

Public Land Auction

Northeastern LP

August 14th, 2018

Alcona, Alpena, Montmorency, and Presque Isle Counties



Location:

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

Time:

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

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

Auction Location

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





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

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

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

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

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

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

SAVE TIME AT THE AUCTION

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

PAYING FOR YOUR AUCTION PURCHASES

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

Online bidding

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

Absentee bidding

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

On-site bidding

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

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 recommend that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer 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.

Alcona

Lot #	Lot Information	Address	Min. Bid	Sold For
100	Parcel ID: 013-420-046-039-00; Legal Description: T28N R8E SEC LOT 39 BLK 46 LOST LAKE WOOD SUB Comments: Gated entrance to lot, Lost Lake Woods, Well maintained area, amenities- Restaurant, club house, beach, pavilion, basketball court, and lake access, there will be membership fees LLWC, hardwooded lot. Summer Tax Due: \$18.97	N CHIPMUNK TRL LINCOLN;	\$650	
101	Parcel ID: 023-150-000-029-00; Legal Description: T28N R7E SEC 3 LOT 29 HUBBARD VIEW ESTATES SUB Comments: Nice level, well drained, building site, walking distance to Hubbard Lake village, country maintained gravel road.39 Summer Tax Due: \$45.55	Martin St HUBBARD LAKE;	\$750	
102	Parcel ID: 023-150-000-037-00; Legal Description: T28N R7E SEC 3 LOT 37 HUBBARD VIEW ESTATES SUB Comments: Level Pine wooded lot Close to Hubbard Lake Village. Street is cleared but not maintained. Cant be certain if it will Perc. Do your homework before bidding. Unimproved Roads; Summer Tax Due: \$45.55	MATTHEW DR HUBBARD LAKE;	\$750	
103	Parcel ID: 032-260-000-014-00; Legal Description: T25N R5E SEC 16 LOT 14 SUPERVISORS SUB OF OAKDALE SUB Comments: A mobile appears to have been removed from this large parcel at Curtisville. This is a well kept older resort community that is mostly summer use. There is a well pit here ... we cannot testify to the condition of whatever of it is left. Mobile Home Pad; Summer Tax Due: \$162.98	3298 BETTY ST SOUTH BRANCH;	\$1,400	
104	Parcel ID: 040-019-100-005-00; Legal Description: T25N R9E SEC 19 NE1/4 OF NE1/4 Comments: This is a square 40 1320' x 1320'. Coville Road runs the full length of the property on its east boundary ... and begins where you'll find a roached old mobile home and ends at the dead end/turnaround. Roughly 1/2 ... the SW half of this parcel is marshlands according to USGS topographical maps. There are several structures here of differing ages but they're all in pretty rough condition. The newest one ... further south along the road off a chained driveway ... may have some potential with a new roof. But it's got DirecTV !!! Summer Tax Due: \$987.92	3530 S COVILLE RD MIKADO;	\$5,000	
105	Parcel ID: 040-021-400-025-00; Legal Description: T25N R9E SEC 21 S1/2 OF SE1/4 OF NW1/4 OF SE1/4 PARCEL "32" Comments: Parcel is 330' (N-S) x 660' (E-W) and is level, wooded, buildable land. Power is hundreds of feet up the road. Take Poor Farm Road to Orr Drive, and follow it about 2500 feet until it turns back to Poor Farm Road again then follow the center or most travelled trail at each fork until you reach the public hunting "HAP" program gate ... and the piece we are offering is that located north of the gate. This is a MAPLE GROVE and has many many nice maple trees on it. The approximate north and south lines are marked with pink surveyors tape where they meet the road. Parcel runs on both sides of the road ... mostly to the east. No Power In Area; Summer Tax Due: \$202.77	S POOR FARM RD GREENBUSH;	\$1,500	
106	Parcel ID: 041-100-000-020-00; Legal Description: T25N R9E SEC 10 LOT 20 ALKAN ACRES SUB Comments: High ground, looks like the lot is buildable, about one mile from Lake Huron. Has some trees on property. Center or the lot is level cleared and suitable for construction. Summer Tax Due: \$71.98	S STEVENS RD GREENBUSH;	\$750	

107	Parcel ID: 041-148-000-503-00; Legal Description: T25N R9E SEC 34 LOTS 503 & 504 HURON CEDAR LAKES SUB #5 Comments: Wooded double lot fronting on a paved county road between Lake Huron (1/2 mile) and Cedar Lake (1/4 mile). Seems a little wet in spots, you might want to have this perc tested if you are thinking about it as a building site. Summer Tax Due: \$97.04	E MARTELL RD GREENBUSH;	\$850	
108	Parcel ID: 041-155-000-021-00; Legal Description: T25N R9E SEC 3 LOT 21 HURON PINES SUB Comments: Two bedroom, wood sided cottage or summer home, quiet neighborhood. Is in pretty decent condition overall and a little paint would put this right back into usefulness. Appears to have been well cared for, but may not have been attended to in a couple years. Summer Tax Due: \$388.20	4994 E CAMPBELL ST GREENBUSH;	\$2,400	
109	Parcel ID: 041-175-001-007-00; Legal Description: T25N R9E SEC 11 LOT 7 BLK 1 EXC US-23 ROW LAKESIDE RESORT & 1/2 VACATED HURON AVE ADJACANT TO LOT 7 BLK 1 Comments: Swampy wet lot right on US 23, lower grade than road. Lake Huron view. Summer Tax Due: \$21.90	S US-23 GREENBUSH;	\$600	
110	Parcel ID: 041-265-000-020-00; Legal Description: T25N R9E SEC 14 LOT 20 TIMBERLAKES ESTATES SUB Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$40.68	S BIRCHCREST DR GREENBUSH;	\$800	
111	Parcel ID: 041-265-000-043-00; Legal Description: T25N R9E SEC 14 LOT 43 TIMBERLAKES ESTATES SUB Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	S BIRCHCREST DR GREENBUSH;	\$650	
112	Parcel ID: 041-265-000-046-00; Legal Description: T25N R9E SEC 14 LOT 46 TIMBERLAKES ESTATES SUB Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	S BIRCHCREST DR GREENBUSH;	\$650	

113	<p>Parcel ID: 041-265-000-061-00; Legal Description: T25N R9E SEC 14 LOT 61 TIMBERLAKES ESTATES SUB Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on !</p> <p>Summer Tax Due: \$12.51</p>	S BIRCHCREST DR GREENBUSH;	\$650	
114	<p>Parcel ID: 041-265-000-080-00; Legal Description: T25N R9E SEC 14 LOT 80 TIMBERLAKES ESTATES SUB Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on !</p> <p>Summer Tax Due: \$40.68</p>	S PINETREE DR GREENBUSH;	\$700	
115	<p>Parcel ID: 041-265-000-130-00; Legal Description: T25N R9E SEC 14 LOT 130 TIMBERLAKES ESTATES SUB Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on !</p> <p>Summer Tax Due: \$40.68</p>	S PINETREE DR GREENBUSH;	\$800	
116	<p>Parcel ID: 041-266-000-153-00; Legal Description: T25N R9E SEC 15 LOT 153 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on !</p> <p>Summer Tax Due: \$12.51</p>	E WOODLAND DR GREENBUSH;	\$650	
117	<p>Parcel ID: 041-266-000-162-00; Legal Description: T25N R9E SEC 15 LOT 162 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on !</p> <p>Summer Tax Due: \$12.51</p>	E WOODLAND DR GREENBUSH;	\$650	

