Public Land Auction

North Eastern Lower Peninsula

August 21st, 2026

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



Location:

Online
www.tax-sale.info

Time:

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

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

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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).*

2026 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**

Arenac, Bay, Gladwin **8/3/2026**	**The Thumb Area** **(Huron, Lapeer*, Saint Clair, Sanilac, Tuscola)** **8/4/2026**	**Barry, Calhoun, Kalamazoo, Saint Joseph** **8/5/2026**
Allegan*, Berrien*, Cass, Van Buren **8/6/2026**	**Southern Central Lower Peninsula** **(Clinton, Gratiot, Ionia, Livingston*, Montcalm, Shiawassee)** **8/7/2026**	**Central Lower Peninsula** **(Clare, Isabella, Mecosta, Osceola)** **8/13/2026**
Eastern Upper Peninsula **(Alger*, Chippewa*, Delta*, Luce*, Mackinac, Schoolcraft)** **8/14/2026**	**Western Upper Peninsula** **(Baraga*, Dickinson*, Gogebic, Houghton*, Iron, Keweenaw, Marquette, Menominee*, Ontonagon)** **8/18/2026**	**North Central Lower Peninsula** **(Crawford*, Kalkaska*, Missaukee, Montmorency, Ogemaw*, Oscoda*, Otsego*, Roscommon*)** **8/19/2026**
Antrim*, Charlevoix*, Emmet **8/20/2026**	**North Eastern Lower Peninsula** **(Alcona, Alpena*, Cheboygan*, Iosco*, Presque Isle*)** **8/21/2026**	**Oakland*** **8/25/2026**
Kent, Muskegon, Oceana*, Ottawa **8/26/2026**	**North Western Lower Peninsula** **(Benzie, Grand Traverse, Lake*, Leelanau, Manistee, Mason, Wexford)** **8/27/2026**	**Branch, Hillsdale, Jackson*** **8/28/2026**
Monroe **8/28/2026**	**Saginaw** **9/2/2026**	**Genesee** **9/3/2026**
Minimum Bid Re-Offer Auction **9/25/2026**		**No Reserve Auction** **10/30/2026**

Important Information Regarding Rules and Regulations

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

- Alcona
- Alpena
- Cheboygan
- Iosco
- Presque Isle

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*

- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 or 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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the purchased property is located.

iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

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

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Alpena DNR
- Cheboygan DNR
- Iosco DNR
- Presque Isle DNR

Michigan DNR Land Sales
Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*

- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the DNR from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.

- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of $1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located

ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the purchased property is located.

iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

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

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Alcona

Lot #	Lot Information	Address	Min. Bid
100	**Parcel ID:** 013-420-008-010-00; **Legal Description:** T28N R8E SECS 35&36 LOT 10 BLK 8 LOST LAKE WOOD SUB. **Comments:** Vacant parcel located in the Lost Lake Woods Association. More information on the association can be found int he related links below. 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:** $22.93	N WOOD RD LINCOLN	$572.58
101	**Parcel ID:** 013-420-009-038-00; **Legal Description:** T28N R8E SECS 35&36 LOT 38 BLK 9 LOST LAKE WOODS SUB. **Comments:** The constructed road ends about 100 ft south of the parcel. More information on the Association can be found in the related links below. 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; 8 (see key for full text) **Summer Tax Due:** $22.93	N COTTONTAIL TRAIL LINCOLN	$566.07
104	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 013-420-062-017-00; **Legal Description:** T28N R8E SECS 35&36 LOT 17 BLK 62 LOST LAKE WOODS SUB. **Comments:** This auction lot is a bundle of 2 tax parcels located in Lost Lake Woods. These two parcels combine for ~150 ft frontage on N Deer Rd (to E), ~130 ft on Muskrat Trl to N. ~0.42 acres. 1.5 story house on a hill. The Gambrel (ie.e barn style) roof is in obviously poor condition. The structure really leans into the barn aesthetic. Building has front and rear porches with some rotting deckboards and treads. Minor rot in portions of the siding. Block foundation looks great. Interior is suffering from mold and water damage. This is most pronounced by the chimney, where there is a visible hole on the second floor. Ceiling has collapsed in many portions of the interior. Some of the roof decking looks rotting where visible. Other than the mold, the interior has not greatly suffered. This could make a great rehab property in the right hands. There's a lot to like here. Layout has a full bath basement, ground, and second floor. Nice large fireplace. At least three bedrooms. Basement is moldy as well, but doesn't appear to be holding water or exhibiting any concerns with the foundation. There is a detached garage/shed, and an attached two car garage on the basement of the house. The attached garage has a flat roof, and provides additional patio space. 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; 5; 32; 63; 21 (see key for full text) *(2 of 2)* **Parcel ID:** 013-420-062-018-00; **Legal Description:** T28N R8E SECS 35&36 LOTS 18 & 19 BLK 62 LOST LAKE WOODS SUB. **Summer Tax Due:** $1,973.91	N DEER RD LINCOLN; 4191 N DEER RD LINCOLN	$26,511.96
105	**Parcel ID:** 013-420-085-007-00; **Legal Description:** T28N R8E SECS 35&36 LOT 7 BLK 85 LOST LAKE WOODS SUB. **Comments:** Vacant parcel located in the Lost Lake Woods Association. More information on the Association can be found in the related links below. 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:** $22.93	N SPRUCE RD LINCOLN	$572.58
106	**Parcel ID:** 030-027-400-010-00; **Legal Description:** T25N R5E SEC 27 S 99 FT OF N 264 FT OF SE1/4 OF SE1/4. **Comments:** ~100ft x ~1300 ft deep. Accessed via a private two track off Michaud Rd. Land is generally flat and wooded near the 'road', grading steeply down and becoming densely wooded. Au Sable river is 1500-2000 ft to the east. Significant portions of this parcel are indicated to be wet/mucky. It would appear the sheds belonging to the adjacent parcel to the south are very close to the property line. Neighboring parcels are developed, but utilities are a question. If there is electricity down here, it's underground. 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:** 41 (see key for full text) **Summer Tax Due:** $152.85	RD	$956.39
107	**Parcel ID:** 032-150-000-035-37; **Legal Description:** T25N R5E SEC 17 W1/2 OF LOTS 35, 36 & 37 GOODFELLOW SUB. **Comments:** ~247 ft frontage on Sylvan St (to E), ~178 ft deep. ~1.0 acre. Vacant, wooded, unimproved land in a small rural-residential neighborhood. 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. **Summer Tax Due:** $65.21	SYLVAN ST SOUTH BRANCH	$761.01

108	**Parcel ID:** 032-250-000-013-00; **Legal Description:** T25N R6E SEC 10 LOTS 13 & 14 J H HAYES ADD TO NEVILLES N. LAKE SUB. 15 FT LK EASEMENT-ORCHARD DR.1ST ADD/NEVILLES NORTH LK.SUB. **Comments:** ~95 ft frontage on Hayes St (to S), ~140 ft deep. ~0.31 acres. ~1000 ft NE of North Lake, just NE of Glennie. Spacious lot in a rural-residential area. Structure is a single story house with attached garage and some additions. The roof appears to be in need of replacement. Construction debris surrounds the house. Interior has been generally ripped down to the studs. Plumbing and electrical appear to be incomplete; in particular, the wiring appears to be cut to every box and junction. Some mold resulting from water infiltration. Slab seems solid under the original structure and garage. Floor lines in the additions look a bit more troubling. Looks like the layout is for two bedrooms in the current configuration. There's a pair of wood burning stoves in the place. This seems like a promising location, but the house will need work top to bottom. Luckily, a lot of the demo has already been done. 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; 50; 32; 5 (see key for full text) **Summer Tax Due:** $1,415.51	4258 HAYES RD GLENNIE	$6,787.94
110	**Parcel ID:** 041-135-000-009-00; **Legal Description:** T25N R9E SEC 10&11 LOTS 9 & 10 GREENBUSH SHORES SUB. **Comments:** West of US23, north of Smith Rd. No known legal access. 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:** 8 (see key for full text) **Summer Tax Due:** $12.36	S SILVER LN GREENBUSH	$530.86
111	**Parcel ID:** 041-146-000-424-00; **Legal Description:** T25N R9E SEC 35 LOTS 424 & 426 HURON CEDAR LAKES SUB #3. **Comments:** ~205 ft frontage on US23 (to E), ~205 ft deep. Culvert runs along the roadside, with no driveway access. Interior portions appear to be reedy from the roadside, indicating some degree of wet/mucky portions within. 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:** 41 (see key for full text) **Summer Tax Due:** $176.81	S US-23 GREENBUSH	$1,035.16
112	**Parcel ID:** 041-255-000-001-01; **Legal Description:** T25N R9E SEC 11 N 67 FT OF W 530 FT OF LOT 1 EMT SUPERVISORS SUB OF STERLINGS RESORT SUB. **Comments:** West of US23, north of Smith Rd. Narrow parcel, ballpark 515-530 ft deep. ~67 ft high. GIS mapping is unreliable in the area, but it appears this parcel is generally behind street address 2726 on US23. Interested bidders should contact the ocal branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $61.32	S US-23 GREENBUSH	$749.01
113	**Parcel ID:** 041-266-000-182-00; **Legal Description:** T25N R9E SEC 15 LOT 182 TIMBERLAKES ESTATES SUB #2. **Comments:** Vacant parcel located in the Timberlakes Estates Association. 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:** $9.78	E ARROWHEAD DR GREENBUSH	$516.69
114	**Parcel ID:** 041-401-002-024-00; **Legal Description:** T25N R9E SEC 2 LOTS 24 & 25 BLK 2 BURTONS ADD. TO VILLAGE OF GREENBUSH. **Comments:** ~130 ft frontage on Lawrence St (to S), ~185 ft deep. Vacant land, wooded with dense overgrowth. A electric utility pole pokes up through the growth near the roadside. 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. **Summer Tax Due:** $75.75	E LAWRENCE ST GREENBUSH	$814.70
116	**Parcel ID:** 091-022-400-005-07; **Legal Description:** T25N R8E SEC 22 SE COR S89DEGW 1324.31 FT, N 827.28 FT, S85DEGE 1326.84 FT, S 713.82 FT TO POB. S286/448. **Comments:** South of Mikado. ~1320 ft frontage on Goddard Rd (to S), ~715 on Alvin Rd (to E). Over 20 acres, and you can see the whole thing from the road. Land is generally a meadow, with some trees and bushes here and there. There may be some mucky portions, but this generally appears to be high and dry. West boundary appears to be staked. Overhead electric utility runs through the parcel along Goddard Rd. 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:** 30 (see key for full text) **Summer Tax Due:** $216.79	GODDARD RD MIKADO	$1,559.39

118	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 092-300-000-035-01; **Legal Description:** T25N R8E SEC 24 LOT 35 LAZY W RANCH ESTATES SUB. 343/634. **Comments:** This auction lot is consists of two adjacent parcels south of Mikado, near the Pine River. Combining to ~220 ft frontage on Woods Dr (to SW), ~165 ft deep. ~0.84 acres. ~110 ft frontage on Woods Dr (to SW), ~165 ft deep. Abandoned mobile home and motorhomes. Northmost of the bundled parcels is wooded. The south one has a mobile home, two RVs, a trailer, and a shed. The shed may be worth keeping. Everything else here is junk. Parcel is generally wooded save for a clearing at the roadside where the all the stuff is. Parcel has electric service (meter off) and natural gas (meter removed). **Additional Disclosures:** 17; 21; 36; 5 (see key for full text) *(2 of 2)* **Parcel ID:** 092-300-000-036-00; **Legal Description:** 125N R8E SEC 24 LOT 36 LAZY W RANCH ESTATES SUB. **Summer Tax Due:** $251.22	WOODS DR MIKADO; 3601 WOODS DR MIKADO	$1,831.98

