

Public Land Auction

Northern Bay Area

August 1st, 2018

Arenac, Iosco, and Ogemaw Counties



Location:

East Tawas Community Center
760 Newman St, East Tawas, MI
48730

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

East Tawas Community Center: 760 Newman St, East Tawas, MI 48730





[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.*

2018 AUCTION SCHEDULE - ROUND 1

Ionia/Montcalm 7/31/2018 Sheridan, MI	Northern Bay Area 8/1/2018 East Tawas, MI	Mecosta/Osceola 8/2/2018 Big Rapids, MI
Lake 8/3/2018 Baldwin, MI	Clare/Gladwin 8/4/2018 Clare, MI	Bay/Tuscola 8/8/2018 Bay City, MI
Central L.P. 8/9/2018 Owosso, MI	Monroe 8/10/2018 Monroe, MI	Saint Clair 8/11/2018 Port Huron, MI
North Central L.P. 8/13/2018 Gaylord, MI	Northeastern L.P. 8/14/2018 Alpena, MI	Northwestern L.P. 8/16/2018 Boyne Falls, MI
West Central Lakeshore 8/17/2018 Manistee, MI	Allegan/Ottawa 8/18/2018 West Olive, MI	Wexford/Missaukee/Kalkaska 8/21/2018 Cadillac, MI
Muskegon 8/22/2018 Muskegon, MI	Eastern U.P. 8/23/2018 Sault Ste. Marie, MI	Central U.P. 8/24/2018 Gladstone, MI
Western U.P. 8/25/2018 Watersmeet, MI	Saint Joseph/Branch 8/28/2018 Sturgis, MI	Calhoun 8/29/2018 Battle Creek, MI
Jackson 8/30/2018 Jackson, MI	Genesee 9/4/2018 Flint, MI	Lapeer 9/5/2018 Lapeer, MI
Saginaw 9/6/2018 Frankenmuth, MI	Van Buren/Cass 9/7/2018 Decatur, MI	Kent 9/10/2018 Grand Rapids, MI
	Kalamazoo/Barry 9/11/2018 Kalamazoo, 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. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

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.

Arenac

Lot #	Lot Information	Address	Min. Bid	Sold For
500	Parcel ID: 001-0-027-100-025-00; Legal Description: T19N R3E SEC 27 SW 1/4 OF NE 1/4 ACRES = 40.00 Crop Or Nursery Planting; Sev Not Accurate; No Road Access; Summer Tax Due: \$364.23	(off) SPENCER RD STERLING;	\$5,900	
501	Parcel ID: 002-0-029-100-015-02; Legal Description: T19N R5E SEC 29 A PC OF LAND LOCATED 471.43 FT W OF THE NE COR OF THE NW 1/4 OF THE NE 1/4, TH W 188.57 FT, TH S 462 FT, TH E 188.57 FT.TH N 462 FT TO THE POB. ACRES = 2.00 Comments: Sorry to say this old dog don't hunt no more Dangerous Building; Summer Tax Due: \$145.81	2179 CONRAD RD STANDISH MI 48658;	\$2,600	
502	Parcel ID: 003-0-008-400-010-00; Legal Description: T19N R6E SEC 8 A TRIANGLE SHAPED PARCEL OF LAND IN NE COR OF E 1/2 OF NW 1/4 OF SE 1/4 DESCR. AT BEG AT NE COR OF E 1/2 OF NW 1/4 OF SE 1/4 TH W 24 RDS MORE OR LESS TO BIG CREEK DRAIN TH IN SELY DIRECTION ALNG BIG CREEK DRAIN TO A PT WHERE BIG CREEK INTERSECTS E LINE OF NW 1/4 OF SE 1/4 OF SEC 8 WHICH PT IS 55 RDS MORE OR LESS FROM POB TH N TO POB. ACRES = 4.10 Comments: Last parcel on the road mostly cleared Summer Tax Due: \$127.48	BAILIFF RD;	\$1,200	
503	Parcel ID: 003-1-001-400-010-04; Legal Description: T18N R6E SEC 1 COM AT E 1/4 COR OF SEC TH S02DEG02'10"W 33.10 FT AS MONUMENTED (RECORDED AS S02'45"W 33 FT) TO THE NW CORNER OF SUPERVISOR PLAT OF BOOTH'S POINT AUGRES RECORDED IN LIBER 2 OF PLATS ON PAGE 6 IN ARENAC COUNTY RECORDS TH S02DEG45'00"W A/L THE WESTERLY LINE OF SD SUPERVISOR'S PLAT OF BOOTH'S POINT AUGRES 200 FT TO THE POB TH CONT S 02DEG45'00"W A/L SD LN 362.88 FT TH N57DEG17'27"W 188.52 FT TH N 49DEG07'08"W 78.04 FT TH N02DEG40'30"E 220.39 FT AS MONUMENTED (RECORDED AS N 02'45"E) TH S 87DEG17' 27"E 225 FT TO POB SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD IF ANY ACRES = 1.53 M/L BEING PARCEL 1 SPLIT FROM 003100140001003 (07) Comments: Could almost paddle out to Saginaw Bay Wetland Indicators; Swamp Lot; Summer Tax Due: \$124.29	POINT AU GRES RD;	\$1,600	
504	Parcel ID: 005-1-000-000-810-03; Legal Description: T19N R4E SEC 20 BEG 204 FT E OF INTERSECTION OF N 1/8 LINE WITH ELY R/W LINE OF M-76, TH S4D10"W 111', S86D10"E 92', N4D10"E 111', TH N86D10"W 92'TO POB. STERLING VIL. **2002 DIV.FOR 2003 ROLL FROM # 005-1-000-000-815-05 & ADDED TO # 810-00. ***0 DIVISION RIGHTS*** Comments: Just north of Dollar General Occupied; Summer Tax Due: \$1,085.95	338 NAGY ST STERLING;	\$6,000	
505	Parcel ID: 007-1-000-000-190-00; Legal Description: S 8 FT OF LOT 6 & ALL OF LOT 7 & 8 BLK 5 VILLAGE OF TWINING. Comments: Roof and floor joist issues, will need repair/replacement. RIP Roof Issues; Dangerous Building; Summer Tax Due: \$729.36	208 STATE TWINING MI 48766;	\$5,000	
506	Parcel ID: 008-0-F11-000-394-00; Legal Description: T20N R3E SEC 25 LOT 394 FOREST GROVE #2 Comments: On Paved Road Summer Tax Due: \$13.60	WILDERNESS CIR ALGER MI;	\$600	

