

Public Land Auction

North Central LP

August 12th, 2019

Cheboygan, Crawford, Oscoda, Otsego, and Roscommon Counties



Location:

Ellison Place
150 Dale Dr, Gaylord, MI 49735

Time:

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

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

Auction Location

Ellison Place: 150 Dale Dr, Gaylord, MI 49735





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

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

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

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

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

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

SAVE TIME AT THE AUCTION

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

PAYING FOR YOUR AUCTION PURCHASES

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

Online bidding

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

Absentee bidding

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

On-site bidding

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

2019 AUCTION SCHEDULE - ROUND 1

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

F. Online Bidding

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

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

D. Eligible Buyers

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Cheboygan

Lot #	Lot Information	Address	Min. Bid	Sold For
1700	<p>Parcel ID: 011-020-100-005-02; Legal Description: COM W1/4 COR SEC 20, T39N,R3W; TH S 81D 54M 30S E ALG E-W 1/4 LI SD SEC 1703.09FT TO WLY R/W LI MARY ANN BLVD OF PLAT OF MARY ANN ESTATES; TH N 0D 2 M 30S E ALG SD R/W LI 416.66FT; TH N 81D 54M 30S W 375.35FT TO POB; TH CONT N 81D 54M 30S W 5.05FT TO W LI GOVT LOT 3; TH N 0D 4M 30S W ALG SD W LI 737.91FT TO SLY LI OF LOT 1 SD MARY ANN ESTATES; TH S 71D 49M 30S E ALG SD SLY LI 5.26FT; TH S 0D 4M 3S E 736.98FT TO POB, PT GOVT LOT 3.</p> <p>Comments: Long narrow Parcel Summer Tax Due: \$13.08</p>		\$600	
1701	<p>Parcel ID: 011-020-100-007-01; Legal Description: COM W1/4 COR SEC 20, T39N,R3W; TH S 81D 54M 30S E ALG E-W 1/4 LI SD SEC 1703.09FT TO WLY R/W LI MARY ANN BLVD OF PLAT OF MARY ANN ESTATES; TH N 0D 2M 30S E ALG SD R/W LI 66.66FT TO NLY R/W LI CO RD; TH S 81D 54M 30S E ALG SD R/W LI 442.86FT TO POB; TH CONT S 81D 54M 30S E 5.18FT; TH N 0D 3M W 935.55FT TO SLY R/W LI JOHN LN; TH N 71D 49M 30S W ALG SD R/W LI 5.38FT; TH S 0D 3M E 936.49FT TO POB, PT OF GOVT LOT 3. Comments: Long narrow Parcel Summer Tax Due: \$13.08</p>		\$600	
1702	<p>Parcel ID: 011-034-400-095-00; Legal Description: COM AT SE COR SEC 34, T39N,R3W; TH N 0D 16M 50SEC W ALG SEC LI 2634.19FT; TH S 88D 57M 40S W 2253FT; TH S 0D 16M 50S E 266FT & POB; TH S 0D 16M 50S E 100FT; TH S 88D 57M 40S W 60FT; TH N 0D 16M 50S W 100FT; TH N 88D 57M 40S E 60FT TO POB. Comments: No Road Access to Parcel Summer Tax Due: \$12.21</p>		\$650	
1703	<p>Parcel ID: 030-020-200-001-06; Legal Description: BEG AT PTE ON N SEC LI N 85D 50M 54S W 605.1FT FROM NE COR SEC 20, T38N,R3W; TH S 3D 56M 55S W PARA TO N-S1/4 LI 1302.63FT TO N 1/16 LI; TH N 85D 44M 12S W ALG N 1/16 LI 337.65FT; TH N 3D 56M 55S E PARA TO SD 1/4 LI 1301.97FT TO N SEC LI; TH S 85D 50M 54S E ALG N SEC LI 337.65FT TO POB, PT OF N1/2 OF NE1/4. Comments: Possible wetlands, approx 10 acres off Hebron Town Hall Rd. Wetland Indicators; Summer Tax Due: \$256.21</p>	10175 HEBRON TOWN HALL RD LEVERING;	\$1,500	
1707	<p>Parcel ID: 051-D01-000-122-00; Legal Description: DUNCAN BAY BOAT CLUB, A CONDOMINIUM, UNIT 122 (SEC 28, T38N,R1W) Comments: Boat Slip Duncan Bay Boat Club, Unit 122 Our marina is located conveniently within the Straits of Mackinac, Duncan Bay Boat Club is two miles east of Cheboygan, Michigan, in Duncan Bay, Lake Huron. The east side of the bay is Cheboygan State Park, featuring sand beaches, hiking trails, and a historic lighthouse. We feature direct-to-Lake-Huron access with zero surge or wave action. Duncan Bay carries a minimum of 13-feet depth and our channel is a minimum 8-feet depth. "Yearly Association Fees." Association Fees; Summer Tax Due: \$289.61</p>	902 BOAT CLUB DR CHEBOYGAN;	\$1,800	

1708	Parcel ID: 051-D01-000-209-00; Legal Description: DUNCAN BAY BOAT CLUB, A CONDOMINIUM, UNIT 209 (SEC 28, T38N,R1W) Comments: Boat Slip Duncan Bay Boat Club Unit 209 Our marina is located conveniently within the Straits of Mackinac, Duncan Bay Boat Club is two miles east of Cheboygan, Michigan, in Duncan Bay, Lake Huron. The east side of the bay is Cheboygan State Park, featuring sand beaches, hiking trails, and a historic lighthouse. We feature direct-to-Lake-Huron access with zero surge or wave action. Duncan Bay carries a minimum of 13-feet depth and our channel is a minimum 8-feet depth. "Yearly Association Fees." Association Fees; Summer Tax Due: \$289.61	902 BOAT CLUB DR CHEBOYGAN;	\$1,800	
1709	Parcel ID: 051-D01-000-253-00; Legal Description: DUNCAN BAY BOAT CLUB, A CONDOMINIUM, UNIT 253 (SEC 28, T38N,R1W) Comments: Boat Slip Duncan Bay Boat Club, Unit 253 Our marina is located conveniently within the Straits of Mackinac, Duncan Bay Boat Club is two miles east of Cheboygan, Michigan, in Duncan Bay, Lake Huron. The east side of the bay is Cheboygan State Park, featuring sand beaches, hiking trails, and a historic lighthouse. We feature direct-to-Lake-Huron access with zero surge or wave action. Duncan Bay carries a minimum of 13-feet depth and our channel is a minimum 8-feet depth. "Yearly Association Fees." Association Fees; Summer Tax Due: \$289.61	902 BOAT CLUB DR CHEBOYGAN;	\$1,400	
1710	Parcel ID: 052-P38-009-009-00; Legal Description: PLAT OF R PATTERSON'S FIFTH ADDITION TO THE VILLAGE OF CHEBOYGAN, LOT 16, BLK 9. (SEC 32, T38N,R1W) Summer Tax Due: \$62.88	CHEBOYGAN;	\$800	
1711	Parcel ID: 052-W59-020-010-00; Legal Description: WEST DUNCAN, LOT 11, BLK 20. (SEC 32, T38N,R1W) Comments: Fire Damage to home, so listed as vacant lot will soon be... Dangerous Building; Summer Tax Due: \$94.78	324 N C ST CHEBOYGAN;	\$1,800	
1712	Parcel ID: 054-E14-005-007-00; Legal Description: PLAT OF S HARRIS EMBURY'S FIRST ADDITION TO THE CITY OF CHEBOYGAN, LOT 8, BLK 5. (SEC 36, T38N,R2W) Summer Tax Due: \$519.56	243 N WESTERN AVE CHEBOYGAN;	\$4,000	
1713	Parcel ID: 054-G19-003-003-00; Legal Description: A M GEROW'S ADDITION TO THE CITY OF CHEBOYGAN, LOT 5, BLK 3. (SEC 31, T38N,R1W) Summer Tax Due: \$598.70	199 S WESTERN AVE CHEBOYGAN;	\$3,300	
1714	Parcel ID: 054-W56-003-008-00; Legal Description: MAP OF AF WATSON'S FIRST ADDITION TO THE CITY OF CHEBOYGAN, LOT 13, BLK 3. (SEC 36, T38N,R2W) Summer Tax Due: \$302.71		\$1,900	
1715	Parcel ID: 091-002-100-011-01; Legal Description: COM N 1/4 COR OF SEC 2, T37N, R2W; TH N 88D W ALG N LINE SD SEC 2 165.00FT TO POB; TH S 4D 46M W PARA WITH 1/4 LI 235.27FT; TH N 88D W 214.68FT; TH N 02D E 235.00FT TO N LI OF SEC 2; TH S 88D E 226.04FT TO POB. Comments: Nice 1/2 Large commercial storage building Woidersky Rd. Summer Tax Due: \$173.94		\$1,600	

1717	Parcel ID: 104-030-200-003-00; Legal Description: COM ON THE N LINE OF SEC 30, T 37N R 1 W, 2654.50 FT W OF THE NE COR OF SAID SEC, SAID POB BEING THE 1/4 COR OF SAID SEC 30, TH W ALONG SAID SEC LINE 13 FT TH S AND PAR WITH THE E LINE OF SAID SEC 273 FT, TH E AND PAR WITH N LINE OF SAID SEC, 13 FT, TH N AND PAR WITH THE E LINE OF SAID SEC, 273 FT TO POB SEC 30 T 37N R1W Comments: This is a 13' x 273' strip of land that appears to be partially the road in this area. Not of much use except to a neighbor. Summer Tax Due: \$6.93		\$550	
1720	This lot is a "bundle" comprised of 5 parcels (1 of 5) Parcel ID: 105-S61-000-001-00; Legal Description: SPORTSMAN SUBDIVISION, LOT 1. (SEC 26, T38N,R1W) Comments: 5 lots in the Sortsman Subdivison very close to Lake Huron Bundle; (2 of 5) Parcel ID: 105-S61-000-002-00; Legal Description: SPORTSMAN SUBDIVISION, LOT 2. (SEC 26, T38N,R1W) (3 of 5) Parcel ID: 105-S61-000-003-00; Legal Description: SPORTSMAN SUBDIVISION, LOT 3. (SEC 26, T38N,R1W) (4 of 5) Parcel ID: 105-S61-000-004-00; Legal Description: SPORTSMAN SUBDIVISION, LOT 4. (SEC 26,T38N,R1W) (5 of 5) Parcel ID: 105-S61-000-005-00; Legal Description: SPORTSMAN SUBDIVISION, LOT 5. (SEC 26, T38N,R1W) Summer Tax Due: \$476.40	4507 CHICKADEE DR CHEBOYGAN; 4531 CHICKADEE DR CHEBOYGAN; 4545 CHICKADEE DR CHEBOYGAN; 4569 CHICKADEE DR CHEBOYGAN; 4583 CHICKADEE DR CHEBOYGAN;	\$4,800	
1725	Parcel ID: 105-S61-000-041-00; Legal Description: SPORTSMAN SUBDIVISION, LOT 41. (SEC 26,T38N,R1W) Summer Tax Due: \$95.28	4546 CARDINAL RD CHEBOYGAN;	\$950	
1726	Parcel ID: 105-S61-000-047-00; Legal Description: SPORTSMAN SUBDIVISION, LOT 47. (SEC 26,T38N,R1W) Comments: Vacant wooded lot in the Sportman Subdivision. Not far from bundled lot 1720. Summer Tax Due: \$127.05	13704 ROBIN RD CHEBOYGAN;	\$1,100	
1727	Parcel ID: 130-009-400-015-00; Legal Description: COM AT INT S 1/8 LI & E SEC LI SEC 9, NE COR OF GOVT LOT 2; TH W ALG S1/8 LI 240.48 FT TO WLY R/W OLD 27 & POB; TH W ALG SD 1/8 LI 248.6FT TO ELY R/W NEW M-27; TH ALG R/W CURVE CHR D BEARS S 42D 40M W 7.82FT; TH S 1D E 272.09FT TO WLY R/W OLD 27; TH ALG SD R/W CHR D BEARS N 41D 53M 20S E 373.17FT TO POB, PT OF GOVT LOT 2. **AND** S 50FT OF NE1/4 OF SE1/4, SEC 9, T36N,R2W, LYING E OF STRAITS HWY. Summer Tax Due: \$753.62	4367 N STRAITS HWY CHEBOYGAN;	\$3,500	
1730	Parcel ID: 130-N11-004-022-00; Legal Description: NEW.PHEL.VAN ADDITION TO TOPINABEE, LOTS 22, 23 & 24, BLK 4. (SEC 30, T36N,R2W) Comments: No improved road access to this vacant parcel. Summer Tax Due: \$5.91		\$600	

