

Public Land Auction

Northwestern LP

August 17th, 2017

Antrim, Charlevoix, and Emmet Counties



Location:

Boyne Mountain Conference Center
1 Boyne Mountain Rd., Boyne Falls, MI
49713

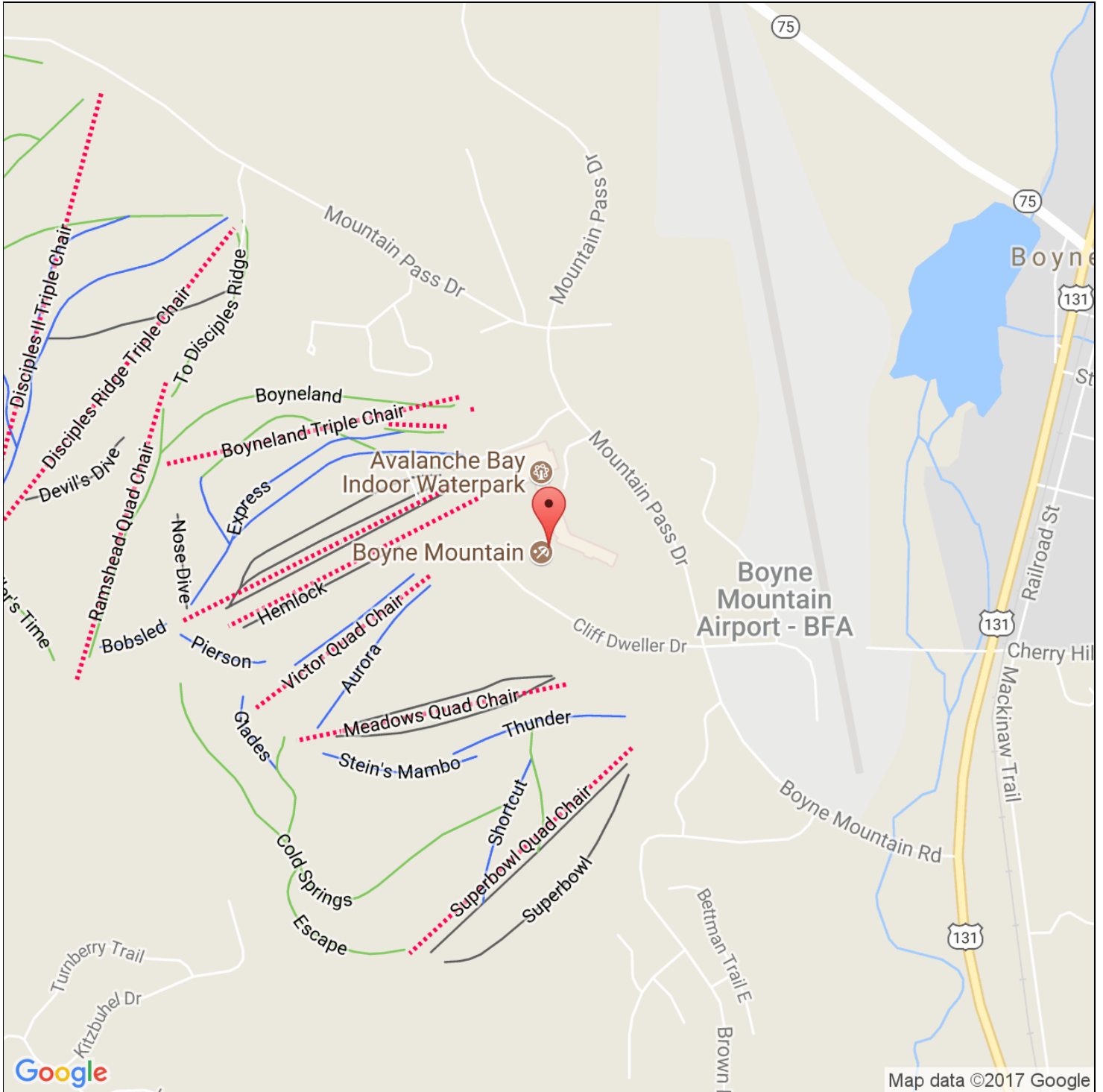
Time:

Registration: 11:30am
Auction: 12:00pm

Printed information is subject to change up to the auction start time. Please listen to the auctioneer closely for updates.

Auction Location

Boyne Mountain Conference Center: 1 Boyne Mountain Rd., Boyne Falls, MI 49713





[Facebook.com/TaxSaleInfo](https://www.facebook.com/TaxSaleInfo)

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

(Absentee bids are for those who cannot attend in-person or bid online)

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

- **Photos** and detailed descriptions of properties (where available)
- **Faster check-in/out** with pre-registration online
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Earth links** to satellite images of the area, and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list

We only have about 90 days to review several thousand parcels. We begin about May 1, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** 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.

SAVE TIME AT THE AUCTION

PRE-REGISTER TODAY AT [TAX-SALE.INFO](https://www.tax-sale.info)

Visiting and viewing property BEFORE auction:

The auction list being furnished is of property that **MAY** be offered. *Many parcels on early lists do not actually proceed to the auction for a variety of reasons.* PLEASE FOLLOW PROPERTIES YOU ARE INTERESTED IN ON THE WEBSITE. They may be removed from the list, which is updated *daily* on the website if the status is changed. If you do not use the internet, please verify current status with the Treasurer's office regularly.

You are NOT AUTHORIZED to enter any buildings, even if they are unlocked or open to access. Entering into a tax auction property to "see it" is **breaking and entering. It is a criminal offense.** Please limit your review to looking through the windows and other external inspection. We will post exterior and interior photos, and provide other commentary as available.

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto 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 (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- **You are NOT AUTHORIZED to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is THEFT AND WILL BE PROSECUTED.** We often ask neighbors to watch property for theft and vandalism and report this to local police. ***You have been warned...***
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED.** We suggest reviewing the records of the local ASSESSORS 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 on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
- **NO CASH** will be accepted.
- If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal/business check, money order, Visa, MasterCard, or Discover.
- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
- If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1000.00 must be paid in certified funds.**
- If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal/business check, money order, Visa, MasterCard, or Discover.

Online bidding

- **The full purchase price must be paid in full WITHIN 5 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.
- Online and absentee bidding require a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. 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 Email or Fax.** You will also need to pre-authorize a \$1000 deposit on a major credit card. Contact the auction manager at 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).*

On-site bidding

The doors open **ONE HOUR** before the stated auction time at all of our locations. *Please do not arrive earlier than this, as it delays our setup of the sale.*

2017 AUCTION SCHEDULE - ROUND 1

St Joseph/Branch 7/31/2017 Sturgis, MI	Kalamazoo/Barry 8/1/2017 Kalamazoo, MI	Jackson 8/2/2017 Jackson, MI
Calhoun 8/3/2017 Battle Creek, MI	Van Buren/Cass 8/4/2017 Decatur, MI	Allegan/Ottawa 8/5/2017 West Olive, MI
Wexford/Missaukee 8/10/2017 Cadillac, MI	Montcalm/Ionia 8/11/2017 Sheridan, MI	Mecosta/Osceola 8/12/2017 Big Rapids, MI
Muskegon 8/14/2017 Muskegon, MI	West Central Lakeshore 8/15/2017 Manistee, MI	Grand Traverse/Leelanau 8/16/2017 Traverse City, MI
Northwestern LP 8/17/2017 Boyne Falls, MI	Northeastern LP 8/18/2017 Alpena, MI	Northcentral LP 8/19/2017 Gaylord, MI
Clare/Gladwin 8/21/2017 Clare, MI	Lapeer 8/22/2017 Lapeer, MI	Northern Bay Area 8/23/2017 East Tawas, MI
Eastern UP 8/24/2017 Sault Ste. Marie, MI	Central UP 8/25/2017 Marquette, MI	Western UP 8/26/2017 Watersmeet, MI
Central LP 8/28/2017 Owosso, MI	Bay/Tuscola 8/29/2017 Bay City, MI	St. Clair 8/30/2017 Port Huron, MI
Monroe 8/31/2017 Monroe, MI	Genesee 9/5/2017 Flint, MI	Saginaw 09/6/2017 Saginaw
Kent 9/7/2017 Grand Rapids, MI	Lake 9/8/2017 Baldwin, MI	

Rules and Regulations

1. Registration

Registration will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

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 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 HIS OR HER OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU makes no warranty, guaranty or representation 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.