Alpena

Lot #	Lot Information	Address	Min. Bid
300	**Parcel ID:** 012-033-000-806-00; **Legal Description:** T31N R8E SEC 33 FROM S 1/4 COR TH S 85D 23M E 489.99 FT TH N 3D 30M E 183 FT TO POB. TH S 85D 23M E 179 FT TH N 3D 30M E 87.5 FT TH N 85D 23M W 179 FT TH S 3D 30M W 87.5 FT TO POB. PART OF GOVT LOT 3 OR SW1/4 OF SE1/4. L181 P407. **Comments:** ~87.5 x 179 ft, fronting Harbor Dr to the west. In the Bare Point vicinity. While this parcel does appear to have road frontage (albeit two track), it is beyond gated access with township signage. The south border of the parcel is near some garages for the apartments on Bare Point Rd. Land appears to be generally flat and level. It appears overhead electrical service and a drainage channel run along the west portion of the parcel. 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. **Summer Tax Due:** $7.76	BARE POINT RD ALPENA	$519.54
301	**Parcel ID:** 013-022-000-054-00; **Legal Description:** T32N R8E SEC 22 COM AT E 1/4 POST TH N 84D 30M W 115.7 FT TH N 28D 32M W 394.9 FT TH N 37D 57M W 1555.5 FT TH N 52D 03M E 50 FT TO POB TH N 52D 3M E 129.8 FT TH N 42D 11M W 100.3 FT TH S 52D 3M 122.4 FT TO W LONG LK RD TH S 37D 57M E ALG RD 100 FT TO POB PART OF NE 1/4. **Comments:** Per the assessor and the legal description, ~100 ft frontage on W Long Lake Rd to the west, and 122-129 ft deep. The calculator says that's about ~0.27 acres. Overhead electric passes through the parcel near the roadside, with some rubble in that area. Vacant, wooded land otherwise. Additional frontage on Old Long Lake Rd to the north, which borders the Blackbird Marsh Nature Preserve. 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:** 30 (see key for full text) **Summer Tax Due:** $18.48	W LONG LAKE RD ALPENA	$589.58
302	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 018-045-000-364-00; **Legal Description:** BAIE VUE BEACH SUB LOT NO 211 EXC US 23 HWY R/W. **Comments:** Please consider these parcels OCCUPIED and respect their privacy. This bundle of two separate adjacent parcels is located on US-23 roughly halfway between Alpena and Ossineke, about 400 ft from the Lake Huron shoreline. These parcels combine to ~100 ft frontage on US23 to east, ~117 ft deep. ~0.26 acres. The assessor records indicate this is vacant land. Aerial imagery suggests there is a mobile home straddling the two parcels... this appears plausible based on visual inspection judging from the other nearby platted parcels. It is also quite possible this mobile home is just outside of (or slightly across) the east boundary of these two parcels. Although we did not get much of a look, the mobile home looked to be in good repair from the exterior. Nicely secluded from the roadside by a healthy treeline. Historical satellite imagery suggests this mobile home made it here after 2011. Assessor records indicate there is gas and water at the road; it's assumed the mobile home is hooked up to those. Sewer/septic unknown. The driveway may be within the platted roadway (the unconstructed Willow St per the plat map). Please understand the mobile home may not be affixed (see disclaimer text below) or even fully located on this parcel. The only way to know with certainty would be to obtain a survey. Potential bidders should exercise all diligence prior to placing a bid. 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:** 17; 39; 42; 6; 21; 33 (see key for full text) *(2 of 2)* **Parcel ID:** 018-045-000-362-00; **Legal Description:** BAIE VUE BEACH SUB LOT NO 210 EXC HWY R/W **Summer Tax Due:** $15.56	US 23 S ALPENA; 7730 US 23 South, Alpena	$3,480.42
303	**Parcel ID:** 018-103-000-043-00; **Legal Description:** DIAMONDS POINT ASSESSORS PLAT LOT 43. **Comments:** Triangular shaped vacant parcel with no known legal access. Essentially, this is behind the Marathon gas station next to the Cops & Doughnuts on US23. The northeast point of the parcel does touch the Sheridan St ROW per the parcel map, it's doubtful that any kind of driveway access is possible, and this may not be large enough to develop considering setbacks. This parcel is unlikely to have any value to anyone who is not already an adjacent landowner. Not surprisingly, the parcel to the north was sold in last year's auction cycle. 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:** 7 (see key for full text) **Summer Tax Due:** $9.24	SHERIDAN ST ALPENA	$458.97

304	**Parcel ID:** 018-250-000-034-00; **Legal Description:** OAK RIDGE SUB LOT 34 35 & 36. **Comments:** ~300 ft frontage on US23 (to NE), ~200 ft deep. Overhead electric utility runs through the parcel along the roadside. Portions of this parcel are indicated to be wet/mucky. A gravel driveway leads to the interior of the parcel, where it is chained. That driveway doesn't continue much further into the interior, where there is a small clearing. This was possibly used for a campsite in the past. About halfway between Alpena and Ossineke, at the south end of Squaw Bay. 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:** 41 (see key for full text) **Summer Tax Due:** $54.18	6290 US 23 S OSSINEKE	$7,561.54
305	**Parcel ID:** 018-410-000-185-00; **Legal Description:** WERTH FARMS SUB LOT NO 79. **Comments:** ~100 x 133 ft. Possible access issues. Assessor card indicates frontage on Cambridge to S, and Garden St to E. Cambridge exists as two track frontage, and doesn't seem like any county or city road crew has ever seen it. Land is relatively level and wooded, with a drain running alongside Cambridge. 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:** 8 (see key for full text) **Summer Tax Due:** $3.56	GARDEN ST ALPENA	$434.92
306	**Parcel ID:** 021-036-000-813-00; **Legal Description:** T30N R5E SEC 36 LOT 7 COM AT A PT 850 FT E OF SW COR OF SE 1/4 TH N 200 FT TH E 100 FT TH S 200 FT TH W 100 FT TO POB PART OF SW 1/4 SE 1/4. **Comments:** ~100 ft frontage on Beaver Lake Rd (to S), ~200 ft deep. ~1275 sq ft house. Well and septic indicated by the assessor. Beaver Lake is a little under a mile down the road to the west, at least as the bird flies. Land is generally flat and grassy, with a healthy tree line in the rear. One large downed tree in the front yard. Electric service to the building has been cut. The house appears to be fairly dilapidated. Looks like a stone foundation with lots of settlement. Roof lines are very wavy. Lots of deterioration basically everywhere: windows, trim, siding, etc. Interior looks to have been gutted, revealing all manner of sagging from floor to ceiling. 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:** 48; 5; 50; 34; 21 (see key for full text) **Summer Tax Due:** $162.91	16330 BEAVER LAKE RD LACHINE	$2,125.46
307	**Parcel ID:** 043-095-000-252-00; **Legal Description:** THUNDER BAY VILLAGE SUB NO 2 LOT NO 252 & 253. **Comments:** ~120 ft frontage on Geronimo Rd (to E), ~150 ft deep. in the Lake Winyah and Fourmile Dam vicinity. This parcel is evidently part of the Thunder Bay Village POA. 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:** $13.77	308 GERONIMO RD ALPENA	$565.52
308	**Parcel ID:** 071-002-000-036-02; **Legal Description:** T31N R5E SECTION 2 COMMENCING 20 RODS S & 164 FEET W OF NE CORNER OF NW 1/4 OF NE 1/4 THENCE W 166 FEET THENCE S 166 FEET THENCE E 166 FEET THENCE N 166 FEET TO POINT OF BEGINNING PART OF NW 1/4 OF NE 1/4. **Comments:** 166 x 166 ft square. ~0.63 acres. Not located directly on Hodgins Rd, but just east of (through another 166 ft of privately owned parcels - we'd hope there is an easement). Grounds are a mess. All manner of junk, debris, and ad hoc structures throughout the overgrown grassy areas. A camper trailer sits directly in front of the house. The impression of the exterior is that the house seems used and abused, but appears to be structurally sound. Lots of spray foam covering gaps and holes. The entire roof is covered in tarps. According to the assessor, this is an ~1100 sq ft house, mostly on crawlspace. The interior is absolutely awful. In addition to being exceedingly gross, the floors feel soft and wavy, and there is evidence of water infiltration and mold. Looks like portions may have been carved up for a grow operation, as well. 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:** 66; 32; 5 (see key for full text) **Summer Tax Due:** $349.36	4960 HODGINS RD LACHINE	$4,614.48

Alpena DNR

Lot #	Lot Information	Address	Min. Bid
10012	**Parcel ID:** 082-003-000-001-00; **Legal Description:** NE fractional 1/4 **Comments:** The subject property is ~120-acre in size and is located past the dead end on Wallace Road east of the Cramer Road intersection about 12.5 miles southwest of Alpena MI. It is not believed that the parcel has legal road access to Wallace Road. The property has approximate dimensions of 1980 feet. X 2640 feet. The center of the property is comprised of poorly drained muck soils with 0 to 1% slopes. The northeastern part of the property is comprised of moderately well drained sandy soil with 0 to 6% slopes. The northwestern part of the property is comprised of somewhat poorly drained loamy soil with 0 to 4% slopes. The parcel is adjacent to 5 private landowners and is zoned within the CR: Conservation & Resources District which requires a minimum of 0.92 acres (40000 sq. feet) and 150 ft. of width to meet local zoning to build restrictions. Legal road access will likely be a requirement. Interested buyers are encouraged to contact Wilson Township regarding zoning inquiries. The State of MI recently concluded a timber harvest on the property. **Additional Disclosures:** 7; 75; 74; 41; 42 (see key for full text) **Summer Tax Due:** TBA		$45,000.00