118	<p>Parcel ID: 041-266-000-192-00; Legal Description: T25N R9E SEC 14 LOT 192 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on !</p> <p>Summer Tax Due: \$12.51</p>	E TIMBERLAKES BLVD GREENBUSH;	\$650	
119	<p>Parcel ID: 041-266-000-196-00; Legal Description: T25N R9E SEC 14 LOT 196 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on !</p> <p>Summer Tax Due: \$12.51</p>	E DEER RUN DR GREENBUSH;	\$650	
120	<p>Parcel ID: 041-266-000-197-00; Legal Description: T25N R9E SEC 14 LOT 197 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on !</p> <p>Summer Tax Due: \$12.51</p>	E DEER RUN DR GREENBUSH;	\$650	
121	<p>Parcel ID: 041-266-000-203-00; Legal Description: T25N R9E SEC 14 LOT 203 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on !</p> <p>Summer Tax Due: \$12.51</p>	S DEER RUN DR GREENBUSH;	\$650	
122	<p>Parcel ID: 041-266-000-212-00; Legal Description: T25N R9E SEC 14 LOT 212 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on !</p> <p>Summer Tax Due: \$12.51</p>	E TIMBERLAKES BLVD GREENBUSH;	\$650	

123	Parcel ID: 041-266-000-229-00; Legal Description: T25N R9E SEC 14 LOT 229 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	S TIMBERLAKES BLVD GREENBUSH;	\$600	
124	Parcel ID: 041-266-000-233-00; Legal Description: T25N R9E SEC 14 LOT 233 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$40.68	S OAKRIDGE DR GREENBUSH;	\$800	
125	Parcel ID: 041-266-000-311-00; Legal Description: T25N R9E SEC 15 LOT 311 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	E LAKE DR GREENBUSH;	\$650	
126	Parcel ID: 041-266-000-317-00; Legal Description: T25N R9E SEC 15 LOT 317 TIMBERLAKES ESTATES SUB #2 Comments: TimberLake Estates is a subdivision near Lake Huron and Greenbush. Large portions of this subdivision do not "perc" (ie: they will not support septic systems) and are not buildable. Before you bid on these parcels, we strongly recommend that you contact the District Health department and ask them for information on this area. Many of the main roads here are paved, a few are gravel, and one or two are seasonal and not maintained off season. Some of these lots have standing water and are wetlands. Please be sure that you know what you're bidding on ! Summer Tax Due: \$12.51	S SUNSET DR GREENBUSH;	\$650	
127	Parcel ID: 052-000-040-001-00; Legal Description: T26N R8E SEC 1 E 50 FT OF LOT 1 BLK 40 VILLAGE OF LINCOLN Summer Tax Due: \$362.19	210 W TRAVERSE BAY STATE LINCOLN;	\$2,600	
128	Parcel ID: 061-115-000-019-00; Legal Description: T26N R9E SEC 35 LOT 19 BIRCHWOOD HILLS SUB Comments: Vacant lot with some trees, can see Lake Huron from lot. On level well drained soil on dead end street. Summer Tax Due: \$77.59	S ELLEN DR HARRISVILLE;	\$650	
129	Parcel ID: 072-191-000-128-00; Legal Description: T27N R7E SEC 33 LOT 128 STUVE RANCH SUB. #2 Comments: Vacant parcel in a newer subdivision that isn't too built up yet. Open lot, level, well drained soils Very buildable ! This parcel lies off an unimproved road. Unimproved Roads; Summer Tax Due: \$41.16	STUVE RANCH RD BARTON CITY;	\$700	

130	Parcel ID: 072-191-000-146-00; Legal Description: T27N R7E SEC 33 LOTS 146 & 147 STUVE RANCH SUB #2 Comments: Vacant parcel in a newer subdivision that isn't too built up yet. Nice mix of hard and soft woods. Level well drained soils Very buildable ! Two adjacent lots here sold as one unit !! Summer Tax Due: \$82.35	STUVE RANCH RD BARTON CITY;	\$750	
131	Parcel ID: 073-000-018-004-00; Legal Description: T27N R8E SEC 36 LOT 4 BLK 18 VILLAGE OF LINCOLN Comments: Vacant home site in Lincoln. may have had a home on site at one time that is now removed, pilings on site along with collapsed shed. Summer Tax Due: \$133.02	ALGER ST LINCOLN;	\$950	
132	Parcel ID: 092-200-000-030-00; Legal Description: T25N R8E SEC 24 LOT 30 GOLDEN SUNSET SUB Comments: Nice wooded parcel near Mikado. County maintained paved road. There is natural gas near here ... but not sure if it extends right by the lot or not. Summer Tax Due: \$109.56	3894 POWER DR MIKADO;	\$1,100	
133	Parcel ID: 092-300-000-005-00; Legal Description: T25N R8E SEC 24 LOT 5 LAZY W RANCH ESTATES SUB Comments: This is a nice 100' wide x 150' deep lot on F-41 south of Mikado. It's level, well drained and a buildable piece of land. There is a rough modular home on this parcel that WE DO NOT HAVE TITLE TO and are NOT INCLUDING IT in the sale. It is not on any sort of foundation, has no power, water or septic (as far as we can tell) and it's really just sitting there as if it were being stored. Some other general debris here too. Lot has a culvert and driveway cut in. Mobile Home; Summer Tax Due: \$275.49	F-41 MIKADO;	\$1,900	
134	Parcel ID: 101-036-300-023-00; Legal Description: T26N R7E SEC 36 COM W1/4 COR, N89DEGE 973.32 FT TO POB, N89DEGE 24 FT, S1DEGE 658.78 FT, S89DEGW 338.99 FT, N1DEGW 449.56 FT, N89DEGE 315 FT, N1DEGW 210 FT TO POB S321/118 PARCEL "D" Comments: This is an irregularly shaped VACANT parcel that is roughly 5 acres in size. It is accessed by an unimproved 24' wide x 210' long access off Condon Road. This property is behind 429 Condon ... between it and the house to the rear at 455. Level, open well drained soils. A good building site. Gravel county road Summer Tax Due: \$136.19	W CONDON RD MIKADO;	\$1,200	
135	Parcel ID: 102-300-000-011-00; Legal Description: T26N R7E SEC 4 LOT 11 TERRIS RESORT SUB Comments: Well constructed 2 car garage/storage building on a quiet street in Barton City. The adjacent vacant lot is also being offered as sale #136. Concrete floor, 100A electrical service. Was owned by a former (not the current) owner of the place across the street in case you're noticing the simllilar paint color and fencing. There is still personal property here that belongs to the former owner and is not included in the sale. Personal Property; Summer Tax Due: \$202.27	N EDGEWOOD DR BARTON CITY;	\$1,200	
136	Parcel ID: 102-300-000-012-01; Legal Description: T26N R7E SEC 4 LOT 12 TERRIS RESORT SUB Comments: Nice vacant, wooded lot on a quiet street in Barton City. Sale parcel #135 is right next door. Parcel drops off downhill to the NE corner. Should be enough room for your new McMansion though or have a walkout basement ! Summer Tax Due: \$44.31	DAYTONA & EDGEWOOD BARTON CITY;	\$700	
137	Parcel ID: 102-321-000-042-00; Legal Description: T26N R6E SEC 6 LOT 42 SUPERVISORS SUB OF TWIN MAPLES RANCH #2 Comments: A project for the true optimist. Driveway is the neighbors. Skylight. Air conditioned by nature. Furry occupants. Sunken kitchen. The value here is in the land, folks. Great dumpster filler. Structural Issues; Summer Tax Due: \$64.66	5550 W TWIN MAPLE RD CURRAN;	\$850	