1731	Parcel ID: 140-011-400-021-00; Legal Description: W1/2 OF E1/2 OF E1/2 OF SW1/4 OF SE1/4, SEC 11, T36N,R1W. Comments: Older small homes in need of a new roof, ceilings are falling in and floors are in bad shape. Summer Tax Due: \$764.34	4731 LONG LAKE RD CHEBOYGAN;	\$4,200	
1732	Parcel ID: 200-036-200-004-00; Legal Description: BEG AT A CEDAR POST ON WLY SI OF WOLVERINE & RONDO RD 846.12FT SELY ALG SD RD AT A CERTAIN 1 1/2" GAS PIPE AT INTERSECTION OF S LI OF E - W RD BETW SECS 25 & 36, T34N,R3W & WLY LI OF SD WOLVERINE & RONDO RDS WHICH LIES ALG MCRR R/W; TH IN A SELY DIRECTION ALG W LI OF WOLVERINE & RONDO RDS 119.30FT M/L TO A DRIVEWAY S OF THE HOUSE ON PREMISES DESC ABOVE; TH SWLY AT R/A & ALG CEN OF DRIVEWAY 149.82FT; TH NWLY AT R/A 119.30FT M/L TO A PTE 149.82FT SWLY AT R/A FROM POB; TH NELY 149.82FT TO POB, PT OF NE 1/4, SEC 36. Comments: Parcel contains a single wide mobile home. Occupied; Mobile Home; Summer Tax Due: \$151.62	11168 S STRAITS HWY WOLVERINE;	\$3,500	
1733	Parcel ID: 231-004-400-006-00; Legal Description: COM AT S1/4 COR SEC 4, T34N,R1E; TH E ALG SLY SEC LI 200FT; TH NLY AT R/A TO SEC LI 633FT; TH W AT R/A TO LAST DESC LI 200FT TO N & S 1/4 LI; TH ALG N & S 1/4 LI 633FT TO POB, PT OF SW1/4 OF SE1/4. Comments: Level, dry buildable site just west of Tower. Mostly open. There has probably been a building or two removed here, as there remain pieces and parts. Also about 50 or 60 junk tires, and other goodies embedded in the grass. You'll need to manually de-junk before you can mow this one. 200 feet along the hiway, and 633 feet deep. 2.91 acres more or less. Summer Tax Due: \$66.32	8541 M-68/33 HWY TOWER;	\$1,400	
1734	Parcel ID: 231-T04-002-001-00; Legal Description: MAP OF TOWER POND SUBDIVISION NO 2, LOTS 1 & 2, BLK 2. (SEC 11, T34N,R1E) Comments: Level, dry triangular parcel just east of the M-68 bridge at Tower. Fronts 400 feet along the road and roughly 500 feet on the river. Has a circle drive that appears to be an unofficial public access site. Parcel is about 100 feet deep at the east boundary and could be buildable depending on setbacks from the river and the road r/o/w. Check with the health department for sanitation/septic requirements. A stunning view here and some great fishing on the Upper Black River! 1.12 acre more or less. Very quiet neighbors across the street. Summer Tax Due: \$28.42	11098 M-68/33 HWY ONAWAY;	\$900	
1735	Parcel ID: 231-V05-007-019-00; Legal Description: PLAT OF THE VILLAGE OF TOWER, LOTS 20 & 19, BLK 7 **AND** NLY 33FT OF ABANDONED PRESQUE ISLE & LITTLE TRAVERSE STATE RD, LYING SELY OF LOTS 19 & 20, BLK 7. (SEC 3, T34N,R1E) Comments: Older one story frame house that was built on some mooshy soil. Over time she has sunk into the muck and now the floors are rolling and weaving, which in turn has affected structural integrity and the roof as well. Floors are caved in. Lots of daylight inside to save on electricity. Corner lot at Davies and M-68/33 in Tower. Dangerous Building; Wetland Indicators; Foundation Issues; Summer Tax Due: \$16.06	6979 DAVIES AVE ONAWAY;	\$700	
1736	Parcel ID: 251-022-200-003-00; Legal Description: COM AT PT 180.12 FT S 0D 6M W ALG EDGE AVE DU-CHALET & 366.6 FT N 87D 48M 15S W ALG N EDGE T-BAR DR FROM SE COR LOT 1 MONT GABRIEL SUB; TH N 87D 48M 15S W 90FT; TH N 2D 11M 45S E 180FT; TH S 87D 48M 15S E 90FT; TH S 2D 11M 45S W 180FT TO POB, PT OF NE1/4, SEC 22, T33N,R2W Summer Tax Due: \$16.57	2094 SKI-VIEW DR WOLVERINE;	\$400	

1737	Parcel ID: 251-023-100-001-25; Legal Description: COM SW COR SEC 23, T33N,R2W; TH N 1D 29M 32S E 1196FT ALG W LI SD SEC TO POB; TH CONT N 1D 29M 32S E 350FT ALG SD W LI; TH S 71D 7M 6S E 1673.18FT; TH S 54D 11M 56S W 195FT; TH S 78D 29M 15S W 181.82FT; TH N 74D 46M 11S W 1301.65FT TO POB, PT OF W1/2. Comments: Unable to get back to property. Lots of locks on gate. Summer Tax Due: \$107.78		\$1,900	
1738	Parcel ID: 251-023-200-014-00; Legal Description: COM AT PTE 693.52FT S 3D 33M 40S W & 1187.3FT; TH N 87D 6M 26S W & 1807.3FT S 0D 8M 30S W OF NE COR SEC 23, T33N,R2W; TH S 0D 8M 30S W 459.25FT; TH N 89D 54M W 948.49FT TO C/L 66FT RD; TH N 459.25FT ALG C/L; TH S 89D 54M E 949.63FT TO POB. Comments: 9+ wooded acres off Goosebery Dr! Our inspector mistook this for vacant land while visiting this property, that's how private it is! There does appear to be two small cabins on this property from the aerial view. Summer Tax Due: \$224.39	15501 GOOSEBERRY DR WOLVERINE;	\$1,800	
1739	Parcel ID: 251-G01-000-040-00; Legal Description: GOLFVIEW ESTATES SUB, LOT 40. (SEC 21,T33N,R2W) Summer Tax Due: \$28.31	15363 GOLFCREST DR WOLVERINE;	\$350	
1740	Parcel ID: 251-M03-000-032-00; Legal Description: "MONT GABRIEL" SUBDIVISION, LOT 32. (SECS 15&22,T33N,R2W) Comments: Nicely Wooded Vacant Lot Summer Tax Due: \$17.76	15269 WURM RD WOLVERINE;	\$750	
1741	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 251-M03-000-100-00; Legal Description: "MONT GABRIEL" SUBDIVISION, LOT 100. (SECS 15&22,T33N,R2W) (2 of 2) Parcel ID: 251-M03-000-101-00; Legal Description: "MONT GABRIEL" SUBDIVISION, LOTS 101 & 102. (SECS 15&22,T33N,R2W) Summer Tax Due: \$48.55	15157 AVENUE DU CHALET WOLVERINE; WOLVERINE;	\$1,700	
1743	Parcel ID: 251-T09-000-075-00; Legal Description: TIMBER LINE ESTATES SUBDIVISION, LOT 75. (SECS 23&26,T33N,R2W) Summer Tax Due: \$17.51	16709 TIMBER LINE DR WOLVERINE;	\$750	
1744	Parcel ID: 251-W13-000-025-00; Legal Description: WILDWOOD HILLS SUBDIVISION, LOTS 25 & 26. (SEC 22, T33N,R2W) Summer Tax Due: \$22.50	15485 WURM RD WOLVERINE;	\$800	
1745	Parcel ID: 251-W23-000-219-00; Legal Description: WILDWOOD VALLEY SUBDIVISION NO 2, LOT 219. (SECS 21&22, T33N,R2W) Comments: Vacant lot fronting on Wildwood Lake off Lakeview Dr. Summer Tax Due: \$228.61	15436 LAKEVIEW DR WOLVERINE;	\$4,200	
1746	Parcel ID: 253-007-100-011-00; Legal Description: COM AT A STK AT THE INT OF THE W 1/8 LI OF SEC 7 WITH N LI OF STURGEON RIVER ROAD, TH N ON SD 1/8 LI 162FT, TH SLY 117FT TO A PT ON SD RD 106FT NELY FROM POB; TH SWLY ALG SD RD TO POB, SEC 7, T33N,R2W Summer Tax Due: \$69.28	13124 S STRAITS HWY WOLVERINE;	\$1,100	

1747	Parcel ID: 140-P13-000-042-01; Legal Description: PEN-O-SHA-LAKE SUB NO 1 LOT 44 & PT OF LOTS 45 & 46 DESC AS: BEG AT SW COR OF LOT 45; TH S 42D E 80FT; TH NELY TO A PTE 47FT NWLY FROM THE NE COR OF LOT 45 ON A BEARING N 42D W FROM NE COR OF LOT 45; TH CONT N 42D W 100.60FT TO NW COR OF LOT 45; TH S 62D 56M W 155.24FT TO POB. (SECS 2&11 T36NR1W) Summer Tax Due: TBA	4964 HIAWATHA DR;	\$650	
1748	Parcel ID: 140-001-100-009-00; Legal Description: BEG NE COR GOVT LOT 7 SEC 1 T36NR1W; TH N 81D 13M 33S W 231.58FT TO ELY R/W SOUTH RIVER RD; TH S 47D 22M 40S E 308.8FT; TH N 0D 32M 30S E 173.79FT TO POB. Summer Tax Due: TBA	SOUTH RIVER RD;	\$450	
1749	Parcel ID: 054-P39-003-001-10; Legal Description: SUPERVISOR J M PENNELL'S FIRST ADDITION TO THE CITY OF CHEBOYGAN LOTS 1 2 11 & 12 BLK 3. (SEC 31 T38NR1W) **AND** A STRIP OFF S OF LOT 42 ORIGINAL PLAT OF CHEBOYGAN 2FT WIDE FRONT & 12FT WIDE REAR. (SEC 32 T38NR1W) Comments: Empty parcel in downtown Cheboygan. Summer Tax Due: TBA	417 N MAIN ST;	\$35,500	

