

# Public Land Auction

Northeastern LP

*August 18th, 2017*

Alcona, Alpena, Montmorency, and Presque Isle Counties



***Location:***

Alpena Events Complex (A-PLEX)  
701 Woodward Ave., Alpena, MI 49707

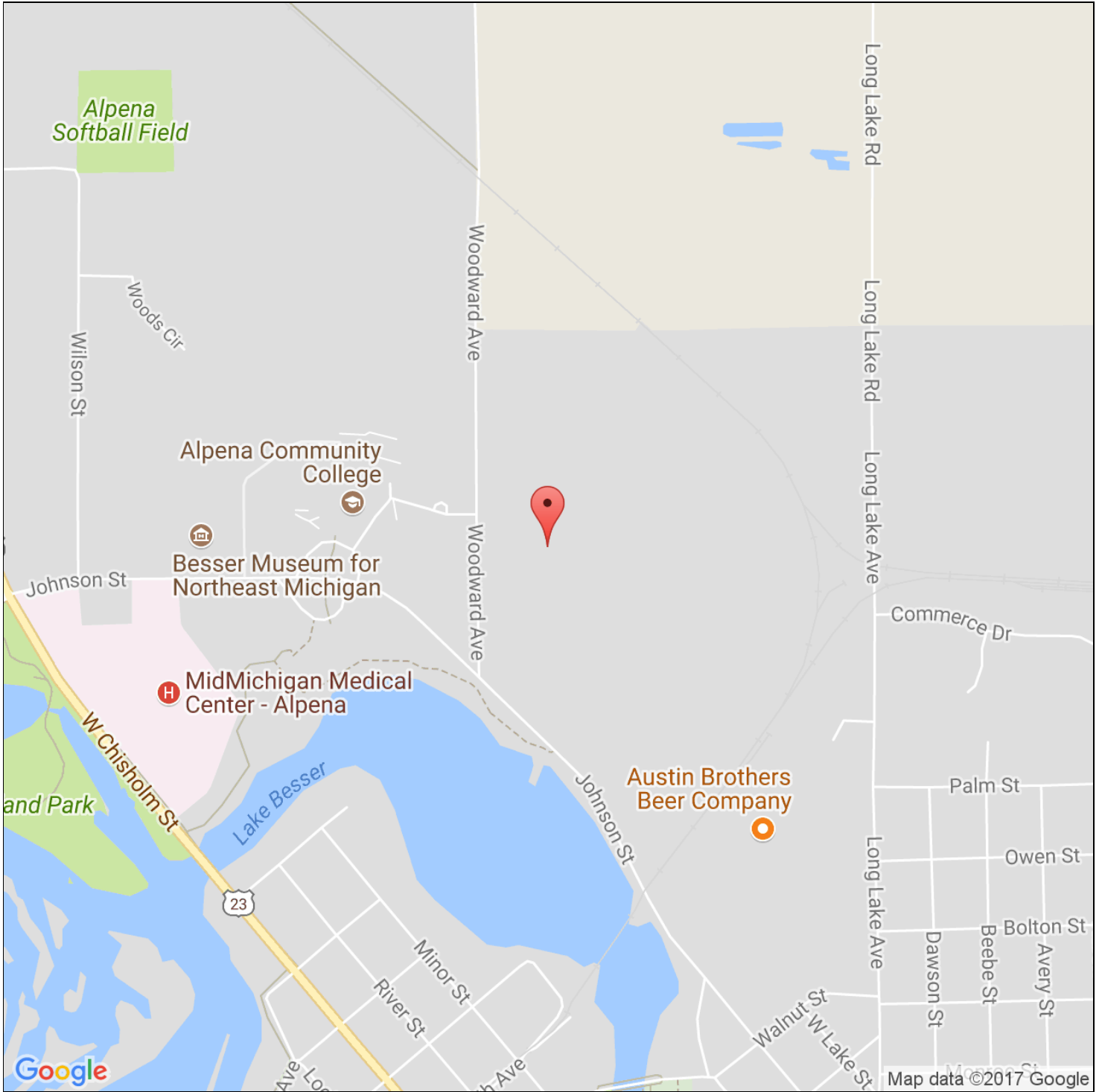
***Time:***

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

Alpena Events Complex (A-PLEX): 701 Woodward Ave., Alpena, MI 49707





[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

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

### C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](http://www.tax-sale.info) ("**Additional Terms**"). If such Additional Terms apply, they will be listed 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.**

# Alcona County

Lot #	Lot Information	Address	Min. Bid	Sold For
100	<p><b>Parcel ID:</b> 013-420-012-028-00; <b>Legal Description:</b> T28N R8E SECS 35&amp;36 LOT 28 BLK 12 LOST LAKE WOODS SUB. <b>Comments:</b> This hard wood lot is reasonably flat, features mature trees and is located near well kept neighboring homes. Great building spot for a first home or up north get away within a gated community. Association Fees;</p> <p><b>Summer Tax Due:</b> \$18.97</p>	N POPLAR RD LINCOLN;	\$700	
101	<p><b>Parcel ID:</b> 013-420-026-036-00; <b>Legal Description:</b> T28N R8E SECS 35&amp;36 LOT 36 BLK 26 LOST LAKE WOODS SUB. <b>Comments:</b> Vacant lot in Lost Lake Woods subdivision.</p> <p><b>Summer Tax Due:</b> \$18.97</p>	N ASH RD LINCOLN;	\$700	
102	<p><b>Parcel ID:</b> 013-420-059-037-00; <b>Legal Description:</b> T28N R8E SECS 35&amp;36 LOT 37 BLK 59 LOST LAKE WOODS SUB <b>Comments:</b> This pine and hard wood lot is reasonably flat, features younger trees and is located near neighboring homes. Wet ground and difficult building spot for a first home or up north get away within a gated community. Wetland Indicators; Association Fees;</p> <p><b>Summer Tax Due:</b> \$18.97</p>	N MOLE RD LINCOLN;	\$700	
103	<p><b>Parcel ID:</b> 021-005-100-020-01; <b>Legal Description:</b> T28N R7E SEC 5 COM E1/8 PT ON N LN, W 132 FT, S 495 FT, E 132 FT, N 495 FT TO POB <b>Comments:</b> Efficient (Small) 1 Bed 1 Bath Cabin setting on over an acre of land. T111 Siding and older 3 Tab shingles wrap this potently cute and cozy little cabin, front porch welcomes you in the updated (newer than the cabin) entry door. The windows were updated as well, to double pain. entering the home you are greeted with vaulted ceilings and open living/kitchen concept. the foot print of the kitchen has been left open to interruption of the future cabin owners. The main interior load bearing wall is covered with rough sawn lumber, and could be kept and sanded into a feature wall. Add new insulation and sheetrock to the outside walls, hang some pendent lights and we are well on our way to a new vogue living space. Fortunate for you, the main and only, bath has also been left open for interpretation. Polished Carrera? Black Slate? Subway? Make a few trips to the local Habitat for Humanity Restore and you will be surprised at what you can find. The Rooms are so small you can spend more on materials and still not get overwhelmed. Some in-stock cabinets, new tub and toilet will go very far. The Roof will need replaced as well, most like new wiring and box too. Not to forget the plumbing. This little home has loads of potential and possibly a roommate (coons), this theme of potential is carried out to the detached garage. Now the Garage is a different story, more than likely it will make sense to take apart the garage and reuse the building materials for reconstruction. If you are a single person or young couple with energy, seeking to get out of renting here is your opportunity. This home could be made into an efficient little cabin with plenty of elbow grease and money. The home will need a new furnace as well. Animal Damaged; Personal Property; Roof Issues;</p> <p><b>Summer Tax Due:</b> \$67.29</p>	2137 W HUBERT RD HUBBARD LAKE;	\$900	
104	<p><b>Parcel ID:</b> 031-006-400-012-00; <b>Legal Description:</b> T25N R6E SEC 6 N 990 FT, E 50 FT OF W 270 FT OF E1/2 OF SW1/4 OF SE1/4 <b>Comments:</b> This land locked, terrain challenged, swamp is roughly 50' wide and 1320' deep. Take Heley to Smith, then navigate off road. Land features some hardwoods. 5684 Smith is neighboring property. No Road Access; Terrain Challenged;</p> <p><b>Summer Tax Due:</b> \$50.60</p>	W. SMITH RD;	\$850	

