

Public Land Auction

Northcentral LP

August 19th, 2017

Cheboygan, Crawford, Oscoda, Otsego, and Roscommon Counties



Location:

The Ellison Place
150 Dale Dr., Gaylord, MI 49735

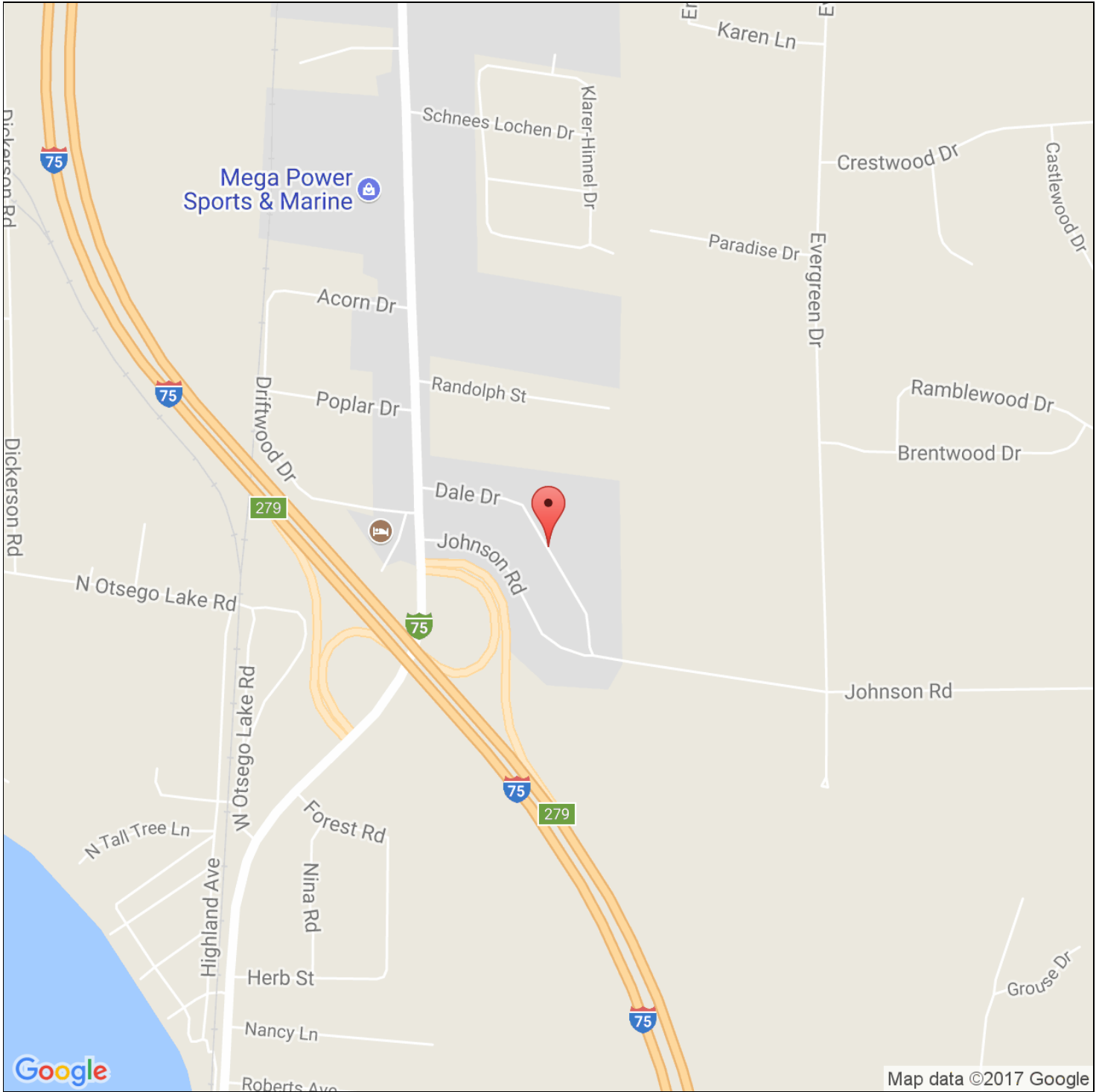
Time:

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

The Ellison Place: 150 Dale Dr., Gaylord, MI 49735





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

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

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

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

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

We only have about 90 days to review several thousand parcels. We begin about May 1, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

SAVE TIME AT THE AUCTION

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

Visiting and viewing property BEFORE auction:

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

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

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto these lands.

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

Some properties still contain the **personal property** of former owners (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- **You are NOT AUTHORIZED to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is THEFT AND WILL BE PROSECUTED.** We often ask neighbors to watch property for theft and vandalism and report this to local police. ***You have been warned...***
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED.** We suggest reviewing the records of the local ASSESSORS office to be sure that what we are selling is what you think it is. ***We sell by the LEGAL DESCRIPTION ONLY.***
- **YOU SHOULD CONSIDER OBTAINING PROFESSIONAL ASSISTANCE** from land surveyors, property inspection companies or others if you have questions about property attributes.

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

PAYING FOR YOUR AUCTION PURCHASES

- **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
- **NO CASH** will be accepted.
- If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal/business check, money order, Visa, MasterCard, or Discover.
- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
- If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1000.00 must be paid in certified funds.**
- If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal/business check, money order, Visa, MasterCard, or Discover.

Online bidding

- **The full purchase price must be paid in full WITHIN 5 DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
- Online and absentee bidding require a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.
 - *Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).*

Absentee bidding

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

On-site bidding

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

2017 AUCTION SCHEDULE - ROUND 1

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU".

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

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

B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to DO HIS OR HER OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU makes no warranty, guaranty or representation concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition.

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

C. Reservation of Reverter

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

3. Bidding

A. Overview

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

B. Starting Bid Price

The starting bid prices are shown on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU or auctioneer.

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

C. Bid Increments

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

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

Absentee bids will be accepted in increments up to the amount that you pre-approve. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

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

G. Bids are Binding

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and the FGU reserves the right to reject any or all bids.

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property

including associated fees and penalties, and a \$30.00 deed recording fee. **Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.**

B. Refund Checks

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

C. Dishonored Payment

A buyer whose payment is dishonored for any reason will forfeit any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A above.

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

Any buyer who fails to consummate a purchase will be banned from bidding at all future land auctions. The venue for litigation or arbitration resulting from any disputes or matters involving or arising out of bidding or purchases, whether online or on-site, shall be fixed as Kalamazoo County in the State of Michigan.

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

D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a *de minimus* legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

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

The FGU **will not issue a deed** and the sale will be canceled if the buyer did not meet the above requirements at the time their bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

B. Occupied Property

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

9. Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at www.tax-sale.info ("**Additional Terms**"). If such Additional Terms apply, they will be listed under the heading "Additional Terms and Conditions" on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. In some cases, the auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, Oral Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

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

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

Cheboygan County

Lot #	Lot Information	Address	Min. Bid	Sold For
1500	Parcel ID: 011-M05-000-029-00; Legal Description: MARY ANN ESTATES, LOT 29. (SEC 20,T39N,R3W) Comments: Small plot of land across from 20642 Maryann Blvd, very marshy wet land, near Mackinaw City. Right next to Lake Huron. Swamp Lot; Summer Tax Due: \$134.40	MARYANN BLVD;	\$1,500	
1501	Parcel ID: 030-P01-000-005-02; Legal Description: SUPERVISOR RALPH HEMMER'S PLAT OF PARADISE PARK, N1/2 OF LOT 5. (SEC18,T38N,R3W) Comments: Small cottage sharing the plot with another house to the south. Right on Carp Lake with access to the lake. Foundation looks brand new, but missing the porch cover. Inside looks new, just looks like someone hasn't been in there for a long while. May share well and septic. Beautiful sunset views, close to the bridge. Appears to be move in ready, needs little work. Classic knotty pine cottage, 2005 calendar found inside, probable that it was vacant since. Personal Property; Summer Tax Due: \$467.20	15795 PARADISE LAKE RD CARP LAKE;	\$2,700	
1502	Parcel ID: 051-B03-001-004-00; Legal Description: PLAT OF SUPR FRANK BANCROFT'S SECOND ADDITION TO CITY OF CHEBOYGAN, LOT 2 *EXC: E 50FT OF N 175FT. (SEC 33, T38N,R1W) 211.27 MCL \$17000 TCV Comments: 3 br 1 ba Completely stripped down to nothing, good structure for your future home! 4.63 acres of property behind it but pretty swampy. Incomplete Construction; Summer Tax Due: \$1,875.18	1828 HARRISON AVE CHEBOYGAN;	\$9,900	
1503	Parcel ID: 052-W59-014-006-00; Legal Description: WEST DUNCAN, LOT 14, BLK 14. (SEC 32, T38N,R1W) Comments: Tiny 1 br 1 ba cottage that needs some work. Meters missing and some foundation problems, can see right through the walls. Floor is dropping in the living room and is missing in the br. Incomplete Construction; Summer Tax Due: \$641.95	309 S D ST CHEBOYGAN;	\$2,100	
1504	Parcel ID: 091-016-400-002-05; Legal Description: PT OF NE1/4 OF SE1/4: COM E 1/4, SEC 16, T37N,R2W; TH S 0D 19M 38S E 280.58 FT TO POB; TH S 55D 18M 55S W 187.45 FT TO ELY R/W OF KATE HANSEN RD; TH S 17D 15M 50S E ALG SD R/W 217.15 FT TO NLY R/W OF KITCHEN RD; TH N 35D 33M 38S E 156.07 FT; TH N 0D 19M 38S W 187.08 FT TO POB Comments: Corner lot, roughly 1 acre in size, Kate Hanson and Kitchen Rd, has old log cabin in need of TLC, has low ceilings. As well as mobile that has some water leaks in the ceilings but overall structurally sound. Mobile Home; Summer Tax Due: \$127.53	3010 KITCHEN RD CHEBOYGAN;	\$700	
1505	Parcel ID: 104-017-300-002-00; Legal Description: A TRIANGULAR PAR OF LAND BEG AT N END OF GOVT LOT 7 LYING SWLY OF D & M RR R/W TH S 60 FT, TH E 25 FT M OR L TO D & M RR R/W, TH NWLY ALONG SAID R/W 60 FT M OR L TO POB. SEC 17 T 37N R 1W Comments: Irregular shaped parcel along biking and walking trail, roughly 60 x 25 sq ft, surface water noted, small creek running through. Unbuildable Lands / Too Small; Summer Tax Due: \$11.48	CARTER RD CHEBOYGAN;	\$600	
1506	Parcel ID: 105-M33-000-160-01; Legal Description: MACKINAC STRAITS SHORES SUB'N NO 1, LOT 160, LYING S OF HWY US-23 (SEC 31 T38N, R2E) **AND** PT OF GOVT LOTS 3 & 4, SEC 31,T38N,R2E CONTAINED WITHIN THE W LI OF LOT 160 & E LI OF LOT 163 EXT SLY TO S LI OF GOVT LOTS 3 & 4. Comments: 3 br, 2 ba older roofover mobile with additional room with caving in floor. Water damage within multiple rooms in the house, leaky ceiling. Junk all over the place, tires and boats in the yard and boxes and random garbage inside. Summer Tax Due: \$522.86	12230 US-23 HWY CHEBOYGAN;	\$2,600	

1507	Parcel ID: 120-025-300-021-00; Legal Description: A RECT PAR HAVING FRONTAGE OF 162.5FT ON SLY SIDE OF NUMBERS RD & A DEPTH OF 325FT, DESC AS: BEG AT NE COR OF SW1/4, SEC 25, T36N,R3W; TH WLY ALG NLY LI OF 1/4 SEC 417FT TO POB; TH WLY 162.5FT ALG SD NLY LI OF SD 1/4 SEC; TH S 325FT; TH ELY ALG A LI PAR TO N LI OF SD 1/4 SEC 162.5FT; TH NLY TO POB. Comments: Level dry land, nicely wooded with mixed younger growth. Paved maintained county road, walking distance to Burt Lake. Excellent building site, homes in area. 162 ft on the road, 325 ft deep = 1.21 acres. Summer Tax Due: \$61.22	6599 W NUMBERS RD INDIAN RIVER;	\$800	
1508	Parcel ID: 231-V05-004-008-00; Legal Description: PLAT OF THE VILLAGE OF TOWER, LOT 8, BLK 4. (SEC 3, T34N,R1E) Comments: Located on the corner of Banks Ave and Orpha St, vacant, and dry. Neighbor has stuff lied out and parked on it. Sideyard Parcel; Summer Tax Due: \$3.54	BANKS AVE TOWER;	\$600	
1509	Parcel ID: 241-012-107-063-03; Legal Description: BEG AT A PTE ON N-S 1/4 1106.09FT S 2D 15M 15S W FROM N 1/4 COR SEC 12, T33N,R3W; TH S 2D 15M 15S W 150FT; TH N 88D 32M 10S W 400FT; TH N 2D 15M 15S E 150FT; TH S 88D 32M 10S E 400FT TO POB, PT OF NE1/4 OF NW1/4. 1.38 ACRES Comments: 150 ft x 400 ft = 1.38 acres. Mobile home has fire damage and has been harvested. 2 wells on property conditions unknown. Power, service, and septic. Paved county road, clean it up and cash in. Summer Tax Due: \$55.07	13220 SHIRE RD WOLVERINE;	\$1,500	
1510	Parcel ID: 251-M03-000-045-00; Legal Description: "MONT GABRIEL" SUBDIVISION, LOTS 45 & 46. (SECS 15 & 22, T33N,R2W) Comments: Roads are platted but have never been improved, no utilizes in area. Recreational property not far from Wolverine, scenic rolling land. Unimproved Roads; Summer Tax Due: \$21.32	15144 PROMENADE DES SKIEURS WOLVERINE;	\$700	
1511	Parcel ID: 251-M03-000-063-00; Legal Description: "MONT GABRIEL" SUBDIVISION, LOT 63. (SECS 15&22,T33N,R2W) Comments: Roads are platted but have never been improved, no utilizes in area. Recreational property not far from Wolverine, scenic rolling land. Unimproved Roads; Summer Tax Due: \$9.18	15131 RUE DU CHEVREUIL WOLVERINE;	\$600	
1512	Parcel ID: 251-M03-000-066-00; Legal Description: "MONT GABRIEL" SUBDIVISION, LOT 66. (SECS 15&22,T33N,R2W) Comments: Roads are platted but have never been improved, no utilizes in area. Recreational property not far from Wolverine, scenic rolling land. Unimproved Roads; Summer Tax Due: \$10.65	15159 RUE DU CHEVREUIL WOLVERINE;	\$700	
1513	Parcel ID: 251-M03-000-151-02; Legal Description: "MONT GABRIEL" SUBDIVISION, LOT 151. (SECS 15&22,T33N,R2W) Comments: Narrow vacant parcel, mostly wooded, some debris near rear. Dry land, drops off near the rear. Summer Tax Due: \$20.89		\$800	
1514	Parcel ID: 251-M05-000-221-00; Legal Description: MONT GABRIEL SUBDIVISION NO 2, LOT 221. (SEC 15,T33N,R2W) Comments: Dry, densely wooded area in Mont Gabriel. Great recreational plot, level and private. Summer Tax Due: \$19.95	2299 ASHBROOK AVE WOLVERINE;	\$800	
1515	Parcel ID: 251-M05-000-245-01; Legal Description: MONT GABRIEL SUBDIVISION NO 2, LOT 245. (SEC 15,T33N,R2W) SPLIT ON 01/23/09 FROM 251-M05-000-244-00. Comments: Dry wooded area, no utilities around, seasonal road, doesn't get plowed. Seasonal Road; No Power In Area; Summer Tax Due: \$28.75		\$900	