Crawford

Lot #	Lot Information	Address	Min. Bid	Sold For
6900	Parcel ID: 010-12-019-03-140-00; Legal Description: T28N R1W SEC 19 COMM SW/COR OF SW/4 OF NE/4 SEC 19; TH W 92FT; TH NELY TO POB 925FT; TH NWLY 66FT; TH NELY 213.38FT; TH SELY 66FT; TH SWLY TO POB 213.38FT CONT .32 AC ML Comments: No road access to parcel, located behind another parcel. No Road Access; Summer Tax Due: \$27.68	E COUNTY RD 612 GRAYLING MI;	\$550	
6901	Parcel ID: 010-12-019-13-160-00; Legal Description: COMM NE/COR OF NE/4 OF SE/4 SEC 19 TH S TO POB 475' TH S 60' TH W 218' TH N 60' TH E 218' TO POB CONT .30 AC ML Comments: Lightly wooded parcel Summer Tax Due: \$11.75	LOVELLS RD / DUBY DR GRAYLING MI;	\$450	
6902	Parcel ID: 010-14-151-00-033-00; Legal Description: LOT 33 CREEKVIEW #2 Comments: Level terrain. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. Association Fees; Summer Tax Due: \$22.63	WYNNEWOOD RD GRAYLING MI;	\$500	
6903	Parcel ID: 010-14-151-00-043-00; Legal Description: LOT 43 CREEKVIEW #2 Comments: Semi wooded gently sloping parcel. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. Association Fees; Summer Tax Due: \$22.63	WYNNEWOOD RD GRAYLING MI;	\$500	
6904	Parcel ID: 010-14-151-00-093-00; Legal Description: LOT 93 CREEKVIEW #2 Comments: Semi wooded parcel with grade higher than road. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. Association Fees; Summer Tax Due: \$22.63	LOVELLS RD GRAYLING MI;	\$500	
6905	Parcel ID: 010-14-401-00-291-00; Legal Description: LOT 291 NORTHERN HTS. #2 Comments: Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. Association Fees; Summer Tax Due: \$22.63	TIMBERLANE TRL GRAYLING MI;	\$500	

6906	Parcel ID: 010-14-401-00-327-00; Legal Description: LOT 327 NORTHERN HTS. #2 Comments: Wooded parcel with downed trees. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Association Dues are \$185.00 a year. Association Fees; Summer Tax Due: \$22.63	TIMBERLANE TRL GRAYLING MI;	\$500	
6907	Parcel ID: 010-14-401-00-361-00; Legal Description: LOT 361 NORTHERN HTS. #2 Comments: semi wooded parcel. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. Association Fees; Summer Tax Due: \$22.63	10875 E NORTH DOWN RIVER RD RD GRAYLING MI;	\$500	
6908	Parcel ID: 010-14-800-000-019-00; Legal Description: LOT 19 WARBLER'S HIDEAWAY Comments: Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. Association Fees; Summer Tax Due: \$15.13	SOUTH BIG CREEK RD GRAYLING MI;	\$550	
6909	Parcel ID: 010-14-800-00-034-00; Legal Description: LOT 34 WARBLER'S HIDEAWAY Comments: Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. Association Fees; Summer Tax Due: \$15.20	SOUTH BIG CREEK RD GRAYLING MI;	\$500	
6910	Parcel ID: 010-14-800-00-165-00; Legal Description: LOT 165 WARBLER'S HIDEAWAY Comments: Vacant parcel with downed trees and new growth. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. Association Fees; Summer Tax Due: \$10.70	BERGHOF DR GRAYLING MI;	\$450	

6911	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 010-14-800-00-187-00; Legal Description: LOT 187 WARBLER'S HIDEAWAY Comments: Vacant lots 187 & 188 Warblers Hideaway. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. Association Fees;</p> <p>(2 of 2) Parcel ID: 010-14-800-00-188-00; Legal Description: LOT 188 WARBLER'S HIDEAWAY Summer Tax Due: \$33.28</p>	MORLEY RD GRAYLING MI; MORLEY RD GRAYLING MI;	\$950	
6913	<p>Parcel ID: 010-14-801-00-243-00; Legal Description: LOTS 243 & 244 WARBLER'S #2 Comments: Semi wooded parcel between two homes. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. Association Fees; Summer Tax Due: \$45.29</p>	ALPINE DR GRAYLING MI;	\$650	
6914	<p>This lot is a "bundle" comprised of 5 parcels</p> <p>(1 of 5) Parcel ID: 020-075-000-002-00; Legal Description: LOT #2 TWIN PEAKS SUB #1 Comments: Vacant lots 2-6 Twin Peaks Subdivison. Grade is higher than road, nicely wooded. Bundle;</p> <p>(2 of 5) Parcel ID: 020-075-000-003-00; Legal Description: TWIN PEAKS #1: LOT #3</p> <p>(3 of 5) Parcel ID: 020-075-000-004-00; Legal Description: TWIN PEAKES #1: LOT #4</p> <p>(4 of 5) Parcel ID: 020-075-000-005-00; Legal Description: TWIN PEAKES #1: LOT #5</p> <p>(5 of 5) Parcel ID: 020-075-000-006-00; Legal Description: TWIN PEAKES #1: LOT #6 Summer Tax Due: \$214.00</p>	WAYLAND DR; WAYLAND DR; WAYLAND DR; WAYLAND DR;	\$3,300	
6919	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 020-075-000-021-00; Legal Description: TWIN PEAKES #1: LOT #21 Comments: Lots 21&22, Wooded parcel, terrian about road, slightly uneven.</p> <p>(2 of 2) Parcel ID: 020-075-000-022-00; Legal Description: TWIN PEAKES #1: LOT #22 Summer Tax Due: \$73.92</p>	WAYLAND DR; WAYLAND DR;	\$1,200	
6921	<p>Parcel ID: 020-075-000-027-00; Legal Description: TWIN PEAKES #1: LOT #27 Summer Tax Due: \$38.92</p>	WAYLAND DR / N DONNYBROOK;	\$600	

6922	Parcel ID: 020-075-000-088-00; Legal Description: TWIN PEAKES # 1: LOT # 88 Summer Tax Due: \$42.80	NORTH DONNYBROOK;	\$500	
6923	Parcel ID: 020-075-000-146-00; Legal Description: LOT NO. 146 TWIN PEAKES #1. Seasonal Road; Summer Tax Due: \$35.00	MAPLE FOREST DRIVE;	\$600	
6924	Parcel ID: 020-100-000-252-02; Legal Description: T28N R3W SEC 18 UPPNORTHE #3 LOT 252 Comments: Wooded parcel, terrain lower than road. Summer Tax Due: \$46.70	LINDEWOOD LN;	\$600	
6925	Parcel ID: 020-100-000-321-00; Legal Description: LOT 321 UPPNORTHE NO. 3. Comments: Nicely wooded parcel, uneven terrain gradual slope Summer Tax Due: \$49.80	FOXCROFT;	\$600	
6926	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 032-101-000-002-00; Legal Description: LOT 2 OF UPP NORTHE SUB #1 Comments: Front half of parcel lower than road, once used for a camp sight. (2 of 2) Parcel ID: 032-101-000-003-00; Legal Description: LOT 3 OF UPP NORTHE SUB #1 Summer Tax Due: \$59.57	N UPPNORTHE DR; 6652 UPPNORTHE DR FREDERIC MI;	\$1,300	
6928	Parcel ID: 032-101-000-072-00; Legal Description: LOT 72 OF UPP NORTHE SUB #1 Summer Tax Due: \$52.81	BIRCH LN;	\$750	
6929	Parcel ID: 032-102-000-125-00; Legal Description: LOT 125 OF UPP NORTH SUB #2 Summer Tax Due: \$33.51	TWIN PEAKS RD;	\$600	
6930	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 032-102-000-139-00; Legal Description: LOT 139 OF UPP NORTHE SUB #2. Comments: Nicely wooded hillside parcels. Seasonal Road; (2 of 2) Parcel ID: 032-102-000-140-00; Legal Description: LOT 140 OF UPP NORTHE SUB #2. Summer Tax Due: \$85.69	BEECHWOOD LN; BEECHWOOD LN;	\$1,300	
6932	Parcel ID: 032-102-000-224-00; Legal Description: LOT 224 OF UPPNORTHE SUB #2. Summer Tax Due: \$26.06	BRADFORD DR / MAPLE FOREST DR;	\$650	
6933	Parcel ID: 032-119-000-154-00; Legal Description: LOT NO. 154 TWIN PEAKES #1. Comments: Nicely wooded slight uneven ground. Seasonal Road; Summer Tax Due: \$29.79	MAPLE FOREST DR;	\$650	
6934	Parcel ID: 040-41-006-16-020-00; Legal Description: COMM. AT A POINT WHERE EAST LINE OF GRAYLING CEMETARY INTERSECTS SOUTH LINETH N 208 FT. TH E 310 FT TO POB TH E 150 FT S 208 FT. W 150 FEET AND NORTH 208 FEET TO POB. OF SEC 6 T26N R3W Comments: BUILDING REMOVED, Vacant lot north of Grayling. Summer Tax Due: \$69.11	1101 W NORTH DOWN RIVER RD GRAYLING MI;	\$2,000	

6935	Parcel ID: 040-43-033-15-020-03; Legal Description: COMM AT THE S1/4 COR OF SEC 33 T27N R2W TH EAST 60 FT FOR A POB TH NORTH 425FT TH EAST 270 FT TH SOUTH 425 FT TH WEST 270 FT TO POB. CONT 2.63 ACRES Comments: CEMENT PAD, Main highway just east of Grayling. Mobile Home Pad; Summer Tax Due: \$410.02	2489 E NORTH DOWN RIVER RD GRAYLING MI;	\$2,500	
6936	Parcel ID: 040-45-200-03-002-00; Legal Description: W 60 FT OF LOT 2 BLK 3 BRINK S PARK SEC 8 T26N R3W Comments: This property will be cleaned up and the mobile demolished just before or at time of sale. This parcel will be sold as an empty lot. Summer Tax Due: \$257.17	506 DATE ST GRAYLING MI;	\$1,900	
6937	Parcel ID: 050-020-013-035-00; Legal Description: PART OF SE 1/4 OF SEC 20 T25N R3W TH N 2 AC M/L N OF I-75 NE/4 OF NW/4 SE/4 Comments: No road access to this parcel, which abuts I-75 ... it is roughly 2 acres in size, subject to the right-of-way of the freeway. No Road Access; Summer Tax Due: \$40.98	(Adjacent to) I-75;	\$600	
6938	Parcel ID: 051-002-013-020-08; Legal Description: COMM AT THE EAST 1/4 CORNER OF SECTION 2 T25N R4W BEAVER CREEK TH S 0 DEG 50MIN 00SEC W 1315.97 FT ALONG THE E LINE OF SAID SEC 2 AND THE CENTER LINE OF KING ROAD; TH S 89DEG 30MIN 33 SEC W 915.50 FT ALONG THE 1/8 LINE OF SAID SECTION 2 TO THE POB; TH CONT S 89DEG 30MIN 33 SEC W 374.57 FT; TH N00 DEG 50 MIN 00 SEC E 691.81 FT TH N 89 DEG 37 MIN 54 SEC E 374.66 FT; TH S 00 DEG 49 MIN 56 SEC W 691.00 FT TO THE POB BEING A PART OF THE N 1/2 OF THE SE 1/4. 4.2 ACRES Comments: HOUSE AND GARAGE. Newer mobile home in the woods, with nice pole barn and other small out buildings. House will need a little work on the inside, fixing wallboard. And some other minor repairs. Mobile Home; Summer Tax Due: \$1,398.43	7197 EQUESTRIAN TRAIL GRAYLING MI;	\$3,700	
6939	Parcel ID: 052-500-000-033-00; Legal Description: LOT 33 AND N 1/2 OF LOT 32 OF HOLIDAY HEIGHTS SUB. Comments: Close to Hlggins Lake and I-75 Summer Tax Due: \$149.09	BARIC DRIVE ROSCOMMON MI;	\$1,200	
6940	Parcel ID: 052-600-000-013-00; Legal Description: LOT 13 ROY-L ESTATES Comments: Wooded level parcel suited for development. Summer Tax Due: \$102.17	W LOVES DRIVE ROSCOMMON MI;	\$600	
6941	Parcel ID: 061-020-010-040-00; Legal Description: PARCEL B: THE E 335 FT OF THE W 670 FT OF THE N 1/2 OF THE SW 1/4 SEC 20 T25N R1W. 10.02 ACRES. EASEMENT FOR ELECTRIC FACILITIES L724 P149. Comments: 10+ Acres, appears to have burned at one time, lots of new growth. Easement for electrical facilities. Easement Or Access Across; Summer Tax Due: \$85.98	HICKEY CREEK RD ROSCOMMON MI;	\$1,900	
6942	Parcel ID: 064-161-000-040-00; Legal Description: LOT 40 BER-MAR WOODS NO. 2. Comments: MOBILE TO BE REMOVED Mobile Home Pad; Summer Tax Due: \$81.10	112 DEWBERRY LANE ROSCOMMON MI;	\$1,600	
6943	Parcel ID: 064-400-000-155-00; Legal Description: LOT 155 INDIAN GLENS OF THE AU SABLE UNIT NUMBER TWO. Comments: Semi wooded parcel. Summer Tax Due: \$19.79	TANGLEWOOD DR ROSCOMMON MI;	\$600	