507	Parcel ID: 008-0-F11-000-414-00; Legal Description: T20N R3E SEC 25 LOT 414 FOREST GROVE #2 Comments: Wilderness Circle Summer Tax Due: \$11.34	WILDERNESS CIR ALGER MI;	\$550	
508	Parcel ID: 008-0-F15-000-117-00; Legal Description: T20N R3E SEC 24 LOT 117 FOREST LAKE-ARENAC HILLS Comments: Wooded lot. Summer Tax Due: \$11.34	FOREST LAKE DR ALGER MI;	\$550	
509	Parcel ID: 008-0-F80-000-235-00; Legal Description: T20N R3E SEC 24 LOT 235 FOREST LAKE SUB. #1 Comments: Heavily wooded level lot Summer Tax Due: \$12.46	WHITETAIL DR ALGER;	\$600	
510	Parcel ID: 008-0-F80-000-297-00; Legal Description: T20N R3E SEC 24 LOT 297 FOREST LAKE SUB. #1 Comments: Nice lot for seasonal camping ??? Summer Tax Due: \$9.04	OTTER TRL ALGER;	\$550	
511	Parcel ID: 008-0-F80-000-323-00; Legal Description: T20N R3E SEC 24 LOT 323 FOREST LAKE SUB. #1 Comments: Mature trees on level lot Summer Tax Due: \$9.04	WHITETAIL DR ALGER;	\$550	
512	Parcel ID: 008-0-F81-000-474-00; Legal Description: T20N R3E SEC 24 LOTS 474, 475 FOREST LAKE SUB. #2 Summer Tax Due: \$29.49	WOLVERINE TRL ALGER;	\$850	
513	Parcel ID: 009-0-009-400-010-10; Legal Description: T19N R7E SEC 9 THAT PRT OF SE 1/4 OF SE 1/4 DESC AS COM 474.60 FT N OF SE COR TH S 83D 52' W 307.84 TO POB TH CONT S 83D 52' W 329.98 FT TH S 71D 17' 45" W 253.14 FT TH SWLY & PARALLEL TO MICH AVE TO A PT WHICH LIES N 0D 09' W FROM NE COR OF LOT 9 SIMS BAY FOREST SUB TH W 0D 09' S 225 FT TH N 3D 21' E TO SE COR OF LOT 124 LAKE HURON VILLAGE EST #2 TH S 86D 39' E 180 FT TH N 3D 21' E TO SIMS DRAIN TH ELY ALG DRAIN TO A PT 300 FT W OF E SEC LN SEC 9 TH S 0D 09' E PARALLEL TO E SEC LN TO POB EXC COMM @ SE COR OF SEC TH N 00D 09' W ALG E LN OF SEC & C/L OF DELANO RD 474.60 FT TH S 83D 52' W 301.64 FT TO POB TH CON S 83D 52' W 336.18 FT TH S 71D 17' 45" W 297.13 FT TGH S 52D 55' 21" W 157.74 FT TH S 89D 54' 09" W 45.14 FT TH N 00D 05' 51" W 658.22 FT TH N 84D 55' 51" E ALG C/L OF SIMS DRAIN 789.58 FT TH S 00D 09' E 501.60 FT TO POB 1.14 ACRES SPLIT FROM 009-0-009-400-010-00 (98) Comments: Just over an acre, in established area Summer Tax Due: \$93.08	OAKRIDGE DR AU GRES MI 48703;	\$900	
514	Parcel ID: 009-2-L20-000-044-00; Legal Description: T19N R7E SEC 11 LOT 44 LAKE HURON ACRES NO 1 Summer Tax Due: \$168.91	MICHIGAN AVE AU GRES MI 48703;	\$1,400	
515	Parcel ID: 009-2-L26-000-127-00; Legal Description: T19N R7E SEC 9 LOT 127 LAKE HURON VILLAGE ESTATES NO 2 Comments: Trashed out 60s single wide Dangerous Building; Mobile Home; Summer Tax Due: \$207.16	4337 TARAL TERRACE DR AU GRES MI 48703;	\$1,700	

516	Parcel ID: 010-0-023-200-005-00; Legal Description: T18N R4E SEC 23 E 1/2 OF NW 1/4 LYING ELY OF THE RR TRACKS & HENDERSON RD, EXC THE E 10 ACRES OF NE 1/4 OF NW 1/4 & ALSO EXC A PAR OF LAND COM AT THE N 1/8 LINE & THE ELY SIDE OF RD RWY TH S 100 FT, TH E 225 FT, TH N 400 FT, TH W 225 FT, TH S 300 FT TO POB ACRES = 61.85 Comments: Vacant Acreage on East Side of Henderson road and East of the Tracks . Small stream cuts across property. Recently farmed Summer Tax Due: \$294.37	4700 HENDERSON;	\$3,100	
517	Parcel ID: 010-0-023-200-012-00; Legal Description: T18N R4E SEC 23 ALL THAT PROPERTY OF THE E 1/2 OF NW 1/4 LYING W OF MCRR R/WY & S OF R/W FOR THE STATE. EXC THE N 264 FT OF THE S 864 FT. Comments: Adjacent to Sale # 516. Occupied structures in the woods. Private drive goes through another property, so this may have access issues. Please research for legal access to this property. No Road Access; Occupied; Summer Tax Due: \$56.62	4700 HENDERSON RD STANDISH;	\$900	
518	Parcel ID: 010-1-003-400-040-00; Legal Description: T18N R5E SEC 3 BEG AT SW COR OF SE 1/4 OF SW 1/4 TH E 1335.03 FT TH N 320 FT FOR POB, TH E 310 FT TH S 20 FT, TH E 560 FT S 70 FT, TH E 256.77 FT M/L TO WATERS EDGE OF SAGINAW BAY, TH NWLY ALNG SHORELINE TO A PNT 450 FT N OF S SEC LINE TH W 1348.50 FT TO MAIN ST. RD. TH S 7DEG 15MIN E 130 FT TO POB. ACRES = 4.72 Comments: Modern mid 50s ranch on just over 4 acres. At the time of visit the owner was present and did not allow us to photograph the property. Occupied; Summer Tax Due: \$448.25	3461 MAIN STREET STANDISH;	\$6,600	
519	Parcel ID: 010-2-G70-000-038-00; Legal Description: T18N R5E SEC 21 LOT 38 GREAT LAKES SHORES MARINA SUB. Comments: Bring your boat , and get out to Saginaw Bay. Well kept area with the help of the nearby Casino Summer Tax Due: \$47.10	4557 LAKE HURON DR STANDISH MI 48658;	\$1,100	
520	Parcel ID: 011-1-000-000-475-00; Legal Description: A PC OF LAND FROM OUT LOT 5 STARTING AT THE SW COR OF OUT LOT 6 TH S 14 RODS, E 16 RODS, N 10 RODS TO CENTER OF TURNER DRAIN TH W TO POB BLK TUR VIL Comments: Garage is ready to fall over at any time . Lots of trash and debris to remove. Structural Issues; Dangerous Building; Summer Tax Due: \$482.16	205 RAILROAD ST TURNER MI 48765;	\$4,700	
521	Parcel ID: 012-2-C10-000-005-00; Legal Description: LOTS 5 CALDWELL SUB. Comments: Adjacent to sale # 522 Wetland Indicators; Summer Tax Due: \$29.13		\$800	
522	Parcel ID: 012-2-C10-000-006-00; Legal Description: LT 6 CALDWELL SUB. Comments: Adjacent to sale # 521 Wetland Indicators; Summer Tax Due: \$29.13		\$800	
523	Parcel ID: 012-2-C10-000-008-00; Legal Description: LOTS 8 CALDWELL SUB Comments: A little low but should be buildable Summer Tax Due: \$29.13		\$800	
524	Parcel ID: 012-2-C10-000-010-00; Legal Description: LOT 10 CALDWELL SUB. Summer Tax Due: \$29.13		\$800	
525	Parcel ID: 012-2-C10-000-013-00; Legal Description: LOT 13 CALDWELL SUB Comments: County maintained paved road Summer Tax Due: \$29.13		\$800	
526	Parcel ID: 012-2-H18-000-076-00; Legal Description: LOT 76 HAMMELL BEACH SUB. SPLIT FROM 012-2-H18-000-031-00 (94) Comments: Previously 5601 Carl Rd. Now is a nice level building lot Summer Tax Due: \$45.53	5601 CARL RD AUGRES;	\$650	