1516	<p>Parcel ID: 251-T09-000-107-00; Legal Description: TIMBER LINE ESTATES SUBDIVISION, LOT 107. (SECS 23&26, T33N,R2W) Comments: Across from 16154 Timber Line Dr. Level, dry lot, looks like there was a busted down shack on the lot, pieces of house all over the place.</p> <p>Summer Tax Due: \$11.98</p>	16153 TIMBER LINE DR WOLVERINE;	\$700	
1517	<p>Parcel ID: 251-W11-000-010-00; Legal Description: WILDWOOD ACRES, LOT 10. (SEC 14, T33N,R2W) Comments: Shared driveway, which may or may not be in easement. Interested bidders should check on reciprocal easement for driveway. Amazing view of Echo Lake, private and right on the water. Trashed camper on property.</p> <p>Summer Tax Due: \$58.73</p>	14941 SHORE LINE DR WOLVERINE;	\$900	

Crawford County

Lot #	Lot Information	Address	Min. Bid	Sold For
6550	<p>Parcel ID: 010-14-800-00-069-00; Legal Description: LOTS 69 & 70 WARBLER'S HIDEAWAY Comments: Beautiful double lot is approximately 185 ft by 126 ft and is located among the pine trees in the private and secluded setting of Warbler's Hideaway in Lovells Township. This parcel is the perfect up north summertime vacation retreat! Take County Rd 612 to Lovells Rd to North Down River Rd to Chalet Circle to Alpine to Chalet Circle to Alpenhof Association Fees;</p> <p>Summer Tax Due: \$26.74</p>	CHALET CIRCLE GRAYLING MI;	\$500	
6551	<p>Parcel ID: 020-009-016-025-00; Legal Description: E/2 OF E/2 OF S/2 OF S/2 OF SE/4 OF SE/4 SEC. 9 T28N R3W. 2.5 ACRES Comments: On approximately 2.5 acres sits this perfect little fixer upper! This 2 bedroom/1 bathroom home boasts country views, and an open kitchen/living concept, shed, and over grown gardens. One bedroom is accessed through a secret bookcase opening. Peeling siding and localized leaks. Tree seems to have fallen on the electric service. Home is nestled among well kept neighboring homes and sits on the corner of Sherman and West Babbit. Home could be perfect for a young and/or retired couple! Take County Rd 612 to Sherman. Roof Issues; Personal Property;</p> <p>Summer Tax Due: \$304.34</p>	10053 N SHERMAN RD FREDERIC MI;	\$2,700	
6552	<p>Parcel ID: 020-075-000-026-00; Legal Description: TWIN PEAKES # 1: LOT # 26 Comments: Secluded wooded lot in Bradford Lake area is south of Fredrick and is approximately 130 ft by 200 ft and is surrounded by beautiful hardwoods. Take Twin Peaks to Wayland.</p> <p>Summer Tax Due: \$37.08</p>		\$650	
6553	<p>Parcel ID: 020-100-000-311-00; Legal Description: LOT 311 UPPNORTHE NO. 3. Comments: Beautifully secluded wooded lot is located in Bradford Lake area, south of Fredrick and is approximately 100 ft by 150 ft and is surrounded by maple and birch trees. Possible drain ditch to the front of the lot. Possible propane in area. Take Twin Peaks to Hindwood To Foxcroft.</p> <p>Summer Tax Due: \$44.49</p>		\$650	
6554	<p>Parcel ID: 032-101-000-042-00; Legal Description: LOT 42 OF UPP NORTHE SUB. #1 Comments: This parcel of beautiful hardwoods sits on among rolling neighboring properties near the Bradford Lake community, south of Fredrick. Take Twin Peaks to North Upnorthe Dr.</p> <p>Summer Tax Due: \$26.19</p>		\$600	
6555	<p>Parcel ID: 032-102-000-217-00; Legal Description: LOT 217 OF UPPNORTHE SUB #2. Comments: This black sandy soil parcel of beautiful hardwoods sits on among rolling neighboring properties near the Bradford Lake community. Approximate lot size is 115 ft by 180 ft. Take Upnorthe Dr to Greenway Dr</p> <p>Summer Tax Due: \$29.94</p>		\$550	

6556	Parcel ID: 040-40-015-01-036-00; Legal Description: PARCEL 36 AUSABLE KEN-MAR ESTATES L-120P-166 COMM. SW COR. SEC. 10 T26N R2W TH N 89 DEG 37M 40S E ALONG SEC. LINE 1311.2 FT. TH N 0 DEG. 45M E ALONG 1/8 LINE 391.1 FT. TO POB TH N 0 DEG. 45M E 928.9 FT. TH. N 89 DEG 37M 40S E ALONG 1/8 LINE 612.95 FT. TH S 0 DEG 45MW 930.9 FT. TH S 89 DEG 48M 30S W 612. 95 FT. TO POB. 13.07 A. Comments: Behind an stone column gateway down a private dirt road sits this beautifully secluded parcel with road access. This approximately 13 acre parcel is partially wooded with cleared areas, and boasts entrance gate, and rolling sand hills. There are no association fees, however there is an annual fee of \$120 for grading and snow removal. This parcel is unique in that the county spent approximately 70 thousand dollars worth of clean up, which has not been included in the minimum bid. A BEA has not been done on this property as of yet, and we are not aware of any contamination on this parcel, bur the purchases may want to conduct a BEA after transfer. A perfect spot for an up north retreat! Take North Down River Rd to Stephan Bridge Rd to M72 to Kelm Way Summer Tax Due: TBA	1404 KELM WAY GRAYLING MI;	\$5,800	
6557	Parcel ID: 040-40-030-09-020-01; Legal Description: PARCEL-1 BEG AT THE W1/4 COR OF SEC 30 T26N R2W TH S89D 50'06E 664.26 FT TH S00D 31'58E 665.97 FT TH N89D 50'06W 672.07 FT TH N00D 08'22E 665.92 FT TO POB CONT 10.21 ACRES Comments: On approximately 10 acres sits this partially cleared wooded parcel. Parcel is nestled among pine and maple trees and boats ATV trails, a fire pit, blue berries, and even a little cherry tree. Come park your camper and don't forget your recreational vehicle! This is the ideal up north getaway! Possible seasonal road. Take M72 to Stanley Lake to Timber Trl to South Thendara Summer Tax Due: \$307.09	S THENDARA RD GRAYLING MI;	\$2,400	
6558	Parcel ID: 040-43-033-16-150-00; Legal Description: S/2 OF N/2 OF W/4 OF SE/4 OF SE/4 OF SEC. 33 T27N R2W. AKA PARCEL P-3 Comments: On approximately 2.5 acres sits this partially cleared woodland. Parcel is nestled among pine trees. Debris will be removed from this parcel by the county prior to deed conveyance. Great spot for an up north getaway! Take North Down River Rd to Goline Rd Personal Property; Summer Tax Due: \$149.86	218 GOLINE RD GRAYLING MI;	\$1,300	
6559	Parcel ID: 040-45-280-00-019-00; Legal Description: LOT 19 GRAYLING MOBILE ESTATES NO 1. SEC 5 T26N R3W Comments: This parcel sits in the Mobile Estates community near well kept neighboring homes. The old mobile home and debris that once stood here have been removed and clean-up is complete. Close to The Fish Hatchery and Grayling! Take Wilcox Bridge Rd to Pinecrest Rd Summer Tax Due: \$238.79	4237 W PINECREST RD GRAYLING MI;	\$1,900	
6560	Parcel ID: 040-45-281-00-053-00; Legal Description: LOT 53 GRAYLING MOBILE ESTATE NO. 2. SEC 5 T26N R3W Comments: This parcel sits in the Mobile Estates community near well kept neighboring homes. The parcel has a mobile pad on property and has natural gas to the parcel but is a capped line. Close to The Fish Hatchery and Grayling! Take Pinecrest to Alexia Ln Mobile Home Pad; Summer Tax Due: \$82.40	122 ALEXIA LN GRAYLING MI;	\$1,600	
6561	Parcel ID: 040-45-283-00-153-00; Legal Description: LOT 153 GRAYLING MOBILE ESTATES #4 SEC 5 T26N R3W Comments: This parcel sits in the Mobile Estates community near well kept neighboring homes. The parcel is a wooded lot of mostly oak and some jack pine trees. Natural gas is available in the area. Close to The Fish Hatchery and Grayling! Take Alexia to Crestwood Summer Tax Due: \$48.68	219 CRESTWOOD DR GRAYLING MI;	\$6,500	

6562	Parcel ID: 040-45-921-00-032-00; Legal Description: LOTS 31 & 32 TIMBERIDGE ESTATES NO. 2 Comments: Vacant double lot with electric at the corner of Airport and Glenwood. Lot is approximately 140 ft by 200 ft and features propane in the area, and pine trees! Near the beautiful Bradford Lake community south of Fredrick. Any necessary demo or cleanup will be completed prior to the sale. Summer Tax Due: \$239.89	734 AIRPORT RD GRAYLING MI;	\$1,900	
6564	Parcel ID: 052-775-000-009-00; Legal Description: LOT 9 ASSESSORS PLAT OF SWITZERVILLE Comments: This long, narrow parcel sits among neighboring homes. The lot is approximately 54 ft by 250 ft and has a former pole barn built on it with roll roofing. The former pole barn looks to have some fire damage but it constructed with treated 4x6 and could possible be built on again. Take Take South Grayling Rd to Fletcher to Switzer Summer Tax Due: \$113.71	9794 SWITZER BOULEVARD ROSCOMMON MI;	\$1,100	
6565	Parcel ID: 062-028-016-140-01; Legal Description: PARCEL 5-B: BEING A PART OF THE SE 1/4 OF THE SE1/4 SEC 28 T25N R2W DESC AS: COM AT SE COR SD SEC 28; TH N 89DEG 15MIN W ALG SEC LINE 311.88 FT FOR A POB; TH CONT N 89DEG 15MIN W 200 FT; TH N 0DEG 03MIN E 618.86 FT; TH S 89DEG 18MIN E 200 FT; TH S 0DEG 03MIN W 619.02 FT TO THE POB. SURVEY L-384 P-222. Comments: Perfect building lot! This partially cleared parcel is approximately 2.8 acres and boats an already installed driveway, sandy soil, and beautiful pine trees . Take Chase Bridge Rd to Pioneer Rd Summer Tax Due: \$36.27	ROSCOMMON MI;	\$900	
6566	Parcel ID: 064-400-000-110-00; Legal Description: LOT 110 INDIAN GLENS OF THE AU SABLE UNIT NUMBER ONE. Comments: Nestled among the pine trees in a nice neighborhood with no association fees sits this corner lot at the intersection of Beaver Creek and Huntington partly cleared and partly wooded. Take South Bridge Rd to Pioneer to Beaver Creek Trl Summer Tax Due: \$18.13	ROSCOMMON MI;	\$700	
6567	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 064-400-000-578-00; Legal Description: LOT 578 INDIAN GLENS OF THE AU SABLE NO. 6. Comments: This wooded double lot near Roscommon is approximately 548 ft by 534 ft and is located among well kept homes in a quiet neighborhood. <i>(2 of 2)</i> Parcel ID: 064-400-000-579-00; Legal Description: LOT 579 INDIAN GLENS OF THE AU SABLE NO. 6. Comments: VACANT Summer Tax Due: \$112.45	ROSCOMMON MI; ROSCOMMON MI;	\$2,400	
6568	Parcel ID: 064-400-000-609-00; Legal Description: LOT 609 INDIAN GLENS OF THE AU SABLE NO. 6. Comments: Nestled among the pine trees this tranquil wooded lot near Roscommon is approximately 228 ft by 176 ft. Take East Murray to Briarwood Summer Tax Due: \$20.55	ROSCOMMON MI;	\$700	
6569	Parcel ID: 064-400-000-649-00; Legal Description: LOT 649 INDIAN GLENS OF THE AU SABLE NO. 6. Comments: Nestled among poplar and pine trees this secluded wooded lot near Roscommon is approximately 2410 ft by 300 ft, Approximately 2.7 acres! Take Pioneer to Bramble Wood Lane Summer Tax Due: \$45.45	ROSCOMMON MI;	\$800	