Cheboygan

Lot #	Lot Information	Address	Min. Bid
1701	**Parcel ID:** 052-D13-002-007-00; **Legal Description:** PLAT OF SUPR JOHN B DUFRESNE'S THIRD ADDITION TO CITY OF CHEBOYGAN, LOT 7 & E 39.5FT OF LOT 6, BLK 2. (SEC 32,T38N,R1W). 1995 HARDSHIP EXEMPTION 470/225;1148/957;1165/95;1286/105;1339/159 **Comments:** Rough, 2-story 19th/20th century vinyl sided wood-frame house on a .27 acre city lot in-town Cheboygan. The roof looks decent on the street side, but not so on the backside. Some of the wood trim is in bad shape. One or two of the windows are broken. As a bonus there is a small, rough shed in the back corner of the yard. There is a moderate amount of junk in the yard, and probably the house and shed too, so plan on a dumpster. Not too far from Lake Huron and the neighborhood is nice. This one was OCCUPIED on one of our two visits so please consider it as such. Auction Lot#1702 is adjacent. **Additional Disclosures:** 21; 5; 6; 33 (see key for full text) **Summer Tax Due:** $744.13	461 DUNCAN AVE CHEBOYGAN	$31,606.61
1702	**Parcel ID:** 052-D13-002-502-00; **Legal Description:** PLAT OF SUPR JOHN B DUFRESNE'S THIRD ADD TO CITY OF CHEBOYGAN, PT OF LOT 5, BLK 2, DESC AS: COM SE COR LOT 7, BLK 2; TH NWLY 132FT TO NE COR SD LOT; TH SWLY 66FT TO NW COR SD LOT 7; TH N 26D 30M W 66FT; TH S 54D 30M W 136.8FT TO N ROW FIRST ST; TH N 54D 18M 40S W 111.5FT ALG SD ROW; TH N 63D 30M E 121FT; TH N 54D 18M 40S W 60FT TO NLY LI LOT 5; TH N 63 D 30M E 362.07FT TO N COR SD LOT 5; TH S 26D 30M E 150FT ALG NE LOT LI; TH S 63D 30M W 108FT; TH S 26D 30M E 180FT TO NLY ROW DUNCAN AVE; TH S 63D 30M W 90FT TO POB. (SEC 32, T38N,R1W). 527/152;1174/420;1174/422;1359/965;1446/585;1460/940. **Comments:** This large lot has frontage on both Duncan and E 1st St. There is nothing remarkable about this property, but it is adjacent to auction Lot #1701 on the side and back of that property, and would make a nice compliment. There is a minor amount of neighbors stuff apparently bleeding-over the lot line. Interested bidders should contact the local government regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $263.67		$1,653.27
1704	**Parcel ID:** 054-P35-001-003-00; **Legal Description:** PATTERSONS ADDITION TO CHEBOYGAN VILLAGE NO 2, LOTS 3, 4, 5, 6, 7, 8 & 9, BLK 1 & S1/2 LOT 2, BLK 1. **AND** ADJ VACATED ALLEY. (SEC 31, T38N,R1W). 1211/122;1292/710;1292/713;1292/739 **Comments:** We don't see many like this one. A cavernous, city block-long old public school building and circa 1950 Cheboygan HS gymnasium attached. Were going to consider them as a single building. The building has been used for many purposes since, including a community college campus, a community youth center, a head-start program, and (most recently) a Tae-Kwan-Do school. The electricity was recently disconnected and the building abandoned at that time. Here's a chance to own a large piece of Cheboygan history. No vandalism was observed. Note that the basement under the gym has about 1/2" water on the floor. The area had a lot of snow melt and rain over the past 2 months - so not a surprise. Also a couple of the toilets in one restroom appeared clogged (long ago) - phew! **Additional Disclosures:** 66; 21 (see key for full text) **Summer Tax Due:** $3,105.55	504 DIVISION ST CHEBOYGAN	$14,983.57
1705	**Parcel ID:** 055-B51-001-002-00; **Legal Description:** PLAT OF CHARLES BRANNACK'S ADDITION TO VILLAGE OF CHEBOYGAN, PT OF LOTS 2 & 3, BLK 1: COM NE COR LOT 2; TH W ALG N LI 100FT M/L TO IRON STK; TH S 42FT M/L TO IRON STK; TH ELY 76FT M/L TO IRON STK ON E LI LOT 3, 72.35FT SWLY OF POB; TH NELY TO POB. (SEC 31, T38N,R1W). 1029/226;1101/195;1101/340;1105/342 **Comments:** This grassy, approximately .17 Acre triangle is on the SW corner of Main St and Court St. It physically appears to be a part of the Main St Automotive parking lot, but it is not. Note that Great Lakes Tissue and the Michigan DEQ are in the chain of title so contamination is a distinct possibility. Additionally the EGLE RIDE Map viewer linked below indicates this as a Part 213 site with possible contamination. Buyer beware. Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. **Additional Disclosures:** 23; 13; 9 (see key for full text) **Summer Tax Due:** $296.14	402 S MAIN ST CHEBOYGAN	$2,607.19

1706	**Parcel ID:** 055-G17-001-012-00; **Legal Description:** PLAT OF SUPERVISOR JOHN P GALBRAITH'S SECOND ADDITION TO THE CITY OF CHEBOYGAN, LOT 13, BLK 1. (SEC 6, T37N,R1W). 505/417;769/579 **Comments:** This flat, grassy, approximately .23 acre vacant lot may be buildable, but check with City and County zoning/building departments to verify. It's in a fairly busy area, and kitty-corner from Burger King for your late-night munchies! Interested bidders should contact the local government regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $127.57	700 S HURON ST CHEBOYGAN	$1,080.98
1707	**Parcel ID:** 080-F06-000-028-00; **Legal Description:** SUPR CARL E BONNETT'S PLAT OF FREY'S SUB, LOTS 28 & 29. (SEC 30, T37N,R3W).453/108;494/308;533/718;651/66 **Comments:** The 1970's/80's vintage mobile here is of questionable value. It is full of trash and smells of stale water (or mold). The floors are squishy. If you buy this one you will definitely want to enter with a mask. The entryway add-on is hazardous and in danger of collapse. The garage roof has had several large tree branches/trunks fall on it and it's open to the sky. The garage is also filled with junk - including an old pickup truck. A neighbor told me that it's been at least 20 years since the previous owner was there. You get the idea: boarder-line dozer bait. There is an old well and septic which may still be functional - do your research! 100 Amp service. Public access to Douglas lake is a couple blocks away so the lot certainly has some value. There may be association dues here, but not sure. **Additional Disclosures:** 16; 21; 36; 17; 22; 66 (see key for full text) **Summer Tax Due:** $539.41	7088 BRYANT RD PELLSTON	$2,883.09
1708	**Parcel ID:** 080-S16-000-017-00; **Legal Description:** "SILVER STRAND POINT", LOT 17. (SEC 18, T37N,R3W). 530/676. **Comments:** This is a sunrise-view wooded lot on the west shore of 3395 acre Douglas Lake. Very nice houses are all around in this desirable neighborhood, but be advised they appear to mostly have mounded septic fields. There is a small wet area near the lakefront so be sure to do your due diligence regarding buildability, including suitability for a septic system. This is adjacent to (north side of) auction Lot#1709. It might be easier to build with owning both lots. Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. **Additional Disclosures:** 73; 41 (see key for full text) **Summer Tax Due:** $1,225.30	9600 SILVER STRAND RD LEVERING	$6,100.17
1709	**Parcel ID:** 080-S16-000-018-00; **Legal Description:** "SILVER STRAND POINT", LOT 18. (SEC 18, T37N,R3W). 519/593. **Comments:** This is a sunrise-view wooded lot on the west shore of 3395 acre Douglas Lake. Very nice houses are all around in this desirable neighborhood, but be advised they appear to mostly have mounded septic fields. There is a small wet area near the lakefront so be sure to do your due diligence regarding buildability, including suitability for a septic system. This is adjacent to (south side of) auction Lot#1708. It might be easier to build with owning both lots. Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. **Additional Disclosures:** 41; 73 (see key for full text) **Summer Tax Due:** $1,225.30	9590 SILVER STRAND RD LEVERING	$6,100.17
1710	**Parcel ID:** 105-C11-000-171-00; **Legal Description:** CORDWOOD POINT NO 1, LOT 171. (SEC 21, T38N,R1E). **Comments:** Deep in the Cordwood Point sub, this nicely wooded and level lot is only 2 blocks from the sub park and clubhouse on Lake Huron. Be advised that there are association dues in this sub; about $60/yr. Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $47.81	14321 SCENIC CT CHEBOYGAN	$715.85
1711	**Parcel ID:** 161-I39-000-068-00; **Legal Description:** INDIAN RIVER HEIGHTS, LOT 68. (SEC 25,T35N,R3W). 947/993;970/409;1040/831. **Comments:** This one is very nice and very occupied. In an awesome location close to town, the exterior is in great shape and the roof appears to be relatively new. The attached 2 1/2 car garage is a bonus. Well tended gardens and attractive landscaping span the front side. The windows look to be newer as does the A/C unit. Overall, this place is neat as a pin, and if the interior maintenance is consistent with the exterior then this house is basically turnkey. We can't be sure, but we're guessing that there is no association fee. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $1,058.91	4855 EASTWAY DR INDIAN RIVER	$7,064.87

1712	**Parcel ID:** 210-019-100-001-15; **Legal Description:** BEG SE COR OF NE1/4 OF NW1/4, SEC 19, T34N,R2W; TH W 300FT; TH N 300FT; TH E 300FT; TH S 300FT TO POB. 398/372;545/128; 1001/846. **Comments:** 2 Acres of grassy knolls out there on the west side of Brudy Rd just N or Rondo Rd. There is an old electric pole, an old pit well, and sort-of a small (~12' x ~12') rustic cabin or storage shed in rough shape. It's open to the elements and I wouldn't go inside as the roof is teetering. Maybe it was used for camping back in the day. The 50-amp electric service breaker box looks like a service for a trailer/RV/camper. No extra charge for the included tics. **Additional Disclosures:** 5; 36 (see key for full text) **Summer Tax Due:** $72.63	9192 BRUDY RD WOLVERINE	$1,309.19
1713	**Parcel ID:** 251-006-100-004-00; **Legal Description:** BEG W 1/4 COR SEC 6 TH N 1DEG 18MIN 45SEC E 455.25 FT TH S 88DEG 34MIN 15SEC E 667.38 FT TH S 2DEG 43MIN E 440 FT TH N 89DEG 55MIN W 698.46 FT TO POB. SEC 6 T 33 N R 2 W. 800/261. **Comments:** OK so I went inside this one, but only with my N95 mask, and I didn't venture far. Almost the entire flooring throughout the house is covered in 2' of trash, including rotting food and God knows what else. That's not to mention the extensive trash strewn across the yard in all directions; everything from beer cans and liquor bottles to garden hoses and plant pots - you name it! The house frame and roof looks reasonably well intact, except for around the chimney which is covered by a tarp and appears to be sagging - possibly a long neglected flashing issue. Due to the amount of debris and personal property present, it is difficult to assess the structural condition of the property. Seems like it was a nice place in it's heyday. The land here is the redeeming quality, along with the location just off Straits Hwy and close to town/I-75. Property does not front on a public road. There is likely an easement for access across the neighboring lot but we were unable to find it. Please do your own research with this one. **Additional Disclosures:** 66; 21; 63; 5; 36 (see key for full text) **Summer Tax Due:** $335.54	12418 S STRAITS HWY WOLVERINE	$2,864.89
1714	**Parcel ID:** 251-M06-000-015-00; **Legal Description:** MONT GABRIEL NO 3, A SITE CONDO, SITE 15, ACCORDING TO MASTER DEED RECD IN 724/808-842. (SECS 15 & 22, T33N,R2W). 761/861845/32;845/033;884/147; 934/584;934/587;947/721;1055/311;1305/767; 1318/975;1423/304;1430/971 **Comments:** Good hardwoods sit on this generously sized, vacant, approximately .87 acre squarish lot with 160' frontage on a wide gravel road not too far from the Pigeon River State Forest. The lot slopes down from the road so it might be good for a walkout. This is in a site condo so association fees are likely. Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. **Additional Disclosures:** 16; 68 (see key for full text) **Summer Tax Due:** $65.58		$1,172.30
1715	**Parcel ID:** 251-T09-000-004-00; **Legal Description:** TIMBER LINE ESTATES SUBDIVISION, LOT 4. (SECS 23&26, T33N,R2W). 706/741. **Comments:** Nice big hardwoods and pines on this vacant, approximately .38 acre rectangular lot with 80' frontage on a wide gravel road not too far from Wildwood Lake and the Pigeon River State Forest. The lot is generally level. Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $84.54	16040 TIMBER LINE DR WOLVERINE	$1,554.09