138	Parcel ID: 114-115-003-001-00; Legal Description: T27N R5E SEC 17 LOT 1 BLK 3 CROOKED LAKE CAMP SITE Comments: Vacant parcel in an established resort community near Crooked Lake. Level, well drained soils. Wooded in a mix of hard and soft woods. The lake is a short stroll away ! Summer Tax Due: \$11.16	ALDER ST CURRAN;	\$700	
139	Parcel ID: 120-100-006-004-00; Legal Description: T26N R9E SEC 12 LOT 4 BLK 6 CITY OF HARRISVILLE S LN BEING 164.56 FT, E LN 65.56 FT, N LN 164.56 FT, W LN 65.65 FT Comments: Block foundation, vinyl siding, natural gas, crawl space, open concept one roomer, newer construction, 100 amp electrical service, great vacation or retirement home, block off from the lake, no drive, shed in back yard. Straight shape and study. Personal Property; Summer Tax Due: \$723.36	517 N LAKE ST HARRISVILLE;	\$4,400	
140	Parcel ID: 120-100-011-012-00; Legal Description: T26N R9E SEC 12 LOT 12 E OF D&M ROW BLK 11 CITY OF HARRISVILLE Comments: no road frontage, fronts on recreational area/public trail, no access from street, East of railroad tracks, exact location unknown. No Road Access; Summer Tax Due: \$6.31	(off) N THIRD ST HARRISVILLE;	\$600	

Alpena

Lot #	Lot Information	Address	Min. Bid	Sold For
6750	<p>Parcel ID: 013-020-000-529-00; Legal Description: T32N R8E SEC 20 COM AT S 1/4 COR OF SEC TH N 00D 03M W 33 FT TH N 86D 59M W 861 FT M/L TO POB TH N 00D 03M E 256 FT TH N 86D 59M W 25.2 FT TH N 00D 03M E 10 FT TH N 86D 59M W 258.4 FT TH S 00D 03M W 266 FT TH S 86D 59M E 283 FT TO POB PART OF SE 1/4 OF SW 1/4 Comments: Parcel fronts 283 feet along the north side of Naylor Road, and runs over 250 feet deep. Level, open and dry. Older trailer here has been vinyl sided. We did not see a well, so we're not too certain about its location, depth or function. Septic may be shady as well. Check with the health department about any existing permits or files for these. The trailer is generally solid, but has a localized roof leak. We suspect there is probably freeze damage to the plumbing. Looks like the water here has lots of minerals ... no more vitamins for you ! Tongue still on the trailer in case you want to take it camping this summer. APPROX ACRES: 1.73 Summer Tax Due: \$46.90</p>	1630 W. NAYLOR RD. ALPENA;	\$1,500	
6752	<p>Parcel ID: 018-250-000-015-02; Legal Description: OAK RIDGE SUB LOT NO 17 Comments: A little less than 1/2 acre, on US 23 south of Alpena. This property is subject to an unpaid balance due on a water line assessment of \$4,965.77 WHICH THE PURCHASER WILL BE REQUIRED TO PAY IN FULL AT THE TIME OF SALE or the sale will be cancelled. This water assessment balance is included in the summer tax amount ... APPROX ACRES: 0.45 Assessment Balance Due; Summer Tax Due: \$4,976.90</p>	US 23 SOUTH OSSINEKE;	\$4,700	
6753	<p>Parcel ID: 023-004-000-083-00; Legal Description: T30N R6E SEC 4 COM 264 FT S OF NE COR OF NW 1/4 OF NE 1/4 TH S 111 FT TH W 377 FT TH N 375 FT TH E 212 FT TH S 264 FT TH E 165 FT TO POB EXC N 33 FT PART OF NW 1/4 OF NE 1/4 Comments: This is a very classic old cut stone farmhouse in the Lachine area. The home appears to be generally solid, straight and strong, but needs a mechanical rehabbing and cosmetic resurfacing. It would be a strong candidate for your consideration if you're looking for something to completely gut and "do it right". There is an existing kitchen and bath, but they're low grade. The electrical, plumbing and HVAC systems are either gone or junk. The interior has lost most of whatever original fabric/detail it may have had through a series of low grade upgrades. This home has six tiny bedrooms on the second floor. The parcel is a little over 2 acres in size, and also contains a mother-in-law shack that is dozer bait ... it's pretty much caved in as to both the floor and roof systems. Summer Tax Due: \$403.41</p>	13273 TAYLOR HAWKS RD. LACHINE;	\$6,100	
6754	<p>Parcel ID: 025-100-000-153-00; Legal Description: TAYLOR & HAWKS SUB LOT NO 53 Comments: Single platted lot. We suspect this street is not maintained (at least not regularly) by the county, it at all. Resort area ... just a handful of year rounders here. Wooded, level lands. Some construction here is newer, so it should perc ... you may wish to check with the health department on requirements for a septic APPROX ACRES: 0.2 Summer Tax Due: \$14.18</p>	317 HAWKS RD. LACHINE;	\$950	

6755	<p>Parcel ID: 042-033-000-254-07; Legal Description: T32N R7E SEC 33 COM AT W 1/4 COR OF SEC TH N 00D 07M 36S W 973.76 FT ALG W SEC LN TO NLY ROW LONG RAPIDS RD TH S 86D 51M 54S E 150.09 FT TO POB TH N 00D 07M 36S W 411.58 FT TO A TRAVERSE LN ALG THE SHORE OF NORTH BRANCH OF THUNDER BAY RIVER TH ALG SD TRAVERSE LN S 54D 31M 41S E 122.93 FT TH LEAVING SD TRAVERSE LN S 00D 07M 36S E 341.27 FT TO NLY ROW LN OF LONG RAPIDS RD TH N 89D 24M 38S W 99.97 FT TO POB INCLUDING ALL THE LAND LYING BET THE TRAVERSE LN & THUNDER BAY RIVER SUBJ TO ESMTS OF REC PART OF NW 1/4 OF NW 1/4 & PART OF SW 1/4 OF NW 1/4 Comments: Lazy wandering riverfrontage on the Thunder Bay River, NW of Alpena. Roughly 100' on the north side of Long Rapids Road, and running north to the centerline of the river. Wooded in a mixture of evergreens and softwoods. Vacant lands. Natural gas at the road.</p> <p>Summer Tax Due: \$176.93</p>	LONG RAPIDS RD. ALPENA;	\$3,200	
6756	<p>Parcel ID: 043-095-000-248-01; Legal Description: THUNDER BAY VILLAGE SUB NO 2 LOT NO 248 & 249 Comments: Older roofover mobile. Vinyl sided. 2 car detached garage. Weight room. This property still contains personal property and is semi-regularly occupied. With some work it could probably be salvaged. Some damage to siding on garage ... some missing from house. Double lot in Thunder Bay Village. APPROX ACRES: 0.41 Personal Property; Drvi;</p> <p>Summer Tax Due: \$147.25</p>	298 GERONIMO RD. ALPENA;	\$2,700	
6757	<p>This lot is a "bundle" comprised of 4 parcels</p> <p><i>(1 of 4)</i> Parcel ID: 043-105-000-366-00; Legal Description: THUNDER BAY VILLAGE SUB NO 3 LOT NO 366 Comments: This lot consists of four vacant lots in Thunder Bay Village subdivision. These lots do not "perc" ... they will not support onsite septic systems, and as such, they are unbuildable in their present condition. Any prospective purchaser, as a condition of sale, is required to demonstrate having a feasible plan (ie: a wetlands mitigation study or other engineered proposal) to make these lands buildable, or they must own adjacent property with which to combine these parcels for purpose of future assessment. Any purchaser that cannot evidence one of these two optional requirements being achievable to the satisfaction of the seller or its designee within TWENTY DAYS of the sale, will have their sale CANCELLED and no deed will be issued. The acceptability of any proposals shall be solely at the discretion of the seller. Seller may require a performance bond or other surety to assure the completion of any proposal, and may cancel such sale if purchaser cannot furnish such bond in a reasonable time, including the option of retaining a right of reverter in said lands. Wetland Indicators;</p> <p><i>(2 of 4)</i> Parcel ID: 043-107-000-538-00; Legal Description: THUNDER BAY VILLAGE SUB NO 4 LOT NO 538 Comments: APPROX ACRES: 0.35</p> <p><i>(3 of 4)</i> Parcel ID: 043-107-000-539-00; Legal Description: THUNDER BAY VILLAGE SUB NO 4 LOT NO 539 Comments: APPROX ACRES: 0.35</p> <p><i>(4 of 4)</i> Parcel ID: 043-107-000-540-00; Legal Description: THUNDER BAY VILLAGE SUB NO 4 LOT NO 540 Comments: APPROX ACRES: 0.35</p> <p>Summer Tax Due: \$35.97</p>	129 KEMNITZ RD. ALPENA; 456 GERONIMO RD. ALPENA; 460 GERONIMO RD. ALPENA; 464 GERONIMO RD. ALPENA;	\$3,700	
6758	<p>Parcel ID: 043-109-000-574-00; Legal Description: THUNDER BAY VILLAGE SUB NO 5 LOT NO 574 Comments: Home is unfinished. Appears to be a roofed over mobile home. Missing siding and other exterior trim work. Because the property is occupied, we did not have the opportunity to view it in detail. Water feature in front yard. APPROX ACRES: 0.67 Incomplete Construction; Occupied; Drvi;</p> <p>Summer Tax Due: \$83.99</p>	106 WABEEK CT. Alpena;	\$2,200	