6570	Parcel ID: 064-400-000-669-00; Legal Description: LOT 669 INDIAN GLENS OF THE AU SABLE NO. 6. Comments: Mobile home boasts 3 bed and 1 bath and three sheds for storing shit. Property smells of mold and dog. Garage was built with treated lumber and has a dirt floor. On East Pioneer Rd Mobile Home; Animal Damaged; Summer Tax Due: \$108.59	91 E PIONEER RD ROSCOMMON MI;	\$2,600	
6571	Parcel ID: 064-400-000-725-00; Legal Description: LOT 725 INDIAN GLENS OF THE AU SABLE NO. 6. Comments: Nestled among pine trees this secluded wooded lot near Roscommon is approximately 85 ft by 147 ft and boasts ATV trails! Take Sugar Bush Trl to Murray to Senic Way Summer Tax Due: \$12.09	ROSCOMMON MI;	\$500	
6572	Parcel ID: 064-541-000-072-00; Legal Description: N 1/2 OF LOT 37 MC NAMARA'S VALLEY NO. 2. Comments: Sitting on approximately 2.24 acres, this long parcel boasts a chalet style 3 bedroom/2 bathroom home with garage. Home is an older 70's style that looks to have been well maintained except for a broken pipe that possibly is causing the possible mold issue in the basement garage, and a rusting support beam. The home has multiple locations for wood burning stoves, multiple decks, vinyl replacement windows, a walk-in closet in the upstairs bedroom and a sun room with views! Perfect spot to enjoy a cup of coffee and/or a glass of wine! Home sits on a sloping lot with a cement driveway. Great for an up north retreat! Take Pioneer to Dearheart Valley to Hillis Dr Summer Tax Due: \$493.37	2202 HILLIS DR ROSCOMMON MI;	\$7,400	
6573	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 064-750-000-011-00; Legal Description: LOT 11 SILVER WOODS. Comments: Nestled among beautiful northern Michigan forestry, poplar and pine trees, this wooded double lot boasts black sandy soil, well kept neighboring homes, and is very close to Kirtland Community College's Roscommon campus. Propane in area and power at road. Take Stanley Lake to Pere Cheney to Chase Bridge Rd to M18 to Silsby to Brenstance Ln (2 of 2) Parcel ID: 064-750-000-012-00; Legal Description: LOT 12 SILVER WOODS. Comments: VACANT Summer Tax Due: \$36.26	ROSCOMMON MI; ROSCOMMON MI;	\$1,400	
6574	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 064-850-000-008-00; Legal Description: WILLIAMS WILDERNESS LOT 8. Comments: VACANT (2 of 2) Parcel ID: 062-035-005-030-00; Legal Description: COM AT NW COR E 1/2 OF NW 1/4 SEC 35 T25N R2W TH S 0DEG 33MIN 30SEC E ALG THE 1/8TH LINE 761.5 FT TO THE POB; TH S 89DEG 57MIN E 429 FT; TH S 0DEG 33MIN 30SEC E 101.5 FT; TH N 89DEG 57MIN W 429 FT TO THE 1/8 LINE; TH N 0DEG 33MIN 30SEC W ALG THE 1/8TH LINE 101.5 FT TO THE POB. Comments: Nestled among beautiful northern Michigan forestry, this wooded double lot sits among neighboring homes, and beautifully singing birds. Double lot is approximately 98ft by 412ft. Power at road. In South Branch Township. Summer Tax Due: \$37.63	ROSCOMMON MI; ROSCOMMON MI;	\$750	

Oscoda County

Lot #	Lot Information	Address	Min. Bid	Sold For
5300	Parcel ID: 001-301-270-25; Legal Description: T26N R2E SEC 01 - E 82' OF N 274.5' OF SW 1/4 OF SE 1/4. .55 A. MOL. 1990 SPLIT FROM 001-301-270-00. Comments: This 2 bedroom 1 bathroom mobile home has a front addition in the living. off the living room is the homes kitchen which has a door out to an incomplete small addition. The home has several roof leaks and the water is causing damage to the structure. home has inefficient single pain windows. in the rear of the property sits red shed, with multiple additions. the home sit between two neighboring homes, and has a large yard. Mobile Home; Mold; Roof Issues; Personal Property; Summer Tax Due: \$274.20	153 SAVAGE DRIVE MIO MI 48647;	\$1,200	
5301	Parcel ID: 001-552-008-60; Legal Description: T26N R2E SEC 13 - SUPERVISOR'S SECOND ADD. TO MIO W 1/2 OF N 1/2 OF LOT 8. Comments: Mobile home sits on about 1/2 acre of land dotted with mature pine trees. The lot dimensions of 80 feet by 268 feet. Home is occupied please do not disturb. Occupied; Mobile Home; Summer Tax Due: \$202.99	305 HILL STREET MIO MI 48647;	\$2,600	
5302	Parcel ID: 001-552-040-40; Legal Description: T26N R2E SEC 13 - SUPERVISOR'S SECOND ADD. TO MIO N 198' OF E 135' OF LOT 40. Comments: This commercial property was once a secure storage yard, complete with massive double gate and chain-link fence that looks as if it could keep contained Jurassic reptiles or parked equipment. This property also features a great little tool shed with single door. Property dimensions are 198 feet by 135 feet Summer Tax Due: \$105.16	120 FRICK STREET MIO MI 48647;	\$27,500	
5303	Parcel ID: 003-012-004-00; Legal Description: T27N R3E SEC 12 - W 324' OF N 675' OF NW 1/4 OF NW 1/4. 5 A. Comments: This great older home has 3 bedrooms and 1 bathroom, separate kitchen and dining. This home has charter and craftsmanship. "They don't build them like they use to" really does apply here. The granite field stone fireplace and chimney looks to be original to the home. This home looks to have been cared for many and has even had some cement block piers installed, more recently than when the home was built. However with good come bad. The home looks as if it was neglected more recently for several years leading to problems like; roof leaks, animal damage and vandalism. This home will need plenty of work and money, but in the end should be worth the effort. The 5 acres of grounds surrounding the house includes; field, woods dotted with mature apple trees and slight slope to a ravine. Roof Issues; Animal Damaged; Summer Tax Due: \$182.01	2508 REBER ROAD FAIRVIEW MI 48621;	\$2,800	
5304	Parcel ID: 003-017-005-00; Legal Description: T27N R3E SEC 17 - W 20 RDS OF N 16 RDS OF NE 1/4 OF NE 1/4. 2 A. Comments: A 2 acre property wooded with mature trees, sitting adjacent to farmland. The property is located near the corner of Helmer Lake Road and Cedar Road. Summer Tax Due: \$35.39	HELMER LAKE ROAD FAIRVIEW MI 48621;	\$800	
5305	Parcel ID: 003-050-010-00; Legal Description: T27N R3E SEC 08 - PERRY LAKES SUBD. LOT 10. Comments: This lot backs up to Perch Lake wetlands and features mature trees Summer Tax Due: \$26.37	NORWAY DRIVE MIO MI 48647;	\$1,200	
5306	Parcel ID: 003-050-011-00; Legal Description: T27N R3E SEC 8 - PERRY LAKES SUBD. LOT 11. Comments: This lot backs up to Perch Lake wetlands and features mature trees Summer Tax Due: \$25.17	NORWAY DRIVE MIO MI 48647;	\$1,100	

5307	Parcel ID: 003-050-012-00; Legal Description: T27N R3E SEC 08 - PERRY LAKES SUBD. LOT 12. Comments: This lot backs up to Perch Lake wetlands and features mature trees Summer Tax Due: \$23.97	NORWAY DRIVE MIO MI 48647;	\$1,100	
5308	Parcel ID: 005-023-011-05; Legal Description: T27N R1E SEC 23 - N 332' OF W 362' OF N 1/2 OF SW 1/4 OF SW 1/4, EXC THE N 123.5' OF W 264' THEREOF. 2.01A M/L 2001 SPLIT FROM 005-023-011-00 Comments: This "L" shaped property is partly wood and surrounds auction 5309 on its south and east sides. Circle drive and hard wood trees are the main features of the property. Summer Tax Due: \$149.38		\$2,400	
5309	Parcel ID: 005-023-011-20; Legal Description: T27N R1E SEC 23 - N 123 1/2' OF W 264' OF SW 1/4 OF SW 1/4. .75A M/L Comments: This property is the smaller of the two auction lots. (5309 and 5308) This property is bordered by 5308 the the east and south, and features Small shed, well, cement pad. Shed's door is misaligned and has some roof issues. Summer Tax Due: \$89.50	1118 RED OAK ROAD LEWISTON MI 49756;	\$14,500	
5310	Parcel ID: 005-675-265-00; Legal Description: T28N R1E SEC 12 - WOODRIDGE ESTATES # 2 LOT 265. Comments: Lot is sets on the inside corner of Valleywood Drive and is heavily wooded. Slight views of Moon Lake can be seen from the property. Summer Tax Due: \$43.32	5126 VALLEYWOOD DRIVE LEWISTON MI 49756;	\$550	
5311	Parcel ID: 005-725-078-50; Legal Description: T28N R1E SEC 12 - VALLEYWOOD ESTATES LOTS 78 & 79. 1998 COMB W/078-00 & 079-00 Comments: This property looks to be the former house of a hoarder. Property has issues, including sanitation, and the structure of the rear wall. Mobile home has 2 bedrooms and 1 bathroom with open kitchen living dinning concept. Mobile Home; Sanitation Issues And Garbage; Structural Issues; Summer Tax Due: \$340.93	5396 SPRUCE DRIVE LEWISTON MI 49756;	\$5,800	
5312	Parcel ID: 005-725-124-00; Legal Description: T28N R1E SEC 12- VALLEYWOOD EST. LOT 124. Comments: Property is a vacant lot with a wooded thicket near Moon Lake. Summer Tax Due: \$43.32	5420 EDGEWOOD DRIVE LEWISTON MI 49756;	\$450	
5313	Parcel ID: 005-725-133-00; Legal Description: T28N R1E SEC 12 - VALLEYWOOD EST. LOT 133. Comments: Property is a vacant lot with a wooded thicket near Moon Lake. Summer Tax Due: \$43.32	5439 HOLLYGLEN DRIVE LEWISTON MI 49756;	\$1,200	
5314	Parcel ID: 005-783-093-00; Legal Description: T28N R1E SEC 23 - GARLAND SOUTH ESTATES. LOT 93. 2008 Split of 005-123-002-01 & 005-123-010-01 on 11/05/2007 Comments: This property is wooded and difficult to access without 4WD. Roads within this part of the association are overgrown with pine trees. Association Fees; Summer Tax Due: \$49.13		\$3,300	
5315	Parcel ID: 005-787-026-00; Legal Description: T28N R1E SEC 16 - LOT 26 GARLAND WOODS ON THE FOUNTAINS GOLF COURSE III 2002 SPLIT FROM 005-116-001-32 Comments: This section of Garland features paved roads. Located in an area accessible only through a stone and black iron gate with key code. Association Fees; Summer Tax Due: \$75.37		\$750	

5316	Parcel ID: 005-787-031-00; Legal Description: T28N R1E SEC 16 - LOT 31 GARLAND WOODS ON THE FOUNTAINS GOLF COURSE III 2002 SPLIT FROM 005-116-001-32 Comments: This section of Garland features paved roads. Located in an area accessible only through a stone and black iron gate with key code. Association Fees; Summer Tax Due: \$75.37		\$750	
5317	Parcel ID: 005-787-041-00; Legal Description: T28N R1E SEC 16 - LOT 41 GARLAND WOODS ON THE FOUNTAINS GOLF COURSE III 2002 SPLIT FROM 005-116-001-32 Comments: This section of Garland features paved roads. Located in an area accessible only through a stone and black iron gate with key code. Association Fees; Summer Tax Due: \$75.37		\$750	
5318	Parcel ID: 005-787-049-00; Legal Description: T28N R1E SEC 16 - LOT 49 GARLAND WOODS ON THE FOUNTAINS GOLF COURSE III 2002 SPLIT FROM 005-116-001-32 Comments: This section of Garland features paved roads. Located in an area accessible only through a stone and black iron gate with key code. Association Fees; Summer Tax Due: \$75.37		\$750	
5319	Parcel ID: 005-788-034-00; Legal Description: T28N R1E SEC 16 - UNIT 34 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. 2004SPLIT FROM 005-116-001-33 Comments: This section of Garland features paved roads. Located in an area accessible only through a stone and black iron gate with key code. Association Fees; Summer Tax Due: \$75.37	517 FOUNTAINS DRIVE LEWISTON MI 49756;	\$750	
5320	Parcel ID: 005-788-066-00; Legal Description: T28N R1E SEC 16 - UNIT 66 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. 2005SPLIT FROM 005-116-001-34 Comments: This section of Garland features paved roads. Located in an area accessible only through a stone and black iron gate with key code. Association Fees; Summer Tax Due: \$81.93	542 FOUNTAINS DRIVE LEWISTON MI 49756;	\$800	
5321	Parcel ID: 005-788-072-00; Legal Description: T28N R1E SEC 16 - UNIT 72 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. 2005SPLIT FROM 005-116-001-34 Comments: This section of Garland features paved roads. Located in an area accessible only through a stone and black iron gate with key code. Association Fees; Summer Tax Due: \$75.37	519 FOUNTAINS DRIVE LEWISTON MI 49756;	\$800	
5322	Parcel ID: 005-788-117-00; Legal Description: T28N R1E SEC 16 - UNIT 117 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. 2005 SPLIT FROM 68-005-116-001-34. Comments: This section of Garland features paved roads. Located in an area accessible only through a stone and black iron gate with key code. Association Fees; Summer Tax Due: \$81.93	535 RED PINE COURT LEWISTON MI 49756;	\$800	
5323	Parcel ID: 005-788-122-00; Legal Description: T28N R1E SEC 16 - UNIT 122 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. 2005 SPLIT FROM 68-005-116-001-34. Comments: This section of Garland features paved roads. Located in an area accessible only through a stone and black iron gate with key code. Association Fees; Summer Tax Due: \$75.37	202 FIELDSTONE DRIVE LEWISTON MI 49756;	\$750	
5324	Parcel ID: 005-788-133-00; Legal Description: T28N R1E SEC 16 - UNIT 133 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. 2005 SPLIT FROM 68-005-116-001-34. Comments: This section of Garland features paved roads. Located in an area accessible only through a stone and black iron gate with key code. Association Fees; Summer Tax Due: \$75.37	162 FIELDSTONE DRIVE LEWISTON MI 49756;	\$750	

