vacant, unimproved, wooded land. Roadside culvert runs full length along the roadside. Summer Tax Due: TBA	W WINEGARS RD BEAVERTON	\$1,542.65
7210	Parcel ID: 060-080-000-082-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 82 Comments: Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.35 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	ST ANDREWS DR GLADWIN	\$1,985.46
7211	Parcel ID: 060-080-000-109-00; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2017. 20 1W FAIRFIELD REALM SUB LOT 109 Comments: Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	FAIRFIELD WAY GLADWIN	\$1,932.53
7212	Parcel ID: 060-080-000-173-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 173 Comments: Vacant land, with a driveway and electric service. ~0.39 acres Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	1378 FAIRFIELD WAY GLADWIN	\$1,932.53
7213	Parcel ID: 060-090-000-033-00; Legal Description: 20 1W HIGHLANDER REALM LOT 33 Comments: Adjacent parcels are developed. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc.~0.45 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	BRASSIE CT GLADWIN	\$1,897.20
7214	Parcel ID: 060-090-000-039-00; Legal Description: 20 1W HIGHLANDER REALM LOT 39 Comments: Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.29 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	BRASSIE CT GLADWIN	\$1,558.26

7215	Parcel ID: 060-090-000-197-00; Legal Description: 20 1W HIGHLANDER REALM LOT 197 Comments: Adjacent and nearby parcels developed. This appears to be a high value area. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.36 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	GREENSBORO WAY GLADWIN	\$2,636.24
7216	Parcel ID: 060-091-000-336-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 336 Comments: Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.42 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	BRUNTSFIELD LANE GLADWIN	\$1,780.32
7217	Parcel ID: 060-091-000-421-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 421 Comments: Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.34 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	HIGHLANDERS WAY GLADWIN	\$1,809.10
7218	Parcel ID: 060-091-000-485-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 485 Comments: Vacant land with driveway. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.35 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	HIGHLANDERS WAY GLADWIN	\$1,932.53
7219	Parcel ID: 060-091-000-499-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 499 Comments: Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.37 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	HIGHLANDERS WAY GLADWIN	\$1,897.20
7220	Parcel ID: 060-093-000-549-00; Legal Description: 20 1W HIGHLANDER REALM NO 4 LOT 549 Comments: Vacant, unimproved land. South portion appears mucky, with standing water visible. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.37 acres Additional Disclosures: 41; 16 (see key for full text) Summer Tax Due: TBA	HOCKADAY RD & DORMIE DR GLADWIN	\$2,197.13
7221	Parcel ID: 060-150-000-110-00; Legal Description: 20 1W MANCHESTER REALM SUB LOT 110 Comments: Vacant land. There is driveway access, electric service (no meter), and there appears to be a well. Pretty nice part of the sub. Limited lake views across the road. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.42 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	MANCHESTER WAY GLADWIN	\$1,843.76
7222	Parcel ID: 060-160-000-038-00; Legal Description: 20 1W QUEENS REALM SUB LOT 38 Comments: Vacant land on a cul de sac. Parcel grades well down from roadside. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.44 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	PRINCESS CT GLADWIN	\$1,750.58
7223	Parcel ID: 060-180-000-001-01; Legal Description: 20 1W SIR RICHARDS REALM SUB LOT 1 Comments: Vacant land, below road grade. Area nearest roadside looks marshy. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.44 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	KNIGHTS WAY GLADWIN	\$1,897.20