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. Reservation of Reverter

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.

3. Bidding

A. Overview

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale. **Parcels that do not have online bids and that have not been designated as parcels of interest prior to the start of the sale and in the manner prescribed by the auctioneer are not guaranteed to be offered.** The auctioneer, in their sole discretion, may offer a second request round of unsold parcels after the first round of bidding has been completed at the minimum bid sale only. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

The starting bid prices are shown 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 or auctioneer.

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

C. Bid Increments

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

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

Floor bidders MUST bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

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

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

Absentee bids will be accepted in increments up to the amount that you pre-approve. 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. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info.

G. Bids are Binding

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and 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

- **Live On-Site Bidders**
 - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
 - **NO CASH** will be accepted.
 - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
 - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
 - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
 - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
 - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
 - **The full purchase price must be paid in full WITHIN 5 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.
 - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

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 forfeit any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A 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 will be banned from bidding at all future land auctions. The venue for litigation or arbitration resulting from any disputes or matters involving or arising out of bidding or purchases, whether online or on-site, shall be fixed as Kalamazoo County in the State of Michigan.

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 *de minimus* 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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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.

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 did not meet the above requirements at the time their 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 **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. 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

The FGU reserves the right **TO CANCEL ANY SALE, AT ANY TIME, FOR ANY REASON** prior to the issuance of the deed.

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

8. Possession of Property

A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer 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 http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

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.

9. Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the FGU, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. Seller makes 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. **NOTE: PROPERTIES BEING SOLD IN ANTRIM COUNTY EXCLUDE ALL MINERAL RIGHTS.**

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 under the heading "Additional Terms and Conditions" 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. In some cases, the auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed 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, Oral 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: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

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

NOTE: Please review the terms at the top of each online catalog and the addendum pages in the printable sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in a cancellation of the sale and the retention of part or all of the purchase proceeds by the FGU.

Antrim County

Lot #	Lot Information	Address	Min. Bid	Sold For
300	<p>Parcel ID: 05-02-530-006-00; Legal Description: LOT 24 NORTH TORCH LAKE ESTATES NO 2 SEC 29 T31N R8W Comments: Irregular shaped parcel is a hillside lot that has a nice west facing view. Located on a private road. 2.9 acres in size. This road (Maple View Drive) appears to be gated at times, and you may wish to investigate the legal access to this parcel if you're considering it. This is a newer plat and has few homes in it at this point. We saw evidence of both telephone and power service here.</p> <p>Summer Tax Due: \$117.10</p>	Maple View Drive;	\$1,300	
301	<p>Parcel ID: 05-03-029-010-00; Legal Description: THE N 210 FT OF E 1/2 OF SE 1/4 LYING W OF M-66, ALSO THE N 210 FT OF THE E 495 FT OF W 1/2 OF SE 1/4, EXC THE W 210 FT THEREOF SEC 29 T30N R6W Comments: Parcel fronts about 210 feet along the west side of M-66 at its intersection with Bundy Road, and runs about 600 feet deep. Mostly open, with a few pines along the south side. Sits about 7 feet below road grade. Would make a great building site for your new home !!84</p> <p>Summer Tax Due: \$20.72</p>	M-66 at Bundy Road;	\$900	
302	<p>Parcel ID: 05-04-125-011-00; Legal Description: LOT 11 PLAT OF ALPENHAUS. SEC 3 T29N R7W Comments: The Shanty Creek community has been a 4 seasons recreation residential icon for decades. Its concept has grown from being a great ski destination to now including numerous golf options and many other recreational opportunities as well. These buildings sites are subject to deed restrictions, and there is a homeowners association whose fees may apply to your purchase here. Please investigate prior to bidding !! Association Fees;</p> <p>Summer Tax Due: \$72.74</p>		\$1,900	
303	<p>Parcel ID: 05-04-165-006-00; Legal Description: LOT 6 PLAT OF EAGLES NEST SEC 5 T29N R7W</p> <p>Summer Tax Due: \$313.58</p>		\$1,900	
304	<p>Parcel ID: 05-04-250-040-00; Legal Description: LOT 40 PLAT OF HEIDELDORF SEC 3 T29N R7W Comments: The Shanty Creek community has been a 4 seasons recreation residential icon for decades. Its concept has grown from being a great ski destination to now including numerous golf options and many other recreational opportunities as well. These buildings sites are subject to deed restrictions, and there is a homeowners association whose fees may apply to your purchase here. Please investigate prior to bidding !! Association Fees;</p> <p>Summer Tax Due: \$80.01</p>		\$750	
305	<p>Parcel ID: 05-04-350-011-00; Legal Description: LOT 53 OF PLAT OF KLAFFENDORF NO 2 SEC 3 T29N R7W Comments: The Shanty Creek community has been a 4 seasons recreation residential icon for decades. Its concept has grown from being a great ski destination to now including numerous golf options and many other recreational opportunities as well. These buildings sites are subject to deed restrictions, and there is a homeowners association whose fees may apply to your purchase here. Please investigate prior to bidding !! Association Fees;</p> <p>Summer Tax Due: \$80.01</p>		\$750	

306	Parcel ID: 05-04-400-052-00; Legal Description: LOT 52 PLAT OF OBERVALDEN. SEC 3 T29N R7W Comments: The Shanty Creek community has been a 4 seasons recreation residential icon for decades. Its concept has grown from being a great ski destination to now including numerous golf options and many other recreational opportunities as well. These buildings sites are subject to deed restrictions, and there is a homeowners association whose fees may apply to your purchase here. Please investigate prior to bidding !! Association Fees; Summer Tax Due: \$80.01		\$750	
307	Parcel ID: 05-09-020-017-00; Legal Description: COM 33 FT N AND 430 FT E OF SW COR OF SEC, N 10 RDS, E 16 RDS, S 10 RDS, W TO BEG SEC 20 T31N R6W. 1 A. Comments: Parcel is 165' (n-s) x 264' (e-w) = 1 acre. Located at Chestonia corners in north central Antrim County. Located at the NW corner of the intersection of M-66 and Old State Road. Subject to a powerline ROW. Summer Tax Due: \$14.96	M-66 at Old State Road. Chestonia;	\$550	
308	Parcel ID: 05-10-155-057-00; Legal Description: LOT 57 CEDAR RIVER VILLAGE CONDOMINIUM Comments: Cedar River is a site condominium project near Shanty Creek. This sale includes one homesite in the project. Please note that construction here is subject to the requirements of the master deed (on file in the county Register of Deeds office) and it is also subject to membership/condo fees from the condominium association. Please check on these variables carefully before bidding ! See the POA website link for more information. Condo Subdivision "site Condo"; Summer Tax Due: \$35.62		\$1,800	
309	Parcel ID: 05-10-155-071-00; Legal Description: LOT 71 CEDAR RIVER VILLAGE CONDOMINIUM Summer Tax Due: \$53.44		\$2,000	
310	Parcel ID: 05-10-235-060-00; Legal Description: UNIT 60 HAWK'S EYE GOLF CLUB CONDOMINIUM Comments: Hawks Eye is a newer site condo golf community not far from Shanty Creek. There are clubhouse and other onsite amenities here. It is an area of well maintained, upscale homes. There are deed restrictions recited in the master deed that you will want to consult prior to bidding. These units are subject to condo owners association fees. Please research these factors carefully to bidding. Condo Subdivision "site Condo"; Summer Tax Due: \$336.61		\$1,300	
311	Parcel ID: 05-10-235-149-00; Legal Description: UNIT 149 HAWK'S EYE GOLF CLUB CONDOMINIUM Comments: Hawks Eye is a newer site condo golf community not far from Shanty Creek. There are clubhouse and other onsite amenities here. It is an area of well maintained, upscale homes. There are deed restrictions recited in the master deed that you will want to consult prior to bidding. These units are subject to condo owners association fees. Please research these factors carefully to bidding. Condo Subdivision "site Condo"; Summer Tax Due: \$336.61		\$1,900	
312	Parcel ID: 05-10-235-152-00; Legal Description: UNIT 152 HAWK'S EYE GOLF CLUB CONDOMINIUM Comments: Hawks Eye is a newer site condo golf community not far from Shanty Creek. There are clubhouse and other onsite amenities here. It is an area of well maintained, upscale homes. There are deed restrictions recited in the master deed that you will want to consult prior to bidding. These units are subject to condo owners association fees. Please research these factors carefully to bidding. Condo Subdivision "site Condo"; Summer Tax Due: \$336.61		\$2,000	