6760	Parcel ID: 061-027-000-753-00; Legal Description: T29N R8E SEC 27 THE W 20 RODS OF S 16 RODS OF E 1/2 OF SE 1/4. Comments: This is vacant cropland that a neighboring farmer plants. Not sure if there was an "understanding" in place, or if it was just easier to disc it than to turn the tractor around it. 330x264 feet in size. Dirt. Just dirt. No crops included in sale. Buildable, dry level land. APPROX ACRES: 2 Crop Or Nursery Planting; Summer Tax Due: \$16.34	1910 SCOTT RD. OSSINEKE;	\$1,100	
6761	Parcel ID: 063-045-000-001-01; Legal Description: TIMBER ESTATES SUB LOT NO 18 & 19 LESS LOT 20 Comments: Parcel consists of two lots just north of Ossineke. A driveway has been cut in and the lot cleared toward the rear. This is a typical cedar thicket type of parcel. It would be debatable whether you could build here and have a conventional septic system ... so you should check on that with the health department. We didn't drive back into this not knowing the conditions, but clearly there has been equipment in and out of here during the lot clearing. Might want to investigate on foot before driving in yourself. There are modern homes on nearby lots, so perhaps this can be backfilled to permit construction. APPROX ACRES: 0.67 Wetland Indicators; Summer Tax Due: \$25.20	9082 CURTIS DR. OSSINEKE;	\$1,200	
6762	Parcel ID: 072-007-000-761-00; Legal Description: T32N R5E SEC 7 THE N 900 FT OF E 484 FT OF NE 1/4 OF SE 1/4 Comments: Parcel is 900' along the road and 484' deep to the west. The home here is generally solid, with the exception of the rear bedroom having some ceiling and floor damage from a localized roof leak. The roof here is older and probably should be replaced. We suspect that there are hardwood oak floors thru most of the main floor under the tile and carpet. Two bedrooms and one bath down, and a full attic room that could be additional space if dormers were added. The basement is damp but not wet. It's not clear how long this has been vacant. We saw three calendars inside that dated from 1976 and 1977, but the water heater and a few other items looked to be far newer than that date. Oil fired forced air heat. There are numerous outbuildings, which could use some help but are preservable if you got on it. The largest of the outbuildings has a pretty serious deflection (lean) in the front wall ... and that should be corrected before any heavy snow tempts it to give way. Overall, this is a great rural homestead that could be sharp with a little elbow grease. We were here for about 1/2 hour in late May and not one single car drove by. If that's what you're after, this is it ! APPROX ACRES: 10 Summer Tax Due: \$358.27	9238 TRUAX RD. HILLMAN;	\$3,000	
6763	Parcel ID: 082-023-000-050-01; Legal Description: T30N R7E SEC 23 COM 50 FT N & 300 FT E OF SW COR OF SE 1/4 OF NE 1/4 TH N 200 FT TH E 250 FT TH S 200 FT TO N LN WERTH RD TH W 250 FT TO POB LESS W 30 FT THEREOF PART OF SE 1/4 OF NE 1/4 Comments: On approx. 1.1 acres, this ranch home has seen better days, and needs quite a bit of work on the interior. Summer Tax Due: \$186.59	5154 WERTH RD. ALPENA;	\$2,000	

6764	<p>Parcel ID: 082-028-000-850-00; Legal Description: T30N R7E SEC 28 COM AT SE SEC COR TH N 01D 23M 47S E 1329.84 FT ALG E SEC LN & C/L OF HUBBARD LAKE RD TO S E-W 1/8 LN TH N 88D 14M 47S W 50.00 FT TO W R/W LN SD RD TO POB TH CONT N 88D 14M 47S W 117.00 FT ALG SD 1/8 LN TH S 03D 33M 29S W 265.13 FT TH S 88D 14M 47S E 127.00 FT TO W LN SD RD TH N 01D 23M 47S E 265.00 FT ALG SD R/W TO POB PART OF S 1/2 OF SE 1/4 Comments: Yeah ... there's a house hidden back in there that's hard to see from the road. Slightly less than one acre here. The house is a real classic but has several issue, primarily that of collapse in the living room and pantry floor. This could be repaired, but is the investment worth the end product? You be the judge of that. The roof actually appears to be merchantable, so we're not certain what caused the "sunken living room". We did not investigate from below. You'll want to bring in dumpsters and just look, stabilize and repair as you clear it out. The power service is down. We did not see the well ... or for that fact a bathroom. This is a handyman special ... or bulldozer bait. Your call. APPROX ACRES: 0.74 NOTE: The Barn behind the house is NOT part of this property. Structural Issues; Summer Tax Due: \$145.82</p>	7442 HUBBARD LAKE RD. ALPENA;	\$1,800	
6765	<p>Parcel ID: 092-307-000-175-00; Legal Description: 1006 N. SECOND AVE. LOT 7 BLK 5 WADES ADD TO THE CITY Comments: If you've ever dreamed of being on "Hoarders", here is your head start. Older two story wood frame home in Alpena. The exterior is old wood siding, and it shows its age, but its really not in bad condition and appears to have been kept painted. Older windows and doors. The roof is checkered and has a few missing shingles, so its probably in its last few years of service. The house has a foundation under it that it not all that old. Maybe 20-30 years (?) and its was waterproofed. The real special part of this deal is inside. There is SO MUCH STUFF in here that we have no way to properly assess the condition. In fact we could not see either the second floor (impassable stairway), or the front rooms because of chest deep STUFF. We couldn't even see the floor. There is probably a basement, but we couldn't find our way to that either. You will need to start at the door and fill dumpsters to make your way in. This house *appears* to be straight and strong and worthy of your investment. But we can't make any sort of real report, because it is literally buried in STUFF. We believe that the vacant lot next to the house is part of the parcel ... but you'd be wise to verify that with local records. Personal Property; Summer Tax Due: \$873.50</p>	1006 N. SECOND AVE. ALPENA;	\$4,000	
6766	<p>Parcel ID: 093-657-000-028-00; Legal Description: 427 MC KINLEY AVE. NWLY 1/2 OF LOT 8 BLK 2 REPLAT OF WHEELERS ADD TO THE CITY Comments: APPROX ACRES: 0.11 Personal Property; Dnvi; Occupied; Summer Tax Due: TBA</p>	427 MCKINLEY AVE. ALPENA;	\$3,100	