105	<b>Parcel ID:</b> 031-011-100-020-00; <b>Legal Description:</b> T25N R6E SEC 11 N 340 FT OF S 1700 FT OF NE1/4 E OF CO RD SV PARCEL "E" <b>Comments:</b> The Great Escape, property features a dozer bait mobile home and electric, situated in a hidden clearing located at the end of your long, secluded private driveway. Mobile is not visible from road and is quite a surprise. The properties driveway is flanked with thick wooded swam making it the only access point to the property from Cole Rd. If you are looking for a building site with privacy this is it. Plenty of neighboring property owners out and about on their ATV's traveling on Cole Road, but once you are in your clearing it may as well be your own country of ten acres. Wetland Indicators; Mobile Home; <b>Summer Tax Due:</b> \$323.07	2601 COLE RD GLENNIE;	\$2,200	
106	<b>Parcel ID:</b> 031-018-400-020-11; <b>Legal Description:</b> T25N R6E SEC 18 COM NE COR MAPLE RIDGE SUB SEC 18, N88DEGE 719 FT S1DEGE 608 FT S88DEGW 719 FT, N1DEG W 608 FT ALG E LN SD SUB TO POB-EASEMENTS-SV # 11. <b>Comments:</b> This Hidden property is a little difficult to get to however, across the private roads leading to the property is power lines supplying electric to the area. Take Clause to Little Bear to Lake View, Left onto No Name Right on to a Two Track named Wood Stream. This Property is heavily wooded and boosts mosquitoes the size of small birds. Aprox. 719 feet X 608 feet Wetland Indicators; <b>Summer Tax Due:</b> \$294.26	S WILDWOOD TRL GLENNIE;	\$2,000	
107	<b>Parcel ID:</b> 032-125-000-008-00; <b>Legal Description:</b> T25N R6E SEC 36 LOT 8 BRYANT ACRES SUB <b>Comments:</b> This larger building lot near the town of Gennie is partially wooded with hard woods and also scruff trees. the area is fairly unpopulated and has plenty of room to stretch your arms. Sand road and electricity still connects you with society. Approx 1.94 Acres. Sawmill to Ford to King's Corner to Glenny Grade to Reading Pond <b>Summer Tax Due:</b> \$106.18	REARING POND TRAIL GLENNIE;	\$950	
108	<b>Parcel ID:</b> 032-185-004-026-00; <b>Legal Description:</b> T25N R6E SECS 10&15 LOTS 26 & 27 BLK 4 NORTH LAKE WOODS SUB <b>Comments:</b> This section of swamp has the power at its dirt road. Lot features plenty of beautiful wildlifes in their habitat. Neighbors 109 Wetland Indicators; Swamp Lot; <b>Summer Tax Due:</b> \$68.99	WINTER SPORTS DR GLENNIE;	\$800	
109	<b>Parcel ID:</b> 032-320-000-041-00; <b>Legal Description:</b> T25N R6E SEC 16 LOT 41 WOODLAND ACRES SUB <b>Comments:</b> This section of swamp has the power at its dirt road. Lot features plenty of beautiful wildlifes in their habitat. Neighbors 108 Wetland Indicators; Swamp Lot; <b>Summer Tax Due:</b> \$42.53	S SPRUCE ST GLENNIE;	\$750	
110	<b>Parcel ID:</b> 041-100-000-033-00; <b>Legal Description:</b> T25N R9E SEC 10 LOT 33 ALKAN ACRES SUB <b>Comments:</b> Near the Great Lake community of Green Bush, this large lot features, built gravel drive, electric service (was disconnected) and a poor condition mobile home. (great for scrap metal enthusiasts) The Good, this property backs up to another auction lot # 111, A wooded lot with mature trees. Vandalism; Mobile Home; <b>Summer Tax Due:</b> \$367.00	2633 S STEVENS RD GREENBUSH;	\$2,200	
111	<b>Parcel ID:</b> 041-100-000-046-00; <b>Legal Description:</b> T25N R9E SEC 10 LOT 46 ALKAN ACRES SUB <b>Comments:</b> This wooded lot has not been cleared and is thick with mature trees. This property touches another auction lot. (#110) <b>Summer Tax Due:</b> \$72.12	S STEVENS RD GREENBUSH;	\$850	
112	<b>Parcel ID:</b> 041-135-000-023-00; <b>Legal Description:</b> T25N R9E SEC 10&11 LOT 23 GREENBUSH SHORES SUB <b>Comments:</b> Cedar and pine swamp with road access. Auction lots 112,113,114 are contiguous. Swamp Lot; Wetland Indicators; <b>Summer Tax Due:</b> \$9.39	E SMITH RD GREENBUSH;	\$600	

113	<b>Parcel ID:</b> 041-135-000-024-00; <b>Legal Description:</b> T25N R9E SEC 10&11 LOT 24 GREENBUSH SHORES SUB <b>Comments:</b> Cedar and pine swamp with road access. Auction lots 112,113,114 are contiguous. Swamp Lot; Wetland Indicators; <b>Summer Tax Due:</b> \$9.39	E SMITH RD GREENBUSH;	\$600	
114	<b>Parcel ID:</b> 041-135-000-025-00; <b>Legal Description:</b> T25N R9E SEC 10&11 LOT 25 GREENBUSH SHORES SUB <b>Comments:</b> Cedar and pine swamp with road access. Auction lots 112,113,114 are contiguous. Swamp Lot; Wetland Indicators; <b>Summer Tax Due:</b> \$9.39	E SMITH RD GREENBUSH;	\$600	
115	<b>Parcel ID:</b> 041-135-000-031-00; <b>Legal Description:</b> T25N R9E SEC 10&11 LOT 31 GREENBUSH SHORES SUB <b>Comments:</b> This wooded partially swamp lot is difficult to access from the trails provided. Auctions Lot #'s 115, 116, 117, 118 are contiguous. Wetland Indicators; Unimproved Roads; <b>Summer Tax Due:</b> \$9.39	S LOG CABIN TRAIL GREENBUSH;	\$600	
116	<b>Parcel ID:</b> 041-135-000-032-00; <b>Legal Description:</b> T25N R9E SEC 10&11 LOT 32 GREENBUSH SHORES SUB <b>Comments:</b> This wooded partially swamp lot is difficult to access from the trails provided. Auctions Lot #'s 115, 116, 117, 118 are contiguous. Unimproved Roads; Wetland Indicators; <b>Summer Tax Due:</b> \$9.39	S LOG CABIN TRAIL GREENBUSH;	\$600	
117	<b>Parcel ID:</b> 041-135-000-033-00; <b>Legal Description:</b> T25N R9E SEC 10&11 LOT 33 GREENBUSH SHORES SUB <b>Comments:</b> This wooded partially swamp lot is difficult to access from the trails provided. Auctions Lot #'s 115, 116, 117, 118 are contiguous. Wetland Indicators; Unimproved Roads; <b>Summer Tax Due:</b> \$9.39	S LOG CABIN TRAIL GREENBUSH;	\$600	
118	<b>Parcel ID:</b> 041-135-000-034-00; <b>Legal Description:</b> T25N R9E SEC 10&11 LOT 34 GREENBUSH SHORES SUB <b>Comments:</b> This wooded partially swamp lot is difficult to access from the trails provided. Auctions Lot #'s 115, 116, 117, 118 are contiguous. Wetland Indicators; Unimproved Roads; <b>Summer Tax Due:</b> \$9.39	LOG CABIN & MARK TRL GREENBUSH;	\$600	
119	<b>Parcel ID:</b> 041-135-000-053-00; <b>Legal Description:</b> T25N R9E SEC 10&11 LOT 53 GREENBUSH SHORES SUB <b>Comments:</b> This wooded lot is contiguous with auction lot # 119. Features include pine and hardwood trees. Unimproved Roads; <b>Summer Tax Due:</b> \$9.39	E MARK TRAIL GREENBUSH;	\$600	
120	<b>Parcel ID:</b> 041-135-000-054-00; <b>Legal Description:</b> T25N R9E SECS 10&11 LOT 54 GREENBUSH SHORES SUB <b>Comments:</b> This wooded lot is contiguous with auction lot # 119. Features include pine and hardwood trees. Unimproved Roads; <b>Summer Tax Due:</b> \$9.39	E MARK TRAIL GREENBUSH;	\$600	
121	<b>Parcel ID:</b> 041-266-000-179-00; <b>Legal Description:</b> T25N R9E SEC 14 LOT 179 TIMBERLAKES ESTATES SUB #2 <b>Comments:</b> This larger wooded lot featured mature hardwoods along side birch trees. No neighboring homes. <b>Summer Tax Due:</b> \$12.53	E ARROWHEAD DR GREENBUSH;	\$700	