313	Parcel ID: 05-10-235-213-00; Legal Description: UNIT 213 HAWK'S EYE GOLF CLUB CONDOMINIUM Comments: Hawks Eye is a newer site condo golf community not far from Shanty Creek. There are clubhouse and other onsite amenities here. It is an area of well maintained, upscale homes. There are deed restrictions recited in the master deed that you will want to consult prior to bidding. These units are subject to condo owners association fees. Please research these factors carefully to bidding. Condo Subdivision "site Condo"; Summer Tax Due: \$336.61		\$2,000	
314	Parcel ID: 05-10-235-332-00; Legal Description: UNIT 332 HAWK'S EYE GOLF CLUB CONDOMINIUM Comments: Hawks Eye is a newer site condo golf community not far from Shanty Creek. There are clubhouse and other onsite amenities here. It is an area of well maintained, upscale homes. There are deed restrictions recited in the master deed that you will want to consult prior to bidding. These units are subject to condo owners association fees. Please research these factors carefully to bidding. Condo Subdivision "site Condo"; Summer Tax Due: \$336.61		\$2,000	
315	Parcel ID: 05-10-285-004-00; Legal Description: UNIT 90 THE LEGEND CONDOMINIUM Comments: The Legend Course is one of four championship golf courses at Shanty Creek in Bellaire, one of northern Michigan's most popular golfing destinations. This sale is of a building site at this heritage golf community. The unit is subject to the restrictions of the master deed, and also the fee based membership of the property owners/condo association. Please investigate these factors prior to bidding. Condo Subdivision "site Condo"; Summer Tax Due: \$456.12		\$2,400	
316	Parcel ID: 05-10-285-012-00; Legal Description: UNIT 98 THE LEGEND CONDOMINIUM Comments: The Legend Course is one of four championship golf courses at Shanty Creek in Bellaire, one of northern Michigan's most popular golfing destinations. This sale is of a building site at this heritage golf community. The unit is subject to the restrictions of the master deed, and also the fee based membership of the property owners/condo association. Please investigate these factors prior to bidding. Condo Subdivision "site Condo"; Summer Tax Due: \$456.12		\$2,400	
317	Parcel ID: 05-10-400-004-00; Legal Description: LOT 4 PLAT OF VALLEY VIEW Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$171.04	5431 GOLFVIEW RD BELLAIRE;	\$1,500	
318	Parcel ID: 05-11-131-005-20; Legal Description: BEG 100 FT W OF THE N 1/4 COR OF SEC 31; TH S 00 DEG W 183 FT; TH S 89 DEG W 100 FT; TH N 00 DEG E 183 FT TO N SEC LINE & C/L LINE OF KORR RD; TH N 89 DEG E 100 FT TO POB BEING PART OF THE NE 1/4 OF THE NW 1/4 SEC 31 T29N R6W 0.42 A M/L Comments: 100' wide x 183' deep lot, on Korr Road south of Mancelona, just off US 131. The mobile is in pretty rough condition. Might make more sense to haul her off and bring in your newer one ... or to use it as a rental lot. The mobile here is gutted and probably beyond economic logic to rehabilitate. The value here is in the lot, well and septic. Incomplete Construction; Summer Tax Due: \$202.15	482 KORR RD MANCELONA;	\$1,300	

319	<p>Parcel ID: 05-11-135-023-00; Legal Description: N 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4 /LOT 119, ADAMS CAMPSITES/ SEC 35 T29N R6W. 10 A M/L</p> <p>Comments: This is a horizontal 10 acre parcel, 330x1320, located in a remote setting beyond the power lines and paved roads of civilization. The gravel road here is heavily posted against trespassing, and you should exercise caution here and not veer off the proper roadway. The physical road here does not always follow the easement route, and some of the property owners here may take exception to your travelling across their lands if you are not where you should be. This parcel lies in Section 35. In order to locate it, you need to turn off the more travelled road onto a driveway/two track that lies west of it from the main trail and then veer to the right at the fork. We placed a sign on this trail. Please be aware that if you believe you are at the property and you are on a gravel road, you're a couple hundred feet too far south. Back up to the west, take the two track in, and veer to the right. This is nice wooded property, and other than the two track (which crosses the north end of the land) there are no other roads into this parcel. It has no buildings or other improvements. We placed an auction sign on it, but they have a habit of disappearing. The culture out here is backwoods, and the roads are worthy of 4WD traffic. Power is several thousand feet away. If you're looking for life off the grid, this is it. No Power In Area;</p> <p>Summer Tax Due: \$217.38</p>	11913 PARTRIDGE LN MANCELONA;	\$1,200	
320	<p>Parcel ID: 05-11-200-043-00; Legal Description: LOT 43 COUNTRY CLUB MANOR</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	
321	<p>Parcel ID: 05-11-225-001-00; Legal Description: LOT 1 FAIRWAY HOLLOW</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$550	
322	<p>Parcel ID: 05-11-250-010-00; Legal Description: LOT 7, BLK 8 PLAT OF FURNACEVILLE</p> <p>Comments: Vacant parcel, likely too small to build on. At the NW corner of the intersection of Robbins and Green Streets in Mancelona.</p> <p>Summer Tax Due: \$17.71</p>	9790 N GREEN ST MANCELONA;	\$400	
323	<p>Parcel ID: 05-11-375-041-00; Legal Description: LOT 41 PLAT OF LAKE OF THE NORTH VILLA</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	

324	<p>Parcel ID: 05-11-375-060-00; Legal Description: LOT 60 LAKE OF THE NORTH VILLA Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	
325	<p>Parcel ID: 05-11-375-071-00; Legal Description: LOT 71 PLAT OF LAKE OF THE NORTH VILLA Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	
326	<p>Parcel ID: 05-11-375-072-00; Legal Description: LOT 72 PLAT OF LAKE OF THE NORTH VILLA Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	
327	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 05-11-375-089-00; Legal Description: LOT 89 LAKE OF THE NORTH VILLA Comments: Double lot in Lakes of the North near Mancelona. Contains an older mobile that is in rough condition, as well as a steel garage structure that has a good amount of debris strewn about. There are signs of vandalism and other general damage here, as well as inoperable vehicles and other personal property that are not included in the sale. Could be a great fixer-upper for the handyman or flipper here.</p> <p><i>(2 of 2)</i> Parcel ID: 05-11-375-090-00; Legal Description: LOT 90 LAKE OF THE NORTH VILLA Comments: Double lot in Lakes of the North near Mancelona. Contains an older mobile that is in rough condition, as well as a steel garage structure that has a good amount of debris strewn about. There are signs of vandalism and other general damage here, as well as inoperable vehicles and other personal property that are not included in the sale. Could be a great fixer-upper for the handyman or flipper here. Association Fees; Dnvi; Personal Property;</p> <p>Summer Tax Due: \$310.79</p>	7289 LARKSPUR DR MANCELONA;	\$2,000	
329	<p>Parcel ID: 05-11-375-246-00; Legal Description: LOT 246 PLAT OF LAKE OF THE NORTH VILLA Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	