5325	Parcel ID: 005-788-176-00; Legal Description: T28N R1E SEC 16 - UNIT 176 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. 2005 SPLIT FROM 68-005-116-001-34. Comments: This section of Garland features paved roads. Located in an area accessible only through a stone and black iron gate with key code. Association Fees; Summer Tax Due: \$75.37	339 EAGLE DRIVE LEWISTON MI 49756;	\$750	
5326	Parcel ID: 005-788-181-00; Legal Description: T28N R1E SEC 16 - UNIT 181 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV. 2005 SPLIT FROM 68-005-116-001-34. Comments: This section of Garland features paved roads. Located in an area accessible only through a stone and black iron gate with key code. Association Fees; Summer Tax Due: \$75.37	522 RED PINE COURT LEWISTON MI 49756;	\$1,000	
5327	Parcel ID: 005-792-001-00; Legal Description: T28N R1E SEC 22 - LOT 1 GARLAND WOODLANDS 2005 SPLIT FROM 005-122-002-01 & 02 Comments: This property is wooded and difficult to access without 4WD. Roads within this part of the association are overgrown with pine trees. This Particular property is at the border of Garland and does have frontage on Read Oak Road. Association Fees; Summer Tax Due: \$81.93		\$700	
5328	Parcel ID: 005-792-007-00; Legal Description: T28N R1E SEC 22 - LOT 7 GARLAND WOODLANDS 2005 SPLIT FROM 005-122-002-01 & 02 Comments: This property is wooded and difficult to access without 4WD. Roads within this part of the association are overgrown with pine trees. Association Fees; Summer Tax Due: \$81.93		\$700	
5329	Parcel ID: 005-792-010-00; Legal Description: T28N R1E SEC 22 - LOT 10 GARLAND WOODLANDS 2005 SPLIT FROM 005-122-002-01 & 02 Comments: This property is wooded and difficult to access without 4WD. Roads within this part of the association are overgrown with pine trees. Association Fees; Summer Tax Due: \$81.93		\$700	
5330	Parcel ID: 005-792-059-00; Legal Description: T28N R1E SEC 22 - LOT 59 GARLAND WOODLANDS 2005 SPLIT FROM 005-122-002-01 & 02 Comments: This property is wooded and difficult to access without 4WD. Roads within this part of the association are overgrown with pine trees. Association Fees; Summer Tax Due: \$81.93		\$700	
5331	Parcel ID: 005-792-107-00; Legal Description: T28N R1E SEC 22 -LOT 107 GARLAND WOODLANDS 2006 SPLIT FROM 005-122-002-01 & 002-02 & 005-122-002-10 & 005-122-014-00. Comments: This property is wooded and difficult to access without 4WD. Roads within this part of the association are overgrown with pine trees. Association Fees; Summer Tax Due: \$81.93		\$700	
5332	Parcel ID: 005-800-098-00; Legal Description: T28N R1E SEC 22 - LOT 98 GARLAND SUMMERWOOD RIDGE 2006 SPLIT FROM 005-122-005-05,10,15,20,25,30,40,50,55,60. Comments: This property is wooded and difficult to access without 4WD. Roads within this part of the association are overgrown with pine trees. Association Fees; Summer Tax Due: \$32.49	IRONWOOD DRIVE LEWISTON MI 49756;	\$550	
5333	Parcel ID: 005-800-100-00; Legal Description: T28N R1E SEC 22- LOT 100 GARLAND SUMMERWOOD RIDGE 2006 SPLIT FROM 005-122-005-05,10,15,20,25,30,40,50,55,60. Comments: This property is wooded and difficult to access without 4WD. Roads within this part of the association are overgrown with pine trees. Association Fees; Summer Tax Due: \$32.49		\$550	

5334	<p>Parcel ID: 005-800-201-00; Legal Description: T28N R1E SEC 22 - LOT 201 GARLAND SUMMERWOOD RIDGE. MASTER DEED 1/9/06 LIBER 206, PAGE 546. 2006 SPLIT FROM 005-122-005-00 & 05 & 10 & 40 & 45 & 50 & 55 & 60 & 65 & 70 & 75 Comments: This property is wooded and difficult to access without 4WD. Roads within this part of the association are overgrown with pine trees. Association Fees; Summer Tax Due: \$32.49</p>		\$2,400	
5335	<p>Parcel ID: 005-800-274-00; Legal Description: T28N R1E SEC 22 - LOT 274 GARLAND SUMMERWOOD RIDGE. MASTER DEED 1/9/06, LIBER 206, PAGE 546. 2006 SPLIT FROM 68-005-122-005-00 & 05 & 10 & 40 & 45 & 50 & 55 & 60 & 65 & 70 & 75. Comments: This property is wooded and difficult to access without 4WD. Roads within this part of the association are overgrown with pine trees. Association Fees; Summer Tax Due: \$32.49</p>		\$550	
5336	<p>Parcel ID: 005-800-321-00; Legal Description: T28N R1E SEC 22 - LOT 321 GARLAND SUMMERWOOD RIDGE. MASTER DEED 1/9/06, LIBER 206, PAGE 546. 2006 SPLIT FROM 68-005-122-005-00 & 05 & 10 & 40 & 45 & 50 & 55 & 60 & 65 & 70 & 75. Comments: This property is wooded and difficult to access without 4WD. Roads within this part of the association are overgrown with pine trees. Summer Tax Due: \$32.49</p>		\$550	

Otsego County

Lot #	Lot Information	Address	Min. Bid	Sold For
5400	Parcel ID: 011-160-000-095-00; Legal Description: LOT 95. AUSAABLE ESTATES Comments: A wooded lot with sandy soil and plenty of space to build. This property is reasonably flat and features hardwoods dotted with white birch trees. Located just a short drive down Krys Rd from bustling Gaylord. Summer Tax Due: \$31.29	RANCH ROAD GAYLORD;	\$600	
5401	Parcel ID: 011-520-000-727-00; Legal Description: LOT 727. MICHAYWE NO. 3 Comments: This wooded lot sits on one of Michawye's paved roads and features hardwood trees. Directions: take Michawye' Drive to Algonquin Road. Association Fees; Summer Tax Due: \$6.43	ALGONQUIN ROAD GAYLORD;	\$450	
5402	Parcel ID: 011-520-000-830-00; Legal Description: LOT 830. MICHAYWE NO. 3 Comments: This wooded lot sits on one of Michawye's paved cul-de-sac between two neighboring homes and features hardwood trees. Directions: take Michawye' Drive to Algonquin Road to Mohican Trl. Association Fees; Summer Tax Due: \$6.43	MOHICAN TRL GAYLORD;	\$450	
5403	Parcel ID: 011-520-000-907-00; Legal Description: LOT 907. MICHAYWE NO. 3 Comments: This sloping wooded lot sits on one of Michawye's paved road, one lot from the corner, and features hardwood trees. Directions: take Michawye' Drive to Moccasin Path. Association Fees; Summer Tax Due: \$8.65	MOCCASIN PATH GAYLORD;	\$450	
5404	Parcel ID: 011-550-001-453-00; Legal Description: LOT 1453. MICHAYWE NO. 11 Comments: This mostly cleared lot sits on one of Michawye's main paved roads adjacent to the fairway and features tee box views. Directions: take Charles Brink Rd to Opal Lake Rd Association Fees; Summer Tax Due: \$103.47	OPAL LAKE ROAD GAYLORD;	\$900	
5405	Parcel ID: 022-032-100-005-09; Legal Description: 2005 SPLIT COMBO FROM 022-032-100-005-02 & 005-05 PARCEL 6 COMM AT THE SW COR OF SEC 32, TH N 01DEG 05MIN 40SEC E 1320.00FT ALG THE W LN OF SEC 32 TO POB; TH CONT. N 01DEG 05MIN 40SEC E 660.00FT ALG SAID W LN, TH N 89DEG 56MIN 42SEC E 1584.02FT, TH S 01DEG 05MIN 42SEC W 660.00FT, TH S 89DEG 56MIN 42SEC W 1584.01FT TO THE W LN OF SEC 32 AND POB, CONT. 24.00 ACRES M/L SEC 32, T31N R1W Comments: Approximately 24.75 acres of; field, forest and creek, with frontage on Gingell road. Best point of access is between the front tree thicket and neighboring ranch owners property, after your creek crosses Gingell Rd. Please do not use neighboring property owners drive to access the property. This property also features a former power pole. Directions: take Sparr Road, then head south onto Gingell Road, Property sits on the East side of Gingell Road Summer Tax Due: \$140.64	Gingell Rd JOHANNESBURG;	\$1,200	
5406	Parcel ID: 023-180-001-096-00; Legal Description: LOT 96 BLK. 1 LITTLE BEAR LAKE SUB. Comments: This terrain challenged wooded lot is located walking distance to Little Bear Lake. Terrain Challenged; Association Fees; Summer Tax Due: \$39.84	Beach Rd JOHANNESBURG;	\$600	
5407	Parcel ID: 023-190-009-018-00; Legal Description: LOT 18 BLK 9 1ST ADD TO LITTLE BEAR LAKE SUB. Comments: This wooded lot sits on an apex corner of Bear Lake Rd, near the bank of mail boxes for neighboring property owners. Lot features hardwood trees and is located walking distance from the lake. Association Fees; Summer Tax Due: \$39.84	Bear Lake Rd;	\$600	

5408	Parcel ID: 023-190-012-014-00; Legal Description: LOT 14 BLK 12 1ST ADD TO LITTLE BEAR LAKE Comments: This wooded lot sits on an apex corner of Bear Lake Rd. Lot features hardwood trees and is located walking distance from the lake. Association Fees; Summer Tax Due: \$42.91	Bear Lake Rd;	\$650	
5409	Parcel ID: 023-200-000-035-00; Legal Description: LOT 35 2ND ADD TO LITTLE BEAR LAKE Comments: This hillside wooded lot features hardwood trees and is located walking distance from the lake. Association Fees; Summer Tax Due: \$33.71	Beach;	\$600	
5410	Parcel ID: 032-200-000-085-00; Legal Description: LOT 85 PLAT OF WILDWOOD. SEC 24 T30N R2W. Comments: Just a short walk from this wooded lot to the beautiful Lewis Lake. Land is thickly wooded with pine, except for the slight clearing around a camper trailer. This type of trailer is considered personal property. Personal Property; Summer Tax Due: \$55.79	3343 COOLWATER AVE JOHANNESBURG;	\$750	
5411	Parcel ID: 042-003-200-040-10; Legal Description: PARCEL A PART OF NW 1/4 OF NW 1/4 SEC 3 T32N R3W BEGIN NW COR SEC 3 TH S 87DEG 20'20" E 330.32 FT ALG N LN TH S 02DEG 14' 41" W 329.69 FT ; TH N 87DEG 20'20" W 330.32 FT TO THE W LN TH N 02DEG 14' 41" E 329.69 FT ALG W SEC LN TO POB CONT. 2.50 ACRES M/L SUBJECT TO EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD SPLIT 2003 FROM 042-003-200-040-00 Comments: Property sitting on the corner of Ashley and Dunham. Approximately 2.48 acres of mature hard woods. In a country setting with neighboring homes. Summer Tax Due: \$30.55		\$550	
5412	Parcel ID: 042-007-200-015-00; Legal Description: COMM. AT NW CORNER OF THE NW 1/4 E 10 RODS S 16 RODS W 10 RODS N 16 RODS TO BEGIN. SEC. 7 T32N R3W Comments: This property is part of a slight sloping hill side. Partially cleared and rolling terrain makes this a fantastic building spot. Sitting at the South corner of Standard Lake Rd and Thumb Lake Rd. Un-improved road borders the west boundary of this property Summer Tax Due: \$86.23	Thumb Lake Rd VANDERBILT;	\$700	

