

# Public Land Auction

Northern Bay Area

*August 2nd, 2019*

Arenac, Iosco, and Ogemaw Counties



***Location:***

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

***Time:***

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

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

# Auction Location

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





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

There are three ways to bid at our auctions:

**IN-PERSON AT THE AUCTION**

**ONLINE VIA OUR WEBSITE**

**PROXY/ABSENTEE BID**

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

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

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

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

**SAVE TIME AT THE AUCTION**

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

## Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

## **PAYING FOR YOUR AUCTION PURCHASES**

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

### **Online bidding**

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

### **Absentee bidding**

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

### **On-site bidding**

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

## 2019 AUCTION SCHEDULE - ROUND 1

|   |  |  |
|---|--|--|
| <b>Diamond Lake Home</b><br>7/30/2019<br>Cassopolis, MI   | <b>Northeastern LP</b><br>8/1/2019<br>Alpena, MI           | <b>Northern Bay Area</b><br>8/2/2019<br>East Tawas, MI         |
| <b>Eastern U.P.</b><br>8/8/2019<br>Sault Ste. Marie, MI   | <b>Central U.P.</b><br>8/9/2019<br>Marquette, MI           | <b>Western U.P.</b><br>8/10/2019<br>Watersmeet, MI             |
| <b>North Central L.P.</b><br>8/12/2019<br>Gaylord, MI     | <b>West Central Lakeshore</b><br>8/13/2019<br>Manistee, MI | <b>Wexford/Missaukee/Kalkaska</b><br>8/14/2019<br>Cadillac, MI |
| <b>Clare / Gladwin</b><br>8/15/2019<br>Clare, MI          | <b>Lake</b><br>8/16/2019<br>Baldwin, MI                    | <b>Mecosta / Osceola</b><br>8/17/2019<br>Big Rapids, MI        |
| <b>North Western L.P.</b><br>8/20/2019<br>Boyne Falls, MI | <b>Bay / Tuscola</b><br>8/21/2019<br>Bay City, MI          | <b>Saint Clair</b><br>8/22/2019<br>Port Huron, MI              |
| <b>Monroe</b><br>8/23/2019<br>Monroe, MI                  | <b>Kalamazoo / Barry</b><br>8/26/2019<br>Kalamazoo, MI     | <b>Calhoun</b><br>8/27/2019<br>Battle Creek, MI                |
| <b>Jackson</b><br>8/28/2019<br>Jackson, MI                | <b>Saint Joseph/Branch</b><br>8/29/2019<br>Coldwater, MI   | <b>Van Buren / Cass</b><br>8/30/2019<br>Decatur, MI            |
| <b>Central L.P.</b><br>9/4/2019<br>Owosso, MI             | <b>Saginaw</b><br>9/5/2019<br>Frankenmuth, MI              | <b>Genesee</b><br>9/6/2019<br>Flint, MI                        |
| <b>Allegan / Ottawa</b><br>9/7/2019<br>West Olive, MI     | <b>Kent</b><br>9/9/2019<br>Grand Rapids, MI                | <b>Muskegon</b><br>9/10/2019<br>Muskegon, MI                   |
| <b>Montcalm / Ionia</b><br>9/11/2019<br>Ionia, MI         | <b>Lapeer</b><br>9/12/2019<br>Lapeer, 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](http://www.tax-sale.info). Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

#### F. Online Bidding

On-line bidding will be available on the day of the auction at [www.tax-sale.info](http://www.tax-sale.info).

#### G. Bids are Binding

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

#### H. Limitations on Bidding

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

#### I. Attempts to Bypass These Rules and Regulations

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



## 4. Terms of Sale

### A. Payment

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

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. **Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.**

### B. Refund Checks

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

### C. Dishonored Payment

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

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

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

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

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

### D. Eligible Buyers

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

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

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

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

#### **E. Sale to Entities**

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

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

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

#### **F. Cancellation Policy**

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

#### **G. Property Transfer Affidavit**

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

### **5. Purchase Receipts**

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

### **6. Title Being Conveyed**

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

### **7. Special Assessments**

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

### **8. Possession of Property**

#### **A. Possession Pending Deed Delivery**

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

## 10. Deeds

### A. Deed Execution and Delivery

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

### B. Restrictive Covenants

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

## 11. Property Taxes & Other Fees

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

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

## 12. Other

### A. Personal Property

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

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

### B. Mineral Rights

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

### C. Applicability of These Rules and Regulations

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

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

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

# Arenac

| Lot # | Lot Information  | Address                         | Min. Bid | Sold For |
|-------|--|---------------------------------|----------|----------|
| 700   | <b>Parcel ID:</b> 002-0-002-200-020-00; <b>Legal Description:</b> T19N R5E SEC 2 W FRL 1/2 OF NW 1/4 ACRES = 80.81 <b>Comments:</b> SE corner Bessinger and Walker . Appears from Arial maps and visual inspection that the northern half of this parcel has been farmed recently. The southern half seems to be wooded<br><b>Summer Tax Due:</b> \$739.28   | BESSINGER RD TWINING;           | \$7,100  |          |
| 701   | <b>Parcel ID:</b> 002-0-011-200-035-05; <b>Legal Description:</b> T19N R5E SEC 11 E 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NW 1/4 ACRES = 5.00 <b>Comments:</b> 5 Acres long and narrow just north Omer . Nicely wooded<br><b>Summer Tax Due:</b> \$56.87  | 951 JOSE RD TWINING;            | \$1,200  |          |
| 702   | <b>Parcel ID:</b> 004-0-005-300-020-10; <b>Legal Description:</b> T20N R4E SEC 5 THE ELY 128 FT LYING S OF LAGRANT RD; COM AT THE SW COR OF FRL SEC, TH S 88DEG 48MINE 1251 FT ALNG THE S SEC LINE OF SD FRL SEC 5 TO POB, TH N 1DEG 01MIN E 2106.40 FT, PARALLEL TO THE W SEC LINE OF SD FRL SEC 5 TO THE N SEC LINE; TH S 89DEG 36MIN E 208.51 FT ALNG THE N SEC LINE; TH S 1DEG 01MIN W 2109.31 FT PARALLEL TO THE W SEC LINE OF SD FRL SEC 5 TO THE S SEC LINE, TH N 88DEG 48MIN W 208.50 FT ALNG THE S SEC LINE TO POB. ACRES = 2.79 M/L <b>Comments:</b> Just under 3 acres Mobile Home; Occupied;<br><b>Summer Tax Due:</b> \$73.25 | 5356 LAGRANT RD STERLING;       | \$1,600  |          |
| 703   | <b>Parcel ID:</b> 004-0-006-400-005-98; <b>Legal Description:</b> T20N R4E SEC 6 BEG 175.14 FT W OF E SEC LN AT CTR OF LAGRANT RD OF S 1/2 OF E 1/2 OF SE FRAC. 1/4. TH W ALG LAGRANT RD 287.5 FT, TH N 206.5 FT, TH E 287.5 FT, TH S 206.5 FT TO POB. ACRES = 1.36 <b>Comments:</b> Very grubby sits on just over an acre Personal Property; Sanitation Issues And Garbage; Mobile Home; Bank Repo;<br><b>Summer Tax Due:</b> \$69.48   | 5534 LAGRANT RD STERLING;       | \$1,800  |          |
| 704   | <b>Parcel ID:</b> 004-0-019-200-020-00; <b>Legal Description:</b> T20N R4E SEC 19 S 1/3 OF THAT PRT OF S 1/2 OF NW FRL 1/4 LYING E OF RIFLE RIVER ACRES = 17.75 <b>Comments:</b> In the middle of nowhere access via private trails. Great set up for deer camp or just for a get away place . Could not find any source of power for electricity No Road Access; No Power In Area;<br><b>Summer Tax Due:</b> \$210.19   | MAIN ST RD STERLING;            | \$3,600  |          |
| 705   | <b>Parcel ID:</b> 004-0-F30-000-063-00; <b>Legal Description:</b> T20N R4E SEC 19 THAT PART OF LOT 63 IN CLAYTON TWP. FOREST LAKE RIVER BLUFFS Unbuildable Lands / Too Small; Association Fees;<br><b>Summer Tax Due:</b> \$3.33   | 5850 BUFFALO TRL ALGER;         | \$450    |          |
| 706   | <b>Parcel ID:</b> 005-0-R70-000-014-00; <b>Legal Description:</b> T19N R4E SEC 2 LOT 14 & 15 RIFLE RIV VALLEY PLAT <b>Comments:</b> Really has some roof issues , and might have failed septic system because of standing water on most of property Septic Issues; Personal Property; Mobile Home; Roof Issues;<br><b>Summer Tax Due:</b> \$90.11  | 151 RIFLE RIVER DR OMER;        | \$1,800  |          |
| 707   | <b>Parcel ID:</b> 005-1-000-000-295-00; <b>Legal Description:</b> LTS 13 & 14 BLK 7 - STERLING VIL. <b>Comments:</b> Older single wide on 2 lots . Value in the land . Due to condition of rotted porches and dog we were not able to view interior Structural Issues; Mobile Home; Beware Of Dog;<br><b>Summer Tax Due:</b> \$188.28  | 204 WASHINGTON ST. W. STERLING; | \$4,500  |          |