330	Parcel ID: 05-11-375-304-00; Legal Description: LOT 304 LAKE OF THE NORTH VILLA Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
331	Parcel ID: 05-11-375-549-00; Legal Description: LOT 549 LAKE OF THE NORTH VILLA Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
332	Parcel ID: 05-11-425-010-00; Legal Description: LOT 10 MANISTEE HTS. NO. 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$450	
333	Parcel ID: 05-11-425-093-00; Legal Description: LOT 93 MANISTEE HTS.NO 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
334	Parcel ID: 05-11-425-094-00; Legal Description: LOT 94 PLAT OF MANISTEE HTS.NO 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
335	Parcel ID: 05-11-425-110-00; Legal Description: LOT 110 MANISTEE HTS NO 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	

336	Parcel ID: 05-11-425-318-00; Legal Description: LOT 318 MANISTEE HTS NO 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
337	Parcel ID: 05-11-425-333-00; Legal Description: LOT 333 MANISTEE HEIGHTS NO 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
338	Parcel ID: 05-11-425-334-00; Legal Description: LOT 334 MANISTEE HTS NO 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
339	Parcel ID: 05-11-450-017-00; Legal Description: LOT 556 MANISTEE HTS NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
340	Parcel ID: 05-11-450-018-00; Legal Description: LOT 557 MANISTEE HEIGHTS NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
341	Parcel ID: 05-11-450-020-00; Legal Description: LOT 559 MANISTEE HTS NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	

342	<p>Parcel ID: 05-11-450-059-00; Legal Description: LOT 606 MANISTEE HTS.NO 2</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	
343	<p>Parcel ID: 05-11-450-100-00; Legal Description: LOT 655 MANISTEE HTS NO 2</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	
344	<p>Parcel ID: 05-11-450-133-00; Legal Description: LOT 688 MANISTEE HTS. NO. 2</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	
345	<p>Parcel ID: 05-11-450-155-00; Legal Description: LOT 710 MANISTEE HTS NO 2</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	
346	<p>Parcel ID: 05-11-450-204-00; Legal Description: LOT 759 MANISTEE HTS NO 2</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	
347	<p>Parcel ID: 05-11-450-325-00; Legal Description: LOT 880 MANISTEE HTS NO 2</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	

348	Parcel ID: 05-11-450-345-00; Legal Description: LOT 900 MANISTEE HTS. NO. 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
349	Parcel ID: 05-11-450-346-00; Legal Description: LOT 901 MANISTEE HTS. NO. 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
350	Parcel ID: 05-11-450-442-00; Legal Description: LOT 997 PLAT OF MANISTEE HGTS NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
351	Parcel ID: 05-11-450-528-00; Legal Description: LOT 1083 MANISTEE HTS.NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
352	Parcel ID: 05-11-450-546-00; Legal Description: LOT 1101 MANISTEE HEIGHTS NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
353	Parcel ID: 05-11-450-547-00; Legal Description: LOT 1102 MANISTEE HEIGHTS NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	

354	Parcel ID: 05-11-450-548-00; Legal Description: LOT 1103 MANISTEE HEIGHTS NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
355	Parcel ID: 05-11-450-558-00; Legal Description: LOT 1113 MANISTEE HEIGHTS NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
356	Parcel ID: 05-11-450-559-00; Legal Description: LOT 1114 MANISTEE HEIGHTS NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
357	Parcel ID: 05-11-450-560-00; Legal Description: LOT 1115 MANISTEE HEIGHTS NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
358	Parcel ID: 05-11-450-561-00; Legal Description: LOT 1116 MANISTEE HEIGHTS NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
359	Parcel ID: 05-11-450-572-00; Legal Description: LOT 1127 MANISTEE HTS. NO. 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	

360	Parcel ID: 05-11-450-573-00; Legal Description: LOT 1128 MANISTEE HTS. NO. 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
361	Parcel ID: 05-11-475-028-00; Legal Description: LOT 28 SOUTHWOOD HEIGHTS Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$114.23		\$800	
362	Parcel ID: 05-11-500-111-00; Legal Description: LOT 111 VALLEYRIDGE HEIGHTS EAST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
363	Parcel ID: 05-11-500-112-00; Legal Description: LOT 112 VALLEYRIDGE HEIGHTS EAST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
364	Parcel ID: 05-11-500-280-00; Legal Description: LOT 280 VALLEYRIDGE HEIGHTS EAST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
365	Parcel ID: 05-11-500-331-00; Legal Description: LOT 331 VALLEYRIDGE HEIGHTS EAST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	

366	Parcel ID: 05-11-500-339-00; Legal Description: LOT 339 VALLEYRIDGE HEIGHTS EAST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
367	Parcel ID: 05-11-525-059-00; Legal Description: LOT 59 VALLEYRIDGE HEIGHTS WEST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
368	Parcel ID: 05-11-525-061-00; Legal Description: LOT 61 VALLEYRIDGE HEIGHTS WEST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
369	Parcel ID: 05-11-525-138-00; Legal Description: LOT 138 VALLEYRIDGE HEIGHTS WEST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
370	Parcel ID: 05-11-525-141-00; Legal Description: LOT 141 VALLEYRIDGE HEIGHTS WEST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
371	Parcel ID: 05-11-525-247-00; Legal Description: LOT 247 VALLEYRIDGE HEIGHTS WEST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	

372	Parcel ID: 05-11-525-264-00; Legal Description: LOT 264 VALLEYRIDGE HEIGHTS WEST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
373	Parcel ID: 05-11-525-425-00; Legal Description: LOT 425 VALLEYRIDGE HEIGHTS WEST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
374	Parcel ID: 05-11-525-426-00; Legal Description: LOT 426 VALLEYRIDGE HEIGHTS WEST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
375	Parcel ID: 05-11-525-487-00; Legal Description: LOT 487 VALLEYRIDGE HEIGHTS WEST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
376	Parcel ID: 05-11-525-539-00; Legal Description: LOT 539 VALLEYRIDGE HEIGHTS WEST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$400	
377	Parcel ID: 05-11-525-552-00; Legal Description: LOT 552 VALLEYRIDGE HEIGHTS WEST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	

378	Parcel ID: 05-11-525-560-00; Legal Description: LOT 560 VALLEYRIDGE HEIGHTS WEST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
379	Parcel ID: 05-11-525-592-00; Legal Description: LOT 592 VALLEYRIDGE HEIGHTS WEST Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
380	Parcel ID: 05-11-575-023-00; Legal Description: LOT 23 WHISPERING PINES Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$550	
381	Parcel ID: 05-11-575-061-00; Legal Description: LOT 61 WHISPERING PINES Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
382	Parcel ID: 05-11-575-223-00; Legal Description: LOT 223 WHISPERING PINES Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
383	Parcel ID: 05-11-575-262-00; Legal Description: LOT 262 WHISPERING PINES Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	

384	<p>Parcel ID: 05-11-575-294-00; Legal Description: LOT 294 WHISPERING PINES</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	
385	<p>Parcel ID: 05-11-575-338-00; Legal Description: LOT 338 WHISPERING PINES</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	
386	<p>Parcel ID: 05-11-575-350-00; Legal Description: LOT 350 WHISPERING PINES</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	
387	<p>Parcel ID: 05-11-575-397-00; Legal Description: LOT 397 WHISPERING PINES</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	
388	<p>Parcel ID: 05-11-575-453-00; Legal Description: LOT 453 WHISPERING PINES</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	
389	<p>Parcel ID: 05-11-575-472-00; Legal Description: LOT 472 WHISPERING PINES</p> <p>Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$21.98</p>		\$500	