Montmorency

Lot #	Lot Information	Address	Min. Bid	Sold For
4800	Parcel ID: 001-129-000-250-00; Legal Description: T29N R2E SEC 29 1 SQ A IN NE COR SE 1/4 OF SE 1/4 Comments: This is a level, open parcel of land ... 208.75 x 208.75. It is fenced and appears to be part of the yard/pasture of the neighbor. Not sure why they'd let it go (?) Sideyard Parcel; Summer Tax Due: \$30.00	2248 GRANHOLM RD LEWISTON;	\$2,200	
4801	Parcel ID: 001-330-000-129-00; Legal Description: T29N R1E SEC 26 LOT 129 FOREST PARK # 2 Comments: This subdivision is just SE of Lewiston. Newer well maintained homes here. Paved county maintained road. Natural gas is here. Power and phone at the road. A nice lot in a great little resort communioty. Summer Tax Due: \$60.00	Big Buck Drive - Lewiston;	\$850	
4802	Parcel ID: 001-560-000-060-00; Legal Description: T29N R1E SEC 19 LOT 60 & 61 WEST TWIN MOBILE HOME SUB Comments: The is a modern roofover mobile with addition, located west of Lewiston in a quiet residential neighborhood. This one was still occupied when we were by there in May, so we didn't get a real good look at it up close. Appears to be in overall decent repair from a cursory view from curbside. Dnvi; Summer Tax Due: \$350.00	3220 PARKWOOD RD LEWISTON;	\$3,600	
4804	Parcel ID: 002-055-000-020-00; Legal Description: T30N R3E SEC 17-18 LOT 20 HEPPNER HILLS SUB Comments: Older, somewhat beat up mobile home. The floors are a bit wavy, and there is a roof leak apparent at the left back corner (see tarp). Well, septic and power here ready to go. Just outside Atlanta on a gravel county road. Probably wouldn't be too expensive to put back into use. Lot is roughly 1/2 acre. Has been vacant for a while from appearances. Probable freeze damage to plumbing. Freeze Damage; Summer Tax Due: \$280.00	13790 STURGIS RD ATLANTA;	\$1,600	
4805	Parcel ID: 003-022-000-190-03; Legal Description: T30N R2E SEC 22 E 1/3 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 R/W OF RECORD ON S AND E SIDE PAR 3 Comments: Level, dry, wooded building site at the NW corner of the intersection of CR 489 and Ryan Road. The neighbors driveway (neighbor was the former owner) cuts thru the lot about halfway back. 220' on CR489 and 330' on Ryan Road more or less. CR489 is paved. Ryan is gravel. Summer Tax Due: \$75.00	CR 489 at Ryan Road - Atlanta;	\$1,100	
4806	Parcel ID: 003-127-000-020-00; Legal Description: T31N R2E SEC 27 NW 1/4 OF NE 1/4 Comments: Offroad 40 acre parcel north of Atlanta. It's located about a mile away from power as best we can tell on the ground (unless it is closer on the backside somewhere). This parcel does not have public road frontage, and is located about 300 feet east of Decheau Lake Road. Access to a rustic cabin (in poor condition) is via a well site access road off M-33 North, south of Rouse Road. The structure is on the East side of the parcel, midway between the north and south line. The building is in serious disrepair and has large critter size inhabitants (probably raccoons) in the attic. The drive is near an ORV trail. Building is on pier footings and has no power or water. Very difficult to locate. An earlier deed in the title chain to this parcel reserved the mineral rights. We're not sure if they are still held by a third party, or if they've reverted to the surface owner, but because of the active natural gas production activity around here, its unlikely that they have reverted under the Michigan Marketable Title Act. USGS topographical surveys indicate that this is level, wooded, DRY land. If you're chasing this one, you'll want to verify the mineral rights (if that is important to you) as well as deeded easement rights to the property, if any exist. No Power In Area; No Road Access; Mineral Rights; Summer Tax Due: \$575.00	14875 DECHEAU LAKE RD ATLANTA;	\$6,900	

4807	Parcel ID: 003-710-000-004-00; Legal Description: T30N R2E SEC. 14 LOT # 04 METZGER SUB. Comments: Older mobile on a small lot. Just west of the high school ... second one in on Culver Road. The roof is generally okay. Floors feel a bit springy in spots, but not horrible. A little clean out and clean up and this one will serve its purpose. Natural gas forced air heat. There is a fifth wheel trailer on this parcel that we do not have title to and it is NOT INCLUDED IN THE SALE. A couple of storage shed on parcel as well. Lot is roughly 1/3rd of an acre. Personal Property; Mobile Home; Summer Tax Due: \$95.00	10540 CULVER RD ATLANTA;	\$1,200	
4808	Parcel ID: 004-220-000-198-00; Legal Description: T31N R4E SEC 6 LOT # 198 ESS LAKE ESTATES #5 Comments: Newer construction. Beautiful wooded lot with a peek-a-boo view of Ess Lake. There is a POA here, so please check on the membership requirements before bidding. The exterior is generally solid. Could use fresh stain and a few deck boards replaced. Two car driveunder garage. Home has a cedar interior and a balcony concept the the upper two bedrooms. There are 4 bedrooms, three baths and a spare kitchen in the lower level mother-in-law space. Natural gas hot water heat. 200 A electric. This is a well constructed, well maintained home. Some personal property remains, but nothing of significant value. The last proof of regular occupancy we saw was a 2006 calendar. We assume someone has been here since then, but it appears to not have been occupied on a daily basis in some time. Association Fees; Personal Property; Summer Tax Due: \$1,525.00	18750 RED PINE DR HILLMAN;	\$8,300	
4809	Parcel ID: 004-360-000-173-00; Legal Description: T31N R3E SEC 10 LOT 173 TWIN DAMS ADD #1 Comments: High, level well drained parcel at Twin Dams. This is across the Second Street bridge and to the east. Sits atop a knob on the curve and has a thru-the-trees view of the Lake. May be too small to support construction. Check the codes ! Summer Tax Due: \$55.00	HIAWATHA TRAIL;	\$900	
4810	Parcel ID: 006-480-000-047-00; Legal Description: T32N R3E SEC 32 LOT 47 OAK GROVE SUB & PART OF LOT 1 MOWERY ADD RUSH LK Comments: This one won't need much work to make into your summer getaway or retirement place !! Roofover mobile with additions AND a detached 2 car garage on a corner lot near Rush Lake !! This one has been well taken care of and needs minimal work. There is some personal property here that remains titled to the last owner. Two bedrooms. Well kept. Separate dining area at the end past the kitchen. There is a leak in the roof between the house and garage, and the wall around the small window there will need so rehabbing, but otherwise the inside here is solid and dry. Shallow well in the pumphouse just off the back porch. Natural gas. 100A service. This one is pretty clean, folks. Bring the checkbook, it will be popular !! Personal Property; Mobile Home; Summer Tax Due: \$275.00	14736 CLARK ST ATLANTA;	\$2,400	
4811	Parcel ID: 006-510-000-025-00; Legal Description: T32N R4E SEC 29 LOT 25 TRI ALSO 1/46 INT IN LOT 54 WEI LESS W 147.65 FT Comments: The parcel sits a few hundred feet past the end of the improved Valley Ct near Bedore and Long Lakes. There is presently no road access to it as far as we can tell. Unimproved Roads; Summer Tax Due: \$90.00	(Unimproved) Valley Ct;	\$1,100	
4812	Parcel ID: 007-116-000-200-00; Legal Description: T30N R4E SEC 16 COM AT SE SEC COR TH W 6 RDS TO POB TH N 10 RDS W 4 RDS S 10 RDS E 4 RDS TO POB Comments: If you are looking for a swamp to drain, here it is. 66 feet on the north side of Cohoon Road. 165 feet deep. Wetland Indicators; Summer Tax Due: \$20.00	COHOON ROAD;	\$700	