Cheboygan DNR

Lot #	Lot Information	Address	Min. Bid
10027	**Parcel ID:** 231-026-100-014-00; **Legal Description:** W 1/2 of the NE 1/4 AND SE 1/4 of the NW 1/4 **Comments:** The subject property is a ~120-acre vacant parcel surrounded by 5 private landowners. The subject property is located on the south side of Lyons Road west of the S Black River Road intersection about 5.5 miles southwest of Onaway MI. The area is comprised of mostly poorly drained muck soil with 0 to 1% slopes. The NE part of the property near Lyons Road does have ~10 acres of better drained loamy sand soil with 0 to 6% slopes. The parcel is zoned within the Agriculture and Forestry Management District which requires a minimum size of 1 acre and a width of 150 foot to meet local zoning to build requirements. A small portion of the property is zoned within the Lake and Stream Protection District near the creek in the northern part of the property. The subject property meets local zoning to build as a standalone parcel based on the local zoning ordinance. **Additional Disclosures:** 42; 75; 41 (see key for full text) **Summer Tax Due:** TBA		$108,000.00
10028	**Parcel ID:** 030-012-300-003-00; **Legal Description:** NW1/4 of the SW1/4 **Comments:** The subject property is a ~40-acre vacant parcel surrounded by 6 private landowners. The subject property is located on the east side of N Old Mackinaw Road south of the Potter Road intersection about 8 miles southeast of Mackinaw City MI. The northern and eastern parts of the property are comprised of primarily well drained gravelly loamy sand soil with 0 to 9% slopes. The southern and center part of the property is comprised of poorly drained muck or loamy sand soil with 0 to 2% slopes. The parcel is zoned within the Agriculture and Forestry Management District which requires a minimum size of 1 acre and a width of 150 foot to meet local zoning to build requirements. The subject property meets local zoning to build as a standalone parcel based on the local zoning ordinance. Buyers who are interested in building on the site are encouraged to contact the Cheboygan County Planning & Zoning Department. The State of Michigan granted an easement to Presque Isle Electric & Gas Cooperative in 1949. The easement is along N Old Mackinaw Road. **Additional Disclosures:** 75; 41; 30; 42 (see key for full text) **Summer Tax Due:** TBA		$67,500.00
10029	**Parcel ID:** Parcel ID is TBD Cheboygan (A); **Legal Description:** That part of NW1/4 SW1/4 which lies E'ly of a line desc as: Beginning at a point on the N line of said S30 which is N 86d36'56" E a distance of 1006.97 ft from the NW cor of said S30, th S 0d22'04" E a distance of 3065.38 ft; th N 89d37'56" E a distance of 9 ft to the pt of curvature of a 2764.93 ft radius curve to the left (chord bearing S 13d37'49" E); th SE'ly along the arc of said curve 1280.03 ft to the pt of tangency of said curve and a point of ending. **Comments:** The subject property is a ~1.9-acre property located east of I-75 southwest of the Stimpson Road and US-23 intersection about 4 miles south of Mackinaw City MI. The property is surrounded by 1 private landowner and does not have legal road access (i.e. landlocked). The property is zoned within the Agriculture & Forestry Management District which requires 1 acre and 100 foot of width. The subject parcel likely meets local zoning to build as a standalone parcel. That being said the parcel is very narrow and doesnâ€™t have legal road access which likely complicates zoning to build approval. The property does not have a local parcel number associated with the legal description in the Cheboygan County records. The State of MI (DNR) acquired the subject parcel from the State of MI (MDOT) in 1963 via deed recorded Liber 244 Page 79. Cheboygan County has the parcel mapped as private but the tax legal omits the DNR sale parcel legal description. **Additional Disclosures:** 7; 42; 75 (see key for full text) **Summer Tax Due:** TBA		$1,800.00

Iosco

Lot #	Lot Information	Address	Min. Bid
3100	**Parcel ID:** 021-A15-000-029-00; **Legal Description:** AHCM 29 AUSABLE-HURON CONDOMINIUM MARINA UNIT 29, MASTER DEED L328 P25 , ICCSP NO.5 **Comments:** Boat slip located in the AuSable Huron Condominium Marina Slip #29. More information on the Marina can be found in the related links below. **Additional Disclosures:** 15 (see key for full text) **Summer Tax Due:** $22.55	991 S STATE ST OSCODA	$766.13
3101	**Parcel ID:** 021-A15-000-055-00; **Legal Description:** AHCM 55 AUSABLE-HURON CONDOMINIUM MARINA UNIT 55 MASTER DEED L328 P25 , ICCSP NO.5 **Comments:** Boat slip located in the AuSable Huron Condominium Marina Unit 55. More information on the Marina can be found in the related links below. **Additional Disclosures:** 15 (see key for full text) **Summer Tax Due:** $13.60	991 S STATE ST OSCODA	$695.15
3102	**Parcel ID:** 021-A15-000-061-00; **Legal Description:** AHCM 61 AUSABLE-HURON CONDOMINIUM MARINA UNIT 61 MASTER DEED L328 P25 , ICCSP NO.5 **Comments:** Boat slip located in the AuSable Huron Condominium Marina Unit 61. More information on the Marina can be found in the related links below. **Additional Disclosures:** 15 (see key for full text) **Summer Tax Due:** $22.55	991 S STATE ST OSCODA	$734.39
3103	**Parcel ID:** 021-A15-000-070-00; **Legal Description:** AHCM 70 AUSABLE-HURON CONDOMINIUM MARINA UNIT 70 MASTER DEED L328 P25 , ICCSP NO.5 **Comments:** Boat slip located in the AuSable Huron Condominium Marina Unit 70. More information on the Marina can be found in the related links below. **Additional Disclosures:** 15 (see key for full text) **Summer Tax Due:** $22.55	991 S STATE ST OSCODA	$766.13
3104	**Parcel ID:** 021-A15-000-079-00; **Legal Description:** AHCM 79 AUSABLE-HURON CONDOMINIUM MARINA UNIT 79 MASTER DEED L328 P25 , ICCSP NO.5 **Comments:** Boat slip located in the AuSable Huron Condominium Marina Unit 79. More information on the Marina can be found in the related links below. **Additional Disclosures:** 15 (see key for full text) **Summer Tax Due:** $22.55	991 S STATE ST OSCODA	$734.39
3105	**Parcel ID:** 021-A30-000-108-00; **Legal Description:** AUSABLE POINT BEACH NO. 2, LOT 108 **Comments:** This parcel is OCCUPIED. Please respect their privacy. ~100 ft frontage on M23 (to N), ~790 ft deep m/l. ~1.83 acres. A gravel driveway with a trailered boat sits near the roadside. That leads across a paved pedestrian pathway. The interior of the parcel is generally wooded, and appears to be utilized as a permanent campsite. A tow behind camper trailer is surrounded by all manner of knick knacks, with a shed just behind. Little in the way of details could be discerned regarding utilities. 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; 6 (see key for full text) **Summer Tax Due:** $423.51	2180 N US23 OSCODA	$2,954.50
3106	**Parcel ID:** 021-G40-000-011-40; **Legal Description:** E 83.75 FT OF W 251.25 FT OF LOT 11 GRASS LAKE ROAD ESTATES (PARCEL "C" SURVEY LIBER 780,PAGE 904) **Comments:** ~83 ft frontage on Ralph Scott (to N), ~194 ft deep. Vacant land, generally flat and wooded. Located in a nicely developed neighborhood. 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. **Summer Tax Due:** $137.80	RALPH SCOTT DR OSCODA	$1,364.33

3107	**Parcel ID:** 021-L11-005-009-00; **Legal Description:** LG 5 9 PLAT OF LOUD GAY & COS ADDITION TO THE VILLAGE OF OSCODA LOT 9 & 10 BLK 5 & PART OF OUT LOT OF BLK 5 COM AT NE COR OF LOT 8 BLK 5 TH N 50 FT TH E 40 FT TH S TO N LINE OF LOT 9 TH W TO POB **Comments:** GIS mapping doesn't appear to show this parcel with any reasonable degree of accuracy. Assessor states ~0.28 acres. ~780 sq ft structure. Parcel appears to generally be an L-Shape, with approx. ~100 ft of road frontage on Church St to the south. Land is generally flat, and greatly overgrown. Structure appears to be in generally poor condition other than the roof. Structure is posted as condemned. This house appears to have been left to rot. Wood siding, casing, windows, etc. are all in various states of disrepair. Interior looks to have been gutted for a renovation, then just left there. Open cavities show significant rot along sill plates and lower portions of studs. Some top plates also look to have issues. Floors are wavy and and appear to be sinking. Ceiling structural members do not inspire much confidence either. Rehabbing this parcel would be a considerable undertaking, but crazier things have been done. 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:** 47; 22; 50; 31 (see key for full text) **Summer Tax Due:** $381.73	304 CHURCH ST OSCODA	$3,205.40
3108	**Parcel ID:** 021-S10-002-010-00; **Legal Description:** PLAT OF HORACE D STOCKMANS ADDITION TO THE VILLAGE OF AUSABLE LOT 10 BLK B **Comments:** ~60 ft frontage on Second St (to E), ~120 ft deep. ~0.17 acres. ~1000 sq ft home, ~575 sq ft attached garage. This is an unsightly house in an otherwise attractive area. Grass is about waist high. The shingles are cooking off, with some rubble in the driveway. Garage roof is tarped. The house presents as structurally sound, but it's difficult to imagine it's not going to merit a full gut job. Seems that the primary structure is on a slab... uncertain about the addition connecting the garage. Interior appears to be animal and human damaged. Some signs of water infiltration from above. Carpets appear to be moldy. Garage door appears to have been walled in. It's difficult to get a sense of this place's issues (and potential) past all trash and general filth. 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; 5; 47; 32; 63 (see key for full text) **Summer Tax Due:** $923.02	428 SECOND ST OSCODA	$4,790.33
3109	**Parcel ID:** 021-T10-000-005-18; **Legal Description:** RM 18 RIVERVIEW CONDOMINIUM MARINA UNIT 18, ICCSP NO. 8, MASTER DEED L-456 P-503 **Comments:** Boat slip #18 located int he Riverview Marina. **Additional Disclosures:** 15 (see key for full text) **Summer Tax Due:** $16.10	UNIT 18	$355.19
3110	**Parcel ID:** 033-K10-000-032-00; **Legal Description:** KW 32 KRUGS WOODLAND PARK LOT 32 * * IN T.I.F.A. PROJECT **Comments:** 50 ft frontage on Ruth St (to N), ~150 ft deep. ~0.17 acres. ~550 sq ft. Parcel is overgrown, including the driveway. You've got a mobile home with a porch addition and a couple of sheds. Nothing here is looking great. Mobile home has evidently been vandalized in the past. We've seen worse, but that doesn't mean this is great. Interior is generally trashed/cluttered, and filthy. Bathroom is a moldy mess. Surprisingly, there aren't any APPARENT roof leaks. In or near the southwest corner is some small collapsed structure. It's difficult to know if this is truly within the parcel, but a visual inspection following the staked property line indicates it's about half on this parcel, half on the adjacent parcel to the west. 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:** 39; 21; 32; 66; 17 (see key for full text) **Summer Tax Due:** $108.82	2168 RUTH ST EAST TAWAS	$1,363.12
3111	**Parcel ID:** 051-I10-005-010-00; **Legal Description:** AMENDED PLAT OF BLOCK 5 OF INTERLAKE RESORT LOT 10, 11 & 12 BLK 5 **Comments:** This parcel is OCCUPIED. Please respect their privacy. Located in the Seven Lakes area, in particular north of Sand Lake and south of Little Island Lake. Irregular shaped parcel. ~116 ft frontage on Pardee (to SE). ~0.27a. ~1470 sq ft structure. Basement indicated. ~330 sq ft detached single car garage. From the exterior, the house appears to be in good condition overall . Some limited water views of Sand Lake to the south from the yard. Two seemingly abandoned/inoperable cars parked in front of the garage. One operable vehicle parked in the side yard. TV was on inside at the time of visit. This gambrel roofed (i.e. barn) house presents no glaring obvious concerns from the exterior. Grounds and structures appear to be generally well maintained. Block foundation looks great. 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:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $1,408.79	3765 PARDEE DR NATIONAL CITY	$5,210.39