390	Parcel ID: 05-11-575-473-00; Legal Description: LOT 473 WHISPERING PINES Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$21.98		\$500	
391	Parcel ID: 05-11-600-090-00; Legal Description: VALLEY PARK WINDMILL FARMS OF MANCELONA Comments: This vacant parcel slopes downhill from the road, and may be an excellent candidate for a walkout basement home. Windmill Farms is a newer plat, mostly manufactured housing units here. The area is clean and well maintained. Summer Tax Due: \$21.98	Windmill Point Lane. Mancelona;	\$500	
392	Parcel ID: 05-12-710-009-00; Legal Description: LOT 9 ORCHARD HILLS SUBDIVISION Comments: This is an irregularly shaped parcel that is just a few hundred feet from Torch Lake. There is a potential view from this parcel that is heightened in the winter when the leaves are off the trees between the site and the lake. There is the remains of a burned out house here. It's roached and beyond reasonable repair. There is a well here that is probably worth rehabbing, but the rest is toast. The foundation bows in on at least two side, indicating that it is not worth reuse. This is a very nice location in an area of well maintained homes. You would do well to consider this as a building site for your northern retreat or new year round home. Sev Not Accurate; Fire Damage; Summer Tax Due: \$756.78	11285 ORCHARD DR RAPID CITY;	\$3,800	
393	Parcel ID: 05-12-720-075-00; Legal Description: LOT 155 ORCHARD HILLS NO 3 Comments: Parcel in Orchard Hill #3 plat near the south end of Torch Lake. Parcel rolls quickly downhill from the road, making it suitable for a walkout basement design. A nice area of newer well maintained homes. Summer Tax Due: \$542.70	Highland View Drive;	\$2,900	
394	Parcel ID: 05-13-020-002-70; Legal Description: PARCEL 12..COM AT THE N 1/4 COR OF SEC 20 FOR POB; TH N 88 DEG W 651.10 FT ALG N SEC LINE; TH S 00 DEG W 665 FT; TH S 88 DEG E 654.72 FT TO N-S 1/4 LINE; TH N 00 DEG E 665.02 FT TO THE POB; BEING PART OF THE NW 1/4 SEC 20 T30N R5W 10 A M/L Comments: This is a 660x660 foot "square ten" that sits 1/2 mile east of Tucker Road on Raspberry Lane (private road). There is an old RV and a plow truck parked at the road entrance as a point of reference. The road is washboarded and rutted from a lack of proper grading. The corner of the property at the private road is posted, as is the gated driveway. There is power here, as well as a cluster of buildings including a travel trailer and what appears to be some sort of a frame structure that resembles a portion of a modular home. We did not investigate too thoroughly out of caution due to the postings. We suggest viewing this from a distance until purchased and a full eviction has been completed. This is nicely wooded property with some hardwoods, in a peaceful setting. Tax Protestor Or Militia Evidence; Summer Tax Due: \$110.53	7457 RASPBERRY LN ELMIRA;	\$1,900	
395	Parcel ID: 05-13-200-004-00; Legal Description: LOT 527 MANISTEE HEIGHTS NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	

396	Parcel ID: 05-13-250-102-00; Legal Description: LOT 102 PLAT OF NORTHERN HTS. NO. 1. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
397	Parcel ID: 05-13-250-217-00; Legal Description: LOT 217 PLAT OF NORTHERN HTS.NO 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
398	Parcel ID: 05-13-250-276-00; Legal Description: LOT 276 NORTHERN HTS NO 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
399	Parcel ID: 05-13-250-277-00; Legal Description: LOT 277 NORTHERN HTS NO 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
400	Parcel ID: 05-13-250-278-00; Legal Description: LOT 278 PLAT OF NORTHERN HTS NO 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
401	Parcel ID: 05-13-275-029-00; Legal Description: LOT 331 NORTHERN HEIGHTS NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	

402	Parcel ID: 05-13-275-047-00; Legal Description: LOT 349 NORTHERN HEIGHTS NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
403	Parcel ID: 05-13-275-062-00; Legal Description: LOT 364 NORTHERN HEIGHTS NO. 2. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
404	Parcel ID: 05-13-275-249-00; Legal Description: LOT 551 NORTHERN HEIGHTS NO.2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
405	Parcel ID: 05-13-300-047-00; Legal Description: LOT 47 PLAT OF NORTHOVER HILLS Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
406	Parcel ID: 05-13-300-101-00; Legal Description: LOT 101 PLAT OF NORTHOVER HILLS. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
407	Parcel ID: 05-13-300-182-00; Legal Description: LOT 182 PLAT OF NORTHOVER HILLS. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	

408	<p>Parcel ID: 05-13-300-217-00; Legal Description: LOT 217 PLAT OF NORTHOVER HILLS Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$5.75</p>		\$500	
409	<p>Parcel ID: 05-13-300-245-00; Legal Description: LOT 245 PLAT OF NORTHOVER HILLS. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$5.75</p>		\$500	
410	<p>Parcel ID: 05-13-300-257-00; Legal Description: LOT 257 PLAT OF NORTHOVER HILLS. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$5.75</p>		\$500	
411	<p>Parcel ID: 05-13-300-285-00; Legal Description: LOT 285 PLAT OF NORTHOVER HILLS Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$5.75</p>		\$500	
412	<p>Parcel ID: 05-13-300-463-00; Legal Description: LOT 463 PLAT OF NORTHOVER HILLS Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$5.75</p>		\$500	
413	<p>Parcel ID: 05-13-300-591-00; Legal Description: LOT 591 PLAT OF NORTHOVER HILLS. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees;</p> <p>Summer Tax Due: \$5.75</p>		\$500	

414	Parcel ID: 05-13-325-093-00; Legal Description: LOT 97 PLAT OF PINE VIEW NO. 1. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
415	Parcel ID: 05-13-325-154-00; Legal Description: LOT 161 PLAT OF PINE VIEW NO 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
416	Parcel ID: 05-13-325-165-00; Legal Description: LOT 172 PLAT OF PINE VIEW NO.1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
417	Parcel ID: 05-13-350-032-00; Legal Description: LOT 309 PINE VIEW NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
418	Parcel ID: 05-13-350-083-00; Legal Description: LOT 360 PINE VIEW NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
419	Parcel ID: 05-13-350-084-00; Legal Description: LOT 361 PLAT OF PINE VIEW NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	

420	Parcel ID: 05-13-350-107-00; Legal Description: LOT 384 PINE VIEW NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
421	Parcel ID: 05-13-350-175-00; Legal Description: LOT 452 PINE VIEW NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
422	Parcel ID: 05-13-350-176-00; Legal Description: LOT 453 PINE VIEW NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
423	Parcel ID: 05-13-350-192-00; Legal Description: LOT 469 PLAT OF PINE VIEW NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
424	Parcel ID: 05-13-350-231-00; Legal Description: LOT 508 PINE VIEW NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$850	
425	Parcel ID: 05-13-350-328-00; Legal Description: LOT 605 PINE VIEW NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	

426	Parcel ID: 05-13-350-377-00; Legal Description: LOT 654 PLAT OF PINE VIEW NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
427	Parcel ID: 05-13-350-440-00; Legal Description: LOT 717 PINE VIEW NO. 2. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
428	Parcel ID: 05-13-350-469-00; Legal Description: LOT 746 PLAT OF PINE VIEW NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
429	Parcel ID: 05-13-350-480-00; Legal Description: LOT 757 PLAT OF PINEVIEW NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
430	Parcel ID: 05-13-400-036-00; Legal Description: LOT 36 SNOWCREST HEIGHTS. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
431	Parcel ID: 05-13-400-199-00; Legal Description: LOT 199 SNOWCREST HEIGHTS. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	

432	Parcel ID: 05-13-400-235-00; Legal Description: LOT 235 SNOWCREST HEIGHTS. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
433	Parcel ID: 05-13-450-034-00; Legal Description: LOT 34 PLAT OF WINTERHAVEN. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
434	Parcel ID: 05-13-450-035-00; Legal Description: LOT 35 PLAT OF WINTERHAVEN. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
435	Parcel ID: 05-13-450-036-00; Legal Description: LOT 36 PLAT OF WINTERHAVEN Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
436	Parcel ID: 05-13-450-037-00; Legal Description: LOT 37 PLAT OF WINTERHAVEN. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
437	Parcel ID: 05-13-450-057-00; Legal Description: LOT 57 PLAT OF WINTERHAVEN. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	

438	Parcel ID: 05-13-450-058-00; Legal Description: LOT 58 PLAT OF WINTERHAVEN. Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
439	Parcel ID: 05-13-450-109-00; Legal Description: LOT 109 PLAT OF WINTERHAVEN Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
440	Parcel ID: 05-13-450-110-00; Legal Description: LOT 110 PLAT OF WINTERHAVEN Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
441	Parcel ID: 05-13-450-159-00; Legal Description: LOT 159 PLAT OF WINTERHAVEN Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
442	Parcel ID: 05-13-450-196-00; Legal Description: LOT 196 PLAT OF WINTERHAVEN Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
443	Parcel ID: 05-13-450-198-00; Legal Description: LOT 198 PLAT OF WINTERHAVEN Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	