122	<p><b>Parcel ID:</b> 050-002-200-015-00; <b>Legal Description:</b> T26N R8E SEC 2 COM SE COR GL 3, N 151.43 FT, N86DEGW 390 FT TO POB, N2DEGE 94.34 FT, WLY 100.60 FT ALG SHR, S2DEGW 104.70 FT, ELY 100 FT ALG CO RD TO POB</p> <p><b>Comments:</b> Diamond in the ruff, this great little home is seated on larger lot with approximately 100 foot of frontage of Trask Lake. Views of which can be seen from the front living room's large partially upgraded windows. If the view from this room doesn't enchant you, curl up with a book and light a fire in the field stone fireplace complete with monogram grill vent, possibly original to the home. Home features two bedrooms accessed by an arched hall between the kitchen and living room. Where you will find mold covered cabinets, and so soft spots in the floor. Possibly from the various roof leaks dotting the house. The kitchen is truly the heart of the home and features a wood burning stove. The Bathroom looks to be from the mid century with perhaps an original porcelain tub, great chrome hardware and unique sink. Off the kitchen is the Mud/Sun room with adorable lattice style French opening wood windows and hot water heater. This Home is going to need a lot of work and money, Including; Upgrading the wiring and power service, replacing the roof and any rot caused by the leaks, But paint the paneling and replace the cabinets with some in-stock shakers, throw down a wide plank hard wood floor and your well on your way to owing a lake cabin that can be pass down along your family. Making generations of memories playing on the lake Freeze Damage; Personal Property; Mold; Roof Issues;</p> <p><b>Summer Tax Due:</b> \$370.63</p>	2197 E TRASK LAKE RD LINCOLN;	\$4,300	
123	<p><b>Parcel ID:</b> 050-002-200-025-00; <b>Legal Description:</b> T26N R8E SEC 2 COM SE COR GL 3, N 151.43 FT, N86DEGW 540 FT TO POB, N2DEGE 109.6 FT TO LK, W 66.50 FT ALG SHR, S2DEGW 106.60 FT, ELY 66 FT ALG N ROW CO RD TO POB 125/513 <b>Comments:</b> This property sloops down to 66' of Trask Lake front and features standing water and thicket. Swamp Lot; Wetland Indicators;</p> <p><b>Summer Tax Due:</b> \$153.90</p>	E TRASK LAKE RD LINCOLN;	\$1,300	
124	<p><b>Parcel ID:</b> 060-014-400-205-00; <b>Legal Description:</b> T26N R9E SEC 14 COM NW COR SE1/4 OF SE1/4, E 418.95 FT, S25DEGW 547.9 FT, N70DEGW 192.97 FT, N 431 FT TO POB &amp; N1/2 OF NE1/4 OF SW1/4 OF SE1/4 &amp; 12 FT ROW TO US-23 <b>Comments:</b> A little over 8 acres of interesting landscape including ponds and gravel hills, some grading may be required to smooth this one out, but could be a good building ground. Property is accessed from US23 by crossing neighboring property. No Power In Area; Easement Or Access Across;</p> <p><b>Summer Tax Due:</b> \$365.41</p>	S US-23 HARRISVILLE;	\$2,300	
125	<p><b>Parcel ID:</b> 072-140-002-040-00; <b>Legal Description:</b> T27N R7E SEC 12 LOTS 40 &amp; 41 BLK B HUBBARD LAKE HWY SITES SUB <b>Comments:</b> This double lot features; a nice neighboring home, partially wooded with pine and hardwoods, large power easement keeping the front section cleared. This is vacant land and there is no structures on the property. Easement Or Access Across;</p> <p><b>Summer Tax Due:</b> \$133.02</p>	N HUBBARD LAKE RD SPRUCE;	\$1,000	
126	<p><b>Parcel ID:</b> 072-191-000-162-00; <b>Legal Description:</b> T27N R7E SEC 33 LOT 162 STUVE RANCH SUB #2 <b>Comments:</b> A vacant lot in Hawes Township, wooded with birch, pine and aspen. Take North Richardson to West Almond to Stuve Ranch Road (touches auction lot 127)</p> <p><b>Summer Tax Due:</b> \$50.67</p>	Stuve Ranch Rd;	\$850	
127	<p><b>Parcel ID:</b> 072-191-000-163-00; <b>Legal Description:</b> T27N R7E SEC 33 LOT 163 STUVE RANCH SUB #2 <b>Comments:</b> A vacant lot in Hawes Township, wooded with birch, pine and aspen. Take North Richardson to West Almond to Stuve Ranch Road (Touches Auction Lot # 126)</p> <p><b>Summer Tax Due:</b> \$41.16</p>		\$800	

128	<p><b>Parcel ID:</b> 072-200-006-025-00; <b>Legal Description:</b> T27N R7E SEC 1&amp;2 LOT 25 BLK 6 SUPERVISORS SUB OF BACKUS BEACH <b>Comments:</b> This triangular shaped lot is located at the end of a hill top road named Nemode St. Lot may contain the pig and well of the neighboring chalet. Property backs up to a recreational area and may have lake views in the Winter Months. Hubbard Lake to Mt. Moria to Hill St to John St to Nemode</p> <p><b>Summer Tax Due:</b> \$174.22</p>	NEMODE ST SPRUCE;	\$1,500	
129	<p><b>Parcel ID:</b> 101-010-200-015-00; <b>Legal Description:</b> T26N R7E SEC 10 COM 33 FT E OF NW COR OF SW1/4 OF NW1/4, E 264 FT, S 165 FT, W 264 FT, N 165 FT TO POB <b>Comments:</b> This land has country side views of neighboring farmland and houses. There is no structures on this property. Apprx 165 Feet X 264 Feet</p> <p><b>Summer Tax Due:</b> \$24.52</p>	N SANBORN RD BARTON CITY;	\$700	



# Alpena County

Lot #	Lot Information	Address	Min. Bid	Sold For
6400	<p><b>Parcel ID:</b> 011-005-000-340-00; <b>Legal Description:</b> T30N R8E SEC 5 COM AT NE COR OF S 1/2 OF SE 1/4 OF NW 1/4 TH S 04D 30M W 153.0 FT TH N 85D 30M W 33 FT TO POB TH S 04D 30M W 75.0 FT TH N 85D 30M W 200 FT TH N 04D 30M E 75 FT TH S 85D 30M E 200 FT TO POB PART OF S 1/2 OF SE 1/4 OF NW 1/4</p> <p><b>Comments:</b> Midcentury "New Moon" brand mobile home with a roofover. This one is in pretty tough condition. It's been vandalized and there is a substantial decay in most every exterior edifice *except* the roofover itself, which appears to still be pretty solid. This one is probably beyond economic value to restore, but there is some value here in the land, well and septic (condition not guaranteed). You may want to check with code enforcement and health department officials on the requirements for reuse of this property and its improvements. Lot is 75 feet on the road x 200 feet deep. Vandalism;</p> <p><b>Summer Tax Due:</b> \$58.31</p>	3440 Lay Road;	\$5,300	
6401	<p><b>Parcel ID:</b> 011-005-000-345-00; <b>Legal Description:</b> T30N R8E SEC 5 COM 33 FT W &amp; 240 FT N OF CEN OF SEC 5 TH W 167 FT TH N 75 FT TH E 167 FT TO W LN OF LAY RD TH S ON RD LN 75 FT TO POB PART OF SE 1/4 OF NW 1/4 A/K/A 3470 LAY ROAD</p> <p><b>Comments:</b> Home sits on a parcel that is just over 1/4 acre in size. Fronts 75 feet on Lay Road and runs 167 feet deep. This property is occupied, so we did not have the opportunity to view it in detail. The home does not have utility service at present, but it appears that the former owner is still retaining overall possession and has things stored there. It contains a rather unambiguous warning to "stay away". We suggest that you heed it. This is a mid-century stick built home with one car attached garage. It appears to be in generally merchantable condition, however there is a lot of debris here, and you won't really be able to properly assess its condition until you have possession and have it cleaned out. Sanitation Issues And Garbage; Occupied; Dnvi;</p> <p><b>Summer Tax Due:</b> \$64.53</p>	3470 Lay Road;	\$2,500	
6402	<p><b>Parcel ID:</b> 012-009-000-460-00; <b>Legal Description:</b> T31N R8E SEC 9 COM AT A PT IN NELY LN OF HWY 1497.6 FT SELY FROM INT WITH E &amp; W 1/8 LN IN NW 1/4 TH NELY 525 FT TO SWLY LN OF RR R/W TH NWLY ALG R/W 61.35 FT TH SWLY 537 FT TO A PT IN NWLY LN OF HWY TH SELY ALG HWY 100 FT TO POB PART OF SE 1/4 OF NW 1/4</p> <p><b>Comments:</b> Teeny tiny one-roomer with an addition. Home has a newer architectural shingle roof. Could use new siding. Inside, this one has a sagging floor and it's pretty well covered in soot from wood heat. If you opened up the floor, you might be able to shore it up. It needs a complete resurfacing inside, as well as a mechanical upgrade. There is no heat source. Last use about 2013. Parcel fronts 100 feet along French Road and runs over 500 feet deep to the railroad right-of-way.</p> <p><b>Summer Tax Due:</b> \$88.30</p>	3344 FRENCH RD;	\$1,900	
6403	<p><b>Parcel ID:</b> 018-300-000-102-00; <b>Legal Description:</b> PROSPECT PARK SUB BLK 7 LOT NO 28</p> <p><b>Comments:</b> This is a small parcel (8/100ths of an acre) that is in a plat to which the roads were never improved. The entire plat is 1/2 mile away from the nearest road, and surrounded by marshlands. It's a great location "on a map", but has little practical purpose unless you're looking for a place to park your amphibian plane ... No Power In Area; No Road Access;</p> <p><b>Summer Tax Due:</b> \$2.18</p>	TAYLOR ST;	\$850	
6404	<p><b>Parcel ID:</b> 018-405-000-114-00; <b>Legal Description:</b> WATER WORKS PARK PLAT LOT NO 59</p> <p><b>Comments:</b> Attention Cattail ranchers and frog farmers. This one is for you ! 13/100ths of an acre. Corner lot just off US 23 near the Alpena mall. Knee deep surface water and lots of cattails. Think of all the money you can save on buying them from the craft store and they grow back naturally ! Or you could start your new career in frog farming ! Swamp Lot;</p> <p><b>Summer Tax Due:</b> \$16.36</p>	MAC AVE @ WALL AVENUE;	\$1,100	