3112	**Parcel ID:** 062-012-100-017-00; **Legal Description:** 12116 T24N R8E SEC 12 PART OF NE 1/4 OF NE 1/4 COM S 89D 40M W 58.32 FT & N 17D 2M W 226.45 FT FROM SE COR OF SD 40 A TH N 17D 2M W 50 FT ON W R/W OF F-41 TH N 89D 44M W 125 FT TH S 0D 16M W 47.73 FT S 89D 44M E 139.86 FT TO POB ASSM'T INCLUDES 064-N30-000-001-00 **Comments:** Just north of Wurtsmith. Per the assessor, this parcel has 180 ft frontage on F41, ~135 ft deep m/l. ~0.56 acres. This parcel is fenced in with chain link, and has a circle driveway. The house on this parcel is fire damaged and a total loss. The stone chimney is the only thing still standing proud. 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:** 11; 42; 31 (see key for full text) **Summer Tax Due:** $95.32	7383 F 41 OSCODA	$1,333.46
3113	**Parcel ID:** 064-E10-000-044-00; **Legal Description:** SUPERVISORS PLAT OF EAST BREWSTER PARK SUB LOT 44 **Comments:** ~101 ft frontage on US23 (to W), ~191 ft deep. Vacant wooded land, Approx 500 ft from Huron shoreline. 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. **Summer Tax Due:** $126.14	N US23 OSCODA	$1,185.40
3114	**Parcel ID:** 064-E10-000-046-00; **Legal Description:** SUPERVISORS PLAT OF EAST BREWSTER PARK SUB LOT 46 **Comments:** ~101 ft frontage on US23 (to W), ~186 ft deep. Vacant wooded land. Approx 500 ft from Huron shoreline. 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. **Summer Tax Due:** $88.64	N US23 OSCODA	$1,034.95
3115	**Parcel ID:** 064-J50-000-051-00; **Legal Description:** JORDANVILLE SUB LOTS 51 & 52 **Comments:** ~32 ft frontage on Potomac (to W), ~132 ft deep. ~0.40 acres. Featuring a mobile home, 80's vintage. There is an Affidavit of Affixture for the mobile recorded at the Iosco County Register of Deeds (L937 P613), and it is linked below in Related Documents. There is also a detached single car garage. Property is strewn with trash and debris, including an abandoned automobile. The mobile home is a pit. Filth on filth. Floors feel spongy, and the portion by the rear door seems to have rotted away. Interior of garage not viewed, but it appears to be in solid condition from the exterior. Bet on some more garbage inside. 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:** 17; 21; 66 (see key for full text) **Summer Tax Due:** $334.02	6424 POTOMAC ST OSCODA	$2,330.73
3116	**Parcel ID:** 064-J50-000-062-00; **Legal Description:** JORDANVILLE SUB LOT 62 **Comments:** ~66 ft frontage on Iroquois (to E), ~132 ft deep. ~0.20 acres. Featuring an ugly 70's mobile home. Yard is fenced in chain link, and generally flat and grassy. Some minor sheds in the rear. Some poured areas in the yard, likely for another mobile home or tow behind trailer. Some disturbed soil near the mobile home may indicate some septic issues. Well pit is full of trash. Interior of the mobile home reflects the exterior. On the plus side, it's fairly empty. Floors look like they have lots of pet urine stains. Some spots on the floor feel ready to poke through. Some rot inside near where the exterior is ripped open. 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:** 72; 63; 5; 21; 32; 17 (see key for full text) **Summer Tax Due:** $337.48	6481 IROQUOIS ST OSCODA	$1,830.17
3117	**Parcel ID:** 064-J50-000-066-00; **Legal Description:** JORDANVILLE SUB LOT 66 **Comments:** ~66 ft frontage on Iroquois (to E), ~132 ft deep. ~0.20 acres. Featuring a condemned 70's mobile home. Yard is half fenced, with some boats, a camper trailer, and a bunch of other random junk and debris. Mobile home is posted as condemned, at that appears to be well earned. At a minimum, the smell is something else. Likely a lot of dog urine soaked in the floors. Beyond that, this place just feels like it will fall apart if poked. 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:** 17; 21; 63; 31 (see key for full text) **Summer Tax Due:** $168.48	6463 IROQUOIS ST OSCODA	$1,492.64
3118	**Parcel ID:** 064-L10-000-105-60; **Legal Description:** LAKE HURON SAND BEACH SUB S 66 FT OF N 434 FT OF W 187 FT OF LOT 105 **Comments:** Roughly between Oscoda and Greenbush, and east of Cedar Lake. ~66 ft x ~187 ft. Nearest point of access appears to be Matthew Ln. There is a driveway running off Matthew Ln, but it is unknown if this legal access. 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:** 7 (see key for full text) **Summer Tax Due:** $29.74	MATHEW LN GREENBUSH	$881.17

3119	**Parcel ID:** 064-L16-000-753-00; **Legal Description:** LAKE HURON SAND BEACH NO. 6 SUB LOTS 753 & 754 **Comments:** ~120 ft frontage on Woodlea (to E), ~133 ft deep. ~0.37 acres. ~1700 sq ft home. 70's build. ~650 sq ft detached garage. The house has suffered a fire and appears to be a total loss. The garage does not look to be affected by the fire, but does seem to be collapsing for some other reason. Lots of junk and debris around the parcel, including an abandoned vehicle in the driveway. A derelict RV most likely sits in the adjacent parcel to the north, but there are some overhead wires running from the garage towards it. 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; 42; 31; 11 (see key for full text) **Summer Tax Due:** $394.36	6613 WOODLEA RD OSCODA	$2,255.93
3120	**Parcel ID:** 064-L20-000-022-00; **Legal Description:** LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 22 & 23 **Comments:** Vacant parcel located in the Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $12.19	WESTWOOD DR OSCODA	$687.21
3121	**Parcel ID:** 064-L20-000-030-00; **Legal Description:** LAKEWOOD SHORES GOLF & COUNTRY CLUB LOTS 30 & 31 **Comments:** Vacant parcel located in the Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $12.19	BERKSHIRE CT OSCODA	$687.21
3122	**Parcel ID:** 064-L20-000-048-00; **Legal Description:** LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 48 **Comments:** Vacant parcel located in the Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $17.86	WESTWOOD DR OSCODA	$730.28
3123	**Parcel ID:** 064-L20-000-049-00; **Legal Description:** LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 49 & 50 **Comments:** Vacant parcel located in the Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $16.22	WESTWOOD DR OSCODA	$701.77
3124	**Parcel ID:** 064-L20-000-085-00; **Legal Description:** LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 85 **Comments:** Vacant parcel located in the Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $17.86	WESTWOOD DR OSCODA	$730.28
3125	**Parcel ID:** 064-L21-000-226-00; **Legal Description:** LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 2 LOT 226 **Comments:** Vacant parcel located in the Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $7.98	CRESTWOOD DR OSCODA	$681.84
3126	**Parcel ID:** 064-L22-000-346-00; **Legal Description:** LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 346 **Comments:** Vacant parcel located in the Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $7.98	BRIAR RIDGE WAY OSCODA	$671.77

3127	**Parcel ID:** 064-L24-000-511-00; **Legal Description:** LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 5 LOT 511 **Comments:** Vacant parcel located in the Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $7.98	WESTWOOD DR OSCODA	$681.84
3128	**Parcel ID:** 064-L24-000-543-00; **Legal Description:** LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 5 LOT 543 **Comments:** Vacant parcel located in the Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $7.98	WESTWOOD DR OSCODA	$681.84
3129	**Parcel ID:** 064-L25-000-603-00; **Legal Description:** LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 603 **Comments:** Vacant parcel near the Woodlawn and Maplehurst intersection. Bordering golf greens to the south. More information on the Association can be found in the related links below. 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:** $62.84	WOODLAWN DR OSCODA	$1,002.57
3130	**Parcel ID:** 064-L25-000-694-00; **Legal Description:** LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 694 **Comments:** Vacant lot located int he Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $7.98	MAPLEHURST WAY OSCODA	$681.84
3131	**Parcel ID:** 064-L27-000-943-00; **Legal Description:** LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 943 **Comments:** Vacant lot located int he Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $11.55	ASHLAWN TR OSCODA	$699.26
3132	**Parcel ID:** 064-L27-000-962-00; **Legal Description:** LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 962 **Comments:** Vacant lot located int he Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $7.98	DEERFIELD WAY OSCODA	$681.84
3133	**Parcel ID:** 064-L30-000-024-00; **Legal Description:** LAKEWOOD SHORES SUB LOT 24 **Comments:** Vacant lot located int he Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $33.76	WOODLEA RD OSCODA	$1,064.20
3134	**Parcel ID:** 064-L37-000-593-00; **Legal Description:** LAKEWOOD SHORES NO. 7 SUB LOT 593 **Comments:** Vacant lot located int he Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $20.95	WESTOVER DR OSCODA	$1,206.10
3135	**Parcel ID:** 064-L37-000-621-00; **Legal Description:** LAKEWOOD SHORES NO. 7 SUB LOTS 621 **Comments:** Vacant lot located int he Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $48.82	CEDARBROOK DR OSCODA	$755.05

3136	**Parcel ID:** 064-L37-000-656-00; **Legal Description:** LAKEWOOD SHORES NO. 7 SUB LOT 656 **Comments:** Vacant lot located int he Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $26.23	BRENTWOOD TR OSCODA	$1,291.25
3137	**Parcel ID:** 064-L39-000-849-00; **Legal Description:** LAKEWOOD SHORES NO. 9 SUB LOT 849 **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:** $25.12	SHERWOOD DR OSCODA	$1,220.76
3138	**Parcel ID:** 064-L41-000-966-00; **Legal Description:** LAKEWOOD SHORES NO. 11 SUB LOTS 966, 967, & 968 **Comments:** Vacant parcel consisting of three platted lots. More information on the Association can be found in the related links below. 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:** $45.10	CEDARBROOK DR OSCODA	$1,801.37
3139	**Parcel ID:** 064-L41-000-988-00; **Legal Description:** LAKEWOOD SHORES NO. 11 SUB LOT 988 **Comments:** Vacant lot located int he Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $22.49	PINE TREE TR OSCODA	$1,162.12
3140	**Parcel ID:** 064-L41-000-997-00; **Legal Description:** LAKEWOOD SHORES NO. 11 SUB LOTS 997 THRU 1000 INCL **Comments:** This parcel consists of four platted lots, and takes most of the land on its side of 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. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $52.55	NORWOOD DR OSCODA	$2,055.63
3141	**Parcel ID:** 064-L42-001-146-00; **Legal Description:** LAKEWOOD SHORES NO. 12 SUB LOT 1146 **Comments:** Vacant lot located int he Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $7.98	OAKRIDGE DR OSCODA	$671.77
3142	**Parcel ID:** 064-L42-001-172-00; **Legal Description:** LAKEWOOD SHORES NO. 12 SUB LOT 1172 **Comments:** Overhead electric utility appears to cross through the south portions of the parcel. More information on the Association can be found in the related links below 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:** 30; 16 (see key for full text) **Summer Tax Due:** $62.84	CEDAR LAKE RD OSCODA	$896.26
3143	**Parcel ID:** 064-L50-000-021-00; **Legal Description:** LAKEWOOD SOUTH SUB LOT 21 **Comments:** ~100 ft frontage on Woodlea (to E), ~135 ft deep. ~0.31 acres. ~1400 sq ft house. ~480 sq ft attached garage. Located in a low traffic and mostly undeveloped portion of the subdivision. This house appears to have been vacant for some time. The roof is crumbling. Bricks in chimney and siding are spalling out. The interior is suffering from water infiltration. Wood floors are buckling and heaving throughout. Mold is present in most areas, and many portions of the ceiling are collapsing. There is certainly a chance there is some freeze damage, but this was not observed and is more of a reasonable conclusion. The structure still seems sound at the present, and this may be a good rehab opportunity. This seems like it was a nice place, and the developed parcels in the area are above average. 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; 21; 32; 5 (see key for full text) **Summer Tax Due:** $793.94	7257 WOODLEA RD WEST OSCODA	$4,778.38