527	Parcel ID: 020-0-013-000-065-00; Legal Description: PRT OF LTS 1 & 2 BLK 9 BEG ON N LINE OF US-23 60 FT E OF E LINE OF COURT ST, TH N PARALLEL TO COURT ST 100 FT, E & PARALLEL TO US-23 60 FT, S & PARALLEL TO COURT ST 100 FT, W ALNG US-23 60 FT TO POB; ALSO PAR OF LAND COM AT THE SW COR OF LOT 1 BLK 9 SUPERVISOR'S PLAT OF THE CITY OF AUGRES RUNNING S 61DEG 34MIN 10SEC E 66.77 FT ON LOT LINE COMMON TO .OTS 1 & 2 OF BLK 9 TH S 2DEG 10MIN 50SECW 32.88 FT TO THE US-HWY R/WY TH S 83DEG 01MIN 22SEC E 60 FT TO POB, TH N 8DEG 37MIN 26SEC E 49 FT TH N 81DEG 22MIN 34SEC W 5.53 FT TH S 2DEG 10MIN 50SEC W 49.31 FT TO POB. SAID LAND BEING LOCATED IN PARTS OF LOTS 1 & 2 OF BLK 9 PLAT OF AUGRES CITY TIFA Comments: Building was removed Sev Not Accurate; Summer Tax Due: \$68.41	105 HURON ROAD AU GRES;	\$3,700	
528	Parcel ID: 020-0-027-000-035-12; Legal Description: BEG AT W 1/4 COR OF SEC 18, TH S 207.75 FT, TH E 33 FT TO POB TH E 418.55 FT, THN 20 FT +-, TH ELY 100.4 FT, TH N 280.5 FT, TH E 238 FT, TH S 785 FT, TH W 626 FT, TH N 250 FT, TH W 97 FT, TH N 202.75 TO POB EXC PIONEER CONDOMINIUM & EASEMENT OF RECORDS ALSO EXC COM AT W 1/4 COR OF SEC 18 TH A/L E/W 1/4 L/N 558.55 FT TH S 03 DEG53'30"E 31.15 FT TO PT ON S ROW OF US 23 & POB TH 192.50 FTA/L ROW ON CURVE TO THE RIGHT RADIUS 10334.86 FT CHORD N 85DEG39'16"E 192.50 FT TH S 2DEG18'00"W 806.55 FT TH N87DEG41'00"W 166.00 FT TH N02DEG28'05"E 537.42 FTTH N 03DEG53'30"W 248.30 FT TO POB EXC EASEMENT OF RECORD ACRES = 3.74 Comments: Appears to be commercial area in town . Check for legal access Summer Tax Due: \$1,683.93	MAIN STREET AU GRES MI 48703;	\$7,300	
529	Parcel ID: 020-0-035-000-006-16; Legal Description: COM 756 FT E AND 181.50 FT FROM NW COR OF SW 1/4 OF NE 1/4 OF SEC 24, S 82.5 FT,E 495 FT M/L TO AUGRES RIVER N 82.5 FT ALNG RIVER W 495 FT M/L TO POB. EXC COM 973 FT E AND 264 FT S OF SD COR N 75 FT E TO WATERS EDGE OF RIVER S 75 FT ALNG RIVER W TO POB & EXC E 200 FT M/L OF N 7.50 FT. ALSO EXC THE E 33 FT THEREOF. Wetland Indicators; Swamp Lot; Summer Tax Due: \$161.00	KEN DRIVE OFF PRIVATE AU GRES MI 48703;	\$1,100	
530	Parcel ID: 030-0-000-008-006-00; Legal Description: T19N R5E LTS 6-7-8 BLK 8 VIL OF OMAR MAP LESS THE N 5 FT OF LOT 6 Comments: Nice setting for 3 lots in Omer Summer Tax Due: \$337.20	316 MAIN ST OMER MI 48749;	\$2,200	
531	Parcel ID: 030-0-M10-003-003-00; Legal Description: LT 3 BLK 3 MCDON ADD Comments: Well kept Bungalow in town, Newer windows and siding. Roof needs some attention. Detached 2 car garage Roof Issues; Summer Tax Due: \$907.24	514 CENTER ST OMER;	\$6,300	
532	Parcel ID: 040-1-400-000-258-00; Legal Description: LOT 258 ASSESSORS PLAT 4 Comments: Older 2 story in town. Quiet area of town. Newer metal roof, and nice front porch. Needs work and updating. Summer Tax Due: \$790.18	118 CHURCH ST STANDISH;	\$7,300	
533	Parcel ID: 040-2-000-001-090-00; Legal Description: LAND BEG AT SW COR OF LT 1 BLK 2 TINNEY SUB., TH E 330 FT, S 89.1 FT, W 330 FT, N 89.1 FT TO POB Comments: This house has roof issues and the various additions have different floor levels . Some one really abused this poor old baby, Going to take a lot of TLC Roof Issues; Structural Issues; Summer Tax Due: \$402.54	212 CASS ST STANDISH MI 48658;	\$6,300	

534	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3) Parcel ID:</i> 040-2-100-000-063-00; Legal Description: LOT 63 ASSESSORS PLAT 1 Comments: Time to start over Roof Issues; Foundation Issues; Dangerous Building;</p> <p><i>(2 of 3) Parcel ID:</i> 040-2-100-000-064-00; Legal Description: LOT 64 ASSESSORS PLAT 1 Comments: Occupied parking lot for Restaurant in front Occupied;</p> <p><i>(3 of 3) Parcel ID:</i> 040-2-100-000-074-00; Legal Description: LOT 74 ASSESSORS PLAT 1 Comments: Newer roof and siding note that parking is prior sale Occupied;</p> <p>Summer Tax Due: \$869.42</p>	<p>229 FOREST ST STANDISH MI 48658;</p> <p>224 N MAIN STANDISH;</p> <p>224 MAIN ST STANDISH MI 48658;</p>	\$8,800	
537	<p>Parcel ID: 040-2-300-000-202-00; Legal Description: LOT 202 ASSESSORS PLAT 3 Comments: Looks like good bones in nice area Occupied;</p> <p>Summer Tax Due: \$805.09</p>	<p>325 ORCHARD ST STANDISH MI 48658;</p>	\$6,600	