6405	<p><b>Parcel ID:</b> 018-405-000-508-00; <b>Legal Description:</b> WATER WORKS PARK PLAT LOT 265 &amp; NELY 1/2 OF LOT 266 <b>Comments:</b> Older 1.5 story home with two additions ... one to the side (20 years old ?) and one to the rear that is mid century. This home is generally straight and solid, but she's pretty "decor challenged" and grubby. With a thorough resurfacing (inside and out) this could be a decent place. The side addition has a master bedroom and bath. 3 smaller bedrooms up. The upper roof does not leak, but certainly looks like it's going to at any moment. The other two roofs are older but appear much more merchantable. Late century furnace and water heater. Electric service is in the crawlspace and has been subjected to moisture. back porch has some rot and the roof leaks. Repair or remove ... your call. We do not have title to the boat in the driveway. The lot is roughly 1/4 acre. The home does not have a gas meter that we saw, but there is natural gas in the area as well as city water and sewer. <b>Summer Tax Due:</b> \$163.36</p>	770 WALL AVE;	\$3,300	
6406	<p><b>Parcel ID:</b> 022-030-000-051-02; <b>Legal Description:</b> T31N R5E SEC 30 COM AT NE COR OF SEC 30 TH S 89D 11M 14S W 1312.74 FT TO E 1/16 COR ON N LN OF SD SEC 30 TH S 00D 01M 53S E ALG THE ELY N/S 1/16 LN OF SD SEC 91.26 FT TO SLY 100 FT ROW OF HWY M-32 TH CONT S 00D 01M 53S E 416.10 FT ALG SD 1/16 LN TH S 89D 14M 42S W 100FT TO FOUND 3/4 PIPE TH N 00D 02M 20S E 416.18 FT TO A FOUND 3/4 PIPE AND THE SLY 100 FT ROW OF HWY M-32 TH N 89D 17M 08S E 100.19 FT ALG SD SLY ROW LN TO POB SUBJ TO ESMNT OF REC <b>Comments:</b> And we have another oddball piece. This parcel is about 100' wide along the south side of M-32 just east of Hillman. Runs a little over 400 feet deep. This parcel contains a driveway, and it is subject to an easement for that driveway. So no. You can't "cut them off". The home at 12678 M-32 West has a driveway that pretty much runs right through the middle of this parcel. We'd suggest getting it surveyed prior to bidding so that you're certain of what you're buying .... Easement Or Access Across; <b>Summer Tax Due:</b> \$57.99</p>	(In front of) 20389 M-32 W;	\$1,100	
6407	<p><b>Parcel ID:</b> 024-021-000-333-01; <b>Legal Description:</b> T31N R6E SEC 21 COM 100 FT E OF THE SW COR OF THE SE 1/4 OF NW 1/4 AS POB THN N 50FT E 200FT S 50FT W 200 FT TO POB <b>Comments:</b> Parcel fronts 200 foot on M-32 West near radio hill in Green Township. This is an odd one. It is part of the front yard of the home at 12678 M-32 West. It runs 200 feet along the road, but is only 50 feet deep. It might include part of the homes septic field and driveway, not to mention access to their property. This should be surveyed to determine those things. To be truthful, the homeowner should own this to avoid future legal complications. Encroachments; <b>Summer Tax Due:</b> \$3.09</p>	(In front of) 112678 M-32 W;	\$850	
6408	<p><b>Parcel ID:</b> 025-090-000-013-00; <b>Legal Description:</b> SUPERS PLAT OF TAYLOR &amp; HAWKS SUB LOT NO 13 <b>Comments:</b> If you're looking for a vacation fixer upper, here it is ! This is a concrete block home with a large tree laying on top of it. Other than the penetration of one branch, there does not appear to be substantial damage from the tree. This is a primitive camp and has no running water or bath facilities. Located in the little settlement just north of Moores Landing at the north end of Fletchers Flooding near Hillman off Taylor-Hawks Road. 2 tiny bedrooms and a combo kitchen/living room. Quaint !! <b>Summer Tax Due:</b> \$51.01</p>	206 DEER AVE;	\$1,600	

6409	<p><b>Parcel ID:</b> 043-107-000-491-01; <b>Legal Description:</b> THUNDER BAY VILLAGE NO 4 LOTS #491 492 &amp; 493 <b>Comments:</b> This is a hand hewn log home project that stalled prior to completion. It has corrugated steel roof and a block foundation that both seem to be in reasonable condition. Masonry, hand built stone fireplace. We'd guess this is about 10 years old. Sits on a wooded lot, out of sight of passing traffic. Because of the nature of the construction (unconventional materials and workmanship methods) it would be wise to consult with local code enforcement officials about its ability to meet current construction and energy code requirements. We did not notice any utility connection to the home, however there is a SatTV dish in the yard. Genset perhaps ? There is some debris to remove, but overall this is a solid structure worthy of your consideration if you are up to completing a project of this scope. Triple lot in Thunder Bay Village. Incomplete Construction; <b>Summer Tax Due:</b> \$177.18</p>	465 GERONIMO RD;	\$3,600	
6410	<p><b>This lot is a "bundle" comprised of 5 parcels</b></p> <p><i>(1 of 5)</i> <b>Parcel ID:</b> 043-085-000-085-00; <b>Legal Description:</b> THUNDER BAY VILLAGE SUB LOT #85 <b>Comments:</b> This "bundle" includes 5 parcels, many which have been sold numerous times at the tax sales over the years. They are generally unbuildable swamp lots and have no value to anyone other than an adjacent land owner. This bundle of parcels will be sold with a DEED RESTRICTION and is subject to the requirement of a CASH PERFORMANCE BOND in the amount of \$100,000.00, both at the unilateral discretion of the seller. The deed restriction shall stipulate that the parcels cannot be sold, traded, gifted or otherwise conveyed; or offered for sale or conveyance, either individually or in any combination, until a residential structure is built and an occupancy permit is issued for that parcel. A violation of the restriction shall cause the title to the parcel(s) to revert to the seller without compensation to the bidder or any purchaser from the bidder. In the event a bid is placed on the parcels, no deed shall be issued, and the sale shall be CANCELLED unless the bidder provides a CASH PERFORMANCE BOND or equivalent, accruing to the benefit of the Treasurer, to secure the payment of the property taxes on the parcels for the next 15 years. The form, amount, issuer and other variables of the bond or its equivalent shall be approved by the seller PRIOR TO (not on) THE DATE OF SALE. If such a cash performance bond is not timely submitted and/or approved by the seller, the bid will be CANCELLED and no deed or refund will be issued.</p> <p><i>(2 of 5)</i> <b>Parcel ID:</b> 043-085-000-086-00; <b>Legal Description:</b> THUNDER BAY VILLAGE SUB LOT #86 <b>Comments:</b> VACANT APPROX 0.25 ACRES</p> <p><i>(3 of 5)</i> <b>Parcel ID:</b> 043-095-000-099-00; <b>Legal Description:</b> THUNDER BAY VILLAGE SUB NO 2 LOT NO 99 <b>Comments:</b> VACANT APPROX 0.23 ACRES</p> <p><i>(4 of 5)</i> <b>Parcel ID:</b> 043-095-000-169-00; <b>Legal Description:</b> THUNDER BAY VILLAGE SUB NO 2 LOT NO 169 &amp; 170 <b>Comments:</b> VACANT APPROX 0.42 ACRES</p> <p><i>(5 of 5)</i> <b>Parcel ID:</b> 043-109-000-575-00; <b>Legal Description:</b> THUNDER BAY VILLAGE # 5 LOT 575 <b>Comments:</b> VACANT APPROX 0.61 ACRES <b>Summer Tax Due:</b> \$40.33</p>	109 DEER CT; 105 DEER CT; 324 LAKE WINYAH RD; 221 LAKE WINYAH RD; 104 WABEEK CT;	\$4,500	
6415	<p><b>Parcel ID:</b> 043-135-000-034-00; <b>Legal Description:</b> 1ST ADD TO WATER WOODLAND SUB LOT NO 34 ALSO INT IN OUTLOT A <b>Comments:</b> Vacant platted lot on Simmons Road in Maple Ridge Township. Roughly 1/2 acre in size. Nicely wooded parcel across the street from the Thunder Bay River. Has DEEDED ACCESS to a WATERFRONT outlot that is commonly held with other lot owners here as a park and Thunder Bay River access! The outlot is a bit overgrown, however. <b>Summer Tax Due:</b> \$21.06</p>	SIMMONS RD/OTTER TRAIL (Private);	\$950	

6416	<p><b>Parcel ID:</b> 083-022-000-771-00; <b>Legal Description:</b> T31N R6E SEC 22 COM AT CEN OF SEC 22 TH S 60 FT ON N&amp;S 1/4 LN TO POB &amp; S R/W LN OF M32 TH S 264 FT TH N 89D 2M 45S E 165 FT PAR TO M 32 TH N 264 FT PAR TO N &amp; S 1/4 LN TH S 89D 2M 45S W 165 FT TO POB PRT OF NW 1/4 OF SE 1/4 <b>Comments:</b> Parcel fronts 165' along the south side of M-32 West, and runs 264 feet deep. Contains an older mobile home which has been vacant since 2009. It is likely beyond reasonable repair, as it has partially collapsed and is open to the elements thruout. It's "roached" as the Pickers would say. The value here is in the land, well and septic (condition not guaranteed). There is also an older storage building out back that is in similar condition.</p> <p><b>Summer Tax Due:</b> \$99.92</p>	11461 M-32 W;	\$2,200	
6417	<p><b>Parcel ID:</b> 093-347-000-130-00; <b>Legal Description:</b> LOTS 5 &amp; 6 BLK 9 DEADMANS ADD TO THE CITY <b>Comments:</b> This is a dense, brushy lot in a very nice Alpena neighborhood. The terrain part way back drops sharply and rolls toward a ravine/creek. This lot would be an excellent addition to a neighboring yard and it could hold some potential for new construction depending in the exact topography. Please investigate prior to bidding.</p> <p><b>Summer Tax Due:</b> \$358.31</p>	2663 S SECOND AVENUE;	\$2,300	