6944	Parcel ID: 064-400-000-631-00; Legal Description: LOT 631 INDIAN GLENS OF THE AU SABLE NO. 6. Comments: Wooded parcel, slightly uneven. Summer Tax Due: \$33.40	E CAL MURRAY TRL;	\$900	
6945	Parcel ID: 064-400-000-750-00; Legal Description: LOT 750 INDIAN GLENS OF THE AU SABLE NO. 6. Summer Tax Due: \$9.89	WAGNER LN ROSCOMMON MI;	\$550	

Oscoda

Lot #	Lot Information	Address	Min. Bid	Sold For
5600	Parcel ID: 001-301-004-00; Legal Description: T26N R2E SEC 01- W 10 RDS OF E 42 RDS OF N 16 RDS OF NE 1/4 OF NE 1/4. 1 A. Comments: 1930ish Cape cod. Has 2 car detached garage and a ton of personal property inside and out . Walking distance to downtown Mio. Not in bad condition overall Personal Property; Summer Tax Due: \$552.54	53 CHERRY CREEK ROAD MIO;	\$2,000	
5601	Parcel ID: 001-301-050-00; Legal Description: T26N R2E SEC 01 - E 4 RDS OF W 36 RDS OF S 1/4 OF SW 1/4 OF NE 1/4. 0.50 A. Comments: Old Vertical log cabin that we could not go inside because roof issues. Appears to also have foundation issues. Nicely wooded lot. Old single wide in rear is waiting for the scrap yard Foundation Issues; Roof Issues; Mobile Home; Dangerous Building; Summer Tax Due: \$451.80	198 POPPS ROAD MIO;	\$2,300	
5602	Parcel ID: 001-316-008-10; Legal Description: T26N R2E SEC 16 - SW 1/4 OF NW 1/4 EXC N 100', EXC E 270' OF S 1224.93', EXC W 876.4' OF E 1146.4' OF S 1158.93', EXC S 650' OF N 750' OF W 100'. 4.45 A. MOL Comments: Needs attention to roof issues asap. Has newer windows and siding . Newer well and 2 car garage. Nice pond at rear of property Roof Issues; Personal Property; Summer Tax Due: \$1,100.04	1970 RYNO ROAD LUZERNE;	\$5,600	
5603	Parcel ID: 001-318-014-00; Legal Description: T26N R2E SEC 18 - S 12 RDS OF W 220' OF E 1/2 OF SW 1/4 OF SE 1/4 OF NE 1/4. 1 A. Comments: Large Biltmore ranch with detached garage. Garage is a man cave or workshop waiting to happen with its's own fuse ceiling furnace . House has soon to be roof issues but is solid. 1 acre parcel Sanitation Issues And Garbage; Personal Property; Summer Tax Due: \$292.93	2596 GORTON ROAD LUZERNE;	\$1,800	
5604	Parcel ID: 001-490-007-55; Legal Description: T26N R2E SEC 02 - LOST CREEK CLUB LOTS 18, 19, & 20 BLK 7. Comments: Cement block construction with new metal roof. 3 LOTS close to lakes Fireplace and new electrical service Incomplete Construction; Summer Tax Due: \$305.14	661 AHDEEKS TRAIL MIO;	\$2,200	
5605	Parcel ID: 001-490-007-60; Legal Description: T26N R2E SEC 02 - LOST CREEK CLUB LOT 21 BLK 7. Comments: Might make a good weekend camping lot Summer Tax Due: \$21.88	670 AHDEEKS TRAIL MIO;	\$500	
5606	Parcel ID: 001-545-002-12; Legal Description: T26N R2E SEC 13 - DEYARMONDS FIRST ADD TO MIO LOT 5 OF BLOCK 2 Comments: Might be time to start over. Older single wide filled with trash and personal property Personal Property; Sanitation Issues And Garbage; Mobile Home; Summer Tax Due: \$117.85	416 VINE STREET MIO;	\$2,500	
5607	Parcel ID: 001-552-004-00; Legal Description: T26N R2E SEC 13 - SUPERVISORS SECOND ADD TO MIO E 100' OF W 171' OF LOT 4 & W 100' OF E 140' OF N 40' OF LOT 5. Comments: Level lot that used to have structure Summer Tax Due: \$62.96	603 10TH STREET MIO;	\$1,100	
5608	Parcel ID: 003-014-075-50; Legal Description: T27N R3E SEC 14 - LD BEG 445.5' N & 165' E OF SW COR OF SW 1/4 OF SW 1/4, TH N 64', E 3', N 68' E 207' M/L, S 17', W 56'M/L,S 115',W 151 TO POB. .47A M/L Comments: Right behind the Habitat for Humanity in Downtown . When you get past the trash the structure seems to be solid. Front entry addition and newer roof and some windows Mobile Home; Summer Tax Due: \$89.92	2024 STUTESMAN FAIRVIEW;	\$1,100	

5609	Parcel ID: 003-250-109-00; Legal Description: T27N R3E SEC 18 - SMITH LAKE HEIGHTS LOT 109. Association Fees; Terrain Challenged; Summer Tax Due: \$11.98	BUNNY DRIVE MIO;	\$550	
5610	Parcel ID: 004-113-018-00; Legal Description: T28N R2E SEC 13 - E 109' OF W 297' OF S 160 OF SE 1/4 SE 1/4. .40 A. Comments: Clean for a day and spend that same night in your new get away place. Oh i forgot, bring your Quad to ride the trails Mobile Home; Summer Tax Due: \$70.04	102 OAK LAKE ROAD MIO;	\$1,300	
5612	Parcel ID: 005-700-070-00; Legal Description: T28N R1E SEC 12 - WOODLAND MANOR LOT 70. Comments: apx. 30' travel trailer with stick built addition. Newer well, steel roof and windows. Store your toys in the carport or shed. Mobile Home; Summer Tax Due: \$526.39	3412 HAVENWOOD DRIVE LEWISTON;	\$2,900	
5613	Parcel ID: 005-725-022-00; Legal Description: T28N R1E SEC 12 - VALLEYWOOD EST. LOT 22. Comments: Level lot on paved road appears in the past to have had structure Summer Tax Due: \$45.27	3297 PINERIDGE DRIVE LEWISTON;	\$600	
5614	Parcel ID: 005-725-116-00; Legal Description: T28N R1E SEC 12 - VALLEYWOOD EST. LOT 116. Comments: Get past the trash and you might have something to work with . Rural subdivision with neighbors Mobile Home; Personal Property; Summer Tax Due: \$105.67	5429 EDGEWOOD DRIVE LEWISTON;	\$1,000	
5615	Parcel ID: 005-781-043-00; Legal Description: T28N R1E SEC 23 - GARLAND NORTH ESTATES II, LOT 43. Comments: Gated site condo Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$198.20		\$1,400	
5616	Parcel ID: 005-781-045-00; Legal Description: T28N R1E SEC 23 - GARLAND NORTH ESTATES II, LOT 45. Comments: Gated site condo Association Fees; Condo Subdivision "site Condo"; Summer Tax Due: \$194.96		\$1,300	
5617	Parcel ID: 005-792-068-00; Legal Description: T28N R1E SEC 22 - LOT 68 GARLAND WOODLANDS Comments: Undeveloped site condo with no road Unimproved Roads; Condo Subdivision "site Condo"; Association Fees; Summer Tax Due: \$85.61		\$800	
5618	Parcel ID: 006-019-029-00; Legal Description: T25N R3E SEC 19 - S 1/4 OF N 1/2 OF SW 1/4 OF NW 1/4 EXC, A PARC BEG 672.77' N OF W 1/4 COR OF SEC 19, TH N 120', E 438', S 120', W 438' TO POB.- 3.25 A Comments: Level lot with some small trees. Just outside of Rose City. Summer Tax Due: \$90.88	4661 MT TOM ROAD ROSE CITY;	\$650	
5619	Parcel ID: 006-502-007-50; Legal Description: T26N R3E SEC 18- LOT 7 & TH E 60' OF LOT 6 BLK 2 OF BISSLAND & BARNUM 4TH ADD TOVILL OF MIO 1 Comments: Needs attention on roof asap. Large 2 bedroom, 1st floor laundry, fireplace and attached garage on oversized lot Personal Property; Roof Issues; Summer Tax Due: \$797.31	640 11TH STREET MIO;	\$3,200	
5620	This lot is a "bundle" comprised of 24 parcels (1 of 24) Parcel ID: 005-783-093-00; Legal Description: T28N R1E Sec 23 - Garland South Estates Lot 93. Comments: This is a bundle of properties in the Garland Resort family that are left over from previous year auctions. Please be aware that the purchaser is responsible for any and all association dues on these properties. Buyers should research thoroughly to determine the cost of yearly dues prior to bidding. Association Fees;		\$500	

(2 of 24) **Parcel ID:** 005-787-026-00; **Legal Description:** T28N R1E Sec 16 - Lot 26 Garland Woods on the Fountains Golf Course III

(3 of 24) **Parcel ID:** 005-787-031-00; **Legal Description:** T28N R1E Sec 16 - Lot 31 Garland Woods on the Fountains Golf Course III

(4 of 24) **Parcel ID:** 005-787-041-00; **Legal Description:** T28N R1E Sec 16 - Lot 41 Garland Woods on the Fountains Golf Course III

(5 of 24) **Parcel ID:** 005-787-049-00; **Legal Description:** T28N R1E Sec 16 - Lot 49 Garland Woods on the Fountains Golf Course III

(6 of 24) **Parcel ID:** 005-788-034-00; **Legal Description:** T28N R1E Sec 16 - Unit 34 of Garland Woods on the Fountains Golf Course IV

(7 of 24) **Parcel ID:** 005-788-066-00; **Legal Description:** T28N R1E Sec 16 - Unit 66 of Garland Woods on the Fountains Golf Course IV

(8 of 24) **Parcel ID:** 005-788-069-00; **Legal Description:** T28N R1E SEC 16 - UNIT 69 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV.