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Lot #	Lot Information	Address	Min. Bid	Sold For
2700	Parcel ID: 011-C10-000-052-00; Legal Description: CEDAR HAVEN SUBDIVISION LOT 52 Comments: Chip shot for your front yard to Lake Huron. Small sub that dead ends to lake. This house is on north side of road and is occupied , this could be a great almost lake front property for some one !!This is an occupied structure please respect their rights and privacy Summer Tax Due: \$679.42	1023 FOURTH ST TAWAS CITY;	\$3,000	
2701	Parcel ID: 021-A50-000-058-00; Legal Description: AUSABLE POINT BEACH NO. 4 LOTS 58 TO 60 INCL Comments: Heavily wooded , road never installed Summer Tax Due: \$65.81	OAK RD OSCODA;	\$700	
2702	Parcel ID: 021-A50-000-061-00; Legal Description: AUSABLE POINT BEACH NO. 4 LOTS 61 & 62 Comments: 2 Lots , Street never installed Summer Tax Due: \$37.59	OAK RD EAST TAWAS;	\$850	
2703	Parcel ID: 021-G20-000-013-00; Legal Description: SUPERVISORS PLAT OF GOLDEN BEACH NO. 2 LOT 13 Comments: 100 x 159 on Lake Huron with sandy dunes. Sugar sand beach, and level to boot! If you snooze, you lose on this one! Summer Tax Due: \$1,309.50	N US-23 OSCODA;	\$7,000	
2704	This lot is a "bundle" comprised of 3 parcels <i>(1 of 3)</i> Parcel ID: 021-H30-005-043-00; Legal Description: HURON PINE BEACH LOT 43 BLK E Comments: Occupied property with 3 separate dwellings that share same drive, and possible water. This is a bundle of three lots being sold together including two lots along the road, and one lot extending to the west behind them. These are occupied units please respect their rights and privacy Occupied; <i>(2 of 3)</i> Parcel ID: 021-H30-006-001-00; Legal Description: HURON PINE BEACH LOT 1 BLK F <i>(3 of 3)</i> Parcel ID: 021-H40-002-016-00; Legal Description: SUPERVISORS PLAT OF THE FIRST ADDITION TO HURON PINE BEACH S 10 FT OF LOT 15 & LOTS 16 & 17 BLK 2 Summer Tax Due: \$932.76	N US-23 OSCODA; 2633 N US-23 OSCODA; 2633 N US-23 OSCODA;	\$6,200	
2707	Parcel ID: 021-L11-010-014-00; Legal Description: PLAT OF LOUD GAY & COS ADDITION TO THE VILLAGE OF OSCODA LOT 14 BLK 10 Comments: Occupied ranch that needs work. This is occupied the respect their rights and privacy Summer Tax Due: \$423.02	313 FOURTH ST OSCODA;	\$2,800	
2708	Parcel ID: 021-L30-000-024-00; Legal Description: LAKE HURON PINES LOT 22, 23, 24 & LOT 25 Comments: Rambling occupied house with may additions. Please respect the privacy and rights of the occupants . Views and walking distance to Lake Huron . 4 Lots Summer Tax Due: \$825.77	3777 N US-23 OSCODA;	\$3,400	
2709	Parcel ID: 021-T10-000-005-02; Legal Description: RIVERVIEW CONDOMINIUM MARINA UNIT 2, ICCSP NO. 8 Comments: Gated Marina, Cost effective boating on the Ausable river in Oscoda Summer Tax Due: \$25.07	UNIT 2 OSCODA;	\$750	

2710	Parcel ID: 021-T10-000-005-34; Legal Description: RIVERVIEW CONDOMINIUM MARINA UNIT 34, ICCSP NO. 8 Comments: Gated Marina, Cost effective boating on the Ausable river in Oscoda Summer Tax Due: \$25.07	UNIT 34;	\$800	
2711	Parcel ID: 021-T10-000-005-36; Legal Description: RIVERVIEW CONDOMINIUM MARINA UNIT 36, ICCSP NO. 8 Comments: Gated Marina, Cost effective boating on the Ausable river in Oscoda Summer Tax Due: \$21.93	UNIT 36;	\$750	
2712	Parcel ID: 021-W10-016-015-00; Legal Description: LOT 15 BLK P, PLAT OF WHITTEMORES ADD TO THE VILLAGE OF AUSABLE. Comments: Light woods in town, rather low Summer Tax Due: \$3.07	SECTION 10;	\$400	
2713	Parcel ID: 021-W11-002-001-00; Legal Description: PLAT OF WHITTEMORES ADDITION TO THE VILLAGE OF AUSABLE LOTS 1 & 2 BLK 2 Comments: 2 lots cant tell where road ends but appears to be a great parking area Summer Tax Due: \$22.55	O'TOOLE ST OSCODA;	\$400	
2714	Parcel ID: 031-003-400-002-00; Legal Description: T22N R8E SEC 3 A 40 SE 1/4 OF SE 1/4 Comments: This property appears to be land locked please research access issues before bidding !!! Seasonal road, scrub pines. Deer Camp ??? Ride the trails??? Don't miss this opportunity Summer Tax Due: \$414.30		\$2,600	
2715	Parcel ID: 031-019-200-007-00; Legal Description: T22N R8E SEC 19 PART OF NW 1/4 OF NW 1/4 COM AT NE COR OF SD 40-A TH S 30D 27M W 803 FT TH S 43D 11M E 150 FT TH N 30D 27M E 609.68 FT TH N 0D 57M W 276.19 FT TO POB Comments: Very low and swampy Summer Tax Due: \$102.88	MONUMENT RD;	\$850	
2716	Parcel ID: 033-C30-000-009-00; Legal Description: SUPERVISORS PLAT OF CROCKERS DEER PARK LOT 9 Comments: Adjacent to Sale # 2717 , Very low and swampy Summer Tax Due: \$1,130.40	US-23 EAST TAWAS;	\$5,800	
2717	Parcel ID: 033-C30-000-010-00; Legal Description: SUPERVISORS PLAT OF CROCKERS DEER PARK LOT 10 Comments: Very low and swampy adjacent to sale # 2716 Summer Tax Due: \$195.74	US-23 EAST TAWAS;	\$1,600	
2718	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 033-C40-003-015-00; Legal Description: SUPERVISORS PLAT OF COASTGUARDVILLE LOT 15 BLK C Comments: Coast Guard Ville Sub. Cute cottage right on Lake huron, and a triangular piece of land across the street that can be used for parking/storage. Was occupied at time of visit. Occupied; <i>(2 of 2)</i> Parcel ID: 033-C40-005-002-00; Legal Description: SUPERVISORS PLAT OF COASTGUARDVILLE LOT 2 BLK E Summer Tax Due: \$1,636.44	LAKEVIEW AVE; 629 LAKEVIEW AVE EAST TAWAS;	\$6,500	
2720	Parcel ID: 033-L20-000-019-00; Legal Description: LHA 19 LAKE HURON ACRES LOT 19 Comments: Great location right of 23, halfway between Oscoda and Tawas Has newer windows . A lot of additions could be like a box of chocolates Summer Tax Due: \$276.48	3426 ZUDELL CT EAST TAWAS;	\$2,300	
2721	Parcel ID: 033-L20-000-020-00; Legal Description: LHA 20 LAKE HURON ACRES LOT 20 Comments: Nice level lot next to sale # 2720. Lightly wooded Summer Tax Due: \$110.05	ZUDELL CT;	\$1,200	