# Montmorency County

Lot #	Lot Information	Address	Min. Bid	Sold For
4500	<p><b>Parcel ID:</b> 001-560-000-051-00; <b>Legal Description:</b> T29N R1E SEC 19 LOT 51 WEST TWIN MOBILE HOME SUB <b>Comments:</b> Mid century mobile with TWO garages, located just outside of Lewiston ... across the street from West Twin Lake, and just a tad from the Montmorency-Otsego County line. This mobile is OCCUPIED by a renter, so we did not have the opportunity to view it in detail. However it appears to be in very merchantable condition. There are two outbuildings, including a two car stick built garage and a 1.5 car steel garage. Both are in excellent condition. Please note that the contents here belong to the renter. Nothing that is not attached to the land is included in this sale ! Nice corner lot. Occupied; Personal Property; Dnvi; <b>Summer Tax Due:</b> \$279.67</p>	1490 CO RD 612 LEWISTON;	\$2,000	
4501	<p><b>Parcel ID:</b> 002-029-000-120-00; <b>Legal Description:</b> T30N R3E SEC 29 BEG 8 RDS N OF SE COR OF SW 1/4 OF NW 1/4 AS POB TH W 20 RDS. N 4 RDS. E 20 RDS. TH S 4 RDS TO POB <b>Comments:</b> Parcel fronts 66 feet on the west side of Mitchell Road, and runs 330 feet deep. Typically, 66 foot wide parcels like this turn out to be shared roads or other easement parcels, but all of the abutting lands here have their own road frontage, so it appears to simply be a 66 foot wide lot. Parcel is slightly below road grade, and there is a clearing cut into it as if it has been used for some purpose before. <b>Summer Tax Due:</b> \$34.30</p>	Mitchell Road;	\$700	
4502	<p><b>Parcel ID:</b> 002-055-000-018-00; <b>Legal Description:</b> T30N R3E SEC 17-18 LOT 18 HEPPNER HILLS SUB <b>Comments:</b> Parcels 4502 and 4503 are side-by-side lots just south and east of Atlanta on Sturgis Road. Buy one or both ! 4502 is the easternmost lot, and the higher ground of the two. Natural gas is available here, and this is a graded county maintained country road in a nice quiet setting. Wooded in evergreen, maple, polar and a few birch. Nice dry building parcel with well drained soils !! This sale is for 4502 only. <b>Summer Tax Due:</b> \$57.53</p>	Sturgis Road. Atlanta;	\$700	
4503	<p><b>Parcel ID:</b> 002-055-000-019-00; <b>Legal Description:</b> T30N R3E SEC 17-18 LOT 19 HEPPNER HILLS SUB <b>Comments:</b> Parcels 4502 and 4503 are side-by-side lots just south and east of Atlanta on Sturgis Road. Buy one or both ! 4503 is the westernmost lot, and the more level site of the two. Natural gas is available here, and this is a graded county maintained country road in a nice quiet setting. Wooded in evergreen, maple, polar and a few birch. Nice dry building parcel with well drained soils !! <b>Summer Tax Due:</b> \$57.53</p>	Sturgis Road, Atlanta;	\$550	
4504	<p><b>Parcel ID:</b> 003-012-000-730-00; <b>Legal Description:</b> T30N R2E SEC 12 BEG ON S BDY LINE OF M-32 20 RDS W OF E 1/4 POST, TH W ALONG M-32 16 RDS, TH S 10 RDS, TH E PAR WITH M-32 16 RDS, TH N 10 RDS TO POB LESS HWY ROW OF RECORD. <b>Comments:</b> Modern small 2 bedroom home (1 down, 1 up) just east of Atlanta on M-32/33. This is an updated older frame structure with newer windows, doors and wall heat (natural gas). Without a lot of work, this could be a neat weekender, or starter/retirement place. Mostly needs a good cleaning and going over the systems. We did notice a small deflection in the center of the floor, but it's not a major defect and could likely be corrected with minor surgery. Has a small storage shed and a one acre lot. Runs roughly 264' along the road and 165' deep. <b>Summer Tax Due:</b> \$237.01</p>	12929 M-32/M-33 ATLANTA;	\$4,200	

4505	<p><b>Parcel ID:</b> 003-024-000-040-00; <b>Legal Description:</b> T30N R2E SEC 24 THE W 1/2 OF N 1/2 OF N 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 <b>Comments:</b> This one is in pretty good condition. Roofover mobile project that appears to be circa 1986. They added an expando to the living room, built a 2 car garage, and attached it with a breezeway/laundry room. It would not take a great deal to make this one your next family home or getaway. 2 bedrooms, 2 baths, 2 car garage and 2.5 acres in size, so there is lots of room to roam. it appears this was occupied as recently as this spring.</p> <p><b>Summer Tax Due:</b> \$517.63</p>	12893 KOHLMAN RD ATLANTA;	\$2,800	
4506	<p><b>Parcel ID:</b> 003-419-000-008-00; <b>Legal Description:</b> T30N R2E SEC 12 LOTS 8-9-10 BLK 19 VILLAGE OF ATLANTA <b>Comments:</b> This is a mid-century 2 bedroom frame home that needs a good deep cleaning and resurfacing. It has hints of originally being a knotty pine 50's period home. There is a concrete block 2 car attached garage and a front porch that has been enclosed. The entire thing is really, really grubby, but it appears to be structurally sound and worthy of your attention. Also for your consideration, this one has a mother-in-law unit out back. Also a great place for the teenagers. Or a doghouse when your wife finds out you spent the vacation money on a new camo motorcycle. Newer mechanicals, but you'll still want to have them reviewed for operability. There are a couple of roof leaks evident, one particularly noticeable in the kitchen. This home has potential. Bring the scrub brushes and clean up!</p> <p><b>Summer Tax Due:</b> \$312.30</p>	12583 STATE ST ATLANTA;	\$2,800	
4507	<p><b>Parcel ID:</b> 003-630-000-015-00; <b>Legal Description:</b> SEC 12 T30N R2E LOTS 15 &amp; 16 FOURNIER SUB ALSO COMM AT TH SW COR OF LOT 14 OF SD SUB TH E 10 FT TH NWLY TO NW COR OF SD LOT 14 TH S ALG LOT LINE TO POB LESS COMM AT THE NW COR OF LOT 16 OF SD SUB FOR POB TH S 02 DEG 28' W ALG W LINE OF SD LOT 16 TO N LINE OF JEROME ST TH E 14 FT ALG CURVE TO LEFT ARC ANGLE FO 6 DEG 12'42" L C S87 DEG 21'21" E 14 FT ALG S LINE SD LOT 16 THN 04 DEG 44'21" W 111.61 FT TO POB <b>Comments:</b> Located at the "point" coming into Atlanta from the East, this is a highly visible commercial location lending itself to use as an office or retail building site. The building here is condemned. it has been dormant with a very bad roof for years, and is molded. It is posted as being subject to demolition proceedings by local code enforcement. There IS a steel storage building to the rear that is still in decent condition and could probably be brought into a merchantable condition. Buildings to the west of this one were recently demolished and those lands contain a fairly large septic system. If one was of the mind, you could also acquire that property for a large construction site. Demo Target; Condemned;</p> <p><b>Summer Tax Due:</b> \$517.63</p>	12658 JEROME ST ATLANTA;	\$3,000	
4508	<p><b>Parcel ID:</b> 004-009-000-080-00; <b>Legal Description:</b> T31N R3E SEC 9 COM AT NW COR OF LOT 106 TWIN DAMS SUB TH N 28.48 FT TO 1/8 LN TH S 88 DEG W 125.61 FT TH S 7 DEG W 164.60 FT TH N 88 DEG E 126.87 FT TH S 2 DEG E 68.71 FT TH S 36 DEG E 26.68 FT TH N 190.56 FT TO POB PARCELS A &amp; C <b>Comments:</b> Parcel is irregular in shape. You will want to consult local records to determine exact dimensions. It has 125' along the extension of Sunset Trail and runs 164' toward the water (but does not reach shore). It has another small dogleg to the west. This parcel sits to the west of the home at 17731 Sunset Trail at Little Brush Lake.</p> <p><b>Summer Tax Due:</b> \$25.23</p>	(West of) 17731 Sunset Trail;	\$700	