444	Parcel ID: 05-13-450-468-00; Legal Description: LOT 468 PLAT OF WINTERHAVEN Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
445	Parcel ID: 05-13-450-510-00; Legal Description: LOT 510 PLAT OF WINTERHAVEN Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
446	Parcel ID: 05-13-450-585-00; Legal Description: LOT 585 PLAT OF WINTERHAVEN Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
447	Parcel ID: 05-13-475-082-00; Legal Description: LOT 82 WINTERSET NO 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
448	Parcel ID: 05-13-475-155-00; Legal Description: LOT 155 PLAT OF WINTERSET NO 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$350	
449	Parcel ID: 05-13-475-195-00; Legal Description: LOT 195 WINTERSET NO 1 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	

450	Parcel ID: 05-13-500-088-00; Legal Description: LOT 298 PLAT OF WINTERSET NO 2 Comments: Lakes of the North is a planned residential community with amenities located about halfway between Mancelona and Gaylord. It features a clubhouse with new pool, golf course, onsite food and beverage operations, a landing strip, campground and other amenities. Construction is subject to deed restrictions, and membership is fee based with an annual association dues structure. Please be aware of the fees before bidding on these lots. Association Fees; Summer Tax Due: \$5.75		\$500	
452	Parcel ID: 05-41-375-016-00; Legal Description: LOT 16 PLAT OF CEDAR RIVER ESTATES Comments: This is a well maintained, 1979 model mobile home with detached 2 car garage located in Bellaire. There are indications of updating (some incomplete). It could use carpet in a couple of rooms, but other than that its in pretty solid condition for its age. This was listed with a local Realtor at \$38,000. Municipal water and sewer. Natural gas. This would be a great starter or retirement place. 2BR/1BA. Nice 10x20 sun porch and 24x27 garage. Mobile Home; Summer Tax Due: \$357.04	204 N DIVISION BELLAIRE;	\$2,600	
453	Parcel ID: 05-45-010-006-00; Legal Description: LOT 5; BLK B; PLAT OF THE VILLAGE OF MANCELONA Comments: This sale includes a classic downtown double storefront building that has been used as a bar and grill in recent years (Mancelona Tavern, Bucks). There has been some poorly executed modernization done here, and there are still remnants of the classic storefront under that vinyl siding. It looks like a weathered brick facade that is hidden, and there are two recessed entryways that have been enclosed. Inside, the building is old and creaky, but generally solid. The original wood ceilings are above a late century drop ceiling of low grade. The basement had dirt floors that have partially been covered with wood. Electrical service is modern, but not of high quality workmanship. This classic downtown could be restored with the right owner. It holds many potential uses. This sale is real estate only. We do not own the furnishings. There is no liquor license included. Just the building and land here, folks. Summer Tax Due: \$2,139.93	115 W STATE ST MANCELONA;	\$10,250	
454	Parcel ID: 05-45-130-015-00; Legal Description: LOT 22 PLAT OF LYBARKER'S 2ND ADD TO THE VILL OF MANCELONA. Comments: You'll want to consider this one a vacant lot with debris to be removed. We're not sure what happened here, but it appears that someone may have been trying to connect two buildings together. There is a nice stone porch, a new power service, some newer framing and then it all just kind of ... stopped. Nice city lot in Mancelona. Municipal utilities and natural gas. Walking distance to downtown. Incomplete Construction; Summer Tax Due: \$302.54	307 S MAPLE ST MANCELONA;	\$1,500	
455	Parcel ID: 05-45-235-014-00; Legal Description: LOT 48 PLAT OF PLEASANT VIEW NO 2 Comments: Pleasant View #2 is a newer plat on the north village limits of Mancelona. These are level, nicely wooded, dry building sites with sandy soils. All municipal utilities are available here (as well as natural gas !!) and there are no association fees ! Build your new home here !! Summer Tax Due: \$52.85		\$600	
456	Parcel ID: 05-45-235-016-00; Legal Description: LOT 50 PLAT OF PLEASANT VIEW NO 2 Comments: Pleasant View #2 is a newer plat on the north village limits of Mancelona. These are level, nicely wooded, dry building sites with sandy soils. All municipal utilities are available here (as well as natural gas !!) and there are no association fees ! Build your new home here !! Summer Tax Due: \$52.85		\$600	

457	Parcel ID: 05-45-235-019-00; Legal Description: LOT 53 PLAT OF PLEASANT VIEW NO 2 Comments: Pleasant View #2 is a newer plat on the north village limits of Mancelona. These are level, nicely wooded, dry building sites with sandy soils. All municipal utilities are available here (as well as natural gas !!) and there are no association fees ! Build your new home here !! Summer Tax Due: \$52.85		\$600	
458	Parcel ID: 05-45-235-020-00; Legal Description: LOT 54 PLAT OF PLEASANT VIEW NO 2 Comments: Pleasant View #2 is a newer plat on the north village limits of Mancelona. These are level, nicely wooded, dry building sites with sandy soils. All municipal utilities are available here (as well as natural gas !!) and there are no association fees ! Build your new home here !! Summer Tax Due: \$52.85		\$600	
459	Parcel ID: 05-45-235-021-00; Legal Description: LOT 55 PLAT OF PLEASANT VIEW NO 2 Comments: Pleasant View #2 is a newer plat on the north village limits of Mancelona. These are level, nicely wooded, dry building sites with sandy soils. All municipal utilities are available here (as well as natural gas !!) and there are no association fees ! Build your new home here !! Summer Tax Due: \$52.85		\$600	
460	Parcel ID: 05-45-235-022-00; Legal Description: LOT 56 PLAT OF PLEASANT VIEW NO 2 Comments: Pleasant View #2 is a newer plat on the north village limits of Mancelona. These are level, nicely wooded, dry building sites with sandy soils. All municipal utilities are available here (as well as natural gas !!) and there are no association fees ! Build your new home here !! Summer Tax Due: \$52.85		\$600	
461	Parcel ID: 05-45-235-023-00; Legal Description: LOT 57 PLAT OF PLEASANT VIEW NO 2 Comments: Pleasant View #2 is a newer plat on the north village limits of Mancelona. These are level, nicely wooded, dry building sites with sandy soils. All municipal utilities are available here (as well as natural gas !!) and there are no association fees ! Build your new home here !! Summer Tax Due: \$52.85		\$600	
462	Parcel ID: 05-45-235-027-00; Legal Description: LOT 61 PLAT OF PLEASANT VIEW NO 2 Comments: Pleasant View #2 is a newer plat on the north village limits of Mancelona. These are level, nicely wooded, dry building sites with sandy soils. All municipal utilities are available here (as well as natural gas !!) and there are no association fees ! Build your new home here !! Summer Tax Due: \$52.85		\$600	
463	Parcel ID: 05-45-235-028-00; Legal Description: LOT 62 PLAT OF PLEASANT VIEW NO 2 Comments: Pleasant View #2 is a newer plat on the north village limits of Mancelona. These are level, nicely wooded, dry building sites with sandy soils. All municipal utilities are available here (as well as natural gas !!) and there are no association fees ! Build your new home here !! Summer Tax Due: \$52.85		\$600	
464	Parcel ID: 05-45-235-029-00; Legal Description: LOT 63 PLAT OF PLEASANT VIEW NO 2 Comments: Pleasant View #2 is a newer plat on the north village limits of Mancelona. These are level, nicely wooded, dry building sites with sandy soils. All municipal utilities are available here (as well as natural gas !!) and there are no association fees ! Build your new home here !! Summer Tax Due: \$52.85		\$600	
465	Parcel ID: 05-45-240-003-00; Legal Description: LOTS 4 AND 5 SMITH ADD TO THE VILL OF MANCELONA Comments: Nice large building site in Mancelona, off the extension of Hinman Street (unimproved). Would make a great addition to a neighboring parcel or a quality building site. The street here is platted but has never been finished. Level open land. Dry and ready for building ! Unimproved Roads; Summer Tax Due: \$136.38	(Unimproved) Hinman Street, Mancelona;	\$1,000	