7224	Parcel ID: 060-180-000-014-00; Legal Description: 20 1W SIR RICHARDS REALM SUB LOT 14 Comments: Vacant land with driveway and electric (meter removed). Parcel appears to be predominantly low-lying and wet, with plenty of standing water visible. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.42 acres Additional Disclosures: 41; 16 (see key for full text) Summer Tax Due: TBA	5409 KNIGHTS CT GLADWIN	\$2,041.14
7225	Parcel ID: 060-195-000-001-00; Legal Description: 20 1W NORTH-WESTCHESTER REALM LOT 1 Comments: Vacant land on an undeveloped cul de sac. Nothing here but a game trail. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.39 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	RUTLAND CT GLADWIN	\$2,514.82
7226	Parcel ID: 060-195-000-059-00; Legal Description: 20 1W NORTH-WESTCHESTER REALM LOT 59 Comments: Vacant wooded land with driveway. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.38 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	SANDBRIDGE CT GLADWIN	\$1,741.20
7227	Parcel ID: 060-200-000-073-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 73 Comments: Vacant land with driveway access. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.46 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	WORCHESTER WAY GLADWIN	\$1,981.98
7228	Parcel ID: 060-200-000-247-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 247 Comments: Vacant land with driveway access. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.33 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	WINCHESTER WAY GLADWIN	\$1,726.77
7229	Parcel ID: 060-200-000-288-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 288 Comments: Vacant land with driveway, blocked by downed tree. Appears to have electric service (meter removed). Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.38 acres Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	ARMCHESTER CT GLADWIN	\$4,049.57
7230	Parcel ID: 060-200-000-311-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 311 Comments: Parcel appears to be mostly swampy. It's possible this parcel is used for drainage/retention. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.44 acres Additional Disclosures: 10; 16 (see key for full text) Summer Tax Due: TBA	ARMCHESTER CT GLADWIN	\$1,932.53
7232	Parcel ID: 110-025-202-002-30; Legal Description: SEC 25 18 1E N 380FT OF THAT PART OF NW 1/4 OF NW 1/4 LYING W OF TITABAWASSEE RIVER & N OF WHITNEY BEACH SUB NO 7 Comments: Narrow Triangular parcel, ~371 ft N-S, ~80 ft E-W. No apparent legal access. Listed as on Birma Trl. The adjacent parcel to the North is owned by DNR, and parcel to east owned by Gladwin County. Very close to the Tittabawassee River, but GIS indicates there is no frontage. This may be a difficult parcel to do much of anything with. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.34 acres. PLEASE NOTE: This parcel is within the Four Lakes Special Assessment District and has an outstanding special assessment balance. Please contact the Four Lakes Task Force for more information regarding the outstanding balance and future payments. The Four Lakes Task Force website is linked below under the 'Related Links' section. Additional Disclosures: 37; 7 (see key for full text) Summer Tax Due: TBA	BIRMA TRAIL BEAVERTON	\$6,572.81