4509	<b>Parcel ID:</b> 004-109-000-170-04; <b>Legal Description:</b> T31N R4E SEC 9 COM AT S 1/4 COR TH S 89 DEG W 1306.4 FT TH N 1301.11 FT TH S 89 DEG W 437.91 FT TH N 564.04 FT TO CN LN OF REDMOND DR TH N 89 DEG W 33.11 FT TH N 10.28 FT TH S 89 DEG W 100 FT TO POB TH W 149.76 FT TH N 175 FT TH N 89 DEG E 148.45 FT TH S 174.98 FT TO POB PART OF PARCEL C <b>Comments:</b> This parcel is roughly 150x175 feet in size. It sits to the rear of the home at 21145 Third Street. There is no improved road that reaches this property. You will want to investigate whether there are any unimproved platted streets or easement rights to this parcel .... otherwise you may have no right to get to it. This should probably be merged with a neighboring parcel that has road access. No Road Access; <b>Summer Tax Due:</b> \$85.66	(Behind) 21145 Third Street.;	\$1,000	
4513	<b>Parcel ID:</b> 004-270-000-024-00; <b>Legal Description:</b> T31N R4E SEC 4 LOT 24 NORTH SHORE DR ASSESSORS PLAT <b>Comments:</b> This parcel is roughly 2/3 acre in size. About 100' wide and 300' deep. It is situated offroad, between a parcel at 21320 North Shore Road (which contains a home) and a vacant parcel to the north on County Road 459. There is no apparent improved access to this parcel from North Shore Drive, but we did find a two track that comes in to the property north and east of here from CR 459. The two track becomes too narrow for a vehicle several hundred feet before it reaches our sale parcel so we did not pursue it further, but you can likely walk in. There IS a 10' wide deeded easement alongside (to the west) of the home on North Shore Drive, but the easement has never been cleared. The property is rolling and wooded, and would offer a dry, buildable spot. Unimproved Roads; <b>Summer Tax Due:</b> \$156.36	(Behind) 21320 North Shore Drive;	\$950	
4514	<b>Parcel ID:</b> 004-320-000-025-00; <b>Legal Description:</b> T31N R4E SEC 9 N 1/2 OF LOTS 25-26 RT JACKSON SONS SUB <b>Comments:</b> Grandmas cottage type of property in VERY GOOD condition. It appears that this one has not been occupied in a little bit, and there is evidence of a few visits by critters since they were here last. There are tree branches down in the yard and oh the back porch, and they took the power line with them. This is an older "one room cabin" with wood siding that has had a mid-century aluminum sided addition placed on the south side. Inside this place is very clean and in excellent condition. There are contents here that we DO NOT OWN and cannot pass title to. Roof is older but does not leak other than a small area we noticed in the bathroom. Bottle gas space heat. Insulated. You are only about 300 feet from the lake here, which is accessible at the road end . This is in a small community of modest (mostly summer) homes with a few year rounders, about a half dozen miles outside of Hillman. This is going to be a popular property ... bring your checkbooks and be prepared to bid ! Personal Property; <b>Summer Tax Due:</b> \$397.44	17476 MURRAY ST HILLMAN;	\$3,000	
4515	<b>Parcel ID:</b> 004-340-000-009-00; <b>Legal Description:</b> T31N R3E SEC 9 LOT 9 TA-HO-MI TRAILS SUB #1 <b>Comments:</b> Parcel is located on the west side of Ottawa Court, just off County Road 624 about 200 feet before the end of the street. Nicely wooded, level, dry building site about halfway between Hillman and Atlanta. <b>Summer Tax Due:</b> \$21.83	Ottawa Court;	\$650	
4516	<b>Parcel ID:</b> 044-054-000-007-00; <b>Legal Description:</b> T31N R4E SEC 23 LOT 7 BLK 4 FARRIERS ADD TO VILLAGE OF HILLMAN <b>Comments:</b> Nice level wooded lot in Hillman. Has some towering birch and poplar trees. On a paved village street with trees. <b>Summer Tax Due:</b> \$29.31	Austin Street, Hillman;	\$700	

# Presque Isle County

Lot #	Lot Information	Address	Min. Bid	Sold For
6675	<p><b>Parcel ID:</b> 011-009-000-023-02; <b>Legal Description:</b> T 34 N R 2 E SEC 9 COM AT S 1/4 COR OF SEC 9 N 89 DEG 52MIN E 1284.38FT ALONG S SEC LI TH N 32M 38S W 310FT TO POB N 0D 32M 38S W 125FT S 89D 52M 52S W 270 FT TO THREAD OF STONEY CR TH S;LY ALG CREEK TO PT S 89DEG 52MIN 52SEC W 270 FT M OR L FROM POB TH N 89D 52M 52S E 270 FT M/L TO THE POB. BEING A PART OF SW 1/4 OF SE 1/4. SUBJ TO EASEMENT FOR INGRESS &amp; EGRESS &amp; UTILITY OVER ELY 33 FT. <b>Comments:</b> Parcel sits about 300 feet north of One Mile Highway and shares a posted private drive with 3 other parcels. The land is level, dry and nicely wooded. The west frontage follows the thread of Stoney Creek, which is a small stream which we could not see where maps showing it crossing the road to the south. The parcel is roughly 2/3 of an acre according to data we reviewed. Located just a couple miles SE of Onaway.</p> <p><b>Summer Tax Due:</b> \$48.13</p>	(Off) One Mile Highway;	\$1,200	
6676	<p><b>Parcel ID:</b> 011-035-000-009-00; <b>Legal Description:</b> T 34 N R 2 E SEC 35 PARC IN SE 1/4 OF SW 1/4 COM AT A PT 175 FT FROM SW COR TH ELY 262 FT ALONG SEC LINE N AT RT ANG 330 FT W AT RT ANG &amp; PAR WITH 1ST COURSE 262 FT S AT RT ANG 330 FT TO POB <b>Comments:</b> Parcel fronts 262 feet along Five Mile Highway, and runs 330 feet deep to the north. This property appears to have been a schoolhouse or local hall of some nature. Overall, this building is solid, with some localized spots of decay where the roof has two or three large (12" plus) holes. These are at the front right corner, front left eave and soffit, and the rear right corner. There are two additions to the original building, one to the rear (poor overall condition at the outer corner) and a concrete block room to the left rear that seems very solid. The floors are solid, but the front left corner (kitchen area) is wet and shows signs of decay. With a little rescue, it's probably okay. The central area of the building is dry, solid and in overall good, bvut dated, condition. We saw a HDTV accessory box here, so it has not been all that long since its last occupancy. Overall, this one can be saved. It needs a roof NOW, and the interior work can follow. It will need a new window or two, but most of the components here are merchantable. It will also likely need all new mechanicals, a kitchen and bath.</p> <p><b>Summer Tax Due:</b> \$185.96</p>	17700 FIVE MILE HWY ONAWAY MI 49765;	\$2,800	



6677	<b>Parcel ID:</b> 020-016-000-012-00; <b>Legal Description:</b> T 36 N R 2 E SEC 16 COM AT S 1/4 COR N 52MIN 13 SEC W 1313.21FT N 89DEG 19MIN 31SEC E 1317.11FT N 49MIN 44SEC W 1007.48FT TO POB N 49MIN 44 SEC W 245.16FT S 89DEG 21MIN 2SEC W ALONG E/W 1/4 LINE 855.06FT TO MEANDER POST S 38DEG 20 MIN 32SEC E ALONG MEANDER LINE 291.89FT S 89 DEG 26MIN 59SEC E 677.51FT TO POB. PARC 1 <b>Comments:</b> Nicely wooded small acreage, a bit over 7 acres by our estimation, immediately east of Lake Sixteen. The parcel lies on both sides of the road here. The property is wooded in evergreen, oak, maple and assorted softwoods. Serene and quiet location. Great recreational property (ie: no power out here). This sits right at the foot of the Black Mountain recreation area, which is about 1/2 mile away. The legal description contains a meander line for its west boundary, which typically infers ownership to the high water mark or other edge of an adjacent waterway. In this case, that may be Lake Sixteen itself, although topographical maps show several hundred feet of marshland between the meander line and the lake. It is conceivable that you have be able to access the lake over the land in between, but that's subject to many other factors. At a minimum, there does not appear to be anything in between you and the lake, except cattails and Lilli pads. There are wetlands indicators here, mostly west of the road towards the lake. USGS topographical maps do indicate that there are marshlands on the parcel as well. There is no power or telephone on this road, and few other structures anywhere near here. No Power In Area; <b>Summer Tax Due:</b> \$45.04	Lake Sixteen Road;	\$1,200	
6678	<b>Parcel ID:</b> 021-008-000-001-29; <b>Legal Description:</b> T37N R2E SEC 8 THE S 597 FT OF THE SW 1/4 LYING W OF MULLIGAN CREEK. <b>Comments:</b> Parcel does not front on an improved public road. Mulligan Creek Road, from the north, is gated before it even gets into this area. Access is by two tracks, many over private lands. Please investigate easement rights to this parcel prior to bidding. Great hunt camp potential here. Thousands of acres of wildlife here with little human presence. No Power In Area; No Road Access; <b>Summer Tax Due:</b> \$21.17	(Off) Mulligan Creek Road;	\$900	
6679	<b>Parcel ID:</b> 021-091-000-110-00; <b>Legal Description:</b> 1ST ADD TO GRACE PARK LOT 110 <b>Comments:</b> Parcel is several hundred feet south of Grace Harbor Road off US 23 on South Road. Level, nicely wooded. A quiet and pretty location. <b>Summer Tax Due:</b> \$11.84	South Road. Grace Harbor;	\$800	
6680	<b>Parcel ID:</b> 021-140-000-474-00; <b>Legal Description:</b> SURF PARK LOT 473 <b>Comments:</b> Access Marlin Lane off lane marker 59 on US 23, then go right (south) one block. It's the first lot on the right. Lake Huron (shared walk-to frontage at the road end) is about 500 feet away. The lake bottom is public, so you can walk the shoreline for miles here. Level, wooded lands. Could be a wonderful getaway location ! <b>Summer Tax Due:</b> \$27.49	Marlin Lane (Off Lane 59);	\$900	
6681	<b>Parcel ID:</b> 030-003-000-040-00; <b>Legal Description:</b> T 34 N R 5 E SEC 3 PARC COM AT N 1/4 POST IN SEC 3 ON TOWN LINE E 1196 FT S 5DEG 30MIN 20SEC W 33 FT TO POB E 60 FT S 200 FT W 60 FT N 200 FT TO POB. <b>Comments:</b> Parcel fronts 60 feet along the south side of the Heythaler Highway and runs 200 feet deep. USGS topographical maps indicate this parcel is all or mostly marshlands. <b>Summer Tax Due:</b> \$18.51	West Heythaler Highway;	\$800	
6682	<b>Parcel ID:</b> 041-025-000-185-00; <b>Legal Description:</b> T34N R4E SEC 25 PARC IN SE 1/4 OF SE 1/4 COM AT SE COR OF SEC 25 TH W 264FT TO POB TH N 104.5 FT TH W 100FT TH S 104.5FT TH E 100FT TO POB. <b>Summer Tax Due:</b> \$11.84		\$800	