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| 708 | <p><b>Parcel ID:</b> 005-1-000-000-845-01; <b>Legal Description:</b> T19N R4E SEC 20 PART OF SW 1/4 OF NW 1/4 BEG ON ELY R/W OF M-76 1016 FT SELY OF ELY R/W M-76 &amp; N 1/8 LINE FOR POB, TH NELY AT RT ANGLES TO M-76 150 FT, TH NWLY 150 FT, TH NELY AT RT ANGLES WITH HWY 153 FT, TH N 419 FT TO 1/8 LINE, TH E TO W1/8 LINE, S ON W 1/8 LINE TO A PNT 455.42 FT N OF E &amp; W 1/4 LINE, W 300 FT M/L TO A PNT 131 FT AT RT ANGLES TO M-76, BEING NELY COR OF GERMAN LUTHERN CHURCH, TH SWLY 131 FT TO ELY R/W M-76 NWLY ALNG SAID R/W 215 FT M/L TO POB; EXC : BEG AT THE NW CORNER OF SD SEC; TH S 00 DEG 28' 26" W ON THE W LINE OF SD SEC 1300.90 FT TO THE N 1/8 LN OF SD SEC; TH S 89 DEG 58' 46" E ON SD N 1/8 LN 905.08 FT TO THE POB, TH S 89 DEG 58' 46" E, CONT ON SD N 1/8 LN 421.98 FT TO THE W 1/8 LN OF SD SEC, TH S 00 DEG 22' 39" W ON SD W 1/8 LN, 851.66 FT TO A PT 455.12 FT N OF THE E/W 1/4 LN OF SD SEC, TH N 89 DEG 57' 55" W 220.03 FT, TH N 02 DEG 35' 07" E 321.67 FT TH N 66 DEG 51' 57" E 90.13 FT, TH N 17 DEG 28' 35" W112.75 FT, TH S 71 DEG 27' 48" W, 277.39 FT, TH N 00 DEG 22' 39" E 475.56 FT TOTHE POB (6.08 AC) AND EXC; BEG AT NE COR OF SD SEC, TH S 00 DEG 28' 26" W ON THEW LN OF SD SEC 1300.90 FT TO THE N 1/8 LN OF SD SEC, TH S 89 DEG 58' 46"E ON SAID N 1/8 LN, 905.08 FT TH S 00 DEG 22' 39" W 475.56 FT TO POB, TH N 71 DEG 27'48" E 277.39 FT, TH S 17 DEG 28' 35" E 112.75 FT, TH S 66 DEG 51' 57" W 90.13 FT, TH S 02 DEG 35' 07" W 93.97 FT, TH S 33 DEG 58' 31" W, 131.54 FT, TH N 30 DEG 04' 16" W, 293.59 FT TH N 71 DEG 27' 48" E11.48 FT TO POB (1.16 AC) . STERL.VIL. <b>Comments:</b> Older cape with a failing roof system. detached 3 car garage Should be utilized as a commercial use rather than a residence Roof Issues; Personal Property;<br/><b>Summer Tax Due:</b> \$1,208.02</p> | 310 SAGINAW ST<br>STERLING;   | \$10,250 |  |
| 709 | <p><b>Parcel ID:</b> 007-1-000-000-110-00; <b>Legal Description:</b> LOTS 8 &amp; 9 BLK 15 VIL. OF TWINING <b>Comments:</b> Parcel recently had house, vacant lots now... Sev Not Accurate;<br/><b>Summer Tax Due:</b> \$356.82</p>   | 208 MAIN ST<br>TWINING;       | \$2,600  |  |
| 710 | <p><b>Parcel ID:</b> 008-0-A20-003-001-00; <b>Legal Description:</b> T20N R3E LTS 1, 2, &amp; W 1/2 OF LT 3 BLK 4 <b>Comments:</b> 2.5 lots on the corner<br/><b>Summer Tax Due:</b> \$6.99</p>   |                               | \$500    |  |
| 711 | <p><b>Parcel ID:</b> 008-0-F15-000-116-00; <b>Legal Description:</b> T20N R3E SEC 24 LOT 116 FOREST LAKE-ARENAC HILLS EACH 1/3 INT <b>Comments:</b> Lightly wooded Association Fees;<br/><b>Summer Tax Due:</b> \$14.04</p>   | ALGER;                        | \$600    |  |
| 712 | <p><b>Parcel ID:</b> 008-0-F54-000-029-00; <b>Legal Description:</b> T20N R3E SEC 15 LOT 29 FOREST LAKE HIGHLANDS Association Fees;<br/><b>Summer Tax Due:</b> \$16.40</p>  |                               | \$600    |  |
| 713 | <p><b>Parcel ID:</b> 008-0-F54-000-037-00; <b>Legal Description:</b> T20N R3E SEC 15 LOT 37 FOREST LAKE HIGHLANDS <b>Comments:</b> Meadow lot Association Fees;<br/><b>Summer Tax Due:</b> \$17.57</p>  |                               | \$650    |  |
| 714 | <p><b>Parcel ID:</b> 008-0-F70-000-063-00; <b>Legal Description:</b> T20N R3E SEC 24 THAT PART OF LOT 63 IN MOFFATT TWP. FOREST LAKE RIVER BLUFFS <b>Comments:</b> Nice pine trees Association Fees;<br/><b>Summer Tax Due:</b> \$10.54</p>   | 5850<br>BAFFALO TRL<br>ALGER; | \$550    |  |
| 715 | <p><b>Parcel ID:</b> 008-0-F70-000-123-00; <b>Legal Description:</b> T20N R3E SEC 24 LOT 123 FOREST LAKE RIVER BLUFFS <b>Comments:</b> Single Lot Gravel Road Association Fees;<br/><b>Summer Tax Due:</b> \$11.71</p>  |                               | \$550    |  |

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| 716 | <b>Parcel ID:</b> 008-0-F70-000-157-00; <b>Legal Description:</b> T20N R3E SEC 24 LOT 157 FOREST LAKE RIVER BLUFFS <b>Comments:</b> Wooded lot paved road Association Fees;<br><b>Summer Tax Due:</b> \$14.04   |                                 | \$1,100 |  |
| 717 | <b>Parcel ID:</b> 008-0-F80-000-016-00; <b>Legal Description:</b> T20N R3E SEC 24 LOT 16 FOREST LAKE SUB. #1 <b>Comments:</b> Paved Road Association Fees;<br><b>Summer Tax Due:</b> \$10.54  |                                 | \$550   |  |
| 718 | <b>Parcel ID:</b> 008-0-F80-000-157-00; <b>Legal Description:</b> T20N R3E SEC 24 LOTS 157-158 FOREST LAKE SUB. #1 <b>Comments:</b> Roof might have some issues. Solid 2 story with a family room addition with a great fireplace. Large pole barn to store the toys. Elbow grease and paint this puppy is ready to go! Personal Property; Association Fees;<br><b>Summer Tax Due:</b> \$449.50   | 12000<br>COYOTE DEN<br>ALGER;   | \$9,000 |  |
| 719 | <b>Parcel ID:</b> 008-0-F80-000-241-00; <b>Legal Description:</b> T20N R3E SEC 24 LOT 241 FOREST LAKE SUB. #1 <b>Comments:</b> Lightly wooded on paved road Association Fees;<br><b>Summer Tax Due:</b> \$11.71   |                                 | \$1,000 |  |
| 720 | <b>Parcel ID:</b> 008-0-F81-000-634-00; <b>Legal Description:</b> T20N R3E SEC 24 LOTS 634, 635 FOREST LAKE SUB. #2 <b>Comments:</b> Pretty good shape other than roof issues that need to be addressed asap. Mature wooded lot and 2 car attached garage, with newer windows Personal Property; Association Fees; Roof Issues;<br><b>Summer Tax Due:</b> \$399.43  | 6205 ERMINE<br>TRL ALGER;       | \$4,500 |  |
| 721 | <b>Parcel ID:</b> 008-0-F81-000-728-00; <b>Legal Description:</b> T20N R3E SEC 24 LOT 728 FOREST LAKE SUB. #2 <b>Comments:</b> Fairly Level Association Fees;<br><b>Summer Tax Due:</b> \$14.04   |                                 | \$600   |  |
| 722 | <b>Parcel ID:</b> 009-2-L25-000-048-00; <b>Legal Description:</b> T19N R7E SEC 9 LOT 48 LAKE HURON VILLAGE ACRES <b>Comments:</b> Next to sale # 723<br><b>Summer Tax Due:</b> \$127.67   | DELANO RD<br>AU GRES;           | \$2,000 |  |
| 723 | <b>Parcel ID:</b> 009-2-L25-000-049-00; <b>Legal Description:</b> T19N R7E SEC 9 LOT 49 LAKE HURON VILLAGE ACRES <b>Comments:</b> Great area close to the lake<br><b>Summer Tax Due:</b> \$127.67   | DELANO RD<br>AU GRES;           | \$2,000 |  |
| 724 | <b>Parcel ID:</b> 010-0-024-200-020-01; <b>Legal Description:</b> T18N R4E SEC 24 COM ATT NW COR OF SEC TH N90DEGE ALG N SEC LN 208.71 FT TO POB TH S1DEG3'19"W 208.71 FT TH W TO SEC LN TH S1DEG3'19"W 208.71 FT TH N90DEGE 397.42 FT TH N1DEG3'19"E 417.42 FT TH N SEC LN TH N90DEGW 188.71 FT TO POB ACRES=2.81 <b>Comments:</b> Well built 3 BR ranch with 2 car detached garage and a pole barn on just under 3 acres Occupied;<br><b>Summer Tax Due:</b> \$528.15 | 3483<br>SAGATOO RD<br>STANDISH; | \$4,900 |  |
| 725 | <b>Parcel ID:</b> 010-0-036-100-065-00; <b>Legal Description:</b> T18N R4E SEC 36 SE 1/4 OF NE 1/4 LYING NWLY OF SAGINAW AUSABE ST ROAD ACRES = 1.00 <b>Comments:</b> Please note that our research indicates this parcel is on State Road<br><b>Summer Tax Due:</b> \$22.24  | 3339<br>MEYETTE RD;             | \$750   |  |
| 726 | <b>Parcel ID:</b> 010-1-009-100-035-00; <b>Legal Description:</b> T18N R5E SEC 9 THAT PRT OF NE 1/4 OF NE 1/4 LYING N OF PINE RIVER & W OF KRAUSHAAR RD ACRES = 1.00 <b>Comments:</b> River frontage , Low and Swampy Swamp Lot;<br><b>Summer Tax Due:</b> \$10.45  | PINE RIVER<br>ROAD<br>STANDISH; | \$550   |  |