5413	<p>Parcel ID: 060-002-100-005-04; Legal Description: PARCEL B: COMMENCING AT THE EAST 1/4 CORNER OF FRACTIONAL SECTION 2, T31N-R4W, ELMIRA TOWNSHIP, OTSEGO COUNTY, MICHIGAN; THENCE N 00°14'53" E ALG THE E LINE OF SAID SEC AND CENTERLINE OF SCHAFF ROAD SO-CALLED, 655.16 FT; TH N 88°33'54" W ALG THE S LN OF THE N 1/2 OF THE S 1/2 OF THE NORTHEAST 1/4 OF SAID SEC, 621.92 FT TO POB; TH CONTINUING N 88°33'54" W ALG SAID LINE, 665.46 FT; TH N 00°14'53" E, 654.58 FT; TH S 88°35'29" W ALG THE N 1/16 LN OF SAID SEC (N LINE OF THE S 1/2 OF THE NE 1/4), 665.45 FT; TH S 00°14'53" W 654.88 FT TO THE POB,. THE ABOVE DESCRIBED PARCEL BEING A PART OF THE N 1/2 OF THE S 1/2 OF THE NE 1/4 OF SAID SEC 3 AND CONTAINS 10.00 ACRES MO OR LESS. HAVING AND GRANTING RIGHTS FOR INGRESS EGRESS AND INSTALLATION AND MAINTENANCE OFPUBLIC UTILITIES OVER A 66 EASEMENT DESCRIBED AS THE S 66.00 FT OF THE N 1/2 OF THE S 1/2 OF THE NE 1/4 OF SAID SEC 2. BEING SUBJECT TO RIGHTS OF THE PUBLIC OVER THE EASTERLY 33 FT THEREOF FOR SAID SCHAFF ROAD. ALSO BEING SUBJECT TO EASEMENT AND OR RESTRICTIONS OF RECORD IF ANY. Comments: This stunningly beautiful slice of acreage features rolling hills, trails for various riding, and hardwood trees. Property is best accessed From Hancock Woods Trail off of Shaff Road. The dimensions of the peaceful paradise are 654.58 feet by 665.45 feet. If you like this property please view auction lot # 5414, this property is "2 doors down" Hancock Trail.</p> <p>Summer Tax Due: \$100.95</p>	Hancock Woods Trail GAYLORD;	\$1,200	
5414	<p>Parcel ID: 060-002-100-005-06; Legal Description: PARCEL D: COMMENCING AT THE EAST 1/4 CORNER OF FRACTIONAL SECTION 2, T31N-R4W, ELMIRA TOWNSHIP, OTSEGO COUNTY, MICHIGAN; THENCE N 00°14'53" E ALG THE E LINE OF SAID SEC AND CENTERLINE OF SCHAFF ROAD SO-CALLED, 655.16 FT; TH N 88°33'54" W ALG THE S LN OF THE N 1/2 OF THE S 1/2 OF THE NORTHEAST 1/4 OF SAID SEC, 1953.15 FT TO POB; TH CONTINUING N 88°33'54" W ALG SAID LINE, 664.21 FT; TH N 00°04'02" W ALG THE N-S 1/4 LN OF SAID SEC, 654.05 FT; TH S 88°35'29" E ALG THE N 1/16 LN OF SAID SEC (N LINE OF THE S 1/2 OF THE NE 1/4), 667.80 FT; TH S 00°14'53" W 654.27 FT TO THE POB,. THE ABOVE DESCRIBED PARCEL BEING A PART OF THE N 1/2 OF THE S 1/2 OF THE NE 1/4 OF SAID SEC 3 AND CONTAINS 10.00 ACRES MO OR LESS. HAVING AND GRANTING RIGHTS FOR INGRESS EGRESS AND INSTALLATION AND MAINTENANCE OFPUBLIC UTILITIES OVER A 66 EASEMENT DESCRIBED AS THE S 66.00 FT OF THE N 1/2 OF THE S 1/2 OF THE NE 1/4 OF SAID SEC 2. BEING SUBJECT TO RIGHTS OF THE PUBLIC OVER THE EASTERLY 33 FT THEREOF FOR SAID SCHAFF ROAD. ALSO BEING SUBJECT TO EASEMENT AND OR RESTRICTIONS OF RECORD IF ANY. Comments: This stunningly beautiful slice of acreage features rolling hills, trails for various riding, and hardwood trees. Property is best accessed From Hancock Woods Trail off of Shaff Road. The dimensions of the peaceful paradise are 667.80 feet by 654.27 feet. If you like this property please view auction lot # 5413, this property is "2 doors down" Hancock Trail.</p> <p>Easement Or Access Across;</p> <p>Summer Tax Due: \$100.95</p>	Hancock Trail GAYLORD;	\$1,200	

5415	Parcel ID: 071-027-100-035-02; Legal Description: PARCEL 2 CONT 2.06 ACRES SEC 27 T30N R4W COMM AT N 1/4 COR OF SEC, TH S 88D 39M 33S E 399.44 FT ALG N LN OF SEC TO POB, TH S 88D 39M 33S E 180 FT ALG N LN OF SEC, TH S 00D 45M 00S E 500.14 FT, TH N 88D 38M 35S W 180 FT, TH 00D 45M 00S W 500.09 FT TO POB. SPLIT 2003 SURVEY 2002 Comments: Mostly cleared, this property is wooded with a mix of mature trees and young brush growing in mostly sandy soil. Auction lots 5415-5418 are contiguous Summer Tax Due: \$56.69	Old Stump;	\$800	
5416	Parcel ID: 071-027-100-035-03; Legal Description: PARCEL 3 CONT 2.06 ACRES SEC 27, T30N R4W COMM AT N 1/4 CORN OF SEC, TH S 88D 39M 33S E 579.44 FT ALG NO LN OF SEC TO POB TH CONTINUING S 88D 38M 33S E 180 FT, TH N 00D 45M 00S W 500.14 FT TO POB. SPLIT 2003, SURVEY 2002 Comments: Mostly cleared, this property is wooded with a mix of mature trees and young brush. Auction lots 5415-5418 are contiguous Summer Tax Due: \$56.69	Old Stump Road;	\$800	
5417	Parcel ID: 071-027-100-035-04; Legal Description: SEC 27 T30N R4W PARCEL 4 CONT 2.06 ACRES COMM AT N 1/4 CORN OF SEC, TH S88D 39M 33S E 759.44 FT ALG NO LN OF SEC TO POB, TH CONTINUING S 88D, 39M 33S E 180.00 FT ALG N LN OF SEC, TH S 00D 45M 00S E 500.22 FT, TH N 88D 38M 35S W 180.00 FT, TH N 00D 45M 00S W 500.19 FT TO POB. SPLIT FOR 2003 ROLL, 2002 SURVEY Comments: Mostly cleared, this property is wooded with a mix of mature trees and young brush. Auction lots 5415-5418 are contiguous Summer Tax Due: \$56.69	Old Stump;	\$800	
5418	Parcel ID: 071-027-100-035-05; Legal Description: PARCEL 5 CONT 2.06 ACRES SEC 27 T30N R4W COMM AT N 1/4 CORN OF SEC, TH S 88D 39M 33S E 939.44 FT ALG N LN OF SEC TO POB, TH CONTINUING S 88D 39M 33S E 180 FT ALG N LN OF SEC 27, TH S 00D 45M 00S E 500.28 FT, TH N 88D 38M 35S W 180 FT, TH N 00D 45M 00S W 500.22 FT TO POB. SPLIT FOR 2003 ROLL, SURVEY 2002 Comments: Mostly cleared, this property is wooded with a mix of mature trees and young brush. Auction lots 5415-5418 are contiguous Summer Tax Due: \$77.44	Old Stump;	\$950	
5419	Parcel ID: 072-100-000-056-01; Legal Description: LOT 56 ARROW SHORES SUB T30N R4W SPLIT FROM 072-10 0-000-056-00 SEC 32 T30N R4W Comments: This terrain challenged lot features peak-a-bo views of the lake and is mostly wooded with hardwood trees. Terrain Challenged; Association Fees; Summer Tax Due: \$21.32	Deer Run;	\$550	
5420	Parcel ID: 072-100-000-100-00; Legal Description: LOT 100 ARROW SHORES T30N R4W SEC 33 T30N R4W Comments: This lot features woods with hardwood trees and is located within walking distance the the lake. Association Fees; Summer Tax Due: \$12.35	Beach Nut Drive;	\$500	
5421	Parcel ID: 072-100-000-173-00; Legal Description: LOT 173 ARROW SHORES T30N R4W SEC 33 T30N R4W Comments: This terrain challenged lot features woods with hardwood trees and is located within walking distance the the lake. Terrain Challenged; Association Fees; Summer Tax Due: \$19.19	Beach Nut GAYLORD;	\$500	
5422	Parcel ID: 072-110-000-006-00; Legal Description: LOT 6 ARENAC TRAILS SEC 33 T30N R4W Comments: This lot features woods with hardwood trees and is located within walking distance the the lake. Association Fees; Summer Tax Due: \$12.89	Arenac GAYLORD;	\$500	

5423	Parcel ID: 072-110-000-021-00; Legal Description: LOT 21 ARENAC TRAILS. SEC 33 T30N R4W. SEC 33 T30N R4W Comments: This lot features woods with hardwood trees and is located within walking distance the the lake. Association Fees; Summer Tax Due: \$12.89	Arenac GAYLORD;	\$450	
5424	Parcel ID: 072-110-000-022-00; Legal Description: LOT 22 ARENAC TRAILS. SEC 33 T30N R4W. SEC 33 T30N R4W Comments: This lot features woods with hardwood trees and is located within walking distance the the lake. Association Fees; Summer Tax Due: \$12.89	Arenac GAYLORD;	\$500	
5425	Parcel ID: 072-110-000-063-00; Legal Description: LOT 63 ARENAC TRAILS. SEC 33 T30N R4W. Comments: This lot features woods with hardwood trees and is located within walking distance the the lake. Association Fees; Summer Tax Due: \$12.89	Pewamo GAYLORD;	\$500	
5426	Parcel ID: 072-180-000-215-00; Legal Description: LOT 215 INDIAN HILLS SEC 32 T30N R4W Comments: This lot features woods with hardwood trees, Thicket, and frontage on a small pond. This lot is located within walking distance the the lake. Association Fees; Summer Tax Due: \$32.84		\$600	
5427	Parcel ID: 072-180-000-336-00; Legal Description: LOT 336 INDIAN HILLS SEC 32 T30N R4W Comments: This lot features woods with hardwood trees and is located within walking distance the the lake. Association Fees; Summer Tax Due: \$19.19	5499 PUEBLO TRL GAYLORD;	\$550	
5428	Parcel ID: 072-270-000-026-00; Legal Description: LOTS 26 & 27 OKEMOS TRAILS SEC 32 T30N R4W Comments: This lot features woods with hardwood trees and is located within walking distance the the lake. Association Fees; Summer Tax Due: \$29.63	Okemos Trail GAYLORD;	\$600	
5429	Parcel ID: 072-270-000-061-00; Legal Description: LOT 61 OKEMOS TRAILS SEC 32 T30N R4W Comments: This lot features woods with hardwood trees and is located within walking distance the the lake. Association Fees; Summer Tax Due: \$14.91	Okemos Trail GAYLORD;	\$500	
5430	Parcel ID: 072-280-000-173-00; Legal Description: LOT 173 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: This large wooded lot within Pencil Lake Sub sits contiguous with auction lots 5430-5434 on an outside curve of Valley Wood Circle. Directions; Take Pencil Lake Rd to North Wood to North Gate to North Wood (again) to Valley Wood Circle Association Fees; Summer Tax Due: \$21.32	Valley Wood Circle;	\$550	
5431	Parcel ID: 072-280-000-174-00; Legal Description: LOT 174 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: This large wooded lot within Pencil Lake Sub sits contiguous with auction lots 5430-5434 on an outside curve of Valley Wood Circle. Directions; Take Pencil Lake Rd to North Wood to North Gate to North Wood (again) to Valley Wood Circle Association Fees; Summer Tax Due: \$21.32	Valley Wood Circle;	\$550	
5432	Parcel ID: 072-280-000-175-00; Legal Description: LOT 175 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: This large wooded lot within Pencil Lake Sub sits contiguous with auction lots 5430-5434 on an outside curve of Valley Wood Circle. Directions; Take Pencil Lake Rd to North Wood to North Gate to North Wood (again) to Valley Wood Circle Association Fees; Summer Tax Due: \$21.32	Valley Wood Circle;	\$550	

5433	Parcel ID: 072-280-000-176-00; Legal Description: LOT 176 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: This large wooded lot within Pencil Lake Sub sits contiguous with auction lots 5430-5434 on an outside curve of Valley Wood Circle. Directions; Take Pencil Lake Rd to North Wood to North Gate to North Wood (again) to Valley Wood Circle Association Fees; Summer Tax Due: \$21.32	Valley Wood Circle;	\$550	
5434	Parcel ID: 072-280-000-177-00; Legal Description: LOT 177 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: This large wooded lot within Pencil Lake Sub sits contiguous with auction lots 5430-5434 on an outside curve of Valley Wood Circle. Directions; Take Pencil Lake Rd to North Wood to North Gate to North Wood (again) to Valley Wood Circle Association Fees; Summer Tax Due: \$21.32	Valley Wood Circle;	\$550	
5435	Parcel ID: 072-280-000-261-00; Legal Description: LOT 261 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: This wooded lot within Pencil Lake Sub sits within walking distance to beautiful Pencil Lake. Land features hardwood trees. Beautiful setting to build your next "Up North Pad" or year round residence. Association Fees; Summer Tax Due: \$21.32	Heather Circle ELMIRA;	\$550	
5436	Parcel ID: 072-280-000-353-00; Legal Description: LOT 353 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: This wooded lot within Pencil Lake Sub sits within walking distance to beautiful Pencil Lake. Land features mature hardwood trees. Beautiful setting to build your next "Up North Pad" or year round residence. Association Fees; Summer Tax Due: \$21.32	Forest View ELMIRA;	\$550	
5437	Parcel ID: 072-280-000-384-00; Legal Description: LOT 384 PENCIL LAKE NORTH. SEC 31 T30N R4W. Comments: This wooded lot within Pencil Lake Sub sits within walking distance to beautiful Pencil Lake. Land features mature hardwood trees. Beautiful setting to build your next "Up North Pad" or year round residence. This property and auction lot 5438 are contiguous. Association Fees; Summer Tax Due: \$21.32	Forest View;	\$550	
5438	Parcel ID: 072-280-000-385-00; Legal Description: LOT 385 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: This wooded lot within Pencil Lake Sub sits within walking distance to beautiful Pencil Lake. Land features mature hardwood trees. Beautiful setting to build your next "Up North Pad" or year round residence. This property and auction lot 5437 are contiguous. Association Fees; Summer Tax Due: \$21.32	Forest View ELMIRA;	\$550	
5439	Parcel ID: 072-280-000-386-00; Legal Description: LOT 386 PENCIL LAKE NORTH SEC 31 T30N R4W Comments: This wooded lot within Pencil Lake Sub sits within walking distance to beautiful Pencil Lake. Land features mature hardwood trees. Beautiful setting to build your next "Up North Pad" or year round residence. Association Fees; Summer Tax Due: \$21.32	Forest View ELMIRA;	\$550	
5440	Parcel ID: 072-280-000-389-00; Legal Description: LOT 389 PENCIL LAKE NORTH. SEC 31 T30N R4W. Comments: This wooded lot within Pencil Lake Sub sits within walking distance to beautiful Pencil Lake. Land features mature hardwood trees. Beautiful setting to build your next "Up North Pad" or year round residence. Association Fees; Summer Tax Due: \$21.32	Forest View ELMIRA;	\$550	
5441	Parcel ID: 072-280-000-414-00; Legal Description: LOT 414 PENCIL LAKE NORTH. SEC 31 T30N R4W. Association Fees; Summer Tax Due: \$21.32	ELMIRA;	\$550	