(9 of 24) **Parcel ID:** 005-788-072-00; **Legal Description:** T28N R1E Sec 16 - Unit 72 of Garland Woods on the Fountains Golf Course IV

(10 of 24) **Parcel ID:** 005-788-117-00; **Legal Description:** T28N R1E Sec 16 - Unit 117 of Garland Woods on the Fountains Golf Course IV

(11 of 24) **Parcel ID:** 005-788-122-00; **Legal Description:** T28N R1E Sec 16 - Unit 122 of Garland Woods on the Fountains Golf Course IV

(12 of 24) **Parcel ID:** 005-788-133-00; **Legal Description:** T28N R1E Sec 16 - Unit 133 of Garland Woods on the Fountains Golf Course IV

(13 of 24) **Parcel ID:** 005-788-176-00; **Legal Description:** T28N R1E Sec 16 - Unit 176 of Garland Woods on the Fountains Golf Course IV

(14 of 24) **Parcel ID:** 005-788-181-00; **Legal Description:** T28N R1E Sec 16 - Unit 181 of Garland Woods on the Fountains Golf Course IV

(15 of 24) **Parcel ID:** 005-792-001-00; **Legal Description:** T28N R1E Sec 22 - Lot 1 Garland Woodlands

(16 of 24) **Parcel ID:** 005-792-007-00; **Legal Description:** T28N R1E Sec 22 - Lot 7 Garland Woodlands

(17 of 24) **Parcel ID:** 005-792-010-00; **Legal Description:** T28N R1E Sec 22 - Lot 10 Garland Woodlands

(18 of 24) **Parcel ID:** 005-792-059-00; **Legal Description:** T28N R1E Sec 22 - Lot 59 Garland Woodlands 2005

(19 of 24) **Parcel ID:** 005-792-107-00; **Legal Description:** T28N R1E Sec 22 - Lot 107 Garland Woodlands

(20 of 24) **Parcel ID:** 005-800-098-00; **Legal Description:** T28N R1E Sec 22 - Lot 98 Garland Summerwood Ridge 2006

(21 of 24) **Parcel ID:** 005-800-100-00; **Legal Description:** T28N R1E Sec 22 - Lot

100 Garland Summerwood Ridge (22 of 24) Parcel ID: 005-800-201-00; Legal Description: T28N R1E Sec 22 - Lot 201 Garland Summerwood Ridge (23 of 24) Parcel ID: 005-800-274-00; Legal Description: T28N R1E Sec 22 - Lot 274 Garland Summerwood Ridge (24 of 24) Parcel ID: 005-800-321-00; Legal Description: T28N R1E Sec 22 - Lot 321 Garland Summerwood Ridge Summer Tax Due: TBA			
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Otsego

Lot #	Lot Information	Address	Min. Bid	Sold For
5700	Parcel ID: 011-200-000-009-00; Legal Description: LOT 9. CHEROMANCHE SHORES. Comments: Vacant Lot in Gaylord Summer Tax Due: \$8.49	GAYLORD;	\$550	
5701	Parcel ID: 011-520-000-709-00; Legal Description: LOT 709. MICHAYWE NO. 3 Comments: Vacant Lot in Michaywe Association Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Summer Tax Due: \$6.76	ALGONQUIN RD GAYLORD;	\$550	
5702	Parcel ID: 011-520-000-756-00; Legal Description: LOT 756. MICHAYWE NO. 3 Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$6.76	GAYLORD;	\$550	
5703	Parcel ID: 011-520-000-852-00; Legal Description: LOT 852. MICHAYWE NO. 3 Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$6.76	ALGONQUIN RD GAYLORD;	\$100	
5704	Parcel ID: 011-520-000-889-00; Legal Description: LOT 889. MICHAYWE NO. 3 Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$6.76	GAYLORD;	\$550	
5705	Parcel ID: 011-520-001-009-00; Legal Description: LOT 1009. MICHAYWE NO. 3 Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$6.76	GAYLORD;	\$550	
5706	Parcel ID: 011-625-000-017-00; Legal Description: LOT 17. OTSEGO LAKE HOMESITES FIRST ANNEX. Comments: Smaller parcel with a handful of mature trees. Summer Tax Due: \$63.69	GAYLORD;	\$850	

5707	Parcel ID: 020-011-000-105-00; Legal Description: BEG N 1DEG 02MIN E 494.11 FT OF W 1/4 COR, THN 1DEG 02MIN E 261 FT, S 88DEG 27MIN E 1648.45FT, S 44DEG 33MIN E 181.75 FT, S 10DEG 33MIN W136.68 FT, N 88DEG 27MIN W 1755.72FT TO POBSEC 11 PARCEL 21 T29N R1W Comments: 9 plus acre parcel that has a main paved road splitting land in half. Half of parcel has water frontage. mostly wooded, uneven terrain. Wetland Indicators; Summer Tax Due: \$176.48	JOHANNESBURG;	\$1,400	
5708	Parcel ID: 023-170-009-003-00; Legal Description: LOT 3 BLK 9 VILLAGE OF JOHANNESBURG Comments: Vacant parcel with old mobile home pad. Mobile Home Pad; Summer Tax Due: \$82.32	2890 BIRCH ST JOHANNESBURG;	\$1,200	
5709	Parcel ID: 023-180-001-134-00; Legal Description: LOTS 134 & 135 & 136 BLK 1 LITTLE BEAR LAKE SUB Comments: wooded parcel with mostly level terrain, old decaying camper towards the back. Summer Tax Due: \$116.48		\$950	
5710	This lot is a "bundle" comprised of 3 parcels (1 of 3) Parcel ID: 023-180-002-213-00; Legal Description: LOT 213 BLK. 2 LITTLE BEAR LAKE SUB Comments: Lots 213, 214 and 215. Partially wooded, on a private road, with older mobile home at 2 outbuildings. Structural Issues; Mobile Home; Mold; Dangerous Building; Bundle; (2 of 3) Parcel ID: 023-180-002-214-00; Legal Description: LOT 214 BLK. 2 LITTLE BEAR LAKE SUB (3 of 3) Parcel ID: 023-180-002-215-00; Legal Description: LOT 215 BLK. 2 LITTLE BEAR LAKE SUB Summer Tax Due: \$124.72	JOHANNESBURG; 6913 CRYSTAL ST JOHANNESBURG; JOHANNESBURG;	\$2,200	
5713	Parcel ID: 023-190-006-044-00; Legal Description: LOT 44 & 45 BLK 6 1ST ADD TO LITTLE BEAR LAKE Comments: Semi wooded parcel on paved road. Summer Tax Due: \$55.74		\$700	
5714	Parcel ID: 023-260-000-051-00; Legal Description: LOT 51 PLAT OF TOMAHAWK TRAILS Summer Tax Due: \$24.52	JOHANNESBURG;	\$600	
5715	Parcel ID: 023-260-000-052-00; Legal Description: LOT 52 PLAT OF TOMAHAWK TRAILS Summer Tax Due: \$15.32	JOHANNESBURG;	\$550	
5716	Parcel ID: 023-260-000-053-00; Legal Description: LOT 53 PLAT OF TOMAHAWK TRAILS Comments: Heavily Wooded Lot in Johannesburg Summer Tax Due: \$24.52	JOHANNESBURG;	\$600	
5717	Parcel ID: 023-260-000-054-00; Legal Description: LOT 54 PLAT OF TOMAHAWK TRAILS Summer Tax Due: \$21.41	JOHANNESBURG;	\$550	
5718	Parcel ID: 023-260-000-059-00; Legal Description: LOT 59 PLAT OF TOMAHAWK TRAILS Summer Tax Due: \$30.65		\$600	
5719	Parcel ID: 023-260-000-081-00; Legal Description: LOT 81 PLAT OF TOMAHAWK TRAILS Summer Tax Due: \$15.32	JOHANNESBURG;	\$550	

5720	Parcel ID: 023-260-000-082-00; Legal Description: LOT 82 PLAT OF TOMAHAWK TRAILS Summer Tax Due: \$24.52	JOHANNESBURG;	\$600	
5721	Parcel ID: 032-150-000-161-00; Legal Description: LOT 161 PLAT OF RANGER LAKE Comments: Wooded parcel on paved road. Summer Tax Due: \$17.72	GAYLORD;	\$600	
5722	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 032-200-000-072-00; Legal Description: LOT 72 PLAT OF WILDWOOD. SEC 24 T30N R2W. Comments: Wooded double lot (#72 and #73) uneven terrain Bundle; (2 of 2) Parcel ID: 032-200-000-073-00; Legal Description: LOT 73 PLAT OF WILDWOOD. SEC 24 T30N R2W. Summer Tax Due: \$64.36	JOHANNESBURG; JOHANNESBURG;	\$1,300	
5724	Parcel ID: 032-200-000-101-00; Legal Description: LOT 101 PLAT OF WILDWOOD. SEC 24 T30N R2W. Comments: wooded parcel that is pretty level. Summer Tax Due: \$27.58	JOHANNESBURG;	\$700	
5725	Parcel ID: 032-200-000-218-00; Legal Description: LOT 218 PLAT OF WILDWOOD. SEC 24 T30N R2W. Comments: Wooded parcel that is gently sloping Summer Tax Due: \$27.58	JOHANNESBURG;	\$650	
5726	Parcel ID: 041-034-300-030-00; Legal Description: S 1/2 OF S 1/2 OF S 1/2 OF N 1/2 OF SW 1/4 W OF CO RD SEC 34 T32N R2W Comments: Wooded parcel that has power and a well to a "camp site". Summer Tax Due: \$124.46	VANDERBILT;	\$950	
5727	Parcel ID: 042-010-200-015-00; Legal Description: BEG 617 FT E OF INT OF N SEC/L & E/L OF CO RD, TH E TO W N & S 1/8/L, S 990 FT, W 570 FT M/L, N 782 FT, E 209 FT, N 208 FT TO POB. SEC. 10 T32N R3W Comments: Total steel construction pole barn. Currently has a tenant that is using the building. Personal Property; Summer Tax Due: \$780.85	183 THUMM LAKE RD E VANDERBILT;	\$600	
5728	Parcel ID: 042-010-200-040-03; Legal Description: BEG 819.85 FT N OF W 1/8 COR, TH S86DEG E 200 FT, TH S 231.96 FT, W TO E/L OF CO RD N TO POB SEC 10 T32N R3W Comments: Parcel on Old 27 near Thumb lake road. Sanitation Issues And Garbage; Foundation Issues; Scheduled For Demo; Dangerous Building; Asbestos; Summer Tax Due: \$170.53	10883 OLD 27 N VANDERBILT;	\$1,600	
5729	Parcel ID: 042-015-200-015-00; Legal Description: COMM AT SE COR OF NW 1/4 OF NW 1/4 TH N 1170 FT, TH W 120 FT, N 150 FT, W 665 FT, S 150 FT, W 205 FT, S 1170 FT, E TO POB. ALL ANGLES 90DEG. SEC 15 T32N R3W Comments: Wooded 28+ Acres! Frontage on Alexander Rd. Indications of wetlands. Wetland Indicators; Summer Tax Due: \$557.69	Alexander Rd. VANDERBILT;	\$3,300	
5730	Parcel ID: 042-015-200-080-00; Legal Description: SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 SEC 15 T32NR3W Comments: Over 78 acres near I-75. Property is adjacent to Lot 5731 in our sale. No Road Access; Summer Tax Due: \$1,693.17	VANDERBILT;	\$9,000	

5731	Parcel ID: 042-015-400-010-00; Legal Description: THAT PART OF NW 1/4 OF SE 1/4 LYING N & W OF I 75 SEC 15 T32N R3W Comments: 15+ Acre Vacant parcel next to I-75 with No road Access. This property is adjacent to Lot 5730 in our sale. No Road Access; Summer Tax Due: \$444.83	VANDERBILT;	\$2,700	
5732	Parcel ID: 043-100-000-030-00; Legal Description: UNIT 30 BLACKBEAR ESTATES SEC 11 T32N-R3W 98 SPLIT FROM 042-011-100-005-03 Comments: Partially wooded vacant lot at the end of a cul-de-sac overlooking the golf course. Summer Tax Due: \$82.94	VANDERBILT;	\$900	
5733	Parcel ID: 060-027-100-005-00; Legal Description: BEG 66 FT S OF INT OF N/L OF NE 1/4 OF NE 1/4 & W/L OF S/H 32, TH S 100 FT, W 200 FT, N 100 FT, E 200 FT TO POB. SEC 27 T31N R4W Comments: Small 3-bedroom single family home just outside of Gaylord. All utilities are intact and the home appears to be in good shape. Full of personal belongings from former owners. This one has potential and would need minimal work to spruce it up and getting ready for move in! Personal Property; Summer Tax Due: \$596.09	5031 EAST MARTIN LAKE DR GAYLORD;	\$5,300	
5734	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 061-100-000-029-00; Legal Description: LOTS 29, 30 & 37 VILLAGE OF ELMIRA SEC 19 T31N R4W Comments: This sale includes TWO PARCELS, one being a small town grocery and package liquor store, and the second an owners residence. The venture is located on busy M-32 in Elmira, just west of Gaylord, headed for US 131. THERE IS AN OPPORTUNITY FOR THE WINNING BIDDER TO ACQUIRE THE BEER & WINE (SDM) and PACKAGE LIQUOR (SDD) LICENSE AT THE TIME OF THE AUCTION, but it is NOT PART OF THE SALE. The store closure and this sale are the result of medical disability of the former owner. This is a generally well maintained property and it is COMPLETELY equipped and ready to open back up. YOU ARE BIDDING ON THE REAL ESTATE ONLY in this auction, but the winning bidder may have the opportunity to also purchase the SDM and SDD licenses, as well as the personal property/equipment contents of the store, subject to the approval of the Michigan Liquor Control Commission and payment of several outstanding liens which encumber the license. These liens amount to roughly \$120,000. In lieu of that option, you could also operate without alcoholic beverage sales, or find licenses elsewhere. The licenses are in escrow, and the former owner retains the right to sell them, which has been delegated to the auction house to manage. Please see the photos for a definitive description of this property. There is walk-in merchandiser/cooler, and a kitchen that has been used to generate sausage, pizza and deli sandwiches for many years including a buffalo chopper (burger grinder) and band saw for processing meat. The house and the store share a common well and septic system. There is onsite parking for roughly a dozen cars in a gravel parking lot to the east of the building. Also included is a small one car garage that could use some help. The roofs here are newer. Store operates off a 100A service. (2 of 2) Parcel ID: 061-100-000-030-00; Legal Description: LOT 31 VILLAGE OF ELMIRA SEC 19 T31N R4W Summer Tax Due: \$2,460.33	8869 M-32 WEST ELMIRA; ELMIRA;	\$24,500	