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| 727 | <b>Parcel ID:</b> 010-2-W20-007-004-00; <b>Legal Description:</b> T18N R5E SEC 29 LTS 4-5-6 BLK 7 ALL THAT PORTION OF THE ALLEY ADJOINING BLK 7 WHITES BEACH SUB <b>Comments:</b> 3 lots and attached garage. Construction started to replace rotted floor joists. Newer windows and steel roof. Right around the corner from the expanding casino Incomplete Construction; Structural Issues; Personal Property;<br><b>Summer Tax Due:</b> \$195.99   | 5310 LIBERTY AVE<br>STANDISH;   | \$3,800 |  |
| 728 | <b>Parcel ID:</b> 011-0-016-100-005-18; <b>Legal Description:</b> T20N R6E SEC 16 A PARCEL OF LNA D SITUATED IN THE NW 1/4 OF NE 1/4 OF SEC 16 DESC AS BEG AT THE N 1/4 CORNER OF SD SEC TH N 90DEG00'00"E 400 FT A/L THE N SEC LN TH S 00DEG55'15"E 218.00 FT TH S 90DEG00'00"W 400 FT TO THE N/S 1/4 LN TH N00DEG55'15"W 218 FT A/L THE N/S 1/4 LN TO POB SUBJECT TO ROW FOR GAWLIK RD OVER THE W 33 FT THEREOF & FOR TURNER RD OVER THE N 33 FEET THEREOF ACRES = 2.00 <b>Comments:</b> Vacant grassy, level, 2 acre lot on the corner of Turner and Gawlik. There are no structures on this property<br><b>Summer Tax Due:</b> \$232.53  | GAWLIK RD<br>TURNER;            | \$5,100 |  |
| 729 | <b>Parcel ID:</b> 011-1-000-000-480-00; <b>Legal Description:</b> A PC OF LAND COM AT A PT ON THE E BOUNDRY LINE OF RR ST. 53 RDS 8 FT 3 IN. SWLY FROM A PT WHERE E BOUNDARY LINE OF RR ST CROSSES THE SEC LINE BETWEEN SEC 17 & 8 T20N R6E RUNNING E 264 FT, TH S ABOUT 94 FT, TH W ABOUT 314 FT TO E BOUNDARY LINE OF RR ST, TH NELY ALNG RR ST. ABOUT 105 FT TO POB BEING A PORTION OF OUT LOT 5 VIL OF TUR. ALSO A PAR OF LAND DESC. AS COM AT A PT ON THE E SIDE OF RR ST. 25 FT E 143 FT N & 365.5 FT NELY FROM THE SW COR POST OF THE NW 1/4 OF THE NW 1/4 OF SEC 17 RUNNING TH NELY ALNG RR ST. 16 FT TH E 297 FT, TH S 16 FT W TO P O B <b>Comments:</b> Very Dangerous structure Structural Issues; Roof Issues; Foundation Issues; Dangerous Building;<br><b>Summer Tax Due:</b> \$288.04 | 207<br>RAILROAD ST<br>TURNER;   | \$2,900 |  |
| 730 | <b>Parcel ID:</b> 011-1-000-000-575-10; <b>Legal Description:</b> T20N R6E Sec 17 A par in outlot 5 W POB S 88Deg 54 Min 33sec E 33 ft TH N 01DEg 03Min 46Sec E 137 ft Th N 28Deg 11Min E 83.18 Ft, from the SW cor of the NW 1/4 of NW 1/4 Sec 17 AS POB, Th N 28Deg 11Min E 176.2 Ft, Th E 198 Ft, Th SWly to a Point S 64Deg 07Min E 230 Ft from the POB, Th N 64Deg 07Min W 230.0 Ft to POB. Reserving an easement to sellers across the NEly 30 FT. Occupied; Mobile Home;<br><b>Summer Tax Due:</b> \$300.04   | 215<br>RAILROAD ST<br>TURNER;   | \$2,200 |  |
| 731 | <b>Parcel ID:</b> 012-2-H19-000-011-00; <b>Legal Description:</b> LT 11 HAMMELL BEACH PINES SUB. <b>Comments:</b> Single wooded lot on private road<br><b>Summer Tax Due:</b> \$70.05  |                                 | \$750   |  |
| 732 | <b>Parcel ID:</b> 020-0-026-000-006-00; <b>Legal Description:</b> LOTS 6, 7, 8, 11, 12, AND 13 MUSKODAY SUB AND BEG AT NE COR LOT 25 S 30 FT NWLY TO A PT DUE S 30 FT FROM SW COR LOT 13 N TO SW COR LOT 13 SELY ALG S LOT LN OF LOTS 13, 12, AND 11 TO POB <b>Comments:</b> This Parcel appears to have over 6 acres right in town<br><b>Summer Tax Due:</b> \$358.31   | MAIN STREET<br>AU GRES;         | \$2,200 |  |
| 733 | <b>Parcel ID:</b> 020-0-029-002-175-00; <b>Legal Description:</b> UNIT 175 SLEEPY OAKS CAMPGROUND CONDO <b>Comments:</b> Please note that the trailer is personal property, so we did not inspect. Great amenities and close to the river and the lake Personal Property; Condominium; Association Fees;<br><b>Summer Tax Due:</b> \$276.55  | MAIN STREET<br>AU GRES;         | \$1,600 |  |
| 734 | <b>Parcel ID:</b> 020-0-C35-002-089-00; <b>Legal Description:</b> UNIT 89 AU GRES YACHT CLUB MARINA CONDOMINIUM TIFA <b>Comments:</b> Great time to buy Association Fees; Condominium;<br><b>Summer Tax Due:</b> \$40.34   | MIDSHIPMAN<br>DRIVE AU<br>GRES; | \$550   |  |



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| 735 | <b>Parcel ID:</b> 020-0-C35-005-027-00; <b>Legal Description:</b> AUGRES YACHT CLUB CONDOMINIUM UNIT 27 <b>Comments:</b> Condo boat slip Condominium; Association Fees;<br><b>Summer Tax Due:</b> \$40.34   | AU GRES;                | \$600   |  |
| 736 | <b>Parcel ID:</b> 020-0-H10-000-002-00; <b>Legal Description:</b> UNIT 2 HARBORTOWN CONDOMINIUM MARINA <b>Comments:</b> Unit # 2 Association Fees; Condominium;<br><b>Summer Tax Due:</b> \$27.80   | MAIN STREET<br>AU GRES; | \$500   |  |
| 737 | <b>Parcel ID:</b> 030-0-000-008-012-00; <b>Legal Description:</b> T19N R5E LT 12 BLK 8 VIL OF OMER <b>Comments:</b> Fix the roof issues and flooring in bath, you could have a great small home. Great area in the biggest little town in Michigan. Structural Issues; Roof Issues; Personal Property;<br><b>Summer Tax Due:</b> \$401.75 | 217 PINE ST<br>OMER;    | \$3,900 |  |
| 738 | <b>Parcel ID:</b> 030-0-000-013-006-00; <b>Legal Description:</b> T19N R5E LOTS 6 & 7 BLK 13 VIL OF OMER <b>Comments:</b> Very solid slab on grade Chalet/Cape Cod on 2 corner lot and detached 2 car garage. New roof needed yesterday, and exterior paint . Good bones<br><b>Summer Tax Due:</b> \$630.46                               | 208 CLYDE ST<br>OMER;   | \$6,100 |  |