2722	Parcel ID: 033-L40-002-016-00; Legal Description: LUBAWAYS SUBDIVISION LOTS 16 & 17 BLK 2 EXC US-23 R/W Comments: Frequent Miles for this puppy Summer Tax Due: \$21.12	1510 US-23 EAST TAWAS;	\$800	
2723	Parcel ID: 051-I20-000-029-00; Legal Description: IROQUOIS SHORES LOT 29 Comments: Nice area close to the lake on a paved road , surrounded by newer roads Summer Tax Due: \$186.60	HIAWATHA TRAIL NATIONAL CITY;	\$1,600	
2724	Parcel ID: 051-P11-010-001-00; Legal Description: HENRY ANSCHUETZS 1ST ADDITION TO THE PLAT OF PALM BEACH LOT 1 BLK 10 Comments: Lightly wooded, close to the trails Summer Tax Due: \$55.43	OHIO ST NATIONAL CITY;	\$950	
2725	Parcel ID: 051-P11-010-003-00; Legal Description: HENRY ANSCHUETZS 1ST ADDITION TO THE PLAT OF PALM BEACH LOT 3 BLK 10 Comments: Nicely wooded adjacent Sale # 2726 , Buy both and enjoy !!! Summer Tax Due: \$55.43	ALASKA ST NATIONAL CITY;	\$950	
2726	Parcel ID: 051-P11-010-004-00; Legal Description: HENRY ANSCHUETZS 1ST ADDITION TO THE PLAT OF PALM BEACH LOTS 4 BLK 10 Comments: Purchase # 2725 and have a family compound with the 2 lots Summer Tax Due: \$55.43	ALASKA ST NATIONAL CITY;	\$950	
2727	Parcel ID: 051-P15-000-021-00; Legal Description: ASSESSORS PLAT OF PEACEFUL VALLEY LOT 21 Comments: No Access Summer Tax Due: \$65.43	COX RD OFF WHITTEMORE;	\$950	
2729	Parcel ID: 064-J45-000-069-00; Legal Description: JANIS SERENITY KNOLL NO. 3 SUB LOT 69 Comments: Nice wooded lot with all utilities just north of Oscoda Summer Tax Due: \$94.04	JANIS DR OSCODA;	\$1,200	
2730	Parcel ID: 064-J50-000-053-00; Legal Description: JORDANVILLE SUB LOT 53 Comments: Older single wide in Jordanville Sub. Some newer windows ,but is going to need a lot work from some one that is up to speed on construction Summer Tax Due: \$162.99	6426 POTOMAC ST OSCODA;	\$1,900	
2731	Parcel ID: 064-J50-000-261-00; Legal Description: JORDANVILLE SUB LOT 261 & 262 Comments: 2 lots at the corner Tecumseh and Cherokee . Nicely wooded on a paved road Summer Tax Due: \$47.01	CHEROKEE AVE OSCODA;	\$2,800	
2732	Parcel ID: 064-L16-000-715-00; Legal Description: LAKE HURON SAND BEACH NO. 6 SUB LOT 715 Comments: Partially cleared level building lot , paved road city water Summer Tax Due: \$40.72	WOODLEA RD OSCODA;	\$850	
2733	Parcel ID: 064-L16-000-757-00; Legal Description: LAKE HURON SAND BEACH NO. 6 SUB LOT 757 Comments: Lightly wooded within walking distance to Lake Huron Summer Tax Due: \$31.88	WOODLEA RD OSCODA;	\$800	
2734	Parcel ID: 064-L16-000-821-00; Legal Description: LAKE HURON SAND BEACH NO. 6 SUB LOT 821 Comments: Nice wooded corner lot, Paved road with water and gas ! Better of Jordanville Sub Summer Tax Due: \$40.72	WOODLEA RD OSCODA;	\$400	

2735	Parcel ID: 064-L20-000-033-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 33 THRU 35 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$18.79	WESTWOOD DR OSCODA;	\$800	
2736	Parcel ID: 064-L21-000-242-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 2 LOT 242 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	CRESTWOOD DR OSCODA;	\$700	
2737	Parcel ID: 064-L22-000-343-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 343 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	BRIAR RIDGE WAY OSCODA;	\$700	
2738	Parcel ID: 064-L22-000-371-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 371 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	GREENBRIAR RD OSCODA;	\$700	
2739	Parcel ID: 064-L23-000-483-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 4 LOT 483 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	TANGLEWOOD DR OSCODA;	\$700	
2740	Parcel ID: 064-L24-000-523-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 5 LOT 523 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	OAKMONT DR OSCODA;	\$700	
2741	Parcel ID: 064-L24-000-558-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 5 LOT 558 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$84.63	CEDAR LAKE RD OSCODA;	\$1,100	
2742	Parcel ID: 064-L25-000-721-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 721 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	WOODLAWN DR OSCODA;	\$700	
2743	Parcel ID: 064-L27-000-900-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 900 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	ASHLAWN TR OSCODA;	\$700	

2744	Parcel ID: 064-L27-000-934-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 934 & 939 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$12.52	DEERFIELD WAY OSCODA;	\$700	
2745	Parcel ID: 064-L27-000-983-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 983 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	DEERFIELD WAY OSCODA;	\$700	
2746	Parcel ID: 064-L31-000-069-00; Legal Description: LAKEWOOD SHORES NO. 1 SUB LOT 69 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$28.20	WOODLEA RD OSCODA;	\$850	
2747	Parcel ID: 064-L31-000-072-00; Legal Description: LAKEWOOD SHORES NO. 1 SUB LOT 72 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$35.45	WOODLEA RD OSCODA;	\$850	
2748	Parcel ID: 064-L32-000-078-00; Legal Description: LAKEWOOD SHORES NO. 2 SUB LOT 78 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$16.08	BIRCH CREST DR OSCODA;	\$1,500	
2749	Parcel ID: 064-L32-000-106-00; Legal Description: LAKEWOOD SHORES NO. 2 SUB LOT 106 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$25.07	BIRCH CREST DR OSCODA;	\$1,500	
2750	Parcel ID: 064-L34-000-330-00; Legal Description: LAKEWOOD SHORES NO. 4 SUB LOT 330 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$50.15	KINGSWOOD LN OSCODA;	\$1,200	
2751	Parcel ID: 064-L36-000-524-00; Legal Description: LAKEWOOD SHORES NO. 6 SUB LOTS 524 TO 526 INCL Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$115.98	HUNTINGTON DR OSCODA;	\$1,800	
2752	Parcel ID: 064-L37-000-565-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOTS 565 TO 567 INCL Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$38.69	BROOKHAVEN DR OSCODA;	\$1,500	

2753	Parcel ID: 064-L37-000-577-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 577 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$31.34	BROOKHAVEN DR OSCODA;	\$1,100	
2754	Parcel ID: 064-L37-000-646-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOTS 646 TO 649 INCL Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$58.10	CEDARBROOK DR OSCODA;	\$1,600	
2755	Parcel ID: 064-L38-000-701-00; Legal Description: LAKEWOOD SHORES NO. 8 SUB LOT 701 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$19.30	CHRISTOPHER DR OSCODA;	\$950	
2756	Parcel ID: 064-L40-000-880-00; Legal Description: LAKEWOOD SHORES NO. 10 SUB LOT 880 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$18.79	CEDARBROOK DR OSCODA;	\$900	
2757	Parcel ID: 064-L42-001-085-00; Legal Description: LAKEWOOD SHORES NO. 12 SUB LOT 1085 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	GREENBRIAR RD OSCODA;	\$700	
2758	Parcel ID: 064-L42-001-127-00; Legal Description: LAKEWOOD SHORES NO. 12 SUB LOT 1127 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	OAKRIDGE DR OSCODA;	\$700	
2759	Parcel ID: 064-L50-000-041-00; Legal Description: LAKEWOOD SOUTH SUB LOT 41 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$16.08	WOODLEA RD WEST OSCODA;	\$1,100	
2760	Parcel ID: 064-L51-000-114-00; Legal Description: LAKEWOOD SOUTH NO. 2 SUB LOT 114 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$12.85	WOODLEA RD WEST OSCODA;	\$850	
2761	Parcel ID: 064-O10-000-101-00; Legal Description: PLAT OF OSCODA BEACH SUB LOT 101 Comments: Wooded lot just north of Oscoda Summer Tax Due: \$29.97	HURON ST OSCODA;	\$800	