6683	<p><b>Parcel ID:</b> 051-104-000-073-01; <b>Legal Description:</b> MARJUNE HEIGHTS SUBD #4 LOTS 73 &amp; 74 <b>Comments:</b> This one is so new that it's not even finished yet ! This is a wood frame home with log siding, across the street from Lower Barnhart Lake, east of Millersburg. The home is not complete, but may have been used for residential purposes during construction, as there are some furnishings there. It appears that the last regular occupancy may have been about 2011. It has a steel roof that shows no evidence of leaks. Some of the interior finish is original and of nice quality, but most is unfinished. The electric service, well and septic appear to be merchantable, but are not guaranteed. Unless there are hidden secrets here that we're not aware of, this one is ready for you to finish and call your own ! Great flip project !!! Incomplete Construction;</p> <p><b>Summer Tax Due:</b> \$385.24</p>	6792 KELLEY DR MILLERSBURG MI 49759;	\$10,500	
6684	<p><b>Parcel ID:</b> 052-130-000-057-00; <b>Legal Description:</b> VILLAGE OF MILLERSBURG BLOCK 10 LOT 10 EXC SOUTH 25FT AND LOT 11 <b>Comments:</b> The building housed "Alices Restaurant" for some time, and could be returned to that use, or converted into retail or office purposes as well. Mid century construction with great exposure to the steady traffic through downtown Millersburg, just north of State Highway M-68. The property is served by natural gas, and is in generally merchantable and sound condition, tho we did notice some deferred maintenance in the eaves and soffits at the rear of the building. Prior to being a restaurant, this property was a gas station. At one point in the past there was a release here from underground storage tanks (UST) and tanks were removed from the property. It is listed on the Michigan DEQ site as "Facility ID 00035664". The DEQ website (see link) indicates that there are 2 tanks remaining here, but we are told they have been removed. You will want to verify this with DEQ staff if you have interest in this property. We also highly recommend obtaining a baseline environmental assessment (BEA) within 45 days of your purchase. The restaurant property is solid and merchantable. Slab on grade concrete floors, good roof, solid construction. Clean. Municipal water. Natural gas. There are two walk in coolers, a vent hood and other built-ins that are sold as fixtures attached to the property. Please remember that the "smalls" (contents that are not affixed) are not ours to sell. They remain the property of the last owner. The septic system here appears to be modern. You may wish to check with health department officials if you're contemplating reuse as a restaurant property. Personal Property; Contamination Indicators;</p> <p><b>Summer Tax Due:</b> \$511.35</p>	5352 MAIN ST MILLERSBURG MI 49759;	\$5,800	
6685	<p><b>Parcel ID:</b> 061-035-000-009-00; <b>Legal Description:</b> T 34 N R 7 E SEC 35 PARC IN SW 1/4 OF NW 1/4 COM S 4DEG W 1370FT ON W SEC LINE FROM NW COR OF SEC 35 S 4DEG W 50FT S 81DEG 10MIN E 179.1FT N 27DEG 52MIN E 50FT N 81DEG 10MIN W 206FT TO POB. <b>Comments:</b> Parcel fronts 50 feet along the Grand Lake Highway at Presque Isle, and runs about 200 feet deep. This parcel is just a few hundred feet west of US 23. There is a driveway cut into the parcel and it has been built up with gravel. It has a street address, but we did not see any permanent utility or other improvements here indicating a past structure or similar use.</p> <p><b>Summer Tax Due:</b> \$29.63</p>	14318 N GRAND LAKE HWY PRESQUE ISLE MI 49777;	\$1,100	
6686	<p><b>Parcel ID:</b> 061-090-000-033-00; <b>Legal Description:</b> GRAND PINES SUB. #1 LOT 33</p> <p><b>Summer Tax Due:</b> \$5.91</p>		\$700	

6687	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p><i>(1 of 3)</i> <b>Parcel ID:</b> 090-120-000-026-00; <b>Legal Description:</b> PLAT OF DOUGLAS BEACH LOT 26 <b>Comments:</b> Triple lot across the street from Black Lake ! Has a "Biltmore" cottage that needs help ... or perhaps removal. The cottage has mold and rot in nearly every room. The roof does not appear to be the source of most of the moisture, (there are one or two very localized leaks) so we'd theorize that it is creeping up through the concrete floor, mostly the result of being closed up for an extended period without climate control and/or a sump pump without power in the small partial crawlspace (which was inaccessible during our visit). The home is a mid-century knotty pine place, and the fairly recent onset of the moisture issue is probably a result of disuse and lack of maintenance.. It will almost certainly require a complete strip out to determine the extent of the damage to the structural framing. Fortunately, most of the home is slab-on-grade. However the kitchen area is over some form of crawlspace and its floor is very spongy and on the verge of collapse into whatever is below. Most all of the visible rot damage is in the 12 inches closest to the floor, but there is visible mold (white) on the wall surfaces in pretty much every room. This may not be past the point of gut and re-do. But it will be difficult to determine that until you actually reach that point of deconstruction. This is a triple lot, and located across the street from the sunset side of popular Black Lake ! Location, location, location !! Mold;</p> <p><i>(2 of 3)</i> <b>Parcel ID:</b> 090-120-000-027-00; <b>Legal Description:</b> PLAT OF DOUGLAS BEACH LOT 27</p> <p><i>(3 of 3)</i> <b>Parcel ID:</b> 090-120-000-028-00; <b>Legal Description:</b> PLAT OF DOUGLAS BEACH LOT 28 <b>Summer Tax Due:</b> \$254.21</p>	<p>3861 County Road 489. Onaway MI;</p> <p>3861 CO RD 489 ONAWAY MI 49765;</p>	\$5,500	
6690	<p><b>Parcel ID:</b> 110-008-000-007-00; <b>Legal Description:</b> T 33 N R 6 E SEC 8 PARC COM 523 FT W FROM SE COR OF SW 1/4 OF SE 1/4 N 140 FT E 60 FT S 140 FT W 60 FT TO POB EXC SLY 40 FT FOR HWY. <b>Comments:</b> Parcel fronts 60 feet on County Road 634 just west of Posen, and runs 140 feet deep. There is a (mostly) concrete block warehouse structure/barn here that has potential to be saved and reused. it needs a new roof and a couple of gaping holes plugged, but the structure is steel trussed and worthy of the effort. it is roughly 26 x 60 in size, not counting a frame side bay that probably could either be enclosed (one wall is missing) or simply removed. Newer 100A power service here. We assume there is no well or septic (we saw no signs of plumbing). <b>Summer Tax Due:</b> \$190.77</p>	<p>5664 E 634 HWY POSEN MI 49776;</p>	\$4,200	
6691	<p><b>Parcel ID:</b> 122-115-000-184-00; <b>Legal Description:</b> ESAU TERRACE LOT 184 <b>Summer Tax Due:</b> \$8.29</p>		\$800	
6692	<p><b>Parcel ID:</b> 122-115-000-193-00; <b>Legal Description:</b> ESAU TERRACE LOT 193 <b>Summer Tax Due:</b> \$8.29</p>		\$800	
6693	<p><b>Parcel ID:</b> 122-145-000-137-00; <b>Legal Description:</b> GRAND PINES SUBD #2 LOT 137 <b>Summer Tax Due:</b> \$8.29</p>		\$800	
6694	<p><b>Parcel ID:</b> 122-145-000-327-00; <b>Legal Description:</b> GRAND PINES SUBD #2 LOT 327 <b>Summer Tax Due:</b> \$8.29</p>		\$800	
6695	<p><b>Parcel ID:</b> 122-165-000-175-00; <b>Legal Description:</b> HARBOR VIEW LOT 175 <b>Summer Tax Due:</b> \$8.29</p>		\$700	
6696	<p><b>Parcel ID:</b> 122-165-000-257-00; <b>Legal Description:</b> HARBOR VIEW LOT 257 <b>Summer Tax Due:</b> \$8.29</p>		\$700	

6697	<b>Parcel ID:</b> 122-165-000-270-00; <b>Legal Description:</b> HARBOR VIEW LOT 270 <b>Summer Tax Due:</b> \$8.29		\$800	
6698	<b>Parcel ID:</b> 122-200-000-092-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 92 <b>Summer Tax Due:</b> \$7.10		\$700	
6699	<b>Parcel ID:</b> 122-200-000-104-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 104 <b>Summer Tax Due:</b> \$7.10		\$700	
6700	<b>Parcel ID:</b> 122-200-000-172-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 172 <b>Summer Tax Due:</b> \$7.10		\$700	
6701	<b>Parcel ID:</b> 122-200-000-383-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 383 <b>Summer Tax Due:</b> \$7.10		\$700	
6702	<b>Parcel ID:</b> 122-205-000-116-00; <b>Legal Description:</b> NORTH BAY SHORES LOT 116 <b>Summer Tax Due:</b> \$7.10		\$800	
6703	<b>Parcel ID:</b> 122-205-000-262-00; <b>Legal Description:</b> NORTH BAY SHORES LOT 262 <b>Summer Tax Due:</b> \$35.56		\$1,100	
6704	<b>Parcel ID:</b> 122-205-000-263-00; <b>Legal Description:</b> NORTH BAY SHORES LOT 263 <b>Summer Tax Due:</b> \$35.56		\$1,100	
6705	<b>Parcel ID:</b> 122-210-000-089-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 89 <b>Summer Tax Due:</b> \$5.91		\$700	
6706	<b>Parcel ID:</b> 122-210-000-131-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 131 <b>Summer Tax Due:</b> \$5.91		\$700	
6707	<b>Parcel ID:</b> 122-210-000-157-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 157 <b>Summer Tax Due:</b> \$5.91		\$700	
6708	<b>Parcel ID:</b> 122-211-000-356-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 356 <b>Summer Tax Due:</b> \$8.29		\$700	
6709	<b>Parcel ID:</b> 122-211-000-440-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 440 <b>Summer Tax Due:</b> \$8.29		\$700	
6710	<b>Parcel ID:</b> 122-225-000-182-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 182 <b>Summer Tax Due:</b> \$7.10		\$700	
6711	<b>Parcel ID:</b> 122-225-000-224-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 224 <b>Summer Tax Due:</b> \$7.10		\$700	
6712	<b>Parcel ID:</b> 122-225-000-225-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 225 <b>Summer Tax Due:</b> \$7.10		\$700	
6713	<b>Parcel ID:</b> 122-225-000-274-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 274 <b>Summer Tax Due:</b> \$7.10		\$700	