# Iosco

| Lot # | Lot Information  | Address                              | Min. Bid | Sold For |
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| 2900  | <b>Parcel ID:</b> 021-H20-000-011-00; <b>Legal Description:</b> SUPERVISORS PLAT OF HOMESTEAD GARDENS LOT 11 <b>Comments:</b> Tough to get to based on hill Wetland Indicators; Terrain Challenged; Swamp Lot;<br><b>Summer Tax Due:</b> \$19.03   | OLD US-23<br>OSCODA;                 | \$750    |          |
| 2901  | <b>Parcel ID:</b> 021-L11-016-010-00; <b>Legal Description:</b> PLAT OF LOUD GAY & COS ADDITION TO THE VILLAGE OF OSCODA LOT 10 BLK 16 <b>Comments:</b> Low and swampy lot Wetland Indicators; Swamp Lot;<br><b>Summer Tax Due:</b> \$6.18   | OLD US-23<br>OSCODA;                 | \$700    |          |
| 2902  | <b>Parcel ID:</b> 021-M15-000-032-00; <b>Legal Description:</b> MAIN PIER CONDOMINIUM MARINA UNIT 32, ICCSP NO.10 <b>Comments:</b> Gated slip , adjacent to the Ausable river and 200 yards from Lake Huron .Water levels are back up Condominium; Association Fees;<br><b>Summer Tax Due:</b> \$49.52   | 4498 N US-23<br>OSCODA;              | \$900    |          |
| 2903  | <b>Parcel ID:</b> 021-S10-018-011-00; <b>Legal Description:</b> PLAT OF HORACE. D. STOCKMANS ADDITION TOTHE VILLAGE OF AUSABLE LOTS 11 & 12 BLK R <b>Comments:</b> On paved road, looks like all sand . Note no sewer<br><b>Summer Tax Due:</b> \$22.27  | THIRD ST<br>OSCODA;                  | \$800    |          |
| 2904  | <b>Parcel ID:</b> 040-008-100-004-00; <b>Legal Description:</b> T21N R5E SEC 8 A-10 SE 1/4 OF SE 1/4 OF NE 1/4 <b>Comments:</b> This old gal sits on 10 acres . All brick cape cod with extensive ornamental brick work. Newer roof and some windows. comes with 10 acres and many smaller out buildings of little or no value Personal Property; Occupied;<br><b>Summer Tax Due:</b> \$201.68 | 8022<br>PRESCOTT RD<br>WHITTEMORE;   | \$2,000  |          |
| 2905  | <b>Parcel ID:</b> 040-021-400-007-00; <b>Legal Description:</b> T21N R5E SEC 21 A-10 E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 <b>Comments:</b> Lightly wooded, area for drive has been cleared . Deer camp for next year?<br><b>Summer Tax Due:</b> \$102.12   | TURTLE RD<br>WHITTEMORE;             | \$2,400  |          |
| 2906  | <b>Parcel ID:</b> 050-029-100-017-00; <b>Legal Description:</b> T22N R6E SEC 29 PART OF W 1/2 OF NE 1/4 COM 33 FT W & 739 FT N OF SE COR OF SD 80-A TH W 209 FT TH N 200 FT TH E 209 FT TH S 200 FT TO POB <b>Comments:</b> Has roached out single wide with no value, Nice pine trees on a gravel road Mobile Home;<br><b>Summer Tax Due:</b> \$143.21  | 180 S<br>IMPERIAL DR<br>TAWAS CITY;  | \$1,400  |          |
| 2907  | <b>Parcel ID:</b> 051-E10-000-203-00; <b>Legal Description:</b> EAGLE PARK N 1/2 OF LOTS 203 & 204 <b>Comments:</b> Nice level lot Adjacent to Sale # 2908<br><b>Summer Tax Due:</b> \$18.74   | SAGINAW ST<br>NATIONAL<br>CITY;      | \$800    |          |
| 2908  | <b>Parcel ID:</b> 051-E10-000-204-00; <b>Legal Description:</b> EAGLE PARK S 1/2 OF LOTS 203 & 204 <b>Comments:</b> Has newer roof and detached garage , mid 50s construction looks to be solid<br><b>Summer Tax Due:</b> \$189.67   | 1861 SAGINAW<br>ST NATIONAL<br>CITY; | \$1,700  |          |
| 2909  | <b>Parcel ID:</b> 051-Q10-000-036-00; <b>Legal Description:</b> QUIET ACRES LOT 36 <b>Comments:</b> Gravel road and lightly wooded<br><b>Summer Tax Due:</b> \$24.76   | WELCOME<br>AVE<br>NATIONAL<br>CITY;  | \$3,400  |          |

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| 2910 | <b>Parcel ID:</b> 051-Q10-000-041-00; <b>Legal Description:</b> QUIET ACRES LOT 41<br><b>Comments:</b> Value in the land older single wide beyond repair Mobile Home;<br><b>Summer Tax Due:</b> \$110.79   | 1690<br>WELCOME<br>AVE<br>NATIONAL<br>CITY; | \$5,000 |  |
| 2911 | <b>Parcel ID:</b> 064-J50-000-090-00; <b>Legal Description:</b> JORDANVILLE SUB LOT 90<br><b>Comments:</b> Should be cost effective lot , close to Lake Huron Make sure you check with local unit assessor (Oscoda Township) about your plan before bidding. Sev Not Accurate; Mobile Home Pad;<br><b>Summer Tax Due:</b> \$139.30   | 6340<br>IROQUOIS ST<br>OSCODA;              | \$6,300 |  |
| 2912 | <b>Parcel ID:</b> 064-J50-000-213-00; <b>Legal Description:</b> JORDANVILLE SUB LOTS 213, 214 & 215<br><b>Comments:</b> Property consists of 3 lots has 4 car attached garage, looks to be a good project. Occupied;<br><b>Summer Tax Due:</b> \$432.44  | 4829<br>CHEROKEE<br>AVE OSCODA;             | \$2,900 |  |
| 2913 | <b>Parcel ID:</b> 064-J50-000-302-00; <b>Legal Description:</b> JORDANVILLE SUB LOT 302<br><b>Comments:</b> Had mobile on it recently, all set to put another unit here. Mobile Home Pad;<br><b>Summer Tax Due:</b> \$50.67  | 4777<br>CHIPPEWA<br>AVE OSCODA;             | \$800   |  |
| 2914 | <b>Parcel ID:</b> 064-L15-000-629-00; <b>Legal Description:</b> LAKE HURON SAND BEACH NO. 5 SUB LOT 629<br><b>Comments:</b> Has great potential<br><b>Summer Tax Due:</b> \$38.39  | WOODLEA RD<br>OSCODA;                       | \$800   |  |
| 2915 | <b>Parcel ID:</b> 064-L20-000-036-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 36<br><b>Comments:</b> See sale #s 2916 & 2917 could be interesting. Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees;<br><b>Summer Tax Due:</b> \$6.28 | WESTWOOD<br>DR OSCODA;                      | \$700   |  |
| 2916 | <b>Parcel ID:</b> 064-L20-000-037-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 37<br><b>Comments:</b> Please note adjacent to sale # 2917 Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees;<br><b>Summer Tax Due:</b> \$6.28           | WESTWOOD<br>DR OSCODA;                      | \$700   |  |
| 2917 | <b>Parcel ID:</b> 064-L20-000-038-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 38<br><b>Comments:</b> Please note adjacent to sale #2916 Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot meet health department approval for a cost effective septic system. Very active POA with yearly dues.<br><b>Summer Tax Due:</b> \$6.28                              | WESTWOOD<br>DR OSCODA;                      | \$700   |  |
| 2918 | <b>Parcel ID:</b> 064-L20-000-047-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 47<br><b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees;<br><b>Summer Tax Due:</b> \$6.28   | WESTWOOD<br>DR OSCODA;                      | \$700   |  |