2762	Parcel ID: 064-V15-000-016-00; Legal Description: VAN ETTAN CREEK ACRES NO. 1 SUB LOTS 16 & 17 ASSM'T INCLUDES 064-V25-000-026-50 Comments: Well built 60s ranch with attached 2 car garage on a fenced double lot . This puppy needs TLC and \$\$\$ now to save the value great area of Oscoda , close to the base and town Summer Tax Due: \$1,030.05	5557 HEATHER AVE OSCODA;	\$6,900	
2764	Parcel ID: 072-008-200-001-40; Legal Description: T24N R5E SEC 8 A-20.4 PART OF E 1/2 OF NW 1/4 COM AT THE NE COR THEREOF TH S 1173 FT TH S 65 44M W 724 FT TH N 1485.48 FT TH E TO ALG N SEC LN TO POB. Comments: OCCUPIED , please respect their privacy and rights Large modern ranch. Big 1.5 story barn for all your play things and guests Summer Tax Due: \$2,160.39	8310 WILLINGHAM LN SOUTH BRANCH;	\$8,800	
2765	Parcel ID: 072-026-200-012-00; Legal Description: 26212 T24N R5E SEC 26 PART OF NE 1/4 OF NW 1/4 COM ON S LNE OFCO RD 1080 FT E OF NW COR THEREOF TH S 200 FT TH E 60 FT TH N 200 FT TH W 60 FT TO POB Comments: Newer siding and some windows. Needs new roof yesterday. This could be a good deal for someone that wants to up north and is not afraid of some hard work Summer Tax Due: \$268.52	6759 WICKERT RD HALE;	\$2,100	
2766	Parcel ID: 072-034-100-004-50; Legal Description: T24N R5E SEC 34 THE SE1/4 OF THE NE1/4 EXCEPT THE N 330 FT. THEREOF AND EXC COM 810 FT S OF NE COR THEREOF TH W 300 FT TH N 150 TH E 100 FT TH N 82.5 FT TH W 122.5 FT TH N 82.5 FT TH E 122.5 FT. TH N 165 FT TH E 200 FT TH S 480 FT. TO THE POB AND EXCEPT COMM AT SE COR SD 40- A TH N 410 FT. TH W 637.5 FT TH S 410 FT TH E TO POB SUBJ TO ESMTS AND RESTRICTIONS OF RECORD . Comments: Heavily wooded with privacy . Imagine 20 acres for Deer Camp !!! Summer Tax Due: \$579.76	PRIVATE RD HALE;	\$3,500	
2767	Parcel ID: 073-L90-000-159-00; Legal Description: PLAT OF LAKESIDE HEIGHTS LOT 159 EXC S 12 FT THEREOF Comments: Newer Occupied lake front home on Look Lake . This is an occupied home please respect their privacy. Large home built into the hillside offering a supreme view of the lake Summer Tax Due: \$2,788.98	4676 LAKESIDE HALE;	\$14,250	
2768	Parcel ID: 073-L90-000-371-00; Legal Description: PLAT OF LAKESIDE HEIGHTS LOTS 371 & 372 Comments: Seasonal road at best, but a tow truck out of Hale only charges & 50. Single wide stripped on the inside and abandoned. Summer Tax Due: \$131.20	7531 BIRCH ST HALE;	\$2,000	
2769	Parcel ID: 073-P80-000-017-00; Legal Description: PLAINFIELD RIDGE LOT 17 Comments: Nice lightly wooded and level building lot on paved road Summer Tax Due: \$97.64	6532 WICKERT RD HALE;	\$1,500	
2770	Parcel ID: 073-T30-002-035-00; Legal Description: SUPERVISORS PLAT OF TIMBERED SHORES LOT 35 BLK 2 Comments: Cute 1 BR across the lake. Rood is shot but the bones look good. Looks to be an early 50s pre fab home . Nice quiet area Summer Tax Due: \$423.22	7710 NICOLE DR SOUTH BRANCH;	\$2,800	
2772	Parcel ID: 101-026-200-004-00; Legal Description: T22N R7E SEC 26 A.87 COM 2877 FT W OF NE SEC COR TH S 208 FT TH W 208 FT TH N 208 FT TH E 208 FT TO POB EXC US HWY M-55 Comments: 1 acre on M-55 , needs work . Has newer windows needs roof. Detached 2 car garage and storage buildings Summer Tax Due: \$779.28	835 W M-55 TAWAS CITY;	\$4,100	

2773	Parcel ID: 110-034-300-002-00; Legal Description: T23 N R7E SEC 34 A-16.3 M/L PART OF NE 1/4 OF SW 1/4 COM @ SE COR THEREOF TH W 1323.8 FT TH N 663.3 FT TH E 590.74 FT TH S 249.27 FT TH E 773.49 FT TH S 413.1 FT TO POB WITH ING & EGR W/EASEMENT Comments: 16 Acres off private road. Close to Huron National Forest. This is a former landfill site and the DEQ lists this property as being contaminated with Aluminum, Arsenic, and Manganese. Please do your research prior to bidding. Contamination Indicators; Summer Tax Due: \$346.02	MONUMENT RD EAST TAWAS;	\$2,300	
2774	Parcel ID: 111-017-200-003-00; Legal Description: T23N R8E SEC 17 A-9.54 PART OF S 1/2 OF NW 1/4 OF NW 1/4 COM @ NW COR TH S 00D 11M 10S E 944.79 FT TO POB TH S 86D 23M 19S E 341.48 FT TH N 79D 46M 22S E 995.42 FT TH S 00D 15M 20S E 362.15 FT TH S 84D 44M 18S W 1326.54 FT TH N 00D 11M 10S W 328.57 FT TO POB SUBJ TO RIGHTS OF THE PUBLIC OVER WLY 33 FT THEREOF Comments: Old 50s single wide . Dozer Bait Value in the land , that looks lightly wooded and dry Summer Tax Due: \$237.26	3906 N BROOKS RD EAST TAWAS;	\$1,700	
2775	Parcel ID: 121-A20-006-008-00; Legal Description: ALICE C DIMMICK ADD TO THE VILLAGE OF EAST TAWAS S 1/2 OF LOT 5 & LOT 6 BLK 6 Comments: Occupied home in a quiet area of Tawas . Within a mile of downtown shopping and Tawas Bay Beaches. The backyard is fenced in. This is an occupied structure please respect their rights and privacy. Occupied; Summer Tax Due: \$1,114.92	701 SAWYER ST EAST TAWAS;	\$5,300	
2777	Parcel ID: 141-S10-000-004-00; Legal Description: T21N R5E SNYDER-DILLON ASSESSOR'S PLAT LOT 4 Comments: Nice OCCUPIED ranch in town. Newer roof , windows and siding . Note this is occupied please respect their rights and privacy Summer Tax Due: \$302.34	6956 SCHOOL ST WHITTEMORE;	\$4,100	