Charlevoix County

Lot #	Lot Information	Address	Min. Bid	Sold For
1400	Parcel ID: 006-600-012-00; Legal Description: SEQUANOTA HEIGHTS LOT 12. Comments: Small 3 br 1 ba house that needs some work. 2 car garage and lots of roof problems. Nice, modern, clean neighborhood. This is the worst house in a good neighborhood, which is the perfect formula for a flipper profit. Will need roof, siding, probably mechanicals, and interior finish work. Boat in yard is likely not included in sale. No basement (crawl space). Several localized roof issues noted. Appears to have been vacant for some time. Generally, structurally intact. Worthy of a redo. Mold is present but does not appear to be serious. Incomplete Construction; Roof Issues; Summer Tax Due: \$1,225.20	11721 SEQUANOTA HEIGHTS DR (PVT CHARLEVOIX;	\$6,800	
1401	Parcel ID: 007-550-074-10; Legal Description: PLAT OF SUSAN SHORES #1 LOTS 74 SPLIT ON 09/26/2005 FROM 007-550-074-00 Comments: Sits about 8 ft below grade. Adjacent to parcel 1402. Area of new construction, level, wooded lot. Summer Tax Due: \$173.99	CHARLEVOIX VIEW DR CHARLEVOIX;	\$4,700	
1402	Parcel ID: 007-550-075-10; Legal Description: PLAT OF SUSAN SHORES #1 LOTS 75 SPLIT ON 09/26/2005 FROM 007-550-074-00 Comments: Sits about 8 ft below grade. Adjacent to parcel 1401. Area of new construction, level, wooded lot. Summer Tax Due: \$141.77	BOYNE CITY RD CHARLEVOIX;	\$4,000	
1403	Parcel ID: 008-032-012-00; Legal Description: COM AT NE COR OF S1/2 OF SE1/4 SEC 32 T32N R4W TH S 264 FT TH W 217 FT TH N 264 FT TH E 217 FT TO POB 1.3A. Comments: 1.3 acre lot on North Camp Ten Rd in Hudson township. Full wooded in younger growth including some maples. 264 ft on the road, runs 217 ft deep. Has a driveway cut in. Foundation of an old house remains. Summer Tax Due: \$27.28	NORTH CAMP TEN RD ELMIRA;	\$1,100	
1405	Parcel ID: 009-011-000-10; Legal Description: A STRIP OF LAND 100 FT IN WIDTH (BEING COMMONLY KNOWN AS RR ROW) OVER & ACROSS FOLLOWING DESC PROP: COM AT GEN 1/4 COR SEC 11 T33N R8W TH N AL N&S1/4 LI 1043.5 FT FOR POB TH W PARA WI E&W1/4 LI TO W 1/8 LI TH N AL W1/8 LI TO N1/8 LI TH E TO N&S1/4 LI TH S ON SD 1/4 LI TO POB BEING PT OF SE1/4 OF NW1/4 SEC 11-33-8 Comments: 100 ft railroad ROW across from SE 1/4 of NW 1/4 of Section 11. Private road runs roughly parallel with and west of this parcel and may front on or near Veenstra Rd. Seasonal Road; Summer Tax Due: \$32.11	(OFF) LOEB RD CHARLEVOIX;	\$800	
1408	Parcel ID: 053-380-007-50; Legal Description: NICHOLL'S FIRST ADD TO VILL S LAKE W1/2 LOTS 7&8 BLK 10 EX: S 10 FT OF W 1/2 OF LOT 8 BLK 10. Comments: This home has been upgraded in recent years, has newer siding and roof. Appears to have been done with some quality in mind. Attached 1 car garage, may have fieldstone fireplace. Currently occupied by renters. Attractive historic home, will be vacant at time of bidding. Occupied; Drnvi; Summer Tax Due: \$1,082.01	310 SECOND ST EAST JORDAN;	\$8,700	
1409	Parcel ID: 053-424-005-50; Legal Description: NICHOLL'S THIRD ADD TO VILL S LAKE S 35 FT LOT 5, LOTS 7 & 8 AND N 45 FT LOT 9 BLK 24. Comments: Large lot located on the corner of Division St and Second St in East Jordan. An alley way runs behind the house, magnificent maple tree and other attractive landscape remain. House has been removed from this parcel. Vul - Vacant Urban Lot; Summer Tax Due: \$551.55	606 SECOND ST EAST JORDAN;	\$2,200	

1410	<p>Parcel ID: 053-603-001-00; Legal Description: STONE'S SECOND ADD TO VILL S LAKE LOT 1 & N 20 FT OF LOT 2 BLK J. Comments: Small lot located at the corner of Sunset St and Winter St. Small creek running through behind, many maple trees present on the lot. Vul - Vacant Urban Lot; Summer Tax Due: \$77.99</p>	932 SUNSET ST EAST JORDAN;	\$700	
1411	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 053-723-003-00; Legal Description: NETTLETON'S ADD TO VILL S ARM LOT 3 BLK 3 ALSO W1/2 OF ALLEY VACATED L353 P667 ABUTTING SD LOT Comments: Midcentury tract housing, 1.5 stories deferred maintenance, debris around yard and inside as well. Home may appear to be vacant but is occupied at present (May 17).Older roof, overall fair condition. Did not view interior. Includes adjacent lot. Personal Property; Drvi; Occupied;</p> <p><i>(2 of 2)</i> Parcel ID: 053-723-004-00; Legal Description: NETTLETON'S ADD TO VILL S ARM LOTS 4&5 BLK 3 ALSO W1/2 OF ALLEY VACATED L353 P667 ABUTTING SD LOTS Comments: Midcentury tract housing, 1.5 stories deferred maintenance, debris around yard and inside as well. Home may appear to be vacant but is occupied at present (May 17).Older roof, overall fair condition. Did not view interior. Includes adjacent lot. Personal Property; Drvi; Occupied; Summer Tax Due: \$959.44</p>	LAKE ST S EAST JORDAN; 519 LAKE ST S EAST JORDAN;	\$6,800	