5736	<p>Parcel ID: 070-016-200-020-10; Legal Description: SPLIT FOR 2003 ROLL, PART OF SE 1/4 OF NW 1/4, PARCEL P-1 SECTION 16 T29N R4W CONT 5.05 ACRES COMM AT S 1/4 CORN OF SEC 16, TH N 00D 19M 40 S W ALG N/S 1/4 LN 3100.67 FT TO POB, TH N 00 D 19M 40S W ALG 1/4 LN 334.39 FT, TH N 89D 49M 34S W 606.24 FT TO PT IN CENTERLINE OF 66 FT EASEMENT D, TH S 16D 30M 15S W ALG CENTERLINE 340.41 FT, TH S 18D 12M 33S W ALG CENTERLINE 9.26 FT, TH S 89D 54M 55E 707.75 FT TO POB SUBJ TO RESERVATIONS, RESTRICTIONS OF RECORD</p> <p>Comments: Wooded acreage parcel that on a hill. Grade is much higher than road</p> <p>Summer Tax Due: \$147.40</p>		\$1,600	
5737	<p>This lot is a "bundle" comprised of 4 parcels</p> <p><i>(1 of 4)</i> Parcel ID: 072-160-000-023-00; Legal Description: LOT 23 HEDLEY L. & DOROTHY M. TURNER SUBD. NO. 1 Comments: Wooded uneven terrain, lower than road grade with a ravine. Lots 23 through 26 Bundle;</p> <p><i>(2 of 4)</i> Parcel ID: 072-160-000-024-00; Legal Description: LOT 24 HEDLEY L & DOROTHY M TURNER SUBD NO 1</p> <p><i>(3 of 4)</i> Parcel ID: 072-160-000-025-00; Legal Description: LOT 25 HEDLEY L. & DOROTHY M. TURNER SUBD NO 1</p> <p><i>(4 of 4)</i> Parcel ID: 072-160-000-026-00; Legal Description: LOT 26 HEDLEY L. & DOROTHY M. TURNER SUBD NO 1</p> <p>Summer Tax Due: \$42.84</p>	GAYLORD; GAYLORD; GAYLORD; GAYLORD;	\$2,200	
5741	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 072-160-000-056-00; Legal Description: LOT 56 HEDLEY L. & DOROTHY M. TURNER SUBD. NO. 1 Comments: Wooded bundle of parcels, lots 56 and 57 terrain looks slightly even Bundle;</p> <p><i>(2 of 2)</i> Parcel ID: 072-160-000-057-00; Legal Description: LOT 57 HEDLEY L. & DOROTHY M. TURNER SUBD. NO. 1</p> <p>Summer Tax Due: \$21.42</p>	GAYLORD; GAYLORD;	\$1,100	
5743	<p>This lot is a "bundle" comprised of 4 parcels</p> <p><i>(1 of 4)</i> Parcel ID: 072-160-000-069-00; Legal Description: LOT 69 HEDLEY L. & DOROTHY M. TURNER SUBD. NO. 1 Comments: Wooded parcel bundle of lots number 69 through 72 Bundle;</p> <p><i>(2 of 4)</i> Parcel ID: 072-160-000-070-00; Legal Description: LOT 70 HEDLEY L. & DOROTHY M. TURNER SUBD. NO. 1</p> <p><i>(3 of 4)</i> Parcel ID: 072-160-000-071-00; Legal Description: LOT 71 HEDLEY L. & DOROTHY M. TURNER SUBD. NO. 1</p> <p><i>(4 of 4)</i> Parcel ID: 072-160-000-072-00; Legal Description: LOT 72 HEDLEY L. & DOROTHY M. TURNER SUBD. NO. 1</p> <p>Summer Tax Due: \$42.84</p>	GAYLORD; GAYLORD; GAYLORD; GAYLORD;	\$2,200	

5747	Parcel ID: 072-180-000-133-00; Legal Description: LOT 133 & 134 INDIAN HILLS Comments: Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$40.73	TACOMA TRL GAYLORD;	\$800	
5748	Parcel ID: 072-180-000-173-00; Legal Description: LOT 173 INDIAN HILLS Comments: Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$20.66	TACOMA TRL GAYLORD;	\$650	
5749	Parcel ID: 072-180-000-174-00; Legal Description: LOT 174 INDIAN HILLS Comments: Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$20.66	TACOMA TRL GAYLORD;	\$650	
5750	Parcel ID: 072-180-000-197-00; Legal Description: INDIAN HILLS LOT 197 UNBUILDABLE LOT Comments: Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$20.66	SHIAWASSEE TRL GAYLORD;	\$650	
5751	Parcel ID: 072-180-000-302-00; Legal Description: LOTS 302 & 303 INDIAN HILLS Comments: Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$26.09	TURKEY FOOT TRL GAYLORD;	\$700	
5752	Parcel ID: 072-270-000-060-00; Legal Description: LOT 60 OKEMOS TRAILS Comments: Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$14.99	OKEMOS TRL GAYLORD;	\$600	
5753	Parcel ID: 072-270-000-083-00; Legal Description: LOTS 83 & 84 OKEMOS TRAILS Comments: Vacant Lot in Lake Arrowhead Assoc. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$29.35	OKEMOS TRL GAYLORD;	\$650	

5754	Parcel ID: 072-280-000-035-00; Legal Description: LOT 35 PENCIL LAKE NORTH Comments: Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. Association Fees; Summer Tax Due: \$22.64	LOUISE DR ELMIRA;	\$650	
5755	Parcel ID: 072-280-000-056-00; Legal Description: LOT 56 PENCIL LAKE NORTH Comments: Vacant Lot in Lakes of the North Association Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements.. Association Fees; Summer Tax Due: \$21.44	LOUISE DR ELMIRA;	\$650	
5756	Parcel ID: 072-280-000-106-00; Legal Description: LOT 106 PENCIL LAKE NORTH Comments: Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. Association Fees; Summer Tax Due: \$22.99	TIMBER TRL ELMIRA;	\$650	
5757	Parcel ID: 072-280-000-107-00; Legal Description: LOT 107 PENCIL LAKE NORTH Comments: Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. Association Fees; Summer Tax Due: \$21.44	TIMBER TRL ELMIRA;	\$650	
5758	Parcel ID: 072-280-000-108-00; Legal Description: LOT 108 PENCIL LAKE NORTH Comments: Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. Association Fees; Summer Tax Due: \$21.44	TIMBER TRL ELMIRA;	\$650	
5759	Parcel ID: 072-280-000-439-00; Legal Description: LOT 439 PENCIL LAKE NORTH Comments: Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. Association Fees; Summer Tax Due: \$21.44	NORTHWOOD DR ELMIRA;	\$650	

5760	Parcel ID: 072-280-000-483-00; Legal Description: LOT 483 PENCIL LAKE NORTH Comments: Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. Association Fees; Summer Tax Due: \$21.44	HIDDEN LAKE TRL ELMIRA;	\$600	
5761	Parcel ID: 072-280-000-494-00; Legal Description: LOT 494 PENCIL LAKE NORTH Comments: Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. Association Fees; Summer Tax Due: \$21.44	HIDDEN LAKE TRL ELMIRA;	\$650	
5762	Parcel ID: 072-280-000-508-00; Legal Description: LOT 508 PENCIL LAKE NORTH Comments: Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. Association Fees; Summer Tax Due: \$21.44	NORTHWOOD DR ELMIRA;	\$600	
5763	Parcel ID: 072-300-000-161-00; Legal Description: LOTS 161 & 162 SOUTHERN TRAILS Comments: Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$26.09	MACATAWA TRL GAYLORD;	\$650	
5764	Parcel ID: 072-300-000-342-00; Legal Description: LOTS 342 & 343 SOUTHERN TRAILS Comments: Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$47.16	AU SABLE TRL GAYLORD;	\$850	
5765	Parcel ID: 072-300-000-346-00; Legal Description: LOTS 346 & 347 SOUTHERN TRAILS Comments: Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$49.30	GAYLORD;	\$850	
5766	Parcel ID: 072-310-000-013-00; Legal Description: LOTS 13 & 14 TURNER & SONS SUB NO. 1 Comments: Wooded parcel, lots 13 and 14 Bundle; Summer Tax Due: \$38.59	PINE GROVE RD GAYLORD;	\$700	
5767	Parcel ID: 072-310-000-074-00; Legal Description: LOTS 74 & 75 TURNER & SONS SUB. NO. 1 Comments: Mostly wooded parcel with ORV trail running through, lots 74 and 75 Bundle; Summer Tax Due: \$38.59	PINE GROVE RD GAYLORD;	\$700	

5768	Parcel ID: 072-320-000-069-00; Legal Description: LOT 69 TUSCOLA TRAILS Comments: Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$4.28	GAYLORD;	\$550	
5769	Parcel ID: 072-320-000-080-00; Legal Description: LOT 80 TUSCOLA TRAILS Comments: Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$12.96	GAYLORD;	\$600	
5770	Parcel ID: 072-320-000-083-00; Legal Description: LOT 83 TUSCOLA TRAILS Comments: Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$14.99	GAYLORD;	\$600	
5771	Parcel ID: 072-320-000-090-00; Legal Description: LOT 90 TUSCOLA TRAILS Comments: Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$12.96	GAYLORD;	\$600	
5772	Parcel ID: 072-320-000-118-00; Legal Description: LOT 118 TUSCOLA TRAILS Comments: Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. Association Fees; Summer Tax Due: \$12.96	GAYLORD;	\$600	
5773	Parcel ID: 091-190-000-027-00; Legal Description: LOT 27 ENCHANTED FOREST SEC 36 T29N R3W Comments: Semi wooded parcel, with grade higher than road, sloping upward. Some down trees. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. http://www.efpoa.com/ Association Fees; Summer Tax Due: \$25.72	FREDERIC;	\$750	
5774	Parcel ID: 091-190-000-197-00; Legal Description: LOT 197 ENCHANTED FOREST SEC 35 T29N R3W Comments: Semi wooded parcel with uneven terrain. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. http://www.efpoa.com/ Association Fees; Summer Tax Due: \$17.81	FREDERIC;	\$600	