Ogemaw

Lot #	Lot Information	Address	Min. Bid	Sold For
5300	Parcel ID: 001-290-145-00; Legal Description: LAKE OGEMAW #9 LOT 945. Comments: Very few neighbors great build site Summer Tax Due: \$15.36	CUYUGA TRAIL;	\$800	
5301	Parcel ID: 004-076-008-00; Legal Description: SEC 26 T24N R1E. 9.33 A M/L COM AT NW COR OF SEC TH S 89 DEG 55' 30" E ALONG SEC LINE 655.31 FT TH S 0 DEG 0'15" W 620.5 FT TH N 89 DEG 55' 30" W TO SEC LINE N'LY 620.5 FT TO POB. Comments: Fixer upper special, Strange lay out and and construction . Al lot of options Incomplete Construction; Summer Tax Due: \$274.77	3978 PERRY HOLT ROAD WEST BRANCH;	\$3,700	
5302	Parcel ID: 004-640-007-00; Legal Description: LOT 7 CLEAR LAKE HAVEN. Comments: 10-12' drop off from road Summer Tax Due: \$24.95	CARPENTER DRIVE;	\$900	
5303	Parcel ID: 006-031-003-00; Legal Description: SEC 31 T23N R4E THAT PART OF SW 1/4 OF NW 1/4 LYING ABOVE FLOOD PLAIN OF HENDERSON LK EXPLAT OF ALLENS PARK. Comments: Walking distance to the lake Summer Tax Due: \$12.26		\$750	
5304	Parcel ID: 006-110-029-00; Legal Description: SAGE LAKE CAMPLOT 29. Comments: Has may issues aside from the tree leaning on house. Neighbor questioned lot line and septic issues Roof Issues; Boundary Issues; Summer Tax Due: \$357.00	213 LAKE ST HALE;	\$2,800	
5305	Parcel ID: 006-520-009-00; Legal Description: MCMORRANS SUBD LOT 9. Comments: Do your research area of Seasonal homes . Roof leaking now, over all seams to be solid structure to finish Roof Issues; Incomplete Construction; Summer Tax Due: \$511.01	470 N SAGE LAKE ROAD HALE;	\$3,000	
5306	Parcel ID: 007-026-031-50; Legal Description: SEC 26 T21N R2E. 0.5 A M/L COM AT SE COR OF SE 1/4 OF SE 1/4 TH N 50 RDS TO POB TH N 5 RDS TH W 16 RDS TH S 5 RDS TH E 16 RDS TO POB. Comments: Cleared parcel ready to build !!! Summer Tax Due: \$29.33		\$950	
5307	Parcel ID: 010-022-028-00; Legal Description: SEC 22 T21N R3E. 5 A M/L N 1/2 OF N 1/2 OF N 1/2 OF SE 1/4 OF NW 1/4. Comments: You have neighbors , but 5 acres to enjoy Dangerous Building; Roof Issues; Summer Tax Due: \$136.90	4630 QUIGLEY ROAD (TIMBER ALGER);	\$2,700	
5308	Parcel ID: 010-027-031-50; Legal Description: SEC 27 T21N R3E W'LY 40 FT OF N 150 FT OF S 1183 FT OF NW 1/4. Summer Tax Due: \$7.33	TEDDY BEAR LANE;	\$700	
5309	Parcel ID: 010-160-003-00; Legal Description: LOST LAKE HEIGHTSLOT 3. Summer Tax Due: \$6.11	HARLOW STREET;	\$700	
5310	Parcel ID: 010-190-024-00; Legal Description: TURNER & SONS SUB LOTS 24-28. Comments: Was 2483 James some debris left on the lots , low Dangerous Building; Summer Tax Due: \$59.04	2483 JAMES STREET PRESCOTT;	\$1,900	

5311	Parcel ID: 010-200-006-00; Legal Description: OAK RIDGE SUB LOT 6 & S 21.3 FT LOT 5. Roof Issues; Boarded; Summer Tax Due: \$139.81	5212 LUCINDA DRIVE PRESCOTT;	\$3,600	
5312	Parcel ID: 010-215-003-00; Legal Description: HEDLEY L & DOROTHY M TURNER SUB NO. 1 LOT 3. Comments: Nice level lot Summer Tax Due: \$12.22	PARADISE LANE;	\$750	
5313	Parcel ID: 010-231-022-00; Legal Description: GREENWOOD VILLAGE SUBDIVISION LOTS 22 & 23, BLOCK 1. Comments: These lots had mobile home at one time Sev Not Accurate; Summer Tax Due: \$230.31	5381 OAKWOOD DRIVE PRESCOTT;	\$3,900	
5314	Parcel ID: 010-255-023-00; Legal Description: SILVER CREEK ACRES LOT 23. Comments: You never know, check this vacant lot Summer Tax Due: \$15.88	EAST GREENWOOD ROAD;	\$800	
5315	Parcel ID: 010-273-021-00; Legal Description: SILVER CREEK SUBD #3 LOT 21 BLK 3. Summer Tax Due: \$23.05	JACKPINE DRIVE;	\$800	
5316	Parcel ID: 010-280-009-00; Legal Description: SPRING VALLEY HEIGHTS LOT 9. Comments: Now its a nicely wooded lot on Oakview Summer Tax Due: \$12.22	2340 OAKVIEW PRESCOTT;	\$750	
5318	Parcel ID: 010-330-158-00; Legal Description: HEDLEY L. AND DOROTHY M. TURNER SUBD NO. 9 LOT 158. Summer Tax Due: \$10.99	ELBOW LAKE ROAD;	\$750	
5319	Parcel ID: 010-390-100-00; Legal Description: SHADY PINES SUBD LOTS 100 & 101. Summer Tax Due: \$15.82	RONALD DRIVE;	\$750	
5320	Parcel ID: 010-395-021-00; Legal Description: SILVER CREEK SUBDIVISION #5.LOT 21. Summer Tax Due: \$10.99	N CHIPPEWA TRAIL;	\$850	
5321	Parcel ID: 010-395-111-00; Legal Description: SILVER CREEK SUBD #5 LOTS 111. Comments: Finish what's been started and have a 2 car man cave Personal Property; Mobile Home; Summer Tax Due: \$130.79	1810 S CHIPPEWA TRAIL PRESCOTT;	\$2,500	
5322	Parcel ID: 010-395-139-00; Legal Description: SILVER CREEK SUBD #5 LOT 139. Comments: Good lot for camping ?? Summer Tax Due: \$10.90		\$750	
5323	Parcel ID: 010-420-079-00; Legal Description: TURNERS IDLEWILD SUBD LOTS 79,80,81 & 82 Comments: Critical stage of ongoing decay . Going to need to do something very. Newer windows and sits on 4 lots Roof Issues; Mold; Dangerous Building; Summer Tax Due: \$115.12	3578 IDLEWILD DRIVE PRESCOTT;	\$1,600	
5324	Parcel ID: 010-420-089-00; Legal Description: TURNERS IDLEWILD SUBD LOT 89. Comments: Nice Vacant lot with old foundation and chimney Summer Tax Due: \$19.22	3528 IDLEWILD DRIVE PRESCOTT;	\$1,200	