3144	**Parcel ID:** 064-L50-000-027-00; **Legal Description:** LAKEWOOD SOUTH SUB LOT 27 **Comments:** Vacant lot located int he Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $18.74	WOODLEA RD WEST OSCODA	$1,008.73
3145	**Parcel ID:** 064-L50-000-065-00; **Legal Description:** LAKEWOOD SOUTH SUB LOT 65 **Comments:** Vacant lot located int he Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $18.74	WOODLEA RD WEST OSCODA	$734.70
3146	**Parcel ID:** 064-L51-000-102-00; **Legal Description:** LAKEWOOD SOUTH NO. 2 SUB LOT 102 **Comments:** Vacant lot located int he Lakewood Shores Association. More information on the Association can be found in the related links below. 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:** $27.22	WOODLEA RD WEST OSCODA	$1,266.46
3148	**Parcel ID:** 064-V15-000-026-00; **Legal Description:** VAN ETTAN CREEK ACRES NO. 1 SUB LOT 26 **Comments:** ~80 ft frontage on Heather Ave (to W), ~140 ft deep. Vacant land, generally level and wooded. Located in a nice residential subdivision. 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. **Summer Tax Due:** $65.92	HEATHER AVE OSCODA	$536.14
3149	**Parcel ID:** 066-O70-000-516-00; **Legal Description:** THE VILLAGES OF OSCODA UNIT 516 **Comments:** This parcel is believed to be OCCUPIED. Please respect their privacy. GIS mapping does not reflect this as a stand-alone parcel. Assessor records indicate parcel size is ~117 x 123 ft, ~0.33 acres. ~1170 sq ft house, 60's built. ~380 sq ft garage. The driveway and garage are shared. The garage space is single car, and might be tight for modern vehicles. House and grounds appear to be well maintained. Shingled roof is looking on the older end. Neighborhood seems nice. Although contact was not made with the occupant, the condition of the parcel and conversation with a neighbor indicates this parcel is occupied. More information on the association can be found in the related links below. 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:** 21; 33; 15; 6 (see key for full text) **Summer Tax Due:** $448.29	10614 BISSONETTE DR OSCODA	$3,719.20
3150	**Parcel ID:** 073-L70-002-001-00; **Legal Description:** LOUIS OCONNORS RESORT LOT 1 BLK 2 **Comments:** ~56 ft frontage on O'connor (to S), ~165 ft deep. In the Louis O'connors Resort subdivision. This is a cute lakeside community. This parcel is vacant wooded land, and grades down sharply from the roadside. Only about 50 ft away from the lake, but this does not appear to have direct lake access. Per the plat map, the parcel adjacent to the north and west is a dedicated outlot. 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:** 49 (see key for full text) **Summer Tax Due:** $489.14	OCONNOR RD HALE	$3,498.42
3151	**Parcel ID:** 080-024-300-001-50; **Legal Description:** T22N R5E SEC 24 A-1.8 PART OF SE 1/4 OF SW 1/4 COM 200 FT W OFSE COR THEREOF TH N 400 FT TH W 200 FT TH S 400 FT TH E 200 FT TO POB **Comments:** ~200 ft frontage on M55 (to S), ~400 ft deep. Wire fencing in/along portions. Driveway access over roadside culvert - at least enough to turn around in. This is evidently a former mobile home site. Nature has already started reclaiming the cleared portions. Some concrete pads and minor junk/debris remain. Electric service has been cut. The well pit is starting to collapse. Overhead electric utility passes through parcel near the roadside. A truck bed camper may be on this parcel just inside the eastern boundary along that easement. Natural gas may be running along the opposite side of the road. 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:** 30; 21 (see key for full text) **Summer Tax Due:** $41.94	M55 VACANT	$1,175.15

3152	**Parcel ID:** 090-029-300-004-50; **Legal Description:** T21N R6E SEC 29 PART OF SE 1/4 OF SW 1/4 COM @ S 1/4 CORTH N 86D 20M W 687.8 FT TO POB TH N 02D 36M 04S E 1256.11 FT TH N 87D 06M 50S W 230.96 FT TH S 02D 36M 04S W 1252.95 FT TH S 86D 20M E 231 FT TO POB **Comments:** ~230 ft frontage on Keystone Rd (to S), ~1250 ft deep. Land appears to be generally level and clear near the roadside, becoming wooded in the greater rear portion. A Mobile home and pole barn are visible from the roadside. Behind those are some collapsing sheds/outbuildings. You may as well consider crunching up that mobile home and getting it of here, too. Well and septic were not observed, but they are assumed given the mobile home. The pole barn (24' x 24' ish) is no beauty, but seems solid enough. 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:** 33; 17; 21 (see key for full text) **Summer Tax Due:** $657.08	5340 W KEYSTONE RD	$3,641.97
3153	**Parcel ID:** 132-N10-000-088-00; **Legal Description:** T22N R8E SEC 30 NORTH PARK ACRES OF TAWAS CITY LOTS 88 & 89 * * IN T.I.F.A. PROJECT **Comments:** Irregular shaped parcel. ~100 ft frontage on Manor Ct cul-de-sac (which appears to be little more than dirt and grass). ~185 ft deep m/l. Parcel abuts the M55/Hemlock St ROW to the NE. The Tawas River flows nearby to the SE, but this parcel doesn't appear to have direct river access. Utilities available at the main road, but there are no indicators they've been brought down the undeveloped cul-de-sac. 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:** 8 (see key for full text) **Summer Tax Due:** $237.10	MANOR CT TAWAS CITY	$1,577.96
3154	**Parcel ID:** 132-O11-026-010-50; **Legal Description:** MAP OF TAWAS CITY W 5 FT OF E 70 FT OF LOTS 10 & 11 BLK 26 **Comments:** A 5 foot wide and 135 ft deep vacant parcel fronting 2nd St (to S). Between two developed parcels on the west side of 6th Ave. This parcel would have no or little value to anybody besides adjacent landowners. 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:** 9 (see key for full text) **Summer Tax Due:** $11.19	SIXTH AVE TAWAS CITY	$685.83
9993105	**Parcel ID:** 021-A30-000-108-00; **Legal Description:** AUSABLE POINT BEACH NO. 2, LOT 108 **Comments:** This parcel is OCCUPIED. Please respect their privacy. ~100 ft frontage on M23 (to N), ~790 ft deep m/l. ~1.83 acres. A gravel driveway with a trailered boat sits near the roadside. That leads across a paved pedestrian pathway. The interior of the parcel is generally wooded, and appears to be utilized as a permanent campsite. A tow behind camper trailer is surrounded by all manner of knick knacks, with a shed just behind. Little in the way of details could be discerned regarding utilities. 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; 6 (see key for full text) **Summer Tax Due:** TBA	2180 N US23 OSCODA	$2,954.50
9993116	**Parcel ID:** 064-J50-000-062-00; **Legal Description:** JORDANVILLE SUB LOT 62 **Comments:** ~66 ft frontage on Iroquois (to E), ~132 ft deep. ~0.20 acres. Featuring an ugly 70's mobile home. Yard is fenced in chain link, and generally flat and grassy. Some minor sheds in the rear. Some poured areas in the yard, likely for another mobile home or tow behind trailer. Some disturbed soil near the mobile home may indicate some septic issues. Well pit is full of trash. Interior of the mobile home reflects the exterior. On the plus side, it's fairly empty. Floors look like they have lots of pet urine stains. Some spots on the floor feel ready to poke through. Some rot inside near where the exterior is ripped open. 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; 72; 63; 17; 32; 5 (see key for full text) **Summer Tax Due:** TBA	6481 IROQUOIS ST OSCODA	$1,830.17
9993152	**Parcel ID:** 090-029-300-004-50; **Legal Description:** T21N R6E SEC 29 PART OF SE 1/4 OF SW 1/4 COM @ S 1/4 CORTH N 86D 20M W 687.8 FT TO POB TH N 02D 36M 04S E 1256.11 FT TH N 87D 06M 50S W 230.96 FT TH S 02D 36M 04S W 1252.95 FT TH S 86D 20M E 231 FT TO POB **Comments:** ~230 ft frontage on Keystone Rd (to S), ~1250 ft deep. Land appears to be generally level and clear near the roadside, becoming wooded in the greater rear portion. A Mobile home and pole barn are visible from the roadside. Behind those are some collapsing sheds/outbuildings. You may as well consider crunching up that mobile home and getting it of here, too. Well and septic were not observed, but they are assumed given the mobile home. The pole barn (24' x 24' ish) is no beauty, but seems solid enough. 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:** 17; 21; 33 (see key for full text) **Summer Tax Due:** TBA	5340 W KEYSTONE RD	$3,641.97