5775	Parcel ID: 091-190-000-274-00; Legal Description: LOT 274 ENCHANTED FOREST SEC 36 T29N R3W Comments: Vacant semi wooded lot, uneven terrain. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. http://www.efpoa.com/ Association Fees; Summer Tax Due: \$30.01	FREDERIC;	\$750	
5776	Parcel ID: 091-190-000-306-00; Legal Description: LOT 306 ENCHANTED FOREST SEC 36 T29N R3W Comments: Semi wooded parcel with lots of down trees. Uneven terrain. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. http://www.efpoa.com/ Association Fees; Summer Tax Due: \$23.57	FREDERIC;	\$700	
5777	Parcel ID: 091-200-000-471-00; Legal Description: LOT 471 ENCHANTED FOREST NO 2 SEC 36 T29N R3W Comments: Semi wooded parcel with some down trees. Parcel is at road grade and then slopes downward. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. http://www.efpoa.com/ Association Fees; Summer Tax Due: \$19.29	FREDERIC;	\$650	
5778	Parcel ID: 091-200-000-526-00; Legal Description: LOT 526 ENCHANTED FOREST NO 2 SEC 25 T29N R3W Comments: Semi wooded parcel with mature Pines, grade is slightly lower than road. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. http://www.efpoa.com/ Association Fees; Summer Tax Due: \$19.29	FREDERIC;	\$650	
5779	Parcel ID: 091-210-000-570-00; Legal Description: LOT 570 ENCHANTED FOREST NO 3 SEC 36 T29N R3W Comments: Semi wooded parcel on cul de sac. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. http://www.efpoa.com/ Association Fees; Summer Tax Due: \$21.44	FREDERIC;	\$700	
5780	Parcel ID: 091-210-000-572-00; Legal Description: LOT 572 ENCHANTED FOREST NO 3 SEC 36 T29N R3W Comments: Semi wooded parcel with small swamp area in front and back half of parcel is hillside. on cul de sac. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. http://www.efpoa.com/ Wetland Indicators; Association Fees; Summer Tax Due: \$29.86	FREDERIC;	\$700	

5781	Parcel ID: 091-210-000-648-00; Legal Description: LOT 648 ENCHANTED FOREST NO 3. SEC 36 T29N R3W. Comments: Semi wooded parcel that grade is higher than road. Some down trees.Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. http://www.efpoa.com/ Association Fees; Summer Tax Due: \$19.29	FREDERIC;	\$650	
5782	Parcel ID: 091-310-000-312-00; Legal Description: LOT 312 MICHAYWE NO. 2 SEC 3 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5783	Parcel ID: 091-310-000-320-00; Legal Description: LOT 320 MICHAYWE NO. 2 SEC 3 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5784	Parcel ID: 091-310-000-342-00; Legal Description: LOT 342 MICHAYWE NO. 2 SEC 3 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$550	
5785	Parcel ID: 091-310-000-350-00; Legal Description: LOT 350 MICHAYWE NO. 2 SEC 3 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$600	
5786	Parcel ID: 091-310-000-542-00; Legal Description: LOT 542 MICHAYWE NO. 2 SEC 3 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	

5787	Parcel ID: 091-310-000-577-00; Legal Description: LOT 577 MICHAYWE NO. 2 SEC 3 T29N R3W Comments: Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5788	Parcel ID: 091-310-000-652-00; Legal Description: LOT 652 MICHAYWE NO. 2 SEC 3 T29N R3W Comments: Vacant Lot in Michaywe Assoc. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5789	Parcel ID: 091-320-001-086-00; Legal Description: LOT 1086 MICHAYWE NO. 4 SEC 1 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$600	
5790	Parcel ID: 091-320-001-121-00; Legal Description: LOT 1121 MICHAYWE NO 4. SEC 1 T29N R3W. Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5791	Parcel ID: 091-320-001-125-00; Legal Description: LOT 1125 MICHAYWE #4 SEC 1 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5792	Parcel ID: 091-320-001-126-00; Legal Description: LOT 1126 MICHAYWE NO 4. SEC 1 T29N R3W. Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5793	Parcel ID: 091-320-001-153-00; Legal Description: LOT 1153 MICHAYWE NO. 4 SEC 2 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$19.29	GAYLORD;	\$650	

5794	Parcel ID: 091-320-001-158-00; Legal Description: LOT 1158 MICHAYWE NO. 4 SEC 2 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5795	Parcel ID: 091-340-001-191-00; Legal Description: LOT 1191 MICHAYWE NO. 6 SEC 1 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$350	
5796	Parcel ID: 091-380-001-458-00; Legal Description: LOT 1458 MICHAYWE NO. 12 SEC 3 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$300	
5797	Parcel ID: 091-390-001-553-00; Legal Description: LOT 1553 MICHAYWE NO. 13 SEC 11 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5798	Parcel ID: 091-390-001-701-00; Legal Description: LOT 1701 MICHAYWE NO. 13 SEC 11 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$19.29	GAYLORD;	\$650	
5799	Parcel ID: 091-391-001-780-00; Legal Description: LOT 1780 MICHAYWE NO 14 T29N R3W SEC 11 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$19.29	GAYLORD;	\$650	

5800	Parcel ID: 091-391-001-909-00; Legal Description: LOT 1909 MICHAYWE NO 14. SEC 11 T29N R3W. Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5801	Parcel ID: 091-392-002-012-00; Legal Description: LOT 2012 MICHAYWE NO 15. SEC 2 T29N R3W. Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5802	Parcel ID: 091-392-002-013-00; Legal Description: LOT 2013 MICHAYWE NO 15 T29N R3W SEC 2 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5803	Parcel ID: 091-392-002-014-00; Legal Description: LOT 2014 MICHAYWE NO 15 T29N R3W SEC 2 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5804	Parcel ID: 091-392-002-017-00; Legal Description: LOT 2017 MICHAYWE NO 15 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$25.28	GAYLORD;	\$700	
5805	Parcel ID: 091-392-002-023-00; Legal Description: LOT 2023 MICHAYWE NO 15 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$14.99	GAYLORD;	\$650	

5806	Parcel ID: 091-392-002-024-00; Legal Description: LOT 2024 MICHAYWE NO 15 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$14.99	GAYLORD;	\$650	
5807	Parcel ID: 091-392-002-025-00; Legal Description: LOT 2025 MICHAYWE NO 15 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5808	Parcel ID: 091-392-002-026-00; Legal Description: LOT 2026 MICHAYWE NO 15 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5809	Parcel ID: 091-392-002-027-00; Legal Description: LOT 2027 MICHAYWE NO 15 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5810	Parcel ID: 091-392-002-028-00; Legal Description: LOT 2028 MICHAYWE NO 15 T29N R3W Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$14.99	GAYLORD;	\$650	
5811	Parcel ID: 091-392-002-057-00; Legal Description: LOT 2057 MICHAYWE NO 15. SEC 11 T29N R3W. Comments: Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. Association Fees; Summer Tax Due: \$17.14	GAYLORD;	\$650	
5812	Parcel ID: 091-410-015-007-02; Legal Description: WLY 75FT OF LOTS 8 & 9 OF BLK 15, OTSEGO LAKE VILLAGE T29N R3W Comments: Very small Parcel on Old 27 Summer Tax Due: \$22.23	S OLD 27 GAYLORD;	\$700	

5813	Parcel ID: 102-510-000-003-00; Legal Description: UNIT 3 CLASSIC DRIVE ESTATES CONDO Comments: Perfect lot to build on, close to downtown Gaylord, level parcel, smaller trees. may have association fees. Condo Subdivision "site Condo"; Summer Tax Due: \$469.03	636 S CLASSIC DR GAYLORD;	\$2,400	
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Roscommon

Lot #	Lot Information	Address	Min. Bid	Sold For
6000	Parcel ID: 003-015-016-0025; Legal Description: COM 165FT E OF NW COR OF SE 1/4 OF SE 1/4 SEC 15 FOR POB TH S88DEG45'E 306FT TH S0DEG35'09"E 663.13FT TH N88DEG59'W 471FT TH N0DEG35'09"W 396FT TH S88DEG45'E 165FT TH N0DEG35'09"W 264FT TO POB - PART OF SE 1/4 OF SE 1/4 SEC 15 - T22NR3W. Comments: Older middle school building in Prudenville with multiple class rooms, gym and office. There is some vandilism and water damage. Roof Issues; Vandalism; Asbestos; Summer Tax Due: \$652.40	PEACH TREE AVE PRUDENVILLE;	\$10,500	
6001	Parcel ID: 003-235-011-0000; Legal Description: LOT 11 DEER RUN ESTATES. Comments: OCCUPIED Occupied; Summer Tax Due: \$53.61	105 DEER RUN BLVD PRUDENVILLE;	\$2,000	
6002	Parcel ID: 003-235-106-0000; Legal Description: LOT 106 DEER RUN ESTATES. Comments: Parcel with older mobile home that needs to be removed, just south of Houghton Lake. Dangerous Building; Scheduled For Demo; Summer Tax Due: \$52.60	1930 W EMERY RD PRUDENVILLE;	\$2,000	
6003	Parcel ID: 003-235-121-0000; Legal Description: LOT 121 DEER RUN ESTATES. Comments: Corner parcel that is partially wooded with a hand full of down and dead trees. Summer Tax Due: \$12.45	VACANT;	\$800	
6004	Parcel ID: 003-500-001-0000; Legal Description: LOT 1 LEVEL PARK. Comments: Nice two bedroom ranch home that is close to Houghton Lake. Summer Tax Due: \$188.41	3290 S GLADWIN RD PRUDENVILLE;	\$4,300	
6005	Parcel ID: 004-004-026-0080; Legal Description: COM AT NW COR OF LOT 4 SEC 4 TH E 250 FT TH S 200 FT TH W 250 FT TH N 200 FT TO POB PART OF LOT 4 SEC 4 T24N R3W. 1.15 A. Comments: Newer custom built commercial building. corner of Roscommon RD and E Higgins Lake DR. Great office and garage space. Close to I75 Summer Tax Due: \$2,337.29	3975 W FEDERAL HWY ROSCOMMON;	\$27,500	
6006	Parcel ID: 004-024-004-0020; Legal Description: NE 1/4 OF SE 1/4 OF NE 1/4 SEC 24 T24N R3W. 10 A. Comments: Wooded 10 acre parcel on seasonal road. Seasonal Road; Summer Tax Due: \$227.64	WHEELER ROAD ROSCOMMON;	\$1,800	
6008	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 004-224-216-0000; Legal Description: LOT 216 HIGGINS LAKE HIGHLANDS 4. Comments: Older mobile home with a roof structure built over and with 2 add on. (2 of 2) Parcel ID: 004-224-217-0000; Legal Description: LOT 217 HIGGINS LAKE HIGHLANDS 4. Comments: Older mobile home with a roof structure built over and with 2 add on. Mobile Home; Summer Tax Due: \$217.14	W MARL LAKE ROAD ROSCOMMON; 5122 W MARL LAKE ROAD ROSCOMMON;	\$3,000	