4813	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 044-024-000-001-03; Legal Description: T31N R4E SEC 24 COM AT W 1/4 COR OF SEC; TH N 89DEG 55' 00" E 254 FT ALG E/W 1/4 LN; TH N 00DEG 05' 10" W 443 FT TO POB; TH S 89DEG 55" 00" W 71 FT; TH N 00DEG 05' 10" W 150 FT; TH N 89DEG 55' 00" E 71 FT; TH S 00DEG 05' 10" E 150 FT TO POB. Comments: Sale includes two commercial parcels on the main drag in Hillman. Directly across the street from the Food Pride grocery store. Municipal water. Natural gas. All utilities right at the street. 150' on State Street and 221' deep.</p> <p><i>(2 of 2)</i> Parcel ID: 044-024-000-014-00; Legal Description: T31N R4E SEC 24 COM 594 FT 8 INCHES N OF W 1/4 POST TH E 33FT TO POB; TH E 150FT; TH S 150FT; TH W 150FT; TH N 150FT TO POB</p> <p>Summer Tax Due: \$445.00</p>	520 N State Street - Hillman; 520 N STATE ST HILLMAN;	\$3,400	
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Presque Isle

Lot #	Lot Information	Address	Min. Bid	Sold For
7050	<p>Parcel ID: 021-008-000-001-03; Legal Description: T 37 N R 2 E SEC 8 THAT PART OF E 1295' OF NE 1/4 LYING N OF CENTER THREAD OF MULLIGAN CREEK. Comments: Parcel is irregular in shape, but is 3.69 acres in size. Fronts on Mulligan Creek. Excellent hunting habitat. It is a few hundred feet off Mulligan Creek Road and has no direct improved road frontage. There is an ungated 2 track that provides access from the NE corner, but we're not certain whether or not this is a legal easement. Wooded level lands. Some wetlands indicators. There is no power out here. No Power In Area; No Road Access; Summer Tax Due: \$3.57</p>	(Off) Mulligan Creek Road;	\$700	
7051	<p>Parcel ID: 021-140-000-083-00; Legal Description: SURF PARK LOT 83 Comments: Nice wooded lot in an area of rustic, classic summer cottages. Halfway between Cheboygan and Rogers City. Lot is roughly 1/4 acre and irregular in shape. Many folks pick up one or two of these lots and then acquire neighboring lots for more room. Seasonal roads. Utilities available here at the road: Power, natural gas. Summer Tax Due: \$17.93</p>	Pine Tree Tr between Jicarilla and Klamath Lanes;	\$900	
7052	<p>Parcel ID: 051-120-000-031-01; Legal Description: OTTAWA TRAILS PARC IN NE 1/4 OF NW 1/4 OF SEC 23 T 34 N R 3 E COM AT MOST SELY COR OF LOT 32 OTTAWA TRAILS TH E 25FT N 4DEG 56MIN E 155FT W 25FT TO M.E COR OF SAID LOT 32 TH S 4DEG 56MIN W 155 FT TO POB. Comments: Parcel is 25' wide x 155 feet deep. We could not get access to it without trespassing *and* getting wet, so we didn't. Fronts on the channel that feeds into Upper Barnhart Lake from the north. Probably some good fishing here. Birchwood Lake dead ends before you can access the property from the west. Likely marshy and a cattail farm. Unimproved Roads; Unbuildable Lands / Too Small; Summer Tax Due: \$19.56</p>	(Off) Birchwood Lane - Millersburg;	\$900	
7053	<p>Parcel ID: 061-090-000-028-00; Legal Description: GRAND PINES SUB. #1 LOT 28 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees; Summer Tax Due: \$5.91</p>	COUNTY ROAD 638 PRESQUE ISLE;	\$800	
7054	<p>Parcel ID: 061-090-000-029-00; Legal Description: GRAND PINES SUB. #1 LOT 29 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees; Summer Tax Due: \$5.91</p>	COUNTY ROAD 638 PRESQUE ISLE;	\$800	

7055	<p>Parcel ID: 122-115-000-150-00; Legal Description: ESAU TERRACE LOT 150</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$8.29</p>	CEDARCREST CT PRESQUE ISLE;	\$800	
7056	<p>Parcel ID: 122-145-000-226-00; Legal Description: GRAND PINES SUBD #2 LOT 226</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$8.29</p>	PINEVIEW DR PRESQUE ISLE;	\$800	
7057	<p>Parcel ID: 122-145-000-227-00; Legal Description: GRAND PINES SUBD #2 LOT 227</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$8.29</p>	PINEVIEW DR PRESQUE ISLE;	\$800	

7058	<p>Parcel ID: 122-145-000-348-00; Legal Description: GRAND PINES SUBD #2 LOT 348 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$8.29</p>	BALSAM DR PRESQUE ISLE;	\$800	
7059	<p>Parcel ID: 122-145-000-385-00; Legal Description: GRAND PINES SUBD #2 LOT 385 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$8.29</p>	BALSAM DR PRESQUE ISLE;	\$800	
7060	<p>Parcel ID: 122-160-000-025-00; Legal Description: HARBOR MANOR LOT 25 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$8.29</p>	HARBORVIEW DR PRESQUE ISLE;	\$800	
7061	<p>Parcel ID: 122-165-000-133-00; Legal Description: HARBOR VIEW LOT 133 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$8.29</p>	LAURELHILL CIRCLE PRESQUE ISLE;	\$800	

7062	<p>Parcel ID: 122-165-000-147-00; Legal Description: HARBOR VIEW LOT 147</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$8.29</p>	KAUFFMAN RD PRESQUE ISLE;	\$800	
7063	<p>Parcel ID: 122-165-000-248-00; Legal Description: HARBOR VIEW LOT 248</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$8.29</p>	KAUFFMAN RD PRESQUE ISLE;	\$800	
7064	<p>Parcel ID: 122-165-000-266-00; Legal Description: HARBOR VIEW LOT 266</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$8.29</p>	KAUFFMAN RD PRESQUE ISLE;	\$800	
7065	<p>Parcel ID: 122-165-000-267-00; Legal Description: HARBOR VIEW LOT 267</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$8.29</p>	KAUFFMAN RD PRESQUE ISLE;	\$800	