Iosco DNR

Lot #	Lot Information	Address	Min. Bid
10050	**Parcel ID:** Part of 062-017-100-001-00 (A); **Legal Description:** A parcel described as commencing at the Southwest Corner of said Section 17, T24N, R08E; thence N88Â°48'41"E along the South line of Section 17 a distance of 1307.76 feet to the West One-Sixteenth Corner common to Sections 17 & 20, T24N, R08E; thence N88Â°48'10"E along the South line of Section 17 a distance of 20.21 feet; thence N01Â°33'54"W a distance of 220.25 feet to a found iron and the Point of Beginning; thence S88Â°50'44"W a distance of 100 feet to a found pipe; thence Northerly to the southern edge of the existing overhead power line clearing; thence S76Â°39'26"E to a 5/8â€ Iron (Cap # 69148) and the centerline of Leonard Road; thence southerly along the centerline of Leonard Road to a 5/8â€ Iron (Cap # 69148) and the South line of Section 17; thence S88Â°48'40"W a distance of 15.14 feet; thence N01Â°33'54"W a distance of 220.25 feet to a found iron and the Point of Beginning. Including and subject to an easement for the purpose of ingress and egress across part of the South One-Half of the Southwest One-Quarter of Section 17, T24N, R08E, Oscoda Township, Iosco County, Michigan, being fifteen feet (15') in width, seven and one-half feet (7.5') on each side of the following described centerline: Commencing at the Southwest Corner of said Section 17, T24N, R08E; thence N88Â°48'41"E along the South line of Section 17 a distance of 1307.76 feet to the West One-Sixteenth Corner common to Sections 17 and 20, T24N, R08E; thence N88Â°48'10"E along the South line of Section 17 a distance of 20.21 feet; thence continuing N88Â°48'10"E along the South line of Section 17 a distance of 15.14 feet to the centerline of Leonard Road; thence N05Â°19'37"E along the centerline of Leonard Road a distance of 199.84 feet to the Point of Curvature of a curve to the right; thence Northeasterly along said curve to the right a distance of 63.05 feet, said curve having a radius of 250.00 feet, a central angle of 14Â°26'56", and a chord length of 62.88 feet bearing N12Â°33'05"E; thence N67Â°34'58"W a distance of 33.03 feet to the West Right-of-Way of Leonard Road and the Point of Beginning of the easement centerline to be described; thence N87Â°16'08"W a distance of 57.96 feet; thence S85Â°06'31"W a distance of 207.53 feet; thence S89Â°38'33"W a distance of 209.78 feet to the Point of Ending of this easement. The sidelines of this easement are to be lengthened or shortened, as required, to close upon the West Right-of-Way of Leonard Road at the beginning. **Comments:** The subject property is ~0.3 acres in size and is located at the intersection of Dutcher Trail and Lenard Road. The parcel is about 12 miles west of Oscoda MI north of the Bissonette and Leonard Road intersection. The area is composed of well drained sandy soils with 0 to 6% slopes. The subject property is zoned within the Forest District which requires a minimum size of 5-acres to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. An easement has been surveyed for Dutcher Trail to allow private parties to continue using this corridor in the future without fear of a future trespass with their neighbors. **Additional Disclosures:** 75; 42; 30 (see key for full text) **Summer Tax Due:** TBA		$3,000.00

10051	**Parcel ID:** Part of 062-017-100-001-00 (B); **Legal Description:** A parcel described as commencing at the Southwest Corner of said Section 17, T24N, R08E; thence N88Â°48'41"E along the South line of Section 17 a distance of 1307.76 feet to the West One-Sixteenth Corner common to Sections 17 & 20, T24N, R08E; thence N88Â°48'10"E along the South line of Section 17 a distance of 20.21 feet; thence N01Â°33'54"W a distance of 220.25 feet to a found iron; thence S88Â°50'44"W a distance of 275 feet to a found pipe and the Point of Beginning; thence continuing S88Â°50'44"W a distance of 175 feet to a found iron; thence S88Â°46'38"W a distance of 522.61 feet to a found concrete monument, thence N01Â°13'12"W a distance of 305.80 feet to a 5/8â€ Iron (Cap # 69148); thence S76Â°39'26"E to a point lying northerly of the Point of Beginning; thence Southerly to a found iron and the Point of Beginning. EXCEPT a parcel of land situated in part of the South One-Half of the Southwest One-Quarter of Section 17, T24N, R08E, Oscoda Township, Iosco County, Michigan being more particularly described as: Commencing at the Southwest corner of said Section 17, T24N, R08E; thence N88Â°48'26"E along the South line of Section 17 a distance of 349.54 feet; thence N00Â°13'40"W a distance of 152.76 feet to the Southwest corner of Lot 1 of the recorded Plat of Burke's Acres; thence continuing N00Â°13'40"W along the West line of Lot 1 of said plat a distance of 67.45 feet to the Northwest corner of Lot 1 of said plat; thence N88Â°46'38"E along the North line of the recorded Plat of Burke's Acres a distance of 184.64 feet to the Easterly right-of-way of Dutcher Trail as platted and the Point of Beginning; thence N01Â°13'22"W a distance of 18.40 feet; thence N88Â°46'38"E, parallel with the North line of the recorded Plat of Burke's Acres, a distance of 133.30 feet; thence S01Â°13'22"E a distance of 18.40 feet to the North line of the recorded Plat of Burke's Acres; thence S88Â°46'38"W along the North line of said plat a distance of 133.30 feet to the Point of Beginning. Parcel contains 2,453 square feet (0.06 acres), more or less. Including and subject to an easement for the purpose of ingress and egress across part of the South One-Half of the Southwest One-Quarter of Section 17, T24N, R08E, Oscoda Township, Iosco County, Michigan, being fifteen feet (15') in width, seven and one-half feet (7.5') on each side of the following described centerline: Commencing at the Southwest Corner of said Section 17, T24N, R08E; thence N88Â°48'41"E along the South line of Section 17 a distance of 1307.76 feet to the West One-Sixteenth Corner common to Sections 17 and 20, T24N, R08E; thence N88Â°48'10"E along the South line of Section 17 a distance of 20.21 feet; thence continuing N88Â°48'10"E along the South line of Section 17 a distance of 15.14 feet to the centerline of Leonard Road; thence N05Â°19'37"E along the centerline of Leonard Road a distance of 199.84 feet to the Point of Curvature of a curve to the right; thence Northeasterly along said curve to the right a distance of 63.05 feet, said curve having a radius of 250.00 feet, a central angle of 14Â°26'56", and a chord length of 62.88 feet bearing N12Â°33'05"E; thence N67Â°34'58"W a distance of 33.03 feet to the West Right-of-Way of Leonard Road and the Point of Beginning of the easement centerline to be described; thence N87Â°16'08"W a distance of 57.96 feet; thence S85Â°06'31"W a distance of 207.53 feet; thence S89Â°38'33"W a distance of 209.78 feet to the Point of Ending of this easement. The sidelines of this easement are to be lengthened or shortened, as required, to close upon the West Right-of-Way of Leonard Road at the beginning. **Comments:** The subject property is ~2.9 acres in size and is located west of the intersection of Dutcher Trail and Lenard Road. The parcel is about 12 miles west of Oscoda MI north of the Bissonette and Leonard Road intersection. The area is composed of well drained sandy soils with 0 to 6% slopes. The subject property is zoned within the Forest District which requires a minimum size of 5-acres to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Interested parties should contact Oscoda Township regarding zoning questions. An easement has been surveyed for Dutcher Trail to allow private parties to continue using this corridor in the future without fear of a future trespass with their neighbors. This property has legal road access via this easement along Dutcher Trail to Lenard Road. **Additional Disclosures:** 75; 30; 42 (see key for full text) **Summer Tax Due:** TBA		$13,000.00

10052	**Parcel ID:** Part of 062-017-100-001-00 (C); **Legal Description:** A parcel described as commencing at the Southwest Corner of said Section 17, T24N, R08E; thence N88Â°48'41"E along the South line of Section 17 a distance of 1307.76 feet to the West One-Sixteenth Corner common to Sections 17 & 20, T24N, R08E; thence N88Â°48'10"E along the South line of Section 17 a distance of 35.35 feet to a 5/8â€ Iron (Cap # 69148) and the centerline of Leonard Road for the Point of Beginning; thence N05Â°19'37"E 199.84 feet along the centerline of Leonard Road to the Point of Curvature of a curve to the right; thence Northeasterly along said curve to the right a distance of 63.05 feet, said curve having a radius of 250.00 feet, a central angle of 14Â°26'56", and a chord length of 62.88 feet bearing N12Â°33'05"E to a 5/8â€ Iron (Cap # 69148); thence S76Â°39'26"E a distance of 149.29 feet to a 5/8â€ Iron (Cap # 69148); thence N88Â°21'07"E a distance of 131.41 feet to a found Concrete Monument also known as the Northwest corner of Plat of Bissonette Subdivision; thence S01Â°25'035"E along the West line of the recorded Plat of Bissonette Subdivision a distance of 223.12 feet to a 5/8â€ Iron (Cap # 69148) along the South line of Section 17; thence S88Â°48'10"W along the South line of Section 17 to the Point of Beginning. **Comments:** The subject property is ~1.7 acres in size and is located east of the intersection of Dutcher Trail and Lenard Road. The parcel is about 12 miles west of Oscoda MI north of the Bissonette and Leonard Road intersection. The area is composed of well drained sandy soils with 0 to 6% slopes. The subject property is zoned within the Forest District which requires a minimum size of 5-acres to meet local zoning to build requirements. The subject property does not meet local zoning to build as a standalone parcel based on the local zoning ordinance. Interested parties should contact Oscoda Township regarding zoning questions. The property has legal road access along Lenard Road at its western border. **Additional Disclosures:** 42; 75 (see key for full text) **Summer Tax Due:** TBA		$4,500.00

Presque Isle

Lot #	Lot Information	Address	Min. Bid
6205	**Parcel ID:** 101-040-000-240-00; **Legal Description:** BAYVIEW PARK LOT 3 BLOCK R **Comments:** Close to Lake Huron. This approximately 100' * 100' lot could be big enough for a building project. Forested in mainly pines. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $38.62		$1,088.07
6206	**Parcel ID:** 122-075-000-001-05; **Legal Description:** T33N R8E SEC 33 PT LOT 1 BROOKS LONG LAKE SUBD COM AT POB OF SD SUBD & ROW BROOKS HWY, TH ALG SD ROW S 46D 36M W 526.7FT, TH N 43D 24M W 200FT, TH N 83D 33M W 44.4FT TO POB. TH CONT N 83D 33M W 20FT, TH S 23D 24M 38S E 28.28FT, TH N 20D 50M E 25FT TO POB. 2023 -- CREATED BY ASSESSOR FROM GAP IN LEGALS. **Comments:** This is a very tiny triangle lot that does not front on any road. Measures ~0.01 acres and is of little use to anyone aside from an adjacent property owner looking to expand their property. 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; 7 (see key for full text) **Summer Tax Due:** $1.17		$668.13
6207	**Parcel ID:** 122-115-000-198-00; **Legal Description:** ESAU TERRACE LOT 198 **Comments:** Vacant, wooded land - mostly hardwoods. Flat topography. This is on a busier road in the association. More information on the Association can be found in the related links below. Adjacent to Auction Lot #6208. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $8.46		$755.95
6208	**Parcel ID:** 122-115-000-199-00; **Legal Description:** ESAU TERRACE LOT 199 **Comments:** Vacant, wooded land - mostly hardwoods. Flat topography. This is on a busier road in the association. Adjoins Auction Lot #6207. Buy them both for a bigger lot! More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $8.46		$755.95
6209	**Parcel ID:** 122-130-000-099-00; **Legal Description:** GRAND HIGHLAND VIEW LOT 99 **Comments:** Vacant, wooded land with slope down from the road - pines and hardwoods. This would make a nice lot for a walkout and may have seasonal views of Grand Lake. This is on a busier road in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.96		$787.35
6210	**Parcel ID:** 122-145-000-191-00; **Legal Description:** GRAND PINES SUBD #2 LOT 191 **Comments:** Vacant, wooded land - mostly hardwoods. Flat topography. This is on a quiet street in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.02		$775.46
6211	**Parcel ID:** 122-145-000-307-00; **Legal Description:** GRAND PINES SUBD #2 LOT 307 **Comments:** Vacant, wooded land - mix of hardwoods & pines. Flat topography. This is on a quiet road in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $12.34		$810.56