6009	Parcel ID: 005-102-002-0040; Legal Description: COM AT E 1/8 LINE OF SEC 2 TH W ALONG M76 146.1 FT FOR POB TH S 59' W 260 FT TH W AND PARALLEL WITH M76 145 FT TH N 260 FT TO M76 TH E ALONG HWY 145 FT TO POB PART OF NW 1/4 OF NE 1/4 SEC 2 T24N R2W. .86 A. Comments: Parcel contains and older log home or cottage. Fixer upper has potential. a couple small out building. Occupied; Roof Issues; Summer Tax Due: \$17.22	4710 E MICHIGAN HWY ROSCOMMON;	\$1,400	
6010	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 005-520-008-0000; Legal Description: LOT 8 MALONE ANNEX. Comments: Wooded parcel that contain lots number 8 and 9. Mature trees Bundle; (2 of 2) Parcel ID: 005-520-009-0000; Legal Description: LOT 9 MALONE ANNEX. Summer Tax Due: \$32.00	ROSCOMMON; ROSCOMMON;	\$1,700	
6012	Parcel ID: 005-560-015-5000; Legal Description: LOT 15 EXC NE'LY 125 FT THEREOF PLEASANT ACRES. Comments: Semi wooded parcel that contains a small shed that needs to be torn down. Dangerous Building; Summer Tax Due: \$18.20	ROSCOMMON;	\$950	
6013	Parcel ID: 006-013-007-0105; Legal Description: COM AT NE COR GOVT LOT 3 SEC 13 TH S 575 .6 FT FOR POB TH S 89 DEG 50' W 334.4 FT TH S ALG ELY LINE OF CO RD 97 FT M/L TH N 89 DEG 50' E 334.4 FT TH N 97 FT TO POB PART OF GOVT LOT 3 SEC 13 T23N R4W Comments: Parcel that has creek bed running through that goes to Houghton Lake. Swamp Lot; Wetland Indicators; Summer Tax Due: \$34.68	E HOUGHTON LAKE DR HOUGHTON LAKE;	\$1,400	
6014	Parcel ID: 007-428-034-0000; Legal Description: LOT 34 BLK 8 MICH CENTRAL PARK. Comments: Wooded Parcel North of Phoenix Ave Roscommon Summer Tax Due: \$9.35	ROSCOMMON;	\$650	
6015	Parcel ID: 007-615-011-0000; Legal Description: LOT 11 BLK 95 3RD ADD TO MICH CENTRAL PARK. Summer Tax Due: \$4.50	ROSCOMMON;	\$600	
6016	Parcel ID: 007-749-021-0000; Legal Description: LOTS 21 TO 24 INCL BLK 39 SHOPPENEGONS LODGE Comments: wooded corner parcel on corner of Canton St and Bismark Blvd. Summer Tax Due: \$126.31	ROSCOMMON;	\$1,300	
6017	Parcel ID: 008-022-009-0020; Legal Description: LOT 6 SEC 22 T23N R3W. 23.80 A. Comments: 23 acre parcel with no road access. No Road Access; Summer Tax Due: \$115.09	HOUGHTON LAKE;	\$2,300	
6018	Parcel ID: 008-025-013-0040; Legal Description: S 12 RDS OF N 32 RDS OF NE1/4 OF NE1/4 OF SE1/4 SEC 25 T23N R3W 3A Comments: Small old cottage in rough shape. should be torn down, surrounded by trees. Scheduled For Demo; Dangerous Building; Summer Tax Due: \$160.99	1449 N ROSCOMMON RD ROSCOMMON;	\$3,500	
6019	Parcel ID: 008-385-077-0000; Legal Description: LOT 77 HIGGINS-HOUGHTON HIGHLANDS. Comments: older mobile home in decent shape with two add ons. easy fixer upper. Mobile Home; Summer Tax Due: \$65.90	221 MAPLEWOOD DR ROSCOMMON;	\$1,700	
6021	Parcel ID: 010-256-052-0000; Legal Description: LOT 52 HOUGHTON - ST HELEN LAKES DEVELOPMENT. Comments: Vacant wooded parcel. Summer Tax Due: \$26.12	TOWNER RD SAINT HELEN;	\$1,900	

6022	Parcel ID: 010-327-016-0190; Legal Description: COM AT SW COR OF E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 SEC 27 T23N R1W TH E 120 FT TH N 288 FT FOR POB TH W 135 FT TH N 42 FT TH E 15 FT TH N 33 FT TH E 120 FT TH S 75 FT TO POB. Comments: Vacant parcel that used to contain mobile home, still standing are the deck and shed. Summer Tax Due: \$54.63	9891 ARTESIA BEACH RD SAINT HELEN;	\$2,100	
6023	Parcel ID: 010-327-016-0200; Legal Description: COM AT SW COR OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 SEC 27 T23N R1W TH E 120 FT TH N 213 FT FOR POB TH W 135 FT TH N 75 FT TH E 135 FT TH S 75 FT TO POB Comments: Parcel that contains a mobile home and small log cabin. Both are in need of work. Mobile Home; Summer Tax Due: \$81.95	9893 ARTESIA BEACH RD SAINT HELEN;	\$3,000	
6025	Parcel ID: 011-370-062-0000; Legal Description: LOT 62 HILLTOP. Comments: Small parcel with mature trees close to Houghton Lake Summer Tax Due: \$13.25	HAZEL HOUGHTON LAKE;	\$800	
6027	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 011-450-221-0000; Legal Description: LOT 221 LAKEVIEW HEIGHTS. Comments: Nice wooded parcels, lots 221 and 222, with mature trees. corner parcel Bundle; (2 of 2) Parcel ID: 011-450-222-0000; Legal Description: LOT 222 LAKEVIEW HEIGHTS. Summer Tax Due: \$40.64	MARQUETTE HOUGHTON LAKE; MARQUETTE HOUGHTON LAKE;	\$1,700	
6029	Parcel ID: 011-450-231-0000; Legal Description: LOTS 231 & 232 LAKEVIEW HEIGHTS. Comments: Small wooded parcel that grade is higher than road then slopes into a small ravine Summer Tax Due: \$32.37	CHAMPLAIN HOUGHTON LAKE;	\$1,100	
6030	Parcel ID: 011-472-037-0000; Legal Description: LOT 37 MAPLE GROVE #2. Comments: Parcel once had a mobile home now its just the pad. Parcel is clear of tree and debris. Mobile Home Pad; Summer Tax Due: \$9.67	108 STANDARD ST HOUGHTON LAKE;	\$1,400	
6031	Parcel ID: 055-737-005-0000; Legal Description: LOT 5 EXC SWLY 40 FT BLK 37 VILLAGE OF ROSCOMMON Comments: HOME IS OCCUPIED Occupied; Summer Tax Due: \$601.94	209 N SIXTH ST ROSCOMMON;	\$8,300	
6032	Parcel ID: 011-541-446-0000; Legal Description: LOT 446 SOUTH HOUGHTON LAKE FOREST ESTATES. Comments: Nice wooded parcel that is in a well kept area and well kept homes around. Close to Houghton Lake Summer Tax Due: \$20.32	PEPPERELL HOUGHTON LAKE;	\$1,100	
6033	Parcel ID: 007-310-031-0000; Legal Description: LOT 31 HIAWATHA SUBDIVISION Comments: Small 2 bedroom, one bath vertical log cabin not far from the SW corner of Higgins Lake. Has been vacant for a fortnight. Needs a roof. The ancient electrical system (60A) has been dropped from service by the utility company. The primary issue with this one is the slab-on-grade floor and (lack of) sufficient footings. There is a crack running from the kitchen along the west wall of the cabin, and the floor has dropped an inch or two, showing some daylight nder the west wall just to the side of the door on that side. It appears that the cabin was built on a thin (2 or 3 inch) slab-on-grade and may not have any sort of footing to support that weight bearing for the wall. This could be corrected ... or doctored with floor leveler as a cowboy carpenter remedy for now. Summer Tax Due: \$240.25	7982 CHEROKEE DR, ROSCOMMON;	\$3,200	

6034	<p>This lot is a "bundle" comprised of 7 parcels</p> <p><i>(1 of 7) Parcel ID: 003-016-008-0120; Legal Description: COM AT E 1/4 COR SEC 16 T22N R3W TH W 3210 FT FOR POB TH W 300 FT TH N 208 FT TH E 300 FT TH S 208 FT TO POB. 1.43 A. Comments: All of the heavy hitters are right across the street. McDonalds. WalMart. Home Depot. The chains and the regional retailers are all well represented on this stretch of M-55 along the southern shore of Houghton lake at Prudenville. This sale consists of seven adjacent parcels of land and total roughly 48.29 acres if you include road right-of-ways and other easements. USGS topo maps indicate that a substantial part of this property is wetlands indicator, marshland and likely even outright swamp. There exists the opportunity to develop a wetlands mitigation proposal to make the land along the commercial corridor a viable commercial development location. You'll want to engage the expertise of a reputable environmental engineer in making this analysis BEFORE bidding. This is a heavily travelled commercial corridor with great traffic counts. There is municipal water and sewer service here we believe (you will want to verify that) as well as natural gas. Wetland Indicators;</i></p> <p><i>(2 of 7) Parcel ID: 003-016-008-0140; Legal Description: ½COM AT E 1/4 COR SEC 16 T22N R3W TH W 2910 FT FOR POB TH W 300 FT TH N 208 FT TH E 300 FT TH S 208 FT TO POB. 1.43A.</i></p> <p><i>(3 of 7) Parcel ID: 003-016-003-0100; Legal Description: COM AT E 1/4 COR SEC 16 T22N R3W TH W 2610 FT FOR POB TH W 300 FT TH N 208 FT TH E 300 FT TH S 208 FT TO POB. 1.43A</i></p> <p><i>(4 of 7) Parcel ID: 003-016-003-0082; Legal Description: COM AT E 1/4 COR SEC 16 TH W ON E & W 1/4 LINE 2190FT TH N 43FT TO POB TH N 165FT TH W 220FT TH S 208FT TH E 112FT TH N 43FT TH E 108FT TO POB - PART OF SW 1/4 OF NE 1/4 SEC 16 T22NR3W</i></p> <p><i>(5 of 7) Parcel ID: 003-016-008-0060; Legal Description: COM AT E 1/4 COR SEC 16 TH N89DEG47'W ALG 1/4 LINE 3510FT TH N0DEG13'E 353FT FOR POB TH N89DEG47'W 360.55FT TO SELY COR OF LOT 89 OF REC PLAT OF CHIPPEWA VILLAGE # 2 TH N34DEG37'W ALG ELY LINE OF SAID LOT 201.2FT TH S89DEG47'E 475.45 FT TH S0DEG13'W 165.18FT TO POB PART OF NW 1/4 OF SEC 16 T22NR3W 1.59AC</i></p> <p><i>(6 of 7) Parcel ID: 003-016-002-0100; Legal Description: COM AT 1/4 COR BET SEC 15 & 16 TH W 2410 FT TH N 33 FT TO R/W OF M-55 FOR POB TH N 175 FT TH E 220 FT TH N 1320 FT TH W 1320 FT TH S 1320 FT TH E 900 FT TH S 175 FT TH E 200 FT TO POB SEC 16 T22N R3W.</i></p> <p><i>(7 of 7) Parcel ID: 003-222-089-0000; Legal Description: LOT 89 CHIPPEWA VILLAGE #2.</i></p> <p>Summer Tax Due: TBA</p>	<p>W HOUGHTON LK DR HOUGHTON LAKE; W HOUGHTON LK DR HOUGHTON LAKE; W HOUGHTON LK DR HOUGHTON LAKE; W HOUGHTON LK DR HOUGHTON LAKE; CHIPPEWA TR HOUGHTON LAKE; W HOUGHTON LK DR HOUGHTON LAKE; CHIPPEWA TR HOUGHTON LAKE;</p>	\$13,250	
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DEED INFORMATION

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

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

Bidder Information

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

Deed Information

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

Name (or names if married couple): _____			

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

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

Additional Party 1 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

A Single Person A Married Man A Married Woman Taking Title in Her Name Only

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

A Corporation Limited Liability Company A Trust

A Partnership

Additional Party 2 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

A Single Person A Married Man A Married Woman Taking Title in Her Name Only

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

A Corporation Limited Liability Company A Trust

A Partnership

Additional Party 3 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

A Single Person A Married Man A Married Woman Taking Title in Her Name Only

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

A Corporation Limited Liability Company A Trust

A Partnership

Tenancy

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

Check One Box Below:

TENANTS IN COMMON

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

JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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

TENANTS BY THE ENTIRETIES (A married couple)

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

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

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

SCHEDULE OF ENTITY OWNERSHIP

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

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

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

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

Property Transfer Affidavit

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

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

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

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

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

EXEMPTIONS

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

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

CERTIFICATION

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

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

Instructions:

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

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

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

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

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

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

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

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

Penalties:

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

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