5442	Parcel ID: 072-280-000-415-00; Legal Description: LOT 415 PENCIL LAKE NORTH. SEC 31 T30N R4W. Association Fees; Summer Tax Due: \$21.32	ELMIRA;	\$550	
5443	Parcel ID: 072-280-000-435-00; Legal Description: LOT 435 PENCIL LAKE NORTH SEC 31 T30N R4W Association Fees; Summer Tax Due: \$21.32	Forest View ELMIRA;	\$550	
5444	Parcel ID: 072-300-000-353-00; Legal Description: LOT 353 SOUTHERN TRAILS SEC 32 T30N R4W Comments: This wooded lot within Southern Trails Sub sits within walking distance to beautiful Pencil Lake. Land features hardwood trees. Beautiful setting however with the steep terrain this is not the place to build your next "Up North Pad" or year round residence. Terrain Challenged; Association Fees; Summer Tax Due: \$12.35	Augress Elmira;	\$500	
5445	Parcel ID: 072-300-000-370-00; Legal Description: LOTS 370 & 371 SOUTHERN TRAILS SEC 32 T30N R4W Comments: This wooded lot within Southern Trails Subd. sits within walking distance to beautiful Pencil Lake. Land features hardwood trees. Beautiful setting to build your next "Up North Pad" or year round residence. Association Fees; Summer Tax Due: \$46.92	Mackinaw Trail ELMIRA;	\$700	
5446	Parcel ID: 072-320-000-150-00; Legal Description: LOT 150 TUSCOLA TRAILS. SEC 32 T30N R4W SEC 32 T30N R4W Comments: This terrain challenged lot features woods with hardwood trees and is located within walking distance the the lake. Terrain Challenged; Association Fees; Summer Tax Due: \$17.05	Pawnee Trail GAYLORD;	\$550	
5448	Parcel ID: 091-120-000-135-00; Legal Description: LOT 135 ARBUTUS BEACH HIGHLANDS NO. 3 SEC 4 T29N R3W Comments: This property is the former location of a mobile home and will requir some cleaning up. however this hillside property with built drive offers slight views of the neighborhood from the flap pad. This property is partially cleared and features some over grown landscaping. Mobile Home Pad; Summer Tax Due: \$46.92	355 EDELWEISS TRL GAYLORD;	\$1,000	
5449	Parcel ID: 091-190-000-007-00; Legal Description: LOT 7 & 8 ENCHANTED FOREST SEC 25 T29N R3W Comments: This lot located in the Enchanted Forest Association surrounding Guthrie Lake, features pine trees and is reasonably flat. Association Fees; Summer Tax Due: \$30.64	FREDERIC;	\$500	
5450	Parcel ID: 091-190-000-123-00; Legal Description: LOT 123 ENCHANTED FOREST SEC 35 T29N R3W Comments: This lot located in the Enchanted Forest Association surrounding Guthrie Lake, features pine trees and built drive way. Association Fees; Summer Tax Due: \$21.90	Sherwood FREDERIC;	\$550	
5451	Parcel ID: 091-190-000-191-00; Legal Description: LOT 191 ENCHANTED FOREST. SEC 36 T29N R3W. Comments: This lot located in the Enchanted Forest Association surrounding Guthrie Lake, features woods and is terrain challenged. Association Fees; Terrain Challenged; Summer Tax Due: \$21.32	Locksley FREDERIC;	\$550	
5452	Parcel ID: 091-190-000-271-00; Legal Description: LOT 271 ENCHANTED FOREST SEC 36 T29N R3W Comments: This lot located in the Enchanted Forest Association surrounding Guthrie Lake, features a wooded hillside. Association Fees; Summer Tax Due: \$27.79	Fasination FREDERIC;	\$600	

5453	Parcel ID: 091-190-000-286-00; Legal Description: LOT 286 ENCHANTED FOREST. SEC 36 T29N R3W. Comments: This lot located in the Enchanted Forest Association surrounding Guthrie Lake, sitting on a cul-de-sac drive and a wooded challenged terrain. Association Fees; Terrain Challenged; Summer Tax Due: \$36.24	Nottingham FREDERIC;	\$700	
5454	Parcel ID: 091-200-000-386-00; Legal Description: LOT 386 ENCHANTED FOREST NO 2 SEC 36 T29N R3W Comments: This lot located in the Enchanted Forest Association surrounding Guthrie Lake, features a wooded hillside. Association Fees; Terrain Challenged; Summer Tax Due: \$25.59	11989 HUNTINGDON DR FREDERIC;	\$500	
5455	Parcel ID: 091-200-000-387-00; Legal Description: LOT 387 ENCHANTED FOREST NO 2 SEC 36 T29N R3W Comments: This lot located in the Enchanted Forest Association surrounding Guthrie Lake, features hardwoods and is reasonably flat. Association Fees; Summer Tax Due: \$23.87	Huntingdon FREDERIC;	\$550	
5456	Parcel ID: 091-200-000-481-00; Legal Description: LOT 481 ENCHANTED FOREST NO 2 SEC 36 T29N R3W Comments: This lot located in the Enchanted Forest Association surrounding Guthrie Lake, features pine trees and a sloping grade. Association Fees; Summer Tax Due: \$16.97	FREDERIC;	\$550	
5457	Parcel ID: 091-210-000-562-00; Legal Description: LOT 562 ENCHANTED FOREST NO 3 SEC 36 T29N R3W Comments: This lot located in the Enchanted Forest Association surrounding Guthrie Lake, features woods and is reasonably flat. Association Fees; Summer Tax Due: \$21.90	Wagner FREDERIC;	\$550	
5458	Parcel ID: 091-310-000-210-00; Legal Description: LOT 210 MICHAYWE NO. 2 SEC 2 T29N R3W Comments: This wooded lot is located within the golf association of Michawye'. Properties here feature densely wooded hardwood trees and a setting of winding roads and maintained year round homes and seasonal chalets. This particular property sits within a cul-de-sac Association Fees; Summer Tax Due: \$21.32	Chipmonk GAYLORD;	\$550	
5459	Parcel ID: 091-310-000-516-01; Legal Description: LOT 517 MICHAYWE NO. 2 Comments: This wooded lot is located within the golf association of Michawye'. Properties here feature densely wooded hardwood trees and a setting of winding roads and maintained year round homes and seasonal chalets. Association Fees; Summer Tax Due: \$15.31	MICHAYWE DR;	\$500	
5460	Parcel ID: 091-310-000-638-00; Legal Description: LOT 638 MICHAYWE NO. 2 SEC 3 T29N R3W Association Fees; Summer Tax Due: \$21.32	GAYLORD;	\$550	
5461	Parcel ID: 091-310-000-685-00; Legal Description: LOT 685 MICHAYWE NO. 2 SEC 2 T29N R3W Comments: This wooded lot is located within the golf association of Michawye'. Properties here feature densely wooded hardwood trees and a setting of winding roads and maintained year round homes and seasonal chalets. This particular lot sits on a sloping hillside. Association Fees; Summer Tax Due: \$21.32	Spring GAYLORD;	\$550	

5462	Parcel ID: 091-320-001-104-00; Legal Description: LOT 1104 MICHAYWE NO. 4 SEC 1 T29N R3W Comments: This wooded lot is located within the golf association of Michawye'. Properties here feature densely wooded hardwood trees and a setting of winding roads and maintained year round homes and seasonal chalets. This particular property is mostly cleared and features views of the fairway and tee box. Association Fees; Summer Tax Due: \$21.32	Opal Lake Road GAYLORD;	\$550	
5463	Parcel ID: 091-390-001-584-00; Legal Description: LOT 1584 MICHAYWE NO. 13 SEC 11 T29N R3W Comments: This wooded lot is located within the golf association of Michawye'. Properties here feature densely wooded hardwood trees and a setting of winding roads and maintained year round homes and seasonal chalets. Association Fees; Summer Tax Due: \$21.32	Phesant GAYLORD;	\$550	
5464	Parcel ID: 091-391-001-908-00; Legal Description: LOT 1908 MICHAYWE NO 14. SEC 11 T29N R3W. SEC 11 T29N R3W Comments: This wooded lot is located within the golf association of Michawye'. Properties here feature densely wooded hardwood trees and a setting of winding roads and maintained year round homes and seasonal chalets. This particular property also has some storm damage to its trees. Association Fees; Summer Tax Due: \$23.45	Bobwhite Way GAYLORD;	\$600	
5465	Parcel ID: 102-510-000-015-00; Legal Description: UNIT 15 CLASSIC DRIVE ESTATES CONDO Comments: This large lot sits at the end of a cul-de-sac road, neighboring well kept manicured homes, and across the street from fairway views. Neighboring lot available see auction lot 5466. Association Fees; Summer Tax Due: \$309.09	415 S CLASSIC DR GAYLORD;	\$2,200	
5466	Parcel ID: 102-510-000-016-00; Legal Description: UNIT 16 CLASSIC DRIVE ESTATES CONDO Comments: This large lot sits at the end of a cul-de-sac road, neighboring well kept manicured homes, and across the street from fairway views. Neighboring lot available see auction lot 5465. Association Fees; Summer Tax Due: \$496.32	427 S CLASSIC DR GAYLORD;	\$3,100	
5467	Parcel ID: 103-130-000-145-15; Legal Description: COMM AT THE N 1/4 CORNER, OF SEC 9, TH N 81 DEG 21'09 W, 498.60 FT, ALG THE N SEC LINE, TH S 03 DEG12'02"W 1109.81 FT, ALG THE W RR OF THE D&M RR TO POB, TH CONT S ALG RR RW 99.38 FT, TH N 81 DEG25'05"W 234.78 FT, TH N 00 DEG 49'50"W 100.20 FT, ALG GORNICK AVE, TH S 81 DEG 26'21"E 241.84 FT TO THE POB CONTAINING .55 ACRES, SPLIT FROM 145-02/ 1999 Comments: This is a great commercial property, approximately 100.2 feet by 241.84 feet, making the property slightly over 1/2 Acre and is located close to downtown, and I75. Vul - Vacant Urban Lot; Summer Tax Due: \$653.05	1145 GORNICK AVE GAYLORD;	\$4,300	
5468	Parcel ID: 103-430-000-001-04; Legal Description: SPLIT ON 07/21/98 FROM 103-430-000-001-02;THE NORTH 110.15 FT OF THE WESTERLY 111.7 FT OF LOT 1 OF THE PLAT OF WILLIAM WIDRIG'S ADDITION TO THE CITY OF GAYLORD Comments: This vacant lot is in a setting of blocked neighborhood homes. Ohio Avenue although not the main North/South thru way in this part of town, it still remains fairly busy. This property is adjacent to auction lot 5469. Vul - Vacant Urban Lot; Summer Tax Due: \$604.29	822 N OHIO AVE GAYLORD;	\$1,800	

5469	Parcel ID: 103-430-000-001-05; Legal Description: SPLIT ON 07/21/98 FROM 103-430-000-001-02;THE SOUTH 110.15 FT OF THE WESTERLY 111.7 FT OF LOT 1 OF THE PLAT OF WILLIAM WIDRIG'S ADDITION TO THE CITY OF GAYLORD Comments: This vacant lot is in a setting of blocked neighborhood homes. Ohio Avenue although not the main North/South thru way in this part of town, it still remains fairly busy. This property is adjacent to auction lot 5468 and is located at the corner of Random Lane and Ohio Avenue. Vul - Vacant Urban Lot; Summer Tax Due: \$156.72	816 N OHIO AVE GAYLORD;	\$2,400	
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Roscommon County

Lot #	Lot Information	Address	Min. Bid	Sold For
5600	Parcel ID: 002-013-016-0020; Legal Description: COM AT SE COR SEC 13 TH N 1100.6 FT FOR POB TH W 417.4 FT TH N 208.7 FT TH E 417.4 FT TH S 208.7 FT TO POB SEC 13 T22N R2W. Comments: Sitting on an approximately 2 acres, this 2 bedroom/1 bathroom home with with a dirt driveway and a clothes line to the side of the property, has low ceilings, a galley kitchen, 3 tab shingles, a quaint mud room, and a wood stove that is disconnected. Home also has roof issues, but beautiful country views! Take Federal HWY to Shelly St to Maple Valley Personal Property; Roof Issues; Summer Tax Due: \$128.46	S MAPLE VALLEY RD;	\$1,900	
5601	Parcel ID: 003-012-011-0400; Legal Description: COM AT SW COR OF SEC 12 TH E 275FT FOR POB TH E 200FT TH N 693FT TH W 200FT TH S 693FT TO POB BEING PART OF SW1/4 OF SW1/4 SEC 12 T22N R3W EXC HWY R/W Comments: On approximately 3.18 acres sits this long narrow wooded lot. Wetland indicators. On West Branch Rd Summer Tax Due: \$35.24	VACANT;	\$1,200	
5602	Parcel ID: 003-014-011-0370; Legal Description: COM AT SW COR OF SEC 14 TH E 625 FT FOR POB TH N 138 FT TH E 75 FT TH S 138 FT TH W 75 FT TO POB PART OF SW 1/4 OF SW 1/4 SEC 14 T22N R3W. Comments: Wooded lot is sitting on a blacktop road in a good neighborhood. Lot is nestled between two well kept neighboring homes and an apartment complex. Take Whitetail drive to Deer Run blvd to Split Hoof trl to Nestle rd. Summer Tax Due: \$8.77	VACANT;	\$800	
5603	Parcel ID: 003-235-033-0000; Legal Description: LOT 33 DEER RUN ESTATES. Comments: Beautiful hard wooded lot is sitting on a blacktop road in a good neighborhood. Lot is nestled among well kept neighboring homes. Power at road. Take South Gladwin rd to Reindeer dr to Deer Run blvd to Whitetail dr. Summer Tax Due: \$11.70	VACANT;	\$700	
5604	Parcel ID: 003-266-018-0000; Legal Description: LOTS 18 & 19 BLK 6 EMERY CITY. Comments: Double lot is sitting on a blacktop road in a neighborhood. Lot is nestled among well kept neighboring homes. Lot is partly cleared and could be a great home site with potential lake views from a second story! Walking distance to Houghton Lake and busy M-55. Take S. Gladwin to Cranberry ave Summer Tax Due: \$31.22	VACANT;	\$900	
5605	Parcel ID: 003-290-019-0000; Legal Description: LOT 19 FOREST PARK Comments: Occupied roof over mobile home could be an improved building lot! Home is occupied, please do not disturb. On Forest Park Ct Mobile Home; Personal Property; Occupied; Summer Tax Due: \$45.49	139 FOREST PARK CT PRUDENVILLE;	\$2,900	