5325	Parcel ID: 010-420-114-00; Legal Description: TURNERS IDLEWILD SUBD LOT 114. Comments: Buy both and talk with neighborhood folks for parking Terrain Challenged; Summer Tax Due: \$9.77	RIFLE RIVER TRAIL;	\$650	
5326	Parcel ID: 010-420-115-00; Legal Description: TURNERS IDLEWILD SUBD LOT 115 Comments: Adjacent to Sale # 5325 Terrain Challenged; Summer Tax Due: \$9.77	RIFLE RIVER TRAIL;	\$650	
5327	Parcel ID: 010-475-045-00; Legal Description: CHIPPEWA TRAILS SUBD LOT 45. Comments: All the hard work has been done. Newer roof, windows, siding and mechanicals . Get power tuned on and bring a sleeping bag Summer Tax Due: \$101.97	1675 W SIXTH STREET PRESCOTT;	\$2,000	
5328	Parcel ID: 010-475-079-00; Legal Description: CHIPPEWA TRAILS SUBD LOT 79. Comments: Actually for its age not in bad shape, newer windows and mechanicals Mobile Home; Summer Tax Due: \$79.45	1567 W SEVENTH STREET PRESCOTT;	\$2,000	
5329	Parcel ID: 010-475-086-00; Legal Description: CHIPPEWA TRAILS SUBD LOT 86. Comments: Very rood road Summer Tax Due: \$9.77	W 7TH STREET;	\$750	
5330	Parcel ID: 010-475-099-00; Legal Description: CHIPPEWA TRAILS SUBD LOTS 99 & 100. Comments: Two lots in Chippewa Trails Subd Summer Tax Due: \$56.22	1694 W SEVENTH STREET PRESCOTT;	\$1,700	
5331	Parcel ID: 010-570-079-00; Legal Description: EVERGREEN SUBD LOTS 79-80 & 81. Comments: Nice area with 3 wooded lots on Todd Drive Summer Tax Due: \$88.01	TODD DRIVE;	\$2,100	
5332	Parcel ID: 010-580-004-00; Legal Description: PINE RIDGE SUBD LOTS 4 & 5. Fire Damage; Summer Tax Due: \$25.66	1947 CENTER ROAD PRESCOTT;	\$2,000	
5333	Parcel ID: 010-590-681-00; Legal Description: LAKE OGEMAW #6 LOT 681. Comments: More habitable area for a home Summer Tax Due: \$29.17	PONTIAC TRAIL;	\$1,000	
5334	Parcel ID: 010-590-701-00; Legal Description: LAKE OGEMAW #6 LOT 701. Comments: Great area close to the lake Summer Tax Due: \$26.52	PAWNEE TRAIL;	\$950	
5335	Parcel ID: 010-645-023-00; Legal Description: HOLIDAY SUBD LOT 23. Comments: Old Scotty Property Summer Tax Due: \$12.22	DENNIS JAMES DRIVE;	\$950	
5336	Parcel ID: 012-020-017-50; Legal Description: SEC 20 T21N R4E. 5 A M/LE 227 FT OF W 627 FT OF S 955 FT OF SW 1/4 OF SE 1/4. Comments: You Have 5 acres to re-develop Roof Issues; Dangerous Building; Mobile Home; Summer Tax Due: \$175.90	3779 GREENWOOD ROAD PRESCOTT;	\$2,600	
5338	Parcel ID: 013-110-001-55; Legal Description: SEC 10 T24N R3E 10.01 A COM S 1/4 COR OF SEC N 87 DEG 40'W1305.5 FT N 01 DEG 58' E 334 FT FOR POBTH N 01 DEG 58' E 334 FT S 87 DEG40' E1306.9 FT S 02 DEG 05'13"W ALONG N-S 1/4LINE 334 FT N 87 DEG 40' W 1306.2 FT TOPOB. Comments: Start your new deer camp here. Buy now hunt this fall Summer Tax Due: \$102.82		\$2,200	

5339	Parcel ID: 013-110-004-30; Legal Description: SEC 10 T24N R3E 10.02 A M/L COM AT S 1/4 COR OF SEC TH N 02 DEG 05'13" E 1335.4 FT TH S 87 DEG 40' E 654.15 FT TO POB TH N 02 DEG 08'49" E 666.8 FT TH S 87 DEG 40' E 654.85 FT TH S 02 DEG 12'26" W 666.8 FT TH N 87 DEG 40' W 654.15 FT TO POB. Comments: Seasonal road only , heavily wooded. Not may parcels left like this !!!!! Summer Tax Due: \$165.41		\$2,700	
5340	Parcel ID: 013-540-008-00; Legal Description: CARD DEVELOPERS INC SUBD LOT 8. Comments: Great lot set up for Mobile Mobile Home Pad; Summer Tax Due: \$19.55	ROSE CITY CIR;	\$1,000	
5341	Parcel ID: 014-103-002-00; Legal Description: DONOVANS EXTENSION COM AT SW COR OF LOT 1 BLK 3 N 0 DEG25'47" E 131 FT S 88 DEG 31'32" E 64.98FT S 0 DEG 27' W 127.62 FT S 88 DEG 29'W 65 FT TO SW COR OF LOT 1 BLK 3 TO POB. Comments: Very clean looking , solid 40s ranch with attached 2 car Garage . A little work and this is a very livable house Summer Tax Due: \$243.81	305 WILLOW STREET WEST BRANCH;	\$2,600	
5342	Parcel ID: 041-107-003-00; Legal Description: VILLAGE OF PRESCOTT- ORIGINAL PLAT COM AT NE COR OF BLK 7 TH W 126 FT TH S 97 FT M/L TO D & M R/W TH NE'LY ALONG R/W TO POB. Summer Tax Due: \$8.56	RAILROAD STREET;	\$700	
5344	Parcel ID: 052-650-013-00; Legal Description: HUGHEY'S CONDOMINIUM SUB DIVISION UNIT 13. Comments: Great are to build , Sale # 5345 Is adjacent , buy both and have a neat package Condo Subdivision "site Condo"; Summer Tax Due: \$246.55	GRIFFIN ROAD;	\$1,700	
5345	Parcel ID: 052-650-014-00; Legal Description: HUGHEY'S CONDOMINIUM SUB DIVISION UNIT 14. Comments: Next door to lot 5344 Condo Subdivision "site Condo"; Summer Tax Due: \$246.55	GRIFFIN ROAD;	\$1,700	

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 *if applicable*)

A Single Person

A Married Man

A Married Woman Taking
Title in Her Name Only

Married Persons

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

A Corporation

Limited Liability
Company

A Trust

A Partnership

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

Additional Party 1 (if applicable)

Name: _____

Address: _____

street

city

state

zip

Marital Status: (check box *if applicable*)

A Single Person

A Married Man

A Married Woman Taking
Title in Her Name Only

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

A Corporation

Limited Liability
Company

A Trust

A Partnership

Additional Party 2 (if applicable)

Name: _____

Address: _____

street

city

state

zip

Marital Status: (check box *if applicable*)

A Single Person

A Married Man

A Married Woman Taking
Title in Her Name Only

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

A Corporation

Limited Liability
Company

A Trust

A Partnership

Additional Party 3 (if applicable)

Name: _____

Address: _____

street

city

state

zip

Marital Status: (check box *if applicable*)

A Single Person

A Married Man

A Married Woman Taking
Title in Her Name Only

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

A Corporation

Limited Liability
Company

A Trust

A Partnership

Tenancy

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

Check One Box Below:

TENANTS IN COMMON

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

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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

TENANTS BY THE ENTIRETIES (A married couple)

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

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

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

SCHEDULE OF ENTITY OWNERSHIP

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

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

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

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

Property Transfer Affidavit

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

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

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. 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.