7233	<p>Parcel ID: 110-430-013-023-00; Legal Description: 18 1E WOODLAND TERRACE ANNEX SUB BLK 13 LOT 23 Comments: ~88 ft frontage on S Elm St to E, ~40 ft deep. Tiny little parcel. Looks like there may be one (possibly two) camper trailers. Electric meter observed. A good portion of the parcel is covered in standing water at time of visit. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.08 acres Additional Disclosures: 41; 73; 21 (see key for full text) Summer Tax Due: TBA</p>	23 ELM ST GLADWIN	\$1,072.43
7234	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 130-027-200-001-13; Legal Description: SEC 27 19 1E PART OF W 1/2 OF NW 1/4 COM AT W 1/4 COR TH N 0DEG 6MIN E 753.46FT ALONG W SEC LINE TH N 47DEG 18MIN 15SEC E 795.28FT ALONG CENTERLINE TANGENT OF LAKESHORE DR EXT TH N 13DEG 36MIN 45SEC E 252.01FT TO T POB TH CONT N 13DEG 36MIN 45SE E 110.24FT TH N 80DEG 36MIN 22SEC W 194.65FT TO SHOR LINE TRAV OF TITT RIVER TH S 3DEG 35MIN 20SEC E 107.19FT TH S 5DEG 32MIN W 31.64FT TH S 89DEG 50 MIN 40SEC E 162.43FT TO POB Comments: These parcels are occupied. Please respect their privacy. These bundled parcels combine to ~228 ft frontage on Lakeshore Dr to E, with a depth of ~160-190 ft. The west of the parcel would likely give 200+ ft frontage once the Secord Dam is functional and water returns to level (current estimate is Sept. 2026). Uncertain of electric status; there appear to be two incoming services, neither have meters. The mobile home looks shabby, but not in disrepair. Lots of personal contents, more oriented around the rear. Accessory structures with ad-hoc additions. The mobile home sits on the south of the two bundled parcels, the north is essentially open. This could be a very attractive site in the future. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~1 acre. PLEASE NOTE: These parcels are located within the Four Lakes Special Assessment District and have an outstanding special assessment balance. Please contact the Four Lakes Task Force for more information regarding the outstanding balance and future payments. The Four Lakes Task Force website is linked below under the 'Related Links' section. Additional Disclosures: 21; 33; 6; 17 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 130-027-202-002-00; Legal Description: SEC 27 19 1E PART OF W 1/2 OF NW 1/4 COM AT W 1/4 COR TH N00DEG06'E ALONG W SEC LINE 753.46FT TH ALONG CENTERLINE OF LAKESHORE DR ON FOLLOWING TWO COURSES: N47DEG18'15"E 795.28FT TH N13DEG36'45"E 362.25FT TO T POB TH CONT N13DEG36'45"E 111.46FT TH N89DEG50'40"W PAR TO S SEC LINE 223.11FT TO SHORELINE TRAV OF TITABAWASSEE RIVER TH S03DEG35' 20"E ALONG SD SHORELINE 77.32FT TH S80DEG36'22"E 194.65FT TO POB INCL ALL LAND BETWEEN SD PARCEL & EXT WLY TO WOLVERINE POWER CO CONT ELEV SUBJ TO ROW FOR LAKESHORE DR Summer Tax Due: TBA</p>	1901 LAKESHORE DR GLADWIN; LAKESHORE DR GLADWIN	\$47,754.70
7236	<p>Parcel ID: 130-147-000-027-00; Legal Description: 19 1E PLAT OF RIVER SHORE DRIVE # 3 LOT 27 Comments: ~80 x 175 ft. Frontage on Blueberry Ln and Secord Dam Rd. ~0.32a. Right near the Secord Dam. Looks like former Mobile home site. Parcel adjacent to east seems fairly close to the property line. Driveway access on Blueberry Ln. Well and electric service observed. Small shed near end of driveway. Land is generally flat, with some mature trees providing shade. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.32 acres Additional Disclosures: 21 (see key for full text) Summer Tax Due: TBA</p>	2506 BLUEBERRY LN GLADWIN	\$2,218.26