5606	Parcel ID: 003-321-664-0000; Legal Description: LOT 664 HOUGHTON BEACH SUBD. Comments: Wooded lot near Prudenville is on a paved public road. Parcel is nestled among the trees and ferns. On Cottage dr Summer Tax Due: \$8.70	COTTAGE DR VACANT PRUDENVILLE;	\$1,300	
5607	Parcel ID: 003-321-824-0000; Legal Description: LOT 824 HOUGHTON BEACH SUBD Comments: Multi unit housing with commercial frontage on West Houghton Lake dr boasts lots of visibility! Multi unit housing has roof damage which is causing mold issues and possible structural issues. Large laundry and attached garage. Property also has two: eat in kitchens, bedrooms, bathrooms, and living rooms! Units attach to each other through non fire rated door, but each have own entrance. Aluminum siding. A mix of older windows with storms and vinyl replacement windows. Small fenced in yard in rear of property. Paved driveway. On West Houghton Lake Dr Personal Property; Roof Issues; Summer Tax Due: \$360.24	3182 W HOUGHTON LK DR HOUGHTON LK;	\$6,200	
5608	Parcel ID: 003-352-021-0000; Legal Description: LOT 21 HOUGHTON LAKE SPRINGS #2 Comments: Improved building lot with mobile home in Prudenville is located in a mobile home community and walking distance to Houghton Lake! Lot backs up to woods and has shed to rear of property. Mobile home is in such disrepair that this auction lot is better suited as an improved building lot! Scrap metal galore! Take HWY18 to Frank St Mobile Home; Summer Tax Due: \$35.80	212 FRANK ST PRUDENVILLE;	\$3,000	
5609	Parcel ID: 004-001-007-5000; Legal Description: COM AT 1/4 COR COMMON TO SECS 1 & 2 TH N84DEG51'50"E ALG 1/4 LINE 757.20FT FOR POB TH N84DEG51'50"E 189.30FT TH N05DEG29'54"E 357.34FT TH S84DEG31'20"W 189.30FT TH S05DEG11'54"W 356.23FT TO TO POB - PART OF SW 1/4 OF NW1/4 SEC 1 T24NR3W PAR 5 1.52AC PP: 004-001-007-0020 Comments: Vacant wooded lot near Roscommon sits on a private dirt road and is close to golf course! Beautiful columbine flowers throughout! Take Siderman to West Pine Wood Dr to Rosemarie Trl Summer Tax Due: \$71.87	ROSEMARIE TRAIL ROSCOMMON;	\$1,900	
5610	Parcel ID: 004-003-002-0020; Legal Description: COM AT NE COR OF NW1/4 OF NE1/4 SEC 3 T24N R3W TH S 325FT TO I-75 R/W TH NWLY ALG R/W 360FT TH E 140FT TO POB .50AC Comments: This wooded parcel is triangular shaped, and landlocked with no road access. On West Federal HWY Summer Tax Due: \$32.58	W FEDERAL HWY ROSCOMMON;	\$1,200	
5611	Parcel ID: 004-223-129-0000; Legal Description: LOT 129 HIGGINS LAKE HIGHLANDS 3. Comments: This cleared vacant lot formally had a mobile home but it is being cleared. Parcel sits on a paved road in a quaint neighborhood! Power supply, but it is disconnected. On Mink Drive Summer Tax Due: \$14.99	234 MINK DRIVE ROSCOMMON;	\$1,100	

5613	Parcel ID: 004-225-252-0000; Legal Description: LOT 252 EXC THE ELY 23 FT & ALL OF LOT 253 HIGGINS LAKE HIGHLANDS 5 Comments: Improved Large building lot in Roscommon has a manzared roofed mobile home on property that backs up to a beautiful wooded setting! Gravel circle driveway and paved drive leading to garage with hole in roof. Mobile home has roof damage that is causing structural issues, so home is in such disrepair that this auction lot is better suited as an improved building lot! Scrap metal galore! On Black Bear Drive Dangerous Building; Mobile Home; Structural Issues; Roof Issues; Personal Property; Animal Damaged; Summer Tax Due: \$124.11	105 BLACK BEAR DRIVE ROSCOMMON;	\$2,500	
5614	Parcel ID: 004-260-011-0000; Legal Description: LOT 11 HOMETOWN. Comments: Peaceful setting with hardwood trees and paved black top road. This lot is wooded, so clearing will need performed before the dream home is built. Summer Tax Due: \$41.20	SILSBY DRIVE ROSCOMMON;	\$1,100	
5615	Parcel ID: 004-800-207-0000; Legal Description: LOT 207 ASSESSORS PLAT OF WOODLAWN Comments: Vacant lot located to the west of the 6th most beautiful lake in the world. Approximately 25 feet by 29 feet. Unbuildable Lands / Too Small; Summer Tax Due: \$0.99	W HIGGINS LAKE DRIVE ROSCOMMON;	\$600	
5616	Parcel ID: 006-033-016-0170; Legal Description: COM 447.5 FT N & 654.4 FT E OF SW COR OF SE1/4 OF SE1/4 SEC 33 TH E 50 FT TH N 200 FT TH W 50 FT TH S 200 FT TO POB PART OF SE1/4 OF SE1/4 SEC 33 T23N R4W KNOWN AS LOT 46 OF UNRECORDED PLAT OF NORTHWAY .23A Comments: This Property looks to have many renovations poorly executed. Open concept with kitchen living and dining. Bonus room or an additional bedroom to the back. Single Large Bathroom, Upstairs leads to two carpeted bedrooms. The attached garage has no door access from the house. Sun room off the back of the garage with glass door walls. Additional storage shed to the rear of the property. Kitchen Cabinets look to be in good condition. Personal Property; Summer Tax Due: \$168.99	120 NOTTINGHAM RD HOUGHTON LAKE;	\$4,600	
5617	Parcel ID: 006-450-025-0000; Legal Description: LOTS 25 & 26 NORTHWAY. Comments: Mobile home is suffering from roof damage and sanitation issues. The same goes for homes deck. Would recommend contacting a scrap-metal enthusiast. The barn garage is a different story, it looks to be well built and strong. This building has un upstairs party pad complete with midcentury wood burning fireplace. The Barn will need work but overall is a good barn with lots of storage space and cement floor. The land itself is a nice setting with mature hardwood trees dotting the property, and pre existing driveway. This could be a great site to build a new home. The neighbors are very friendly as well. Mobile Home; Personal Property; Sanitation Issues And Garbage; Summer Tax Due: \$139.30	147 VICTORY HOUGHTON LAKE;	\$2,500	
5618	Parcel ID: 007-027-002-0230; Legal Description: S 132 FT OF N 396 FT OF E 1/2 OF SW 1/4 OF NW 1/4 OF NE 1/4 SEC 27 T24N R4W. Comments: Partially wooded lot on a sand road. Take Old27 to Birch to Leverett Summer Tax Due: \$19.26	Leverett ROSCOMMON;	\$600	

5619	Parcel ID: 007-525-015-0000; Legal Description: LOT 15 BLK 5 3RD ADD TO MICH CENTRAL PARK. Comments: This property can not be accessed by road because the roads have not been built yet. The size of the property is a little under 2,000 Sqft Unbuildable Lands / Too Small; Unimproved Roads; Summer Tax Due: \$1.92	ROSCOMMON;	\$600	
5620	Parcel ID: 007-702-021-0000; Legal Description: LOT 21 OAK HEIGHTS #2. Comments: This property sits onto a Hillside Overlooking Higgins Lake. You can only imagine the sunrises in the Winter, after the leaves have fallen. The winding road is black top and the trees are hardwoods. Directions; Take West Higgins Lake Drive to Eva to Cindy. Summer Tax Due: \$43.33	Cindy ROSCOMMON;	\$3,800	
5621	Parcel ID: 008-034-007-0062; Legal Description: COM AT W1/4 COR OF SEC 34 TH N0DEG19'30"E 1028.8 FT TH S89DEG50'E 100 FT FOR POB TH N0DEG19'30"E 120 FT TH S89DEG50'E 100FT TH S0DEG19'30"W 120 FT TH N89DEG50'W 100 FT TO POB PART OF SW1/4 OF NW1/4 SEC34 T23N R3W PARCEL 2 .275A Comments: This land that backs up to wetlands and is partially grass as well as thicket. Wetland Indicators; Summer Tax Due: \$37.02	132 MOHICAN HOUGHTON LAKE;	\$1,200	
5622	Parcel ID: 008-882-061-0000; Legal Description: LOT 61 WOODLAND ACRES #2. Comments: This lot is larger than its neighbors and is triangular in shape, located at the corner of Breckenridge and prospect. Lot is partially wooded. Summer Tax Due: \$29.96	CORNER OF PROSPECT/BRECKENRIDGE HOUGHTON LAKE;	\$1,200	
5623	Parcel ID: 009-136-008-0120; Legal Description: THE N1/2 OF THE N1/2 OF THE SE1/4 OF THE NW1/4 SEC 36 T21N R1W 10 ACRES Comments: The easement for the original parent parcel of 40 acres access the south 10 Acres. The property being offered Auction Lot# 5623 is the North 10 Acres. Neighboring property owner prefers the easement remains unused and claims it does not exist. Descriptions of Easements for the parent 40 are recorded in the register of deed in Liber948 Page1036 and also Liber641 Page315. Property is mostly wooded. Easement Or Access Across; Summer Tax Due: \$106.46	GREENWOOD RD;	\$2,300	
5626	Parcel ID: 010-328-013-0111; Legal Description: COM AT SE COR LOT 617 LAND O'LAKES #9 TH E 30FT TH N 70FT TH W 30FT TH S 70FT M/L TO POB PART OF E 1/2 OF SE 1/4 SEC 28 T23N R1W PP:010-328-013-0111 & 499-617-0000 (04) Comments: A vacant property located in Saint Helen. this property is small being only 70 feet by 30 feet Unbuildable Lands / Too Small; Summer Tax Due: \$1.92	WINDYWOOD DR SAINT HELEN;	\$700	
5627	Parcel ID: 010-364-036-0000; Legal Description: LOT 36 BLK 4 AU SABLE RIVER PARK. Comments: This Mobile home looks to be in ruff condition, the building is set back on the lot near the tree line. Lot looks to be spacious with plenty of room in the front yard for children to play. Home is Occupied please do not disturb. Mobile Home; Summer Tax Due: \$113.22	7810 OAK RD SAINT HELEN;	\$3,100	

5628	Parcel ID: 010-411-006-0000; Legal Description: LOT 6 CEDAR LAKE SUBD. Comments: This Property sits on a corner lot. the Home was originally 2 bedrooms 1 bathroom with an attached garage. The Garage was converted into an addition bedroom and living room for a total of 3 bedrooms. The house is a ranch style with an open concept for kitchen living and dining. The windows were partially upgraded, and the floors are in rough shape. Friendly neighbors with well kept homes. Summer Tax Due: \$128.39	10411 WASHINGTON SAINT HELEN;	\$4,700	
5630	Parcel ID: 010-499-522-0000; Legal Description: LOT 522 LAND O'LAKES SUBD #9. Comments: This home is a efficient open concept with 2 bedrooms and 1 bathroom. home looks to be one of the better condition properties being offered in the sale. Features include vinyl windows, 3 tab shingles, ripped blue carpet, wood cabinets, some water damage in the bathroom, handicap ramp, vinyl floor in the bathroom and entry pad. This is just an all around great little home needing some elbow grease and money. Personal Property; Summer Tax Due: \$121.16	1077 KNOLLWOOD SAINT HELEN;	\$2,800	
5631	Parcel ID: 010-570-012-2000; Legal Description: LOT 12 ST HELEN HAVEN Comments: This property looks to the circle driveway for a chalet style home. There is no houses on this property, only a wood shed and some trees. Encroachments; Summer Tax Due: \$9.52	HARBOR CT SAINT HELEN;	\$800	
5632	Parcel ID: 011-205-001-0460; Legal Description: BEG AT NE COR OF SEC 5 TH S 51 RDS TH W 39.5 RDS TH S 16 RDS FOR POB TH S 8 RDS TH W 10 RDS TH N 8 RDS TH E 10 RDS TO POB PART OF NE1/4 OF NE1/4 SEC 5 T22N R4W Comments: This lot is wooded with a thicket. Directions; M55 West to Nellsuille to Lone Pine to an Un-Named Dirt Road. Summer Tax Due: \$7.27	LONE PINE HOUGHTON LK;	\$700	