7066	<p>Parcel ID: 122-165-000-282-00; Legal Description: HARBOR VIEW LOT 282</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$8.29</p>	WHITESANDS DR PRESQUE ISLE;	\$800	
7067	<p>Parcel ID: 122-200-000-026-00; Legal Description: NORTH BAY HEIGHTS LOT 26</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	RENWICK CIRCLE EAST PRESQUE ISLE;	\$800	
7068	<p>Parcel ID: 122-200-000-063-00; Legal Description: NORTH BAY HEIGHTS LOT 63</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	RENWICK CIRCLE EAST PRESQUE ISLE;	\$500	
7069	<p>Parcel ID: 122-200-000-066-00; Legal Description: NORTH BAY HEIGHTS LOT 66</p> <p>Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	RENWICK CIRCLE EAST PRESQUE ISLE;	\$400	

7070	<p>Parcel ID: 122-200-000-067-00; Legal Description: NORTH BAY HEIGHTS LOT 67 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	17134 RENWICK CIRCLE EAST PRESQUE ISLE;	\$800	
7071	<p>Parcel ID: 122-200-000-073-00; Legal Description: NORTH BAY HEIGHTS LOT 73 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	RENWICK CIRCLE EAST PRESQUE ISLE;	\$800	
7072	<p>Parcel ID: 122-200-000-150-00; Legal Description: NORTH BAY HEIGHTS LOT 150 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	RENWICK CIRCLE WEST PRESQUE ISLE;	\$800	
7073	<p>Parcel ID: 122-200-000-270-00; Legal Description: NORTH BAY HEIGHTS LOT 270 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	PINEVIEW DR PRESQUE ISLE;	\$800	

7074	<p>Parcel ID: 122-200-000-321-00; Legal Description: NORTH BAY HEIGHTS LOT 321 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	PINEVIEW DR PRESQUE ISLE;	\$800	
7075	<p>Parcel ID: 122-205-000-144-00; Legal Description: NORTH BAY SHORES LOT 144 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	COUNTY RD 638 PRESQUE ISLE;	\$800	
7076	<p>Parcel ID: 122-205-000-165-00; Legal Description: NORTH BAY SHORES LOT 165 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	TIMBERWAY DR PRESQUE ISLE;	\$800	
7077	<p>Parcel ID: 122-205-000-195-00; Legal Description: NORTH BAY SHORES LOT 195 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	SHORHAM CT PRESQUE ISLE;	\$800	

7078	<p>Parcel ID: 122-205-000-211-00; Legal Description: NORTH BAY SHORES LOT 211 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	SHORHAM CT PRESQUE ISLE;	\$800	
7079	<p>Parcel ID: 122-205-000-259-00; Legal Description: NORTH BAY SHORES LOT 259 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$35.56</p>	BAYSHORE DR PRESQUE ISLE;	\$1,100	
7080	<p>Parcel ID: 122-210-000-060-00; Legal Description: NORTHLAND HEIGHTS LOT 60 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$5.91</p>	BELFAIR DR PRESQUE ISLE;	\$800	
7081	<p>Parcel ID: 122-210-000-109-00; Legal Description: NORTHLAND HEIGHTS LOT 109 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$5.91</p>	SUNQUA DR PRESQUE ISLE;	\$800	

7082	<p>Parcel ID: 122-211-000-430-00; Legal Description: NORTHLAND HEIGHTS #2 LOT 430 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees; Summer Tax Due: \$8.29</p>	WOODHAVEN DR PRESQUE ISLE;	\$800	
7083	<p>Parcel ID: 122-225-000-046-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 46 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees; Summer Tax Due: \$7.10</p>	MISTYMORN CT PRESQUE ISLE;	\$800	
7084	<p>Parcel ID: 122-225-000-047-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 47 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees; Summer Tax Due: \$7.10</p>	MISTYMORN CT PRESQUE ISLE;	\$800	
7085	<p>Parcel ID: 122-225-000-048-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 48 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees; Summer Tax Due: \$7.10</p>	MISTYMORN CT PRESQUE ISLE;	\$800	

7086	<p>Parcel ID: 122-225-000-086-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 86 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees; Summer Tax Due: \$7.10</p>	BONITA DR PRESQUE ISLE;	\$800	
7087	<p>Parcel ID: 122-225-000-121-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 121 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees; Summer Tax Due: \$7.10</p>	BONITA DR PRESQUE ISLE;	\$800	
7088	<p>Parcel ID: 122-225-000-150-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 150 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees; Summer Tax Due: \$7.10</p>	WILDERNESS DR PRESQUE ISLE;	\$500	
7089	<p>Parcel ID: 122-225-000-157-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 157 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees; Summer Tax Due: \$7.10</p>	6384 WILDERNESS DR PRESQUE ISLE;	\$800	

7090	<p>Parcel ID: 122-225-000-158-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 158 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	WILDERNESS DR PRESQUE ISLE;	\$800	
7091	<p>Parcel ID: 122-225-000-159-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 159 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	WILDERNESS DR PRESQUE ISLE;	\$800	
7092	<p>Parcel ID: 122-225-000-234-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 234 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	TIMBERWAY CT PRESQUE ISLE;	\$800	
7093	<p>Parcel ID: 122-225-000-238-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 238 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees;</p> <p>Summer Tax Due: \$7.10</p>	TIMBERWAY CT PRESQUE ISLE;	\$500	

7094	Parcel ID: 122-225-000-302-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 302 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees; Summer Tax Due: \$7.10	GILMET DR PRESQUE ISLE;	\$400	
7095	Parcel ID: 122-225-000-401-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 401 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees; Summer Tax Due: \$7.10	FALLEN TIMBERS DR PRESQUE ISLE;	\$800	
7096	Parcel ID: 122-225-000-402-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 402 Comments: This is a vacant parcel in the Presque Isle Harbor resort area between Rogers City and Alpena on Lake Huron. There are hundreds of parcels in this development, which features a clubhouse, campground, beach and boating resources and other amenities. PLEASE BE AWARE that these parcels have both association fees *and* private water system billing regardless of whether you use the facilities and utility service or not. These charges run to the landowner personally, and are not assessed against the land. Please see the PIHA association website link for details on the amenities offered. This development has seen some renewed interest as of late, with new construction happening here and there. This is a nice quiet spot for the retiree or weekend warrior looking for some relaxation. Association Fees; Summer Tax Due: \$7.10	FALLEN TIMBERS DR PRESQUE ISLE;	\$800	
7097	Parcel ID: 140-019-000-150-00; Legal Description: T 36 N R 4 E SEC 19 PARC COM 570FT W & 1215FT N OF SE COR OF SE 1/4 OF SE 1/4; W 80FT N 30FT E 80FT S 30FT TO P O B. Comments: This is a 30x80 foot parcel that is surrounded by government land. It does not front on a public road, however there is a two track that runs into this area from the east. Level, wooded lands. No Road Access; Summer Tax Due: \$1.18	(Off) Spens Road;	\$700	
7098	Parcel ID: 140-022-000-048-00; Legal Description: T 36 N R 4 E SEC 22 PARC IN LOT 3 COM 430FT W & 210FT N OF SE COR; W 80FT N 30FT E 80FT S 30FT TO P O B. Comments: Parcel does not front on a public road. Access is uncertain. Just a few hundred feet from Lake Huron. No Road Access; Summer Tax Due: \$1.18		\$700	
7099	Parcel ID: 142-140-000-069-00; Legal Description: MANITOU SHORES SUBD BLOCK 8 LOTS 20 & 21 & LOTS 46 & 47 Comments: 4 lots ... each about 40x75. Fronts 80' on Cedar Street and runs 150'+/- deep. Paved Road. Spitting distance to Lake Huron. Sits below road grade, but level, dry and buildable! Summer Tax Due: \$33.19	Cedar Street;	\$1,100	