7237	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 140-075-000-069-01; Legal Description: 20 2W GRASS LAKE SUB COM COR OF LOTS 69 & 70 FOR POB TH NW 5FT ON NLY LINE OF LOT 69 TH SW 150FT PARALLEL TO W/WLY LINE OF LOT 69 TH ELY TO PT ON ELY LINE LOT 69 THAT IS 150FT SELY OF POB TH NWLY 150FT ON COMMON LINE OF LOTS 150FT TO POB & ALSO THAT PART OF LOT 70 COM 20FT NE ON N SIDE OF LOT 70 TH AT RT ANG 150FT SE PARALLEL TO W/WLY SIDE OF LOT 70 TH SW 20FT TO WLY SIDE THAT IS 150FT SE OF POB TH NW 150FT ON LINE BET LOTS 69 & 70 TO POB Comments: These bundled parcels combine to ~75 ft frontage on Jerry St (to N). Generally ~175 ft deep. This is essentially a corner lot. GIS in the area is VERY deceptive. On-site, the first thing you'll notice is the driveway. It's steep and washed out. There's some carpet hiding under the leaf bed. It's a bit difficult even in 4wd. Once you get up there, you'll notice the lake views through the wooded parcel across the road. Cottage and debris/personal property (including camper trailer) at the top of the hill. Cottage is essentially cut into the hill. Well and septic observed. Septic appears to utilize lift pump. Cottage has some critter holes in the siding. Interior is messy, but things seem sound enough. Possible localized roof leaks, but there doesn't appear to be anything causing significant issues. Wiring seems cowboy'd up, especially outside. Uncertain of foundation, but it appears to be slab throughout, and feels good underfoot. Overall, this seems like it would be a good spot after some rehabilitation and remodel. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 140-075-000-070-00; Legal Description: 20 2W GRASS LAKE SUB E 55FT OF LOT 70 Summer Tax Due: TBA</p>	<p>JERRY RD GLADWIN; 5423 JERRY RD GLADWIN</p>	\$5,510.02
7239	<p>Parcel ID: 140-080-000-005-00; Legal Description: 20 2W GRASS LAKE ESTATES LOT 5 Comments: ~60 ft frontage on Parkwood Dr to S, ~150 ft deep. Near Grass Lake in the Meredith area. Tow behind camper trailer near the roadside, with a red cabin right behind. The cabin is beat. Knock it down. It appears to have suffered a tree strike. Significant damage to that portion of the structure. Roof has essentially cooked off elsewhere, and there's water damage and mold throughout. Plywood/OSB sheathing is rotting. Floors are springy where not rotted through. The bathroom indicates there is well and septic, but we can't be certain. Additional Disclosures: 32; 22; 5; 21 (see key for full text) Summer Tax Due: TBA</p>	5526 PARKWOOD DR GLADWIN	\$3,089.80
7240	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 140-090-000-483-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOT 483 Comments: These bundles parcels combine to ~120 ft road frontage on Pine St (to S), and the same depth. GIS in area is misleading. The west of the two parcels has One room cabin, which appears to have been struck by a tree in the rear. Roof and structural damage evident. No interior access obtained, but you can see the entirety of that room through the window. It's in bad shape, but it's super tiny and shouldn't take a lot of time. A well appears to be attached to the cabin. Between the two parcels is a stream/drain. The east parcel of the bundle has a concrete pad (former cabin site?), where a truck bed camper now rests. Some dilapidated sheds in the rear. Front corner has a lot of cut up logs. Other misc personal property on site. Septic appears to exist. Also appears to have well house. Electric is connected to the cabin, and may be active. Propane may be the only gas option in the area. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 22; 5 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 140-090-000-484-00; Legal Description: 20 2W PLAT OF GRASS LAKE HILLS LOT 484 Summer Tax Due: TBA</p>	<p>5412 PINE ST GLADWIN; 5408 PINE ST GLADWIN</p>	\$4,415.86
7244	<p>Parcel ID: 110-265-000-013-00; Legal Description: 18 1E ASSESSOR'S PLAT OF POPLAR HEIGHTS LOT 13 Comments: ~0.28 acres. ~120 ft frontage on E Ash St to W, ~100 ft deep. Wooden Shoe Village area. Ground is generally grassy, with good tree coverage. A garage is indicated to be in the SW corner by GIS mapping; this is supported by the steel rod nearby. Another shed in the NE corner. A camper trailer sits near the east boundary. Some lake/river views from across the street. Signs of a (possibly former) well. It looks like there may have been electric service at one time, but no meter was observed. None of the accessory structures appear noteworthy. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21 (see key for full text) Summer Tax Due: TBA</p>	421 LAUREL DR GLADWIN	\$5,107.17

Additional Disclosures Key

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

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

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

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

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

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

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

15: This lot is part of a condominium development. A condominium is a form of land ownership which is divided up into individual "units." Owners are required to be part of the applicable condominium association (COA) which includes rules and regulations related to the use and ownership of each unit. Additional restrictions will be spelled out in the development's **master deed**. Condominiums also **include association fees** which can be significant. Some condominium units delegate things like exterior maintenance and repair to the COA whereas the owner remains responsible for the unit's interior. However, there are many varieties of condominiums including residential and commercial interior space, condo subdivision lots, condo boat slips, condo campsites and others. Prospective bidders should **carefully review and understand the master deed, COA rules and regulations, and investigate association fees prior to bidding**.

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

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

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

22: This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be brought into compliance with local building regulations prior to use. We **strongly** recommend that you contact the local

building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

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

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

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

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

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

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

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

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

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

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

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

47: This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and doorjamb, and other damage which can add to the cost of repair and

rehabilitation. You should conduct your own research prior to bidding on this parcel.

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

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

57: The interest which was foreclosed and which is being offered for sale is ***less than a 100% ownership interest*** in the total parcel. Fractional ownership of real estate presents issues related to each owner's ability to use and modify the relevant property. You should thoroughly research and understand issues surrounding co-ownership of property prior to bidding. It may be wise to consult a licensed real estate attorney to answer specific questions.

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.

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

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