5633	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 011-213-004-0300; Legal Description: COM AT INT OF E & W1/4 LN & E SEC LN SEC13 TH N ON E SEC LN 181.5 FT TH N89DEG16 'W 153 FT TH SELY ALG E R/W OF EXT OF SUNSHINE ALLEY TO C/L OF M-55 TH ELY ALGC/L TO POB PART OF GOVT LOT 4 SEC 13 T22N R4W EXC HWY R/W</p> <p>Comments: Location Location Location! Located with frontage on the main road in Houghton lake, across from a golf course and the Pines Theater, lunch hour walking distance from Houghton Lake Schools and within view of a public DNR boat launch and park on the bank of one of Michigan's largest surface lake. Just think of the business during the Summer and Tip-Up Town. Plenty of parking for cars and snow machines alike. Roof leaks in the kitchen has weakened the floor, possibly to the point of failure. Kitchen and Freezer are located on the Lake view side of the building. The majority of the dining room is near the street and parking lot. The outdoor dining access door has been blocked and turned into a book case. The two main guest bathrooms look to not be A.D.A. compliant, however the removal of an interior wall may make the difference. There is a larger single bathroom in the back which may be compliant. Perhaps take the opportunity of the kitchen requiring work to move it to a location that takes advantages of the lake's traffic and views. in addition to a restaurant this property also offers an additional rental unit slightly down the hill and constructed with a flat roof. This unit has it's own Kitchen and Bathroom. A portion of the subfloor has been removed. In addition of a rental unit perhaps this building could double as the foundation of a large lake side dinning deck.</p> <p><i>(2 of 2)</i> Parcel ID: 011-581-001-0000; Legal Description: LOTS 1-3 & E OF SUNSHINE ALLEY OF LOT 4 BLK 1 WICKHAM PARK</p> <p>Summer Tax Due: \$705.25</p>	4722 W HOUGHTON LAKE DR HOUGHTON LAKE; W HOUGHTON LAKE DR HOUGHTON LAKE;	\$17,250	
5634	<p>Parcel ID: 011-216-001-0060; Legal Description: S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 SEC 16 T22N R4W PARCEL 3. 9.88 A.</p> <p>Summer Tax Due: \$212.18</p>	2066 S HARRISON HOUGHTON LAKE;	\$6,300	
5635	<p>Parcel ID: 011-220-013-0011; Legal Description: BEG AT SE COR SEC 20 T22N R4W TH W 135 FT TH N 59 DEG 02' 27" W 1048.30 FT TH N 48 DEG 42' 47" E 196.95 FT TH N 8 DEG 07' 05" E 200 FT TH S 75 DEG 19' 48"E 860.02 FT TH S 650 FT TO POB PARCEL 11. 11.67 A. Comments: Road accessing this property is difficult to traverse and may damage your car. (hidden cement slabs in puddles) bring a 4WD Truck. Once arrived the subject property is a little over 11 acres of wetlands. Plenty of beautiful wildlife taking shelter in this wetland's habitat. Wetland Indicators;</p> <p>Summer Tax Due: \$48.86</p>	OWL DR HOUGHTON LAKE;	\$1,400	

5636	<p>Parcel ID: 011-224-012-0125; Legal Description: N1/2 OF W 8 RD OF SE1/4 OF SW1/4 & COM AT NW COR OF SE1/4 OF SW1/4 TH E 132FT FOR POB TH E 180FT TH S 297FT TH W 180FT TH N 297FT TO POB SEC 24 T22N R4W Comments: This is property looks to be 1/2 of a mobile home attached to a stick built single room house and covered over with an un-sided pole barn. In the stick built portion is the living room. The large dog/ utility room is the negative space within the pole barn left over from the home and trailer. Living room features a large brick fireplace with drafting issues, upgraded windows and doors. The mobile portion of the home houses the bedrooms, bathroom and kitchen. This portion of the house looks to have suffered from roof leaks in the bedrooms at one point in time. The dog room is really a blank slate with a brick chimney and some poorly executed pex work. the good is that the property is large and features a circle driveway and garage. This property will need work. Personal Property; Mobile Home; Summer Tax Due: \$145.50</p>	6717 RHODES RD HOUGHTON LAKE;	\$2,600	
5637	<p>Parcel ID: 011-228-005-0060; Legal Description: COM AT N 1/4 SEC 28 TH S01DEG17'08"E ALG N-S 1/4 LINE 1015.02FT TH N89DEG19' 15"W 1305.99FT TH N74DEG44'17"W 34.12FT TH N29DEG59'11"E 184.31FT FOR POB TH S 78DEG36'25"E 75.92FT TH N30DEG51'08"E 189.37FT TH N46DEG50'13"W 79.53FT TH S37DEG07'08"W 244.67FT TH S78DEG36'25"E 34.82FT TO POB - PART OF NW 1/4 SEC 28 T22NR4W .45AC DAM PARCEL PP: 011-228-005-0020 Comments: Ever wanted free power? Here may be a unique opportunity. This property is holding thousands of gallons of water from flowing into lower lands. This dam looks to be constructed of earth and it helps to keep the neighboring property owner's land dry. This dam can not handle the weight of a car. Unbuildable Lands / Too Small; Summer Tax Due: \$17.41</p>	HARDACRE HOUGHTON LAKE;	\$900	
5638	<p>Parcel ID: 011-228-014-0020; Legal Description: PART OF NW 1/4 OF SE 1/4 SEC 28 T22N R4WCOM AT NE COR TH S ON 1/8 LINE 60 FT FOR POB TH S ON 1/8 LINE 500 FT TH W PAR WITH 1/4 LINE TO E R/W LINE OF US 27 TH N'LY ON E'LY R/W LINE TO S'LY R/W LINE OF SNOW BOWL RD TH E ON R/W LINE TO POB EXC EASEMENTS. Comments: This former gas station site sits off US127. The concrete and driveways are still visible however the building has long since been removed. The majority of the 5 acres is wet and has a standing water pond. This site is a know location for storage tanks and not known to be contaminated by the DEQ. Ust - Underground Tanks; Wetland Indicators; Summer Tax Due: \$69.53</p>	S HARRISON HOUGHTON LAKE;	\$1,700	

5639	Parcel ID: 011-360-007-0000; Legal Description: LOTS 7 & 8 HILLSIDE. Comments: This hilltop former garage converted to a home is an open concept, with kitchen, living and dining all as one great room. The cabinets look to be originally mid century. Its only bedroom is also the access point for the attached garage, and bathroom. The home is in rough condition and the cinderblock construction is starting to "stair Step" in locations. That may be a sign of settling. The only bath is also in pretty rough condition as well. Some of the windows look out onto this property's large lot, dotted with mature hardwood trees, but other windows look into the attached garage. Park your vintage; American Muscle Car, Michigan Boat Manufacture or Two-Wheeled Terror, place a spot light on it and you got the perfect art installation/ night light. This property could be polished back into the ultimate "Up North" toy box. Structural Issues; Summer Tax Due: \$132.88	2269 TOWERHILL RD HOUGHTON LAKE;	\$5,100	
5640	Parcel ID: 011-365-076-0000; Legal Description: LOT 76 HILLS OF HOUGHTON PP: 011-223-007-0031 & 223-007-0081 223-005-0020 Comments: This property is in a nice semi private neighborhood, due to the lack of homes built. The setting is wooded with hardwood trees and sitting on a paved blacktop road. Summer Tax Due: \$41.61	HIDDEN HILLS HOUGHTON LAKE;	\$1,500	
5641	Parcel ID: 011-406-003-0000; Legal Description: LOT 3 BLK 6 1ST ADD TO HOUGHTON HEIGHTS. Comments: One bedroom one bathroom home with living, galley kitchen, large laundry and attached garage. Many updates have been performed on this home, such as vinyl windows, vinyl siding, partial metal roof. There is some sagging in the floors and a condemnation order has been place on the house, so this house should need plenty of work. Bidders should research the order prior to bidding. However the property does have peak-a-bo views of the lake. Condemned; Summer Tax Due: \$210.28	103 BYRON HOUGHTON LAKE HEIG;	\$5,300	
5642	Parcel ID: 011-425-051-0000; Legal Description: LOT 51 HOUGHTON LAKE MOBILE ESTATES. Summer Tax Due: \$19.52	TRAVELO HOUGHTON LAKE;	\$900	
5645	Parcel ID: 011-541-148-0000; Legal Description: LOT 148 SOUTH HOUGHTON LAKE FOREST ESTATES. Comments: This vacant wooded property sits among well kept neighborhood homes. Summer Tax Due: \$24.18	SNOWFLAKE WAY HOUGHTON LAKE;	\$1,100	
5646	Parcel ID: 011-541-192-0000; Legal Description: LOT 192 SOUTH HOUGHTON LAKE FOREST ESTATES. Comments: This vacant wooded property sits among well kept neighborhood homes and back up to action lot number 5647 Summer Tax Due: \$24.18	SNOWFLAKE WAY HOUGHTON LAKE;	\$1,100	
5647	Parcel ID: 011-541-216-0000; Legal Description: LOT 216 SOUTH HOUGHTON LAKE FOREST ESTATES. Comments: This vacant wooded property sits among well kept neighborhood homes and backs up to auction lot number 5646. Summer Tax Due: \$24.18	GOLDENROD HOUGHTON LAKE;	\$1,100	
5648	Parcel ID: 011-541-396-0000; Legal Description: LOT 396 SOUTH HOUGHTON LAKE FOREST ESTATES. Comments: This vacant wooded property sits among well kept neighborhood homes. Summer Tax Due: \$22.74	FORESTVILLE HOUGHTON LAKE;	\$1,000	

5650	Parcel ID: 055-105-012-0110; Legal Description: COM AT S 1/4 COR SEC 5 TH N 0 DEG 57'E478.5 FT FOR POB TH N 0 DEG 57'E356.5FT M/L TH S 89 DEG 19'W421.06 FT TH N 39 DEG 11'W151.1FT TO SLY R/W OFTIMBER TR TH WLY ALG R/W TO W LINE OF SE 1/4 OF SW 1/4 TH S 50 DEG 20'E259.4 FT TH S 39 DEG 40' W 132FT TH S 50 DEG 20'E100 FT TH S 39 DEG 40'W132FT TH S 50 DEG 20'E66 FT TH N 39 DEG 40'E132FT TH S 50 DEG 20'E150FT TH N 39 DEG 40'E132FT TH S 50 DEG 20'E100FT TH S 39 DEG 40'W264 FT TH S 50 DEG 20'E66FT TH N 39 DEG 40'E264FT TH S 50 DEG 20'E150 FT TH S 39 DEG 40'W132FT TH S 50 DEG 20'E202.6FT TH S 89 DEG 15'E218.5 FT TH N 0 DEG 57'E264FT TH S 89 DEG 15'E 330 FT TO POB PART OF SE 1/4OF SW 1/4 SEC 5 T24N R2W Comments: This partially wooded property is located between the industrial park, multi-family housing, and neighborhood homes. Property is currently zoned "Residential 2". Summer Tax Due: \$136.55	ROSCOMMON;	\$3,000	
5651	Parcel ID: 055-325-003-0000; Legal Description: LOT 3 BROKEN WOODS. Comments: Broken Woods is an undeveloped subdivision backing up to one of Roscommon's established neighborhoods. Lots in the sub are mostly wooded with pine and hardwoods. This particular lot offered in Broken Woods is the only one with access to built roads. Summer Tax Due: \$27.28	ROSCOMMON;	\$1,100	
5652	Parcel ID: 055-325-010-0000; Legal Description: LOT 10 BROKEN WOODS. Comments: Broken Woods is an undeveloped subdivision backing up to one of Roscommon's established neighborhoods. Lots in the sub are mostly wooded with pine and hardwoods. Unimproved Roads; Summer Tax Due: \$16.11	ROSCOMMON;	\$900	
5653	Parcel ID: 055-325-011-0000; Legal Description: LOT 11 BROKEN WOODS. Comments: Broken Woods is an undeveloped subdivision backing up to one of Roscommon's established neighborhoods. Lots in the sub are mostly wooded with pine and hardwoods. Unimproved Roads; Summer Tax Due: \$14.87	ROSCOMMON;	\$900	
5654	Parcel ID: 055-325-012-0000; Legal Description: LOT 12 BROKEN WOODS. Comments: Broken Woods is an undeveloped subdivision backing up to one of Roscommon's established neighborhoods. Lots in the sub are mostly wooded with pine and hardwoods. Unimproved Roads; Summer Tax Due: \$12.40	ROSCOMMON;	\$900	
5655	Parcel ID: 055-325-013-0000; Legal Description: LOT 13 BROKEN WOODS. Comments: Broken Woods is an undeveloped subdivision backing up to one of Roscommon's established neighborhoods. Lots in the sub are mostly wooded with pine and hardwoods. Unimproved Roads; Summer Tax Due: \$11.16	ROSCOMMON;	\$800	
5656	Parcel ID: 055-325-014-0000; Legal Description: LOT 14 BROKEN WOODS. Comments: Broken Woods is an undeveloped subdivision backing up to one of Roscommon's established neighborhoods. Lots in the sub are mostly wooded with pine and hardwoods. Unimproved Roads; Summer Tax Due: \$11.16	ROSCOMMON;	\$800	

5657	Parcel ID: 055-325-015-0000; Legal Description: LOT 15 BROKEN WOODS. Comments: Broken Woods is an undeveloped subdivision backing up to one of Roscommon's established neighborhoods. Lots in the sub are mostly wooded with pine and hardwoods. Unimproved Roads; Summer Tax Due: \$12.40	ROSCOMMON;	\$800	
5658	Parcel ID: 055-325-016-0000; Legal Description: LOT 16 BROKEN WOODS Comments: Broken Woods is an undeveloped subdivision backing up to one of Roscommon's established neighborhoods. Lots in the sub are mostly wooded with pine and hardwoods. Unimproved Roads; Summer Tax Due: \$13.63	ROSCOMMON;	\$900	
5659	Parcel ID: 055-325-017-0000; Legal Description: LOT 17 BROKEN WOODS. Comments: Broken Woods is an undeveloped subdivision backing up to one of Roscommon's established neighborhoods. Lots in the sub are mostly wooded with pine and hardwoods. Unimproved Roads; Summer Tax Due: \$9.91	ROSCOMMON;	\$800	
5660	Parcel ID: 055-609-006-0000; Legal Description: LOT 6 BLK I VILLAGE OF ROSCOMMON. Comments: This property sits near a stream and is covered in a wooded thicket. Summer Tax Due: \$8.75	ROSCOMMON;	\$800	
5661	Parcel ID: 055-737-011-0000; Legal Description: LOT 11 BLK 37 VILLAGE OF ROSCOMMON. Comments: This property was once the location of a failing house, however Roscommon County removed the building on this property. The demolition costs have been absorbed by the county and will not be passed on to the new property owner. Sev Not Accurate; Vul - Vacant Urban Lot; Summer Tax Due: \$89.34	202 N MAIN ST ROSCOMMON;	\$7,400	

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 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 married couple): _____
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 Schedule of Entity Ownership 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.

Tenancy

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

Check One Box Below:

TENANTS IN COMMON

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

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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

TENANTS BY THE ENTIRETIES (A married couple)

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

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

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

SCHEDULE OF ENTITY OWNERSHIP

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

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

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

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

Property Transfer Affidavit

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

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

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

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

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

EXEMPTIONS

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

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

CERTIFICATION

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

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

Instructions:

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

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

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

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

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

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

Penalties:

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

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