7100	Parcel ID: 142-150-000-006-00; Legal Description: MANITOU TRAILS LOTS 11 & 12. Comments: Vacant building site in the Manitou Trails subdivision. Mostly newer construction here ... many second homes but a healthy number of year rounders also. There is an active owners association here, the Twin Lakes Association ... you'll want to check on restrictions/fees before bidding. Many hardwoods mixed in with the evergreens and softwoods here. Pretty lots near Lake Huron! Summer Tax Due: \$23.71	Clay Banks Rd;	\$1,000	
7101	Parcel ID: 142-150-000-012-01; Legal Description: MANITOU TRAILS LOT 20. Comments: Vacant building site in the Manitou Trails subdivision. Mostly newer construction here ... many second homes but a healthy number of year rounders also. There is an active owners association here, the Twin Lakes Association ... you'll want to check on restrictions/fees before bidding. Many hardwoods mixed in with the evergreens and softwoods here. Pretty lots near Lake Huron! Summer Tax Due: \$11.84	Apache Trail;	\$1,500	
7102	Parcel ID: 142-150-000-051-00; Legal Description: MANITOU TRAILS LOT 79 & LOT 80 Comments: Vacant building site in the Manitou Trails subdivision. Mostly newer construction here ... many second homes but a healthy number of year rounders also. There is an active owners association here, the Twin Lakes Association ... you'll want to check on restrictions/fees before bidding. Many hardwoods mixed in with the evergreens and softwoods here. Pretty lots near Lake Huron! Summer Tax Due: \$23.71	Chippewa Trail;	\$2,300	
7103	Parcel ID: 142-150-000-062-00; Legal Description: MANITOU TRAILS LOT 93 Comments: Vacant building site in the Manitou Trails subdivision. Mostly newer construction here ... many second homes but a healthy number of year rounders also. There is an active owners association here, the Twin Lakes Association ... you'll want to check on restrictions/fees before bidding. Many hardwoods mixed in with the evergreens and softwoods here. Pretty lots near Lake Huron! Summer Tax Due: \$11.84	Souix Trail;	\$800	
7104	Parcel ID: 142-150-000-137-00; Legal Description: MANITOU TRAILS LOT 234 Comments: Vacant building site in the Manitou Trails subdivision. Mostly newer construction here ... many second homes but a healthy number of year rounders also. There is an active owners association here, the Twin Lakes Association ... you'll want to check on restrictions/fees before bidding. Many hardwoods mixed in with the evergreens and softwoods here. Pretty lots near Lake Huron! Summer Tax Due: \$13.02	Winona Trail;	\$1,600	
7105	Parcel ID: 142-150-000-153-01; Legal Description: MANITOU TRAILS LOT 265 Comments: Vacant building site in the Manitou Trails subdivision. Mostly newer construction here ... many second homes but a healthy number of year rounders also. There is an active owners association here, the Twin Lakes Association ... you'll want to check on restrictions/fees before bidding. Many hardwoods mixed in with the evergreens and softwoods here. Pretty lots near Lake Huron! Summer Tax Due: \$11.84	Pawnee Trail;	\$800	

7107	<p>Parcel ID: 150-115-000-051-00; Legal Description: UNPLATTED LANDS T 35 N R 5 E SEC 15 PARC IN SW 1/4 OF SW 1/4 COM N 34DEG 30MIN W 700FT FROM MOST NLY COR OF LOT 15 BLK 5 LINCOLN & PLATZ ADD N 34DEG 30MIN W 50FT S 55DEG 30MIN W 140FT S 34DEG 30MIN E 50FT N 55DEG 30MIN E 140FT TO POB. Comments: Older 2 story home with a partially finished basement. Attached 1.5 car garage. This one is actually in decent condition and was occupied through last fall (we saw a September 2017 calendar inside). Needs a good clean out and scrubbing. The whole place is layered in some kind of white powder (?) that could be an odor controller or pest control (?) we saw no bugs and couldn't detect any odors ... so it must work. Maybe its talcum powder ? Who knows ... There are 4 bedrooms plus a walk-thru bedroom. We saw 4 bathrooms in various states of function or disrepair. Will need a kitchen and some bathroom upgrades. Natural gas forced air heat. Paved driveway. Some hardwood (maple) floors in places that could be restored. We didn't see any serious roof leaks, but there is roof shingle in the yard and driveway and its looks a little sketchy. Soffits need some work. Hardboard siding. This one is worth your consideration if you're looking for a flip project or something for your own use.</p> <p>Summer Tax Due: \$1,419.70</p>	365 N 6TH ST ROGERS CITY;	\$4,600	
7108	<p>Parcel ID: 160-040-000-035-00; Legal Description: GLASIERS 1ST ADD. BLOCK 3 N 60 FT OF LOTS 7 & 8. Comments: This one has good bones, but needs a good clean out and resurfacing. Its got some decor challenge issues that can be fixed with a little lipstick. The roof does not appear to be leaking (yet) but it's pretty sketchy ... so it's just a matter of time before it does. We did not find a stairway to the basement ... we assume that the scuttle in the back storage room is the only access to below that there is. We also didn't see an electric panel board. Hard to say where they tucked that. There are 4 or 5 bedrooms here, and 2 baths. Hardboard siding. Could be a solid place with some investment. The pool in the yard is roached.</p> <p>Summer Tax Due: \$166.11</p>	3790 S 2ND ST ONAWAY;	\$4,000	
7109	<p>Parcel ID: 160-040-000-053-00; Legal Description: GLASIERS 1ST ADD. BLOCK 6 N 1/2 OF LOTS 1 & 2. Comments: This was a very nice home in its day. Much of the original fabric has been neutered however, by a series of low grade remodel jobs. It appears that someone may have been in the middle of splitting it into multiple units when they walked away from it. The main floor has some low budget upgrades, but the upper floor is pretty much still in the rough in stages. Two furnaces and water heaters in the basement. There is some deflection in the floor joists upstairs. The roof appears to have one localized leak which transmits thru both floors on the south side. Its time for a new roof here. This one is shot. Basement is Michigan style ...</p> <p>Summer Tax Due: \$168.54</p>	3826 S 2ND ST ONAWAY;	\$3,100	
7110	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 160-140-000-104-00; Legal Description: YOUNGS ADD BLOCK 14 PARC COM AT SE COR OF LOT 1 N 75 FT W 36 FT S 75 FT E 36 FT TO POB. Comments: Last use was as a restaurant, but this property holds great design for nearly any commercial activity requiring high visibility. Would make a great office, retail, food service or other use. Slab on grade. Existing vent hoods with make up air unit. She's a dirty girl, but a little elbow grease and this one could be a winner. 150A single phase. Natural gas. City water and sewer.</p> <p><i>(2 of 2)</i> Parcel ID: 160-140-000-103-00; Legal Description: YOUNGS ADD BLOCK 14 PARC COM AT NE COR OF LOT 1 S 45 FT W 36 FT N 45 FT E 36 FT TO POB.</p> <p>Summer Tax Due: \$391.27</p>	20454 STATE ST ONAWAY;	\$10,250	

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	
		6. Seller's (Transferor) Name	
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.		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.