6212	**Parcel ID:** 122-145-000-356-00; **Legal Description:** GRAND PINES SUBD #2 LOT 356 **Comments:** Vacant, wooded land - mostly pines. Flat topography. This is on a quiet road in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $16.98		$862.75
6213	**Parcel ID:** 122-145-000-375-00; **Legal Description:** GRAND PINES SUBD #2 LOT 375 **Comments:** Vacant, wooded land - mostly hardwoods. Flat topography. This is on a quiet street in the association. Adjoins Auction Lot #6214. Buy them both for a larger lot! More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.02		$775.46
6214	**Parcel ID:** 122-145-000-376-00; **Legal Description:** GRAND PINES SUBD #2 LOT 376 **Comments:** Vacant, wooded land - mostly hardwoods. Flat topography. This is on a quiet street in the association. Next to a very nice house. Adjoins Auction Lot #6213. Buy them both for a larger lot! More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.02		$775.46
6215	**Parcel ID:** 122-145-000-383-00; **Legal Description:** GRAND PINES SUBD #2 LOT 383 **Comments:** Vacant, wooded land with slight slope down from the road - mostly hardwoods. This would make a nice lot for a walkout. This is on a quiet street in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $12.34		$804.53
6216	**Parcel ID:** 122-145-000-385-00; **Legal Description:** GRAND PINES SUBD #2 LOT 385 **Comments:** Vacant, wooded land - mostly hardwoods. Flat topography. This is on a quiet street in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $12.34		$804.53
6217	**Parcel ID:** 122-145-000-397-00; **Legal Description:** GRAND PINES SUBD #2 LOT 397 **Comments:** Vacant, wooded land - mix of hardwoods and pines. Flat topography. This is on the corner of two quiet streets in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.02		$775.46
6218	**Parcel ID:** 122-145-000-433-00; **Legal Description:** GRAND PINES SUBD #2 LOT 433 **Comments:** Vacant, wooded flat property - pines and hardwoods. This lot may have seasonal views of Grand Lake. This is on a busier road in the association. Adjoins Auction Lot #6219. Buy them both for a larger lot! More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $47.08		$1,274.09
6219	**Parcel ID:** 122-145-000-434-00; **Legal Description:** GRAND PINES SUBD #2 LOT 434 **Comments:** Vacant, wooded flat property - pines and hardwoods. This lot may have seasonal views of Grand Lake. This is on a busier road in the association. Adjoins Auction Lot #6218. Buy them both! More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Summer Tax Due:** $47.08		$1,274.09

6220	**Parcel ID:** 122-160-000-102-00; **Legal Description:** HARBOR MANOR LOT 102 **Comments:** Vacant, wooded land - mostly pines. Flat topography. This is on a quiet road in the association and the property backs to a large parcel. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.02		$761.94
6221	**Parcel ID:** 122-160-000-176-00; **Legal Description:** HARBOR MANOR LOT 176 **Comments:** Vacant, wooded land - mostly pines. Flat topography. This is on a busier road in the association, and across from a very nice home. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.02		$761.94
6223	**Parcel ID:** 122-165-000-161-00; **Legal Description:** HARBOR VIEW LOT 161 **Comments:** Vacant, wooded land - mostly pines. Flat topography. This is on a quiet road in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $16.98		$862.75
6224	**Parcel ID:** 122-165-000-259-00; **Legal Description:** HARBOR VIEW LOT 259 **Comments:** Vacant, wooded land - mix of hardwoods & pines. Flat topography. This is on a quiet road in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $12.34		$804.53
6225	**Parcel ID:** 122-166-000-345-00; **Legal Description:** HARBOR VIEW #2 LOT 345 **Comments:** Vacant, wooded land - mostly pines. Flat topography. This is on a busier road in the association, and in an area of very nice homes, across from Burnham's Landing park. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $19.20		$890.49
6227	**Parcel ID:** 122-200-000-129-00; **Legal Description:** NORTH BAY HEIGHTS LOT 129 **Comments:** Vacant, wooded land - a mix of hardwoods and pines. Flat topography. This lot is in a more remote area of the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $5.70		$721.99
6228	**Parcel ID:** 122-200-000-144-00; **Legal Description:** NORTH BAY HEIGHTS LOT 144 **Comments:** Vacant, wooded land - a mix of hardwoods and pines. The lot slopes down gently from the road. This is in a more remote area of the association. Adjoins Auction Lot #6229 which adjoins #6330. Buy them all for a dues discount trifecta! More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $5.70		$721.99
6229	**Parcel ID:** 122-200-000-145-00; **Legal Description:** NORTH BAY HEIGHTS LOT 145 **Comments:** Vacant, wooded flat property - pines and hardwoods. This lot is in a more remote area of the association. Adjoins Auction Lots #6228 & 6330. Buy them all for a dues discount trifecta! More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $5.70		$721.99

6230	**Parcel ID:** 122-200-000-146-00; **Legal Description:** NORTH BAY HEIGHTS LOT 146 **Comments:** Vacant, wooded land - a mix of hardwoods and pines. The lot slopes down gently from the road. This is in a more remote area of the association. Adjoins Auction Lot #6229 which adjoins #6228. Buy them all for a dues discount trifecta! More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $5.70		$721.99
6231	**Parcel ID:** 122-210-000-100-00; **Legal Description:** NORTHLAND HEIGHTS LOT 100 **Comments:** Vacant, wooded land - mostly pines. Flat topography. This is on a quiet street in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $16.98		$862.75
6232	**Parcel ID:** 122-210-000-211-00; **Legal Description:** NORTHLAND HEIGHTS LOT 211 **Comments:** Vacant, wooded land - mostly pines. Flat topography. This extra-deep lot is on a quiet road in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $7.16		$739.65
6233	**Parcel ID:** 122-210-000-253-00; **Legal Description:** NORTHLAND HEIGHTS LOT 253 **Comments:** Vacant, wooded land - mostly poplar and pines. Flat topography. This larger lot is on a quiet street in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $7.16		$739.65
6234	**Parcel ID:** 122-211-000-327-00; **Legal Description:** NORTHLAND HEIGHTS #2 LOT 327 **Comments:** Vacant, wooded land - hardwoods and pines. Flat topography. This larger and extra-deep lot is on a quiet street in the association. Adjoins Auction Lot #6235. Buy them both for a dues discount! More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $12.34		$804.53
6235	**Parcel ID:** 122-211-000-328-00; **Legal Description:** NORTHLAND HEIGHTS #2 LOT 328 **Comments:** Vacant, wooded land - hardwoods and pines. Flat topography. This larger and extra-deep lot is on a quiet street in the association. Adjoins Auction Lot #6234. Buy them both for a dues discount! Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $12.34		$804.53
6236	**Parcel ID:** 122-211-000-357-00; **Legal Description:** NORTHLAND HEIGHTS #2 LOT 357 **Comments:** Vacant, wooded land - hardwoods and pines. Flat topography. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.02		$800.46
6237	**Parcel ID:** 122-225-000-221-00; **Legal Description:** PRESQUE ISLE HEIGHTS LOT 221 **Comments:** Vacant, wooded land - mostly deciduous trees. Flat topography. This lot is on a dead-end street in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $8.46		$755.95

6238	**Parcel ID:** 122-225-000-290-00; **Legal Description:** PRESQUE ISLE HEIGHTS LOT 290 **Comments:** No grousing about this one! Vacant, wooded corner lot - mostly deciduous trees. Flat topography. This lot is in a quiet area of the sub on the corner of Gilmet Dr & Gilmet Dr in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $12.34		$804.53
6239	**Parcel ID:** 122-225-000-319-00; **Legal Description:** PRESQUE ISLE HEIGHTS LOT 319 **Comments:** Vacant, wooded flat property - pines and hardwoods. This is on a quiet street in the association. Adjoins Auction Lot #6240. Buy them both for a dues discount! More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $8.46		$755.95
6240	**Parcel ID:** 122-225-000-320-00; **Legal Description:** PRESQUE ISLE HEIGHTS LOT 320 **Comments:** Vacant, wooded flat property - pines and hardwoods. This is on a quiet street in the association. Adjoins Auction Lot #6239. Buy them both for a dues discount! More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $8.46		$755.95
6241	**Parcel ID:** 122-225-000-427-00; **Legal Description:** PRESQUE ISLE HEIGHTS LOT 427 **Comments:** Vacant, wooded flat property - pines and hardwoods. This is on the busiest road in the association. More information on the Association can be found in the related links below. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $16.98		$862.75
6242	**Parcel ID:** 140-022-000-021-00; **Legal Description:** T36N R4E SEC 22 PARC COM 470FT W & 1215FT N OF SE COR OF SW 1/4 OF SW 1/4; TH W 80FT, N 30FT, E 80FT, S 30FT TO POB. (LOT 255) **Comments:** Tiny parcel near Manitou Beach. Parcel has no known road access and would be of little value to anyone other than an adjacent property owner. Too small to build. Please do your research before placing a bid. **Additional Disclosures:** 7; 9 (see key for full text) **Summer Tax Due:** $1.23		$667.22
6243	**Parcel ID:** 142-150-000-094-00; **Legal Description:** MANITOU TRAILS LOT 154 **Comments:** Vacant, wooded flat property - deciduous trees. On the corner of Apache Trl and Chippewa Trl in the Twin Lakes association. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $16.48		$844.53
6244	**Parcel ID:** 142-150-000-138-01; **Legal Description:** MANITOU TRAILS LOT 236 **Comments:** Vacant, wooded flat property - deciduous trees. On the corner of Apache Trl and Chippewa Trl in the Twin Lakes association. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $22.23		$912.32

Presque Isle DNR

Lot #	Lot Information	Address	Min. Bid
10099	**Parcel ID:** 041-014-000-010-04; **Legal Description:** NW 1/4 of SW 1/4 EXCEPT a parcel of land located in the Northwest Â¼ of the Southwest Â¼ of Section 14 described as Beginning at the West Â¼ corner of Section 14, monumented with a 1" iron pipe with P.S. Cap #15410; thence N 87Â°45'39" E 138.22 feet along the East-West Â¼ line of said Section 14 to a 5/8" x 34" rebar with P.S. Cap #33981; thence S 00Â°25'02" W 245.67 feet to a 5/8" x 34" rebar with P.S. Cap #33981; thence S 87Â°45'39" W 138.22 feet to the West line of said Section 14 and a 5/8" x 34" rebar with P.S. Cap #33981; thence N 00Â°25'02" E 245.67 feet along the West line of said Section 14 to the Point of Beginning. **Comments:** The subject property is a vacant ~39.2-acre parcel that is surrounded by 3 private landowners. Ward Branch Road (County Maintained) goes through the center of the property north of Peltz Road intersection about 12 miles east of Millersburg MI. The southern part of the property is composed of poorly drained muck soils. The northern part of the property has somewhat poorly drained loamy sand soils. The property is zoned within the FR â€“ Forest Recreation district which requires a minimum of Â½ an acre and 100 ft. of width to meet local zoning to build requirements. Interested buyers should contact the local unit regarding building plans if interested in constructing a structure on the parcel. The DNR recently completed a timber treatment on the property in 2022/23. **Additional Disclosures:** 75; 74; 41; 30; 42 (see key for full text) **Summer Tax Due:** TBA		$24,250.00

Additional Disclosures Key

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

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

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

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

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

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

13: A visual inspection of this parcel indicates ***potential environmental contamination.*** Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites, see the EGLE RIDE Mapper for more details. Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of contamination on this parcel. Purchasers are strongly advised to obtain a ***Baseline Environmental Assessment (BEA)***. Some basic information about BEAs can be found by visiting the EGLE Baseline Environmental Assessments website. All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

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 buyerâ€™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.

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

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

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

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

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

39: This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-as, 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***.

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

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.

49: This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

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 be considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.

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

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.***

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

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

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

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