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| 2919 | <b>Parcel ID:</b> 064-L22-000-372-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 372 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees; <b>Summer Tax Due:</b> \$6.28 | GREENBRIAR RD OSCODA;     | \$700 |  |
| 2920 | <b>Parcel ID:</b> 064-L22-000-403-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 403 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees; <b>Summer Tax Due:</b> \$6.28 | BRIAR RIDGE WAY OSCODA;   | \$400 |  |
| 2921 | <b>Parcel ID:</b> 064-L23-000-470-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 4 LOT 470 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees; <b>Summer Tax Due:</b> \$6.28 | ASPEN DR OSCODA;          | \$750 |  |
| 2922 | <b>Parcel ID:</b> 064-L25-000-663-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 663 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees; <b>Summer Tax Due:</b> \$6.28 | WOODLAWN DR OSCODA;       | \$700 |  |
| 2923 | <b>Parcel ID:</b> 064-L26-000-861-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 7 LOT 861 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot meet health department approval for a cost effective septic system. Very active POA with yearly dues. <b>Summer Tax Due:</b> \$6.28               | E GOLFVIEW CIRCLE OSCODA; | \$700 |  |
| 2924 | <b>Parcel ID:</b> 064-L27-000-950-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 950 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees; <b>Summer Tax Due:</b> \$6.28 | CONIFER TR OSCODA;        | \$400 |  |
| 2925 | <b>Parcel ID:</b> 064-L27-000-961-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 961 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. <b>Summer Tax Due:</b> \$6.28                   | DEERFIELD WAY OSCODA;     | \$700 |  |
| 2926 | <b>Parcel ID:</b> 064-L27-000-967-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 967 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees; <b>Summer Tax Due:</b> \$6.28 | DEERFIELD WAY OSCODA;     | \$700 |  |
| 2927 | <b>Parcel ID:</b> 064-L27-000-986-00; <b>Legal Description:</b> LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 986 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees; <b>Summer Tax Due:</b> \$6.28 | DEERFIELD WAY OSCODA;     | \$700 |  |

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| 2928 | <b>Parcel ID:</b> 064-L30-000-028-00; <b>Legal Description:</b> LAKEWOOD SHORES SUB LOT 28 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees;<br><b>Summer Tax Due:</b> \$27.85              | WOODLEA RD<br>OSCODA;        | \$850   |  |
| 2929 | <b>Parcel ID:</b> 064-L33-000-150-00; <b>Legal Description:</b> LAKEWOOD SHORES NO.3 SUB LOTS 150 & 151 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees;<br><b>Summer Tax Due:</b> \$40.22 | LAKWOOD<br>DR OSCODA;        | \$900   |  |
| 2930 | <b>Parcel ID:</b> 064-L37-000-615-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 7 SUB LOT 615 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single lot to meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees;<br><b>Summer Tax Due:</b> \$43.32    | BRENTWOOD<br>TR OSCODA;      | \$850   |  |
| 2931 | <b>Parcel ID:</b> 064-L40-000-912-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 10 SUB LOT 912 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees;<br><b>Summer Tax Due:</b> \$26.03          | CEDARBROOK<br>DR OSCODA;     | \$900   |  |
| 2932 | <b>Parcel ID:</b> 064-L42-001-131-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 12 SUB LOT 1131 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees;<br><b>Summer Tax Due:</b> \$6.28          | OAKRIDGE DR<br>OSCODA;       | \$700   |  |
| 2933 | <b>Parcel ID:</b> 064-L42-001-142-00; <b>Legal Description:</b> LAKEWOOD SHORES NO. 12 SUB LOT 1142 <b>Comments:</b> Almost all the lots in Lakewood Shores are low and swampy. Even though most have municipal water it is very difficult to have a single meet health department approval for a cost effective septic system. Very active POA with yearly dues. Association Fees;<br><b>Summer Tax Due:</b> \$6.28          | PINEWOOD LN<br>OSCODA;       | \$700   |  |
| 2934 | <b>Parcel ID:</b> 064-V35-000-053-50; <b>Legal Description:</b> VAN ETTAN EAST SHORES SUB N 10 FT OF LOT 53 <b>Comments:</b> 10 X 212 path to Lake. Just north 6899 Van Ettan Lake Road . Could be interesting Unbuildable Lands / Too Small;<br><b>Summer Tax Due:</b> \$55.71   | LOUD DR<br>OSCODA;           | \$1,300 |  |
| 2935 | <b>Parcel ID:</b> 064-W40-000-003-00; <b>Legal Description:</b> WEIR PINES NO. 1 SUB LOT 3 <b>Comments:</b> Nice ranch style home on US 23 across from Lake Huron. Newer roof, siding, and windows. Last time I checked on this parcel it was gutted to studs and floor joists on the inside. Detached 2 car to stage rebuilding efforts Incomplete Construction;<br><b>Summer Tax Due:</b> \$595.97                          | 5515 N US-23<br>OSCODA;      | \$3,800 |  |
| 2938 | <b>Parcel ID:</b> 070-030-200-005-20; <b>Legal Description:</b> T23N R5E SEC 30 PARCEL 2 PART OF GOVT LOT 1 COM 200 FT N OF NW COR OF NORTH LONDO SHORES SUB TH E 200 FT TH N 100 FT TH W 200 FT TH S 100 FT TO POB <b>Comments:</b> Old single wide that has seen better days . Value in the land . Mobile Home;<br><b>Summer Tax Due:</b> \$256.11  | 2796 COUNTY<br>LINE RD HALE; | \$2,100 |  |

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| 2939 | <b>Parcel ID:</b> 070-031-200-006-00; <b>Legal Description:</b> T23N R5E SEC 31 A-.585 PART OF N 1/2 OF NW 1/4 COM 500 FT E OF SW COR OF LOT 1 BLK 13 OF IOSCO HGHTSUB TH S 85 FT TH E 300 FT TH N 85 FT THW TO POB<br><b>Comments:</b> Walk to the lake this area has a fair amount of seasonal camp sites<br><b>Summer Tax Due:</b> \$70.96   | W RILEY RD<br>HALE;                 | \$950    |  |
| 2940 | <b>Parcel ID:</b> 071-036-100-001-35; <b>Legal Description:</b> PARCEL J - PART OF GOVT LOT 2 SEC 36, T23N R6E DESC AS BEG AT A PT DISTANT 1294.60 FT S 88D 01M 30S W AND 660.00 FT S 00D 02M 20S E FROM THE N 1/4 COR OF SD SEC 36 AND EXT TH N 89D 57M 40S E 133.19 FT, TH S 60D 00M 15 S EAST 959.16 FT, TH S 51D 59M 35S EAST 256.64 FT TH S 43D 07M 50S WEST 174.87 FT AND S 38D 41M 25S WEST 424.65 FT AND S 20D 28M W 111.43 FT ALG THE SHORELINE OF INDIAN LAKE, TH N 17D 45M 53S W 1104.12 FT , TH S 89D 57M 40S W 186.24 FT TH N 00D 02M 20S W 429.74 FT TO THE POB.<br><b>Comments:</b> Grab your 4 X 4 and check this puppy on secluded 2 track of a road. Could be a great investment. **This property is adjacent to LOT#2941 in our auction (10 acres lakefront with a house), buy them both and build your dream waterfront compound.<br><b>Summer Tax Due:</b> \$2,887.42  | BIRCH GROVE<br>TR NATIONAL<br>CITY; | \$15,000 |  |
| 2941 | <b>Parcel ID:</b> 071-036-100-001-36; <b>Legal Description:</b> PARCEL K - PRT OF GOVT LOT 2 OF SEC 36 T23N R6E DESC AS BEG AT A PT ON THE W LNE OF SD LOT 2 DISTANT 1294.60 FT S 88D 01M 30S W AND 1089.74 FT S 00D 02M 20S E FROM THE N 1/4 COR OF SD SEC 36 AND EXTENDING TH N 89D 57M 40S E 186.24 FT, TH S 17D 45M 53S EAST 1104.12 FT TH S 20D 28M W 296.29 FT ALG THE SHORE OF INDIAN LAKE, TH N 51D 03M 53S W 538.46 FT TH N 00D 02M 20S W 990.55 FT ALG THE W LNE OF SD LOT 2 TO THE POB. RESERVING EASEMENT FOR INGRESS AND EGRESS AS EXISTING.<br><b>Comments:</b> 10 acres with frontage on Indian Lake. Newer 2 story walkout basement with 2 car attached garage Should have a view of the lake from deck. From the exterior this appears to be well built house. We're not sure if its all finished by only looking through the windows, but what has been done is quality. **This property is adjacent to LOT#2940 (16 acres) in our auction, buy them both and build your dream waterfront compound. Wetland Indicators; Incomplete Construction;<br><b>Summer Tax Due:</b> \$6,696.11 | BLISS LANE<br>NATIONAL<br>CITY;     | \$32,000 |  |
| 2943 | <b>Parcel ID:</b> 072-026-300-003-50; <b>Legal Description:</b> T24N R5E SEC 26 PART OF NW 1/4 OF SW 1/4 COM 14 RDS N OFSW COR THEREOF TH E 10 RDS TH N 2 RDS TH 10 RDS TH S 2 RDS TO POB<br><b>Comments:</b> Note Size 33'/66' Width Parcel;<br><b>Summer Tax Due:</b> \$22.26   | M-65 HALE;                          | \$800    |  |
| 2944 | <b>Parcel ID:</b> 073-E90-000-036-00; <b>Legal Description:</b> ASSESSORS PLAT OF EVERGREEN FOREST LOT 36<br><b>Comments:</b> This one is a bit confusing because Google has the incorrect street names in this area. This is a square parcel on Salisbury Rd, which appears as Pfeiffer Trail on google maps. Our inspector was thrown off and visited the wrong property when they were out there due to this. There may be a small structure on this property from the aerial visual, but please do your homework to determine the condition and status of this property. Occupancy and Utilities are unknown. Seasonal Road;<br><b>Summer Tax Due:</b> \$296.13   | 5781<br>SALISBURY<br>RD HALE;       | \$2,300  |  |
| 2945 | <b>Parcel ID:</b> 073-I10-012-004-00; <b>Legal Description:</b> IOSCO HEIGHTS LOTS 4 & 5 BLK 12<br><b>Comments:</b> No redeeming value in structure . Seems to have a lot of seasonal campers in the area Structural Issues; Dangerous Building;<br><b>Summer Tax Due:</b> \$262.28   | 8992 W RILEY<br>RD HALE;            | \$2,100  |  |