Emmet County

Lot #	Lot Information	Address	Min. Bid	Sold For
2101	<p>Parcel ID: 04-09-06-300-010; Legal Description: S 1/2 OF E 1/2 OF S 2/3 OF W 1/2 OF SW 1/4, EXC COM 660 FT E OF SW COR OF SEC FOR POB, TH N 379.5 FT, E 264 FT, S 379.5 FT, W 264 FT TO POB & EXC RD. 8.21 AC M/L SECTION 6, T37N, R5W. Comments: Rolling wooded lands covered with trilliums and younger growth. Country maintained gravel road. 2 trashed campers and general debris covers about 1 acre. Property is roughly 550 ft wide, 850 ft deep except for portion that wraps around adjacent home owned by others.</p> <p>Summer Tax Due: \$143.92</p>	2768 DIVISION RD PELLSTON;	\$1,100	
2102	<p>Parcel ID: 04-09-26-400-001; Legal Description: COM AT SE COR OF SEC FOR POB, TH W ALG S SEC LN 226 FT, TH N-30-W 257 FT M/L TO INT WITH C/L OF PLEASANTVIEW RD, TH NE'LY ALG C/L 394 FT M/L TO INT WITH CAMP RD, TH SE'LY ALG C/L OF CAMP RD 86 FT M/L TO SEC LN, TH S 300 FT TO POB. SECTION 26, T37N, R5W. Comments: 1.98 acre irregular shaped parcel with occupied mobile on the property. Cluttered with debris and old car throughout the yard. Eviction in process, second mobile on property is not connected or occupied to our knowledge. Located at the intersection of Camp and Pleasant view. Occupied; Drvi;</p> <p>Summer Tax Due: \$168.85</p>	1026 N PLEASANTVIEW RD PELLSTON;	\$1,400	
2105	<p>Parcel ID: 10-10-22-100-035; Legal Description: PT OF SW 1/4 OF NW 1/4 OF SECTION 22, COM 330 FT N OF W 1/4 COR OF SEC FOR POB, TH N 654.06 FT, E 1317.97 FT TO W 1/8 LN, S 644.82 FT, W 1320.69 FT TO POB. EXC COM AT W 1/4 COR OF SEC, TH N00°01'10"W 330 FT FOR POB, TH N00°01'10"W 327.03 FT, TH N89°23'48"E 1319.32 FT, TH S00°15'07"E 322.41 FT, TH S89°11'48"W 1320.69 FT TO POB. 9.55 AC M/L. SECTION 22, T37N, R4W. Comments: 9.55 Acre lot on private Reed Rd in Pellston. 330 ft wide x 1320 ft deep = 9.55 acres. Boundaries along the road at the NW and SW approximate corners were marked with pink survey tape. Dry, level, wooded area small creek runs through one corner.</p> <p>Summer Tax Due: \$278.31</p>		\$2,200	
2106	<p>Parcel ID: 11-13-27-301-265; Legal Description: TROUT CREEK CONDOMINIUM, PLAN #37, UNIT 165. SECTION 27, T36N, R5W. Comments: Subject to condominium master deed restrictions. Nice hillside condo lot in newer development. Be sure to investigate fees before bidding. Modern, attractive residential community northeast of Harbor Springs. Association Fees; Condo Subdivision "site Condo";</p> <p>Summer Tax Due: \$177.27</p>	4749 S PLEASANTVIEW RD #165 HARBOR SPRINGS;	\$2,000	
2107	<p>Parcel ID: 15-03-25-200-008; Legal Description: COM 323 FT N OF SE COR OF NE 1/4 OF NE 1/4, TH N 110 FT, W 445 FT S 110 FT, E 445 FT TO POB. 1.12 AC SECTION 25, T39N, R4W. Comments: 110 ft x 445 ft, House is probably a totally gutting job. Buildings in poor condition. Original home is concrete block, appears rehab-able condition. Hot-water heat throughout the home, is probably freeze-damaged. Roof needs fixing, plants growing out of it and caving-in in the rear addition. Located about 3 miles south of Mackinaw City, appears to have been vacant for a long time. Roof Issues; Freeze Damage;</p> <p>Summer Tax Due: \$520.87</p>	13811 MACKINAW HWY MACKINAW CITY;	\$7,400	

2108	Parcel ID: 16-15-03-126-033; Legal Description: BIRCHWOOD FARMS GOLF & COUNTRY CLUB #4, LOT 387. SECTION 3, T35N, R6W. Comments: Vacant lot inside of Birchwood Golf and Country Club, very private area, obsessively maintained roads and yards. Be prepared for association and membership fees. Please look into fees before bidding. Building and deed restrictions may apply, exclusive community. Association Fees; Summer Tax Due: \$15.58	2812 GREENBRIAR HARBOR SPRINGS;	\$450	
2110	Parcel ID: 43-14-03-300-030; Legal Description: COM 282.45 FT S2 \hat{A} , \hat{A} \circ 43'5"W FROM CTR POST OF SEC, TH S2 \hat{A} , \hat{A} \circ 43'5"W ALG N-S 1/4 LN 532.95 FT, TH N86 \hat{A} , \hat{A} \circ 43'15"W 171.56 FT, N10 \hat{A} , \hat{A} \circ 7'15"W 525.68 FT, TH E 288.93 FT TO POB, EXC N 151 FT THEREOF. SECTION 3, T36N, R4W. Comments: Small home has several additions. Roof is bad in bedroom and floor is buckled, rest is sound. Needs a good de-junking. Irregular in shape, 1.9 acres on US-31 near Dam Site Inn. Promising after clean up. Mechanics need looking into. Summer Tax Due: \$736.93	625 S US 31 HWY BRUTUS;	\$3,700	
2111	Parcel ID: 43-14-03-420-106; Legal Description: TIMBER PINES CONDO PLAN #311 UNIT 6. SECTION 3 T36N R4W. Summer Tax Due: TBA	577 WHITE PINE DR BRUTUS;	\$5,600	
2112	Parcel ID: 43-14-03-420-108; Legal Description: TIMBER PINES CONDO PLAN #311 UNIT 8. SECTION 3 T36N R4W. Summer Tax Due: TBA		\$4,200	

Additional Party 1 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

A Corporation Limited Liability Company A Trust

A Partnership

Additional Party 2 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Status: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

A Corporation Limited Liability Company A Trust

A Partnership

Additional Party 3 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

A Single Person A Married Man A Married Woman Taking Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

A Corporation Limited Liability Company A Trust

A Partnership

Tenancy

If you listed **more than 1 party above** to be placed on the deed, you must tell us the type of tenancy you would like to create. The tenancy you choose has legal implications that you should consider carefully. We **cannot and will not provide legal advice** to help you make this choice. You must seek outside help if you need additional guidance.

Check One Box Below:

TENANTS IN COMMON

If a co-tenant dies, their share of the property passes to their heirs by law.

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

If one of the co-tenants dies, their share of the property passes to the surviving co-tenant(s) automatically.

TENANTS BY THE ENTIRETIES (A married couple)

This tenancy is available only to married persons taking title together with no other parties.

Reminder: If you listed a legal entity as one of the deed parties above you **must** complete the Schedule of Entity Ownership below **unless the entity is exempt** from this disclosure because:

- The Entity held a prior recorded interest in the deeded property;
or
- The Entity is a division, agency, or instrumentality of federal, state, or local government;
or
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over the deeded property;
or
- The Entity is a publicly traded company listed on a national securities exchange.

SCHEDULE OF ENTITY OWNERSHIP

Entity Name	Entity Type	State
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The following is a complete list of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of the entity listed above:

1.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
2.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
3.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
4.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
5.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
6.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
7.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
8.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
9.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip

If more space is required, select one of the following options:

- Disclosure is continued on the back of this sheet; OR
- An additional SCHEDULE OF ENTITY OWNERSHIP is attached

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. **It must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		6. Seller's (Transferor) Name
		8. Buyer's (Transferee) Name and Mailing Address
		9. Buyer's (Transferee) Telephone Number

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

EXEMPTIONS

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the taxable value must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (**State Equalized Value**). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- transfer from one spouse to the other spouse
- change in ownership solely to exclude or include a spouse
- transfer is by blood or affinity to the first degree
- transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- transfer to effect the foreclosure or forfeiture of real property
- transfer by redemption from a tax sale
- transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- transfer resulting from a court order unless the order specifies a monetary payment
- transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- transfer to establish or release a security interest (collateral)
- transfer of real estate through normal public trading of stocks
- transfer between entities under common control or among members of an affiliated group
- transfer resulting from transactions that qualify as a tax-free reorganization
- transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- transfer of land with qualified conservation easement (land only - not improvements)
- other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Signature	Date
Name and title, if signer is other than the owner	Daytime Phone Number
	E-mail Address

Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. It includes, but is not limited to, the following conveyances:

- Deed.
- Land contract.
- Transfer into a trust, unless the sole beneficiary is the settlor (creator of the trust), the settlor's spouse, or both.
- Transfer from a trust, unless the distributee is the sole present beneficiary, the spouse of the sole present beneficiary, or both.
- Changes in the sole present beneficiary of a trust, unless the change only adds or substitutes the spouse of the sole present beneficiary.
- Distributions by a will or intestate succession, unless to the decedent's spouse.
- Leases, if the total duration of the lease is more than 35 years, including the initial term and all options for renewal, or if the lease grants the lessee the right to purchase the property at the end of the lease for not more than 80 percent of the property's projected true cash value at the end of the lease. This only applies to the portion of the property subject to the lease described above.
- Transfers of more than a 50 percent interest in the ownership of a business, unless the ownership is gained through the normal public trading of shares of stock.
- Transfers of property held as a tenancy in common, except the portion of the property not subject to the ownership interest conveyed.
- A conveyance of an ownership interest in a cooperative housing corporation, except the portion of the property not subject to the ownership interest conveyed.

For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
 - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
 - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.