6714	<b>Parcel ID:</b> 122-225-000-312-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 312 <b>Summer Tax Due:</b> \$7.10		\$700	
6715	<b>Parcel ID:</b> 122-225-000-346-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 346 <b>Summer Tax Due:</b> \$7.10		\$700	
6716	<b>Parcel ID:</b> 140-021-000-017-00; <b>Legal Description:</b> T 36 N R 4 E SEC 21 PARC COM 750FT W & 465FT N OF SE COR OF NW 1/4 OF SW 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. <b>Comments:</b> 30x80 foot wooded parcel is about 300 feet north of US 23 and surrounded and isolated by state lands. The anticipated trail from the county road has never been improved. As it presently lies, it is too small to support construction. Unbuildable Lands / Too Small; No Road Access; <b>Summer Tax Due:</b> \$1.18	(Off) US 23;	\$700	
6717	<b>Parcel ID:</b> 140-021-000-087-00; <b>Legal Description:</b> T 36 N R 4 E SEC 21 PARC COM 1110FT W & 315FT N OF SE COR OF NW 1/4 OF SE 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. <b>Comments:</b> 30x80 foot wooded parcel is about 300 feet north of US 23 and surrounded and isolated by lands owned by others. The anticipated trail from the county road has never been improved. As it presently lies, it is too small to support construction. Unbuildable Lands / Too Small; No Road Access; <b>Summer Tax Due:</b> \$1.18	(Off) US 23;	\$700	
6718	<b>Parcel ID:</b> 140-021-000-157-00; <b>Legal Description:</b> T 36 N R 4 E SEC 21 PARC IN LOT 2 COM 390FT W & 240FT N OF SE COR; W 80FT N 60FT E 80FT S 60FT TO POB. <b>Comments:</b> 60x80 foot wooded parcel is about 300 feet south of Kane Drive and surrounded by lands owned by others. The anticipated trail from the county road has never been improved. Please investigate access rights prior to bidding ! No Road Access; <b>Summer Tax Due:</b> \$2.15	(Off) Kane Drive;	\$700	
6719	<b>Parcel ID:</b> 140-029-000-024-00; <b>Legal Description:</b> T 36 N R 4 E SEC 29 PARC COM 930FT W & 975FT N OF SE COR OF NE 1/4 OF NE 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. <b>Comments:</b> 30x80 foot wooded parcel is about 300 feet south of CR 646 east of Spens Road. The anticipated trail from the county road has never been improved. As it presently lies, it is too small to support construction. Unbuildable Lands / Too Small; Unimproved Roads; <b>Summer Tax Due:</b> \$1.18	(Off) CR 646.;	\$700	
6720	<b>Parcel ID:</b> 140-029-000-128-00; <b>Legal Description:</b> T 36 N R 4 E SEC 29 PARC COM 1190FT W & 1275FT N OF SE COR OF NW 1/4 OF NW 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. <b>Comments:</b> Parcel is 30' x 80' in size. Too small to support construction, but a great recreational parcel ! This lot sits at the SE corner of the intersection of Spens Road and County Road 646. Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> \$1.18	Spens Road @ CR 646;	\$700	
6721	<b>Parcel ID:</b> 142-150-000-071-01; <b>Legal Description:</b> MANITOU TRAILS LOT 110. <b>Comments:</b> Nice, level wooded parcel in the Manitou Trails plat. Owners here typically join the Twin Lakes Property Owners Association, which maintains the roads and other infrastructure. Association Fees; <b>Summer Tax Due:</b> \$14.22	Souix Trail;	\$800	

6722	<b>Parcel ID:</b> 160-040-000-020-00; <b>Legal Description:</b> GLASIERS 1ST ADD BLOCK 1 LOT 7 & 8 <b>Comments:</b> Level, wooded open parcel in Onaway. All municipal utilities and natural gas are available at this location ! Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$73.50	3790 S 4TH ST ONAWAY MI 49765;	\$2,800	
6723	<b>Parcel ID:</b> 160-040-000-022-00; <b>Legal Description:</b> GLASIERS 1ST ADD BLOCK 2 LOT 2 <b>Comments:</b> This parcel is on the "main drag", State Street, in Onaway. The lot contains the remains of a poured concrete foundation ... not horribly old .... that with some repair, probably could host a new structure. The lot has alley service, municipal utilities and natural gas. <b>Summer Tax Due:</b> \$40.30	20345 STATE ST ONAWAY MI 49765;	\$4,700	
6724	<b>Parcel ID:</b> 160-040-000-061-00; <b>Legal Description:</b> GLASIERS 1ST ADD. BLOCK 7 S 1/2 OF LOTS 3 & 4. <b>Comments:</b> Older 2 story frame home. 4 bedrooms. This was probably a grand home at one time, but it has been vacant for a while (calendar on the wall says 1992). It was modernized (we'd guess the 1960-70 period) with paneling and shag carpet ... and that's how it remains today. It appears that there was a fire in the kitchen area of this house in the past, and someone came in afterward and did the rehab. There are a few remnants of its past glory (staircase railings) but for the most part it has been poorly modernized. The roof has a few localized leaks, and there are several spots where older, repaired leaks have caused damage to the interior. We would view this one as a shell, and would recommend that it be gutted and fully rehabbed, mechanicals and all surfaces.. <b>Summer Tax Due:</b> \$137.34	3841 S 2ND ST ONAWAY MI 49765;	\$5,700	
6725	<b>Parcel ID:</b> 160-080-000-066-00; <b>Legal Description:</b> ROBINSONS ADD BLOCK 8 LOT # 1 <b>Comments:</b> Parcel is roughly 30 x 132 in size. Across the street from the First Baptist Church in Onaway. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$8.29	Elsden Street @ S. Lynn Street;	\$800	
6726	<b>Parcel ID:</b> 160-140-000-064-00; <b>Legal Description:</b> YOUNGS ADD BLOCK 11 LOTS 1 & 2 <b>Comments:</b> This home has has a very, very bad roof, for a very, very long time. The decay in places here is advanced. This was a very good quality mid-century home that probably was in pretty decent condition until the last 10 or 15 years. The roof should have been replaced outright at that point, but instead, several poorly executed attempts were made to extend its life with patches and seals that did not work particularly well. Inside, most spots are unaffected, in the locations where the leaks were prolonged, the decay went unabated for years and there will be significant repair to do. There is a fine mold covering many surfaces here. It likely needs to be completely gutted and all surfaces (except some maple flooring that can be preserved) redone after first getting a new roof. We believe that the substructure here is still generally sound, but there are certainly pockets of advanced decay. The basement exhibits upgraded mechanicals, but they need attention. Our synopsis of this one is that it is not in such a condition that it needs to be demolished .. "yet" ... but it is headed that way. It could still be restored, but you're looking at a good deal of work. And there may be some surprises once you start deconstruction toward that goal. Roof Issues; <b>Summer Tax Due:</b> \$182.37	20398 SPRUCE ST ONAWAY MI 49765;	\$4,400	
6727	<b>Parcel ID:</b> 160-140-000-093-02; <b>Legal Description:</b> YOUNGS ADD BLOCK 13 LOT 1 AND N 1/3 OF E 1/2 OF LOT 2 <b>Comments:</b> Parcel contains an older mobile home with a carport. It is OCCUPIED and there are a couple of smaller dogs here tending to guard duty. Because it is occupied, we did not have the opportunity to view it in detail. Small lot in the village of Onaway. Overall this one is in merchantable condition and appears to be fairly well maintained. Mobile Home; Occupied; Dnvi; <b>Summer Tax Due:</b> \$70.77	3594 N 1ST ST ONAWAY MI 49765;	\$2,400	



# DEED INFORMATION

Please fill out this form to tell us how you would like the deed to your property prepared. This information is retained only until deeds are created and verified and is never shared or sold to third parties.

**Note:** You can *cut your checkout time in half* and avoid data entry errors by registering on our website at [www.tax-sale.info](http://www.tax-sale.info) and filling out your deed information before the auction!

## Bidder Information

Name: _____	Bidder #: _____
Email Address: _____	Phone: _____

## Deed Information

Please tell us who to list on the deed. Use **full legal names and middle initials**. No nicknames.

Name (or names if <b>married couple</b> ): _____			
_____			
Address: _____			
street	city	state	zip
Marital Status: (check box <i>if applicable</i> )			
<input type="checkbox"/> A Single Person	<input type="checkbox"/> A Married Man	<input type="checkbox"/> A Married Woman Taking Title in Her Name Only	
<input type="checkbox"/> Married Persons			
Entity Type: (check box <i>if applicable</i> and complete <b>Schedule of Entity Ownership</b> below)			
<input type="checkbox"/> A Corporation	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> A Trust	
<input type="checkbox"/> A Partnership			

Please use the following 3 boxes **only** if you would like to list additional parties on the deed.



**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. <b>PIN.</b> 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. <b>Transfers</b> 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.