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| 2946 | <b>Parcel ID:</b> 073-I20-000-018-00; <b>Legal Description:</b> SUPERVISORS PLAT OF INDIAN HEAD POINT LOT 18 EXC COM @ SWLY COR OF SD LOT TH N 41D 42M W ON LOT LNE 76 FT TH S 72D 5M2S E 80.65 FT TO SE LNE OF SD LOT TH SWLY 41 FT TO POB & EXC NELY 40 FT OF LOT 18 <b>Comments:</b> Appears to have frontage on Indian Lake . Greenwood is not extended or improved this far west. Do your Research on this on! No Road Access;<br><b>Summer Tax Due:</b> \$919.60 | GREENWOOD RD NATIONAL CITY;   | \$13,750 |  |
| 2947 | <b>Parcel ID:</b> 073-K10-000-403-00; <b>Legal Description:</b> KOKOSING SUBDIVISION LOTS 403 & 404 <b>Comments:</b> Rough and tuff mobile on a seasonal road . Could not get to structure because of road. No that is not a drive through car wash! Mobile Home;<br><b>Summer Tax Due:</b> \$168.16   | 8155 PENDLETON AVE HALE;      | \$5,400  |  |
| 2948 | <b>Parcel ID:</b> 073-K20-000-067-00; <b>Legal Description:</b> PLAT OF FIRST ADDITION TO KOKOSING LOTS 67 & 68 <b>Comments:</b> Take a 4 X 4 truck<br><b>Summer Tax Due:</b> \$26.26  | CHEROKEE HALE;                | \$800    |  |
| 2949 | <b>Parcel ID:</b> 073-L60-999-007-60; <b>Legal Description:</b> SUPERVISORS PLAT OF LONG LAKE VILLAGE PART OF OUT LOT G COM AT SE COR THEREOF TH N 47D 21M 32S W 68 FT TO POB TH S 80D 12M 35 S W 82.01 FT TH N 42D 38M 28S E 65 FT TO SW LINE OF MAIN ST TH S 47D 21M 32S E 50 FT TO POB <b>Comments:</b> Looks like a converted 2 car garage located on Long Lake Road Roof Issues;<br><b>Summer Tax Due:</b> \$73.03  | 4965 LONG LAKE RD LONG LAKE;  | \$1,500  |  |
| 2950 | <b>Parcel ID:</b> 073-L90-000-360-00; <b>Legal Description:</b> PLAT OF LAKESIDE HEIGHTS LOT 360 Terrain Challenged;<br><b>Summer Tax Due:</b> \$27.11   | ELM ST HALE;                  | \$900    |  |
| 2951 | <b>Parcel ID:</b> 073-L90-000-484-00; <b>Legal Description:</b> PLAT OF LAKESIDE HEIGHTS LOT 484 <b>Comments:</b> Road does not extend this far Unimproved Roads;<br><b>Summer Tax Due:</b> \$15.05  | PINE ST HALE;                 | \$750    |  |
| 2952 | <b>Parcel ID:</b> 073-L90-000-517-00; <b>Legal Description:</b> PLAT OF LAKESIDE HEIGHTS LOT 517 <b>Comments:</b> Covered with scrub trees road never extended or improved Unimproved Roads;<br><b>Summer Tax Due:</b> \$27.11   | PINE ST HALE;                 | \$900    |  |
| 2953 | <b>Parcel ID:</b> 073-L90-000-519-00; <b>Legal Description:</b> PLAT OF LAKESIDE HEIGHTS LOT 519 <b>Comments:</b> Nice and level, had mobile at one time<br><b>Summer Tax Due:</b> \$115.72  | 7595 PINE ST HALE;            | \$1,800  |  |
| 2954 | <b>Parcel ID:</b> 073-W30-000-023-00; <b>Legal Description:</b> PLAT OF WOODS WONDERLAND LOTS 23 & 24 <b>Comments:</b> My research indicates the 2 wooded lots are on Lakeside<br><b>Summer Tax Due:</b> \$90.51   | WONDERLAND RD HALE;           | \$1,100  |  |
| 2955 | <b>Parcel ID:</b> 081-N10-000-001-50; <b>Legal Description:</b> NORTHWOOD SUBDIVISION LOT 1 EXC N 200 FT& THAT PART OF LOTS 2,3,4, & 5 LYING NELY OF THE WATERS OF LATTER CREEK <b>Comments:</b> Modern double wide in the woods and has a creek Occupied; Mobile Home;<br><b>Summer Tax Due:</b> \$204.87   | 35 S TOWERLINE RD WHITTEMORE; | \$2,000  |  |
| 2956 | <b>Parcel ID:</b> 081-N10-000-033-50; <b>Legal Description:</b> NORTHWOOD SUBDIVISION W 47 FT OF LOTS 33, 34 & 35 <b>Comments:</b> This is the west 47 feet of 3 consecutive lots with mature pine trees.<br><b>Summer Tax Due:</b> \$15.81  |                               | \$800    |  |

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| 2957 | <b>Parcel ID:</b> 101-027-200-002-00; <b>Legal Description:</b> T22N R7E SEC 27 PART OF NW 1/4 OF NW 1/4 COM @ A PT ON S LINE OF M-55, 33 FT E OF ITS INT WITH W LINE OF SD 40A, TH E 120 FT, TH S 355 FT TH W 120 FT, TH N 355 FT TO POB <b>Comments:</b> Older cinderblock building with many garage additions. Has failing roof, note garage door header and jack post. Get through the debris to uncover the potential Sanitation Issues And Garbage; Structural Issues; Roof Issues;<br><b>Summer Tax Due:</b> \$259.76 | 1497 M-55<br>TAWAS CITY;             | \$1,800 |  |
| 2958 | <b>Parcel ID:</b> 111-002-300-001-10; <b>Legal Description:</b> T23N R8E SEC 2 E 328 FT OF W 984 FT OF S 1/2 OF SW 1/4 (PARCEL 3) <b>Comments:</b> Private road access . Close to Foote Dam and Huron National Forest<br><b>Summer Tax Due:</b> \$896.26   | FOOTE DAM<br>RD OSCODA;              | \$3,600 |  |
| 2959 | <b>Parcel ID:</b> 112-V10-006-004-00; <b>Legal Description:</b> VN 6 4 VANNATTERS SUBDIVISION LOTS 4 & 5 BLK 6 Wetland Indicators; Swamp Lot;<br><b>Summer Tax Due:</b> \$95.56  | INDIAN LAKE<br>DR NATIONAL<br>CITY;  | \$1,900 |  |
| 2960 | <b>Parcel ID:</b> 121-O10-001-003-00; <b>Legal Description:</b> OAK DALE LOT 3 BLK 1<br><b>Comments:</b> Nice lot , walk to the lake<br><b>Summer Tax Due:</b> \$100.97  | CLIFFORD ST<br>EAST TAWAS;           | \$1,200 |  |
| 2961 | <b>Parcel ID:</b> 121-O10-001-009-00; <b>Legal Description:</b> OAK DALE LOTS 9 & 10 BLK 1 <b>Comments:</b> Double lot on paved road with water and sewer . Attached garage needs to removed. Has roof and foundation issues. Location, location, location Personal Property; Foundation Issues; Roof Issues;<br><b>Summer Tax Due:</b> \$1,629.21   | 1023<br>CLIFFORD ST<br>EAST TAWAS;   | \$3,800 |  |
| 2962 | <b>Parcel ID:</b> 121-P10-001-013-00; <b>Legal Description:</b> PELTON & CHITTICKS SUBDIVISION LOT 13 BLK 1 <b>Comments:</b> 50 X 100 Lake front lot on Tawas Lake . Great view and play with the geese . Level lot on paved road , water and sewer . Appears to have had structure on lot recently that has been removed<br><b>Summer Tax Due:</b> \$959.62   | 329<br>LAKEWOOD<br>DR EAST<br>TAWAS; | \$3,400 |  |
| 2963 | <b>Parcel ID:</b> 132-O11-054-016-00; <b>Legal Description:</b> MAP OF TAWAS CITY LOT 16 BLK 54 <b>Comments:</b> Cement block bungalow with attached garage. Has newer roof on main house, roof on back addition needs attention asap. Check out the fireplace to help on heating costs<br><b>Summer Tax Due:</b> \$797.62   | 508 ELEVENTH<br>AVE TAWAS<br>CITY;   | \$4,700 |  |
| 2964 | <b>Parcel ID:</b> 141-O20-020-004-00; <b>Legal Description:</b> MAP OF THE VILLAGE OF WHITTEMORE LOT 4 BLK 20 <b>Comments:</b> Paved road in quiet residential area<br><b>Summer Tax Due:</b> \$5.58   | FOURTH ST<br>WHITTEMORE;             | \$400   |  |



# Ogemaw

| Lot # | Lot Information  | Address                         | Min. Bid | Sold For |
|-------|--|---------------------------------|----------|----------|
| 5300  | <b>Parcel ID:</b> 003-029-001-10; <b>Legal Description:</b> SEC 29 T21N R1E 12.4 A COM AT NE COR OF SEC TH S 0 DEG 00'00"W 815 FT N 88 DEG 10'53" W 160 FT N 0 DEG 00'00" E 150 FT N 88 DEG 10'53" W 595 FT N 0 DEG 00'00" E 665 FT S 88 DEG 10'53"E 755 FT TO POB. BEING PART OF NE 1/4 OF NE 1/4. <b>Comments:</b> Great acreage to start a new homestead<br><b>Summer Tax Due:</b> \$303.16   |                                 | \$3,300  |          |
| 5301  | <b>Parcel ID:</b> 003-240-047-00; <b>Legal Description:</b> SPRINGHILL SUBD LOT 47. <b>Comments:</b> Vacant lot on Lake George Rd. Walking distance to Lake<br><b>Summer Tax Due:</b> \$40.33  | Lake George Rd;                 | \$1,000  |          |
| 5302  | <b>Parcel ID:</b> 003-300-004-00; <b>Legal Description:</b> CHAPMAN LAKE ESTATES LOT 4. <b>Comments:</b> Appears to have at one time a home on this parcel May Not Perc;<br><b>Summer Tax Due:</b> \$46.44   | 5959 RAYMOND ROAD GLADWIN;      | \$1,500  |          |
| 5303  | <b>Parcel ID:</b> 003-300-006-00; <b>Legal Description:</b> CHAPMAN LAKE ESTATES LOT 6. <b>Comments:</b> Lightly wooded May Not Perc;<br><b>Summer Tax Due:</b> \$46.44  |                                 | \$1,500  |          |
| 5304  | <b>Parcel ID:</b> 004-051-007-00; <b>Legal Description:</b> SEC 1 T24N R1E. 10.01 A M/L COM AT E 1/4 COR N 0 DEG 45' 11" W 329.51 FT TO POB TH N 0 DEG 45' 11" W 330.01 FT TH S 89 DEG 42' 10" W 1320.52 FT TH S 0 DEG 25' 56" E 330 FT TH N 89 DEG 42' 10" E 1322.37 FT TO POB. <b>Comments:</b> 10 Acres on Lemon Road, Seasonal road only. Perfect for deer camp or seasonal camping<br><b>Summer Tax Due:</b> \$162.57   |                                 | \$2,700  |          |
| 5306  | <b>Parcel ID:</b> 005-102-008-00; <b>Legal Description:</b> VILLAGE OF SOUTH BRANCH LOT 8, BLOCK 2. <b>Comments:</b> 60s single wide full of trash and animal feces Sanitation Issues And Garbage; Mobile Home;<br><b>Summer Tax Due:</b> \$60.04  | 5939 GRANT STREET SOUTH BRANCH; | \$1,100  |          |
| 5307  | <b>Parcel ID:</b> 006-013-017-50; <b>Legal Description:</b> SEC 13 T23N R4E .53 A COM AT SE COR OF LOT 40 OF BIRCH HILLS SUBD TH S 41 DEG 05'03" W 39.55 FT S 13 DEG 11'15" W 40.45 FT S 05 DEG 59'56" E 160.00 FT FOR POB.TH S 10 DEG 03'57" W 107.94 FT S 53 DEG 46'36" W 52.24 FT S 27 DEG 36'13" W 109.17 FT N 27 DEG 38'27" W 198.83 FT N 74 DEG 10'46"E 211.86 FT TO POB. BEING PARCEL D. <b>Comments:</b> Approx 3/4 acres , some wet lands but appears to have building envelop<br><b>Summer Tax Due:</b> \$667.36 |                                 | \$4,000  |          |
| 5308  | <b>Parcel ID:</b> 006-025-001-00; <b>Legal Description:</b> SEC 25 T23N R4E. 10 A M/L S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4. <b>Comments:</b> Occupied ranch on long private drive with attached 2 + Garage Occupied;<br><b>Summer Tax Due:</b> \$497.68  | 2967 E COUNTY LINE ROAD HALE;   | \$3,000  |          |
| 5309  | <b>Parcel ID:</b> 006-030-003-00; <b>Legal Description:</b> SEC 30 T23N R4E. 1 A COM AT NE COR OF NW 1/4 S 20 RDS W 8 RDS N 20 RDS E 8 RDS TO POB. <b>Comments:</b> Newer windows,and siding. Detached 2 car garage. Could not view inside because of animal odor and debris Sanitation Issues And Garbage; Animal Damaged; Mobile Home;<br><b>Summer Tax Due:</b> \$209.12  | 3276 E SAGE LAKE ROAD LUPTON;   | \$3,200  |          |
| 5310  | <b>Parcel ID:</b> 007-300-010-00; <b>Legal Description:</b> BOBECK'S PLAT OF LAKE GEORGE LOT 10. <b>Comments:</b> Walking distance to Lake Swamp Lot;<br><b>Summer Tax Due:</b> \$14.30  |                                 | \$750    |          |

|      |   |                                   |         |  |
|------|---|-----------------------------------|---------|--|
| 5311 | <b>Parcel ID:</b> 010-034-001-05; <b>Legal Description:</b> SEC 34 T21N R3E 4.44 M/L 372-432 NW 1/4 OF NW 1/4 OF NW 1/4 EX THE PLAT OF RIVER VALLEY VIEW SUBD. <b>Comments:</b> Access has to determined No Road Access;<br><b>Summer Tax Due:</b> \$55.03  |                                   | \$1,200 |  |
| 5312 | <b>Parcel ID:</b> 010-080-012-00; <b>Legal Description:</b> CLEAR LAKE PARK LOTS 12, 99 & 100. <b>Comments:</b> Low and and standing water Wetland Indicators; Swamp Lot;<br><b>Summer Tax Due:</b> \$12.50   | 5208 MICHIGAN AVENUE PRESCOTT;    | \$1,400 |  |
| 5313 | <b>Parcel ID:</b> 010-160-020-00; <b>Legal Description:</b> LOST LAKE HEIGHTS LOT 20. <b>Comments:</b> Corner Lot<br><b>Summer Tax Due:</b> \$4.88  |                                   | \$700   |  |
| 5314 | <b>Parcel ID:</b> 010-180-043-00; <b>Legal Description:</b> PINE LODGE SUBD LOT 43. <b>Comments:</b> Lightly wooded<br><b>Summer Tax Due:</b> \$7.33  |                                   | \$700   |  |
| 5315 | <b>Parcel ID:</b> 010-215-009-00; <b>Legal Description:</b> HEDLEY L & DOROTHY M TURNER SUB NO. 1 LOT 9. <b>Comments:</b> Lightly wooded<br><b>Summer Tax Due:</b> \$12.50  |                                   | \$700   |  |
| 5317 | <b>Parcel ID:</b> 010-263-013-00; <b>Legal Description:</b> SILVER CREEK SUBD #2 LOT 13 BLK 3. <b>Comments:</b> Occupied at time of inspection Mobile Home;<br><b>Summer Tax Due:</b> \$77.58   | 5365 SILVER CREEK RD PRESCOTT;    | \$1,800 |  |
| 5318 | <b>Parcel ID:</b> 010-273-011-00; <b>Legal Description:</b> SILVER CREEK SUBD #3 LOT 11, BLOCK 3. <b>Comments:</b> Wooded lot<br><b>Summer Tax Due:</b> \$12.50   |                                   | \$750   |  |
| 5319 | <b>Parcel ID:</b> 010-280-017-00; <b>Legal Description:</b> SPRING VALLEY HEIGHTS LOT 17. <b>Comments:</b> For the right person this might make sense, but its not for the faint hearted, this single wide need a lot work Personal Property; Sanitation Issues And Garbage; Mobile Home;<br><b>Summer Tax Due:</b> \$67.57 | 5287 SPRING CREEK DRIVE PRESCOTT; | \$1,500 |  |
| 5320 | <b>Parcel ID:</b> 010-287-061-00; <b>Legal Description:</b> HEDLEY L. AND DOROTHY M. TURNER SUB NO. 7 LOT 61. May Not Perc;<br><b>Summer Tax Due:</b> \$12.50   | 2142 SILVER CREEK ROAD PRESCOTT;  | \$800   |  |
| 5321 | <b>Parcel ID:</b> 010-300-007-00; <b>Legal Description:</b> HEDLEY L DOROTHY M TURNER SUBD NO. 8 LOT 7. <b>Comments:</b> Cleared lot May Not Perc;<br><b>Summer Tax Due:</b> \$13.75  |                                   | \$800   |  |
| 5322 | <b>Parcel ID:</b> 010-310-023-00; <b>Legal Description:</b> HOOKS NORTH WOODS LOTS 23 & 24. <b>Comments:</b> Note 2 lots<br><b>Summer Tax Due:</b> \$18.76  |                                   | \$1,400 |  |
| 5323 | <b>Parcel ID:</b> 010-310-063-00; <b>Legal Description:</b> HOOKS NORTH WOODS LOT 63. <b>Comments:</b> Some Trees<br><b>Summer Tax Due:</b> \$9.77  |                                   | \$750   |  |
| 5324 | <b>Parcel ID:</b> 010-320-046-01; <b>Legal Description:</b> ELMER KNIGHT'S SPORTSMAN'S SUBD LOTS 46 & 47. <b>Comments:</b> Lightly wooded<br><b>Summer Tax Due:</b> \$22.51   |                                   | \$900   |  |
| 5325 | <b>Parcel ID:</b> 010-340-021-00; <b>Legal Description:</b> HOOKS NORTH WOODS SUBD #2 LOTS 21 & 22. <b>Comments:</b> Hey I don't make up road names. But we got another double header with 2 lots<br><b>Summer Tax Due:</b> \$20.00   |                                   | \$900   |  |

|      |   |  |         |  |
|------|---|--|---------|--|
| 5326 | <b>Parcel ID:</b> 010-340-060-00; <b>Legal Description:</b> HOOKS NORTH WOODS SUBD #2 LOTS 60 & 61. <b>Comments:</b> 2 lots just outside of town<br><b>Summer Tax Due:</b> \$20.00  |  | \$900   |  |
| 5327 | <b>Parcel ID:</b> 010-395-135-00; <b>Legal Description:</b> SILVER CREEK SUBD #5 LOTS 135 & 136. <b>Comments:</b> Recent fire, Very rough road Mobile Home; Fire Damage;<br><b>Summer Tax Due:</b> \$34.91  | 1857 W<br>SECOND<br>STREET<br>PRESCOTT;  | \$2,100 |  |
| 5329 | <b>Parcel ID:</b> 010-395-142-00; <b>Legal Description:</b> SILVER CREEK SUBD #5 LOTS 142 & 143. <b>Comments:</b> Nice lightly wooded lots<br><b>Summer Tax Due:</b> \$22.51  | 1763 W<br>SECOND<br>STREET<br>PRESCOTT;  | \$1,300 |  |
| 5330 | <b>Parcel ID:</b> 010-400-019-00; <b>Legal Description:</b> HEDLEY L. AND DOROTHY M. TURNER SUBD NO. 10 LOT 19. <b>Comments:</b> Could be great camping sight<br><b>Summer Tax Due:</b> \$9.77  |  | \$750   |  |
| 5331 | <b>Parcel ID:</b> 010-415-097-00; <b>Legal Description:</b> HILLSTREAM SUBDIVISION LOT 97. <b>Comments:</b> Partially cleared level lot<br><b>Summer Tax Due:</b> \$14.99   |  | \$950   |  |
| 5332 | <b>Parcel ID:</b> 010-470-022-00; <b>Legal Description:</b> ELMER KNIGHTS RAVINES LOT 22.<br><b>Summer Tax Due:</b> \$12.50   | 4977 TURNER<br>PINE<br>PRESCOTT;         | \$750   |  |
| 5333 | <b>Parcel ID:</b> 010-475-039-00; <b>Legal Description:</b> CHIPPEWA TRAILS SUBD LOTS 39 & 40. <b>Comments:</b> 2 lots could be of value<br><b>Summer Tax Due:</b> \$20.00  |  | \$1,200 |  |
| 5334 | <b>Parcel ID:</b> 010-510-025-00; <b>Legal Description:</b> TURNERS RIFLE RIVER SUB LOT 25. <b>Comments:</b> Wooded lot May Not Perc;<br><b>Summer Tax Due:</b> \$7.33  |  | \$1,000 |  |
| 5335 | <b>Parcel ID:</b> 010-650-009-00; <b>Legal Description:</b> RIVER VALLEY VIEW SUBD LOT 9. <b>Comments:</b> Please note next to sale # 5336 Nice Mature Trees<br><b>Summer Tax Due:</b> \$20.00  |  | \$900   |  |
| 5336 | <b>Parcel ID:</b> 010-650-010-00; <b>Legal Description:</b> RIVER VALLEY VIEW SUBD LOTS 10 & 11. <b>Comments:</b> Single wide with roof over. Look at the foundation what a great start to stabilize this single wide, but you must deal with some issues. 2 lots in a quiet area . Personal Property; Roof Issues; Mobile Home;<br><b>Summer Tax Due:</b> \$77.15  | 5568 S<br>CHIPPEWA<br>TRAIL<br>PRESCOTT; | \$2,000 |  |
| 5337 | <b>Parcel ID:</b> 010-655-114-00; <b>Legal Description:</b> RIVER BEND SUBD LOTS 114 & 115. <b>Comments:</b> 2 Lightly wooded corner lots<br><b>Summer Tax Due:</b> \$28.78   |  | \$950   |  |
| 5338 | <b>Parcel ID:</b> 010-710-099-00; <b>Legal Description:</b> SILVER ACRES SUBD LOT 99.<br><b>Comments:</b> Private Road<br><b>Summer Tax Due:</b> \$34.21  |  | \$1,000 |  |
| 5339 | <b>Parcel ID:</b> 012-020-015-00; <b>Legal Description:</b> SEC 20 T21N R4E 9 A SW 1/4 OF SE 1/4 EX W 627 FT & EX E 330 FT & EX COM AT SE COR OF SEC TH W 1650 FT FOR POB TH N 580 FT W 150 FT S 580 FT E 150 FT TO POB. <b>Comments:</b> Recently remolded in a quality manner . Newer kitchen, steel roof, siding and windows. Also includes detached 2 car garage all on 9 acres!<br><b>Summer Tax Due:</b> \$405.26 | 3815 E<br>GREENWOOD<br>ROAD<br>PRESCOTT; | \$5,500 |  |

|      |  |  |         |  |
|------|--|--|---------|--|
| 5340 | <b>Parcel ID:</b> 012-020-015-50; <b>Legal Description:</b> SEC 20 T21N R4E 2 A COM AT SE COR OF SEC TH W 1650 FT FOR POB TH N 580 FT W 150 FT S 580 FT E 150 FT TO POB. <b>Comments:</b> 2 Acres with some woods<br><b>Summer Tax Due:</b> \$48.55  |  | \$1,200 |  |
| 5341 | <b>Parcel ID:</b> 013-110-004-55; <b>Legal Description:</b> SEC 10 T24N R3E 10.01 A COM AT E 1/4 COR TH N 2 DEG 19'40" E 39.4 FT N 87 DEG 40' W 2582.5 FT N 1 DEG 58' E 643.9 FT FOR POB TH N 1 DEG 58' E 643.9 FT S 87 DEG 23' E 678 FT S 1 DEG 58' W 642.19 FT N 87 DEG 31'30" W 678 FT TO POB. PARCEL F<br><b>Comments:</b> Secluded on private 2 track roads, off from Deckerville road. Bring Quad or 4 X 4 and GPS<br><b>Summer Tax Due:</b> \$94.47 |  | \$1,800 |  |
| 5342 | <b>Parcel ID:</b> 051-306-034-00; <b>Legal Description:</b> SEC 6 T23N R3E BEG AT SW COR BLK 20 TH S 42 FT TH E 166.5 FT TH N 42 FT TH W 166.5 FT TO POB.<br><b>Comments:</b> Nice trees on paved road Vul - Vacant Urban Lot;<br><b>Summer Tax Due:</b> \$26.11   |  | \$800   |  |







## 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 |
|-------------|-------------|-------|
|-------------|-------------|-------|

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.)<br><input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village  |           | 5. Purchase Price of Real Estate                 |
| 7. Property Identification Number (PIN). If you don't have a PIN, attach legal description.<br><b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. |           | 6. Seller's (Transferor) Name                    |
|  |           | 8. Buyer's (Transferee) Name and Mailing Address |
|  |           | 9. Buyer's (Transferee) Telephone Number         |

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

|  |  |                            |
|--|--|----------------------------|
| 10. Type of Transfer. <b>Transfers</b> include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list.<br><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?<br><input type="checkbox"/> Yes <input type="checkbox"/> No   | 12. Is the transfer between related persons?<br><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?<br><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.