

# Public Land Auction

Cheboygan, Emmet, Presque Isle

September 7th, 2022

Cheboygan, Emmet (Dnr), Emmet, and Presque Isle Counties



**Location:**

Online  
[www.tax-sale.info](http://www.tax-sale.info)

**Time:**

Auction: 10:00am to 07:00pm

*Printed information is subject to change up to the auction start time. Please check each lot listing closely for updates.*





**Follow us on Facebook for the latest updates:**  
**[www.facebook.com/taxsaleinfo](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

**-or-**

**ABSENTEE BID**

(For those who have *no* computer access. Please call for assistance)

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

- **Photos** and detailed descriptions of properties (where available)
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Maps links** to satellite images of the area and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list
- **Personalized Auction Feed** with live updates on parcels in which you have placed a bid(s)

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting properties in May and release catalogs county by county as they become available. Please be patient and **check back often** 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.

**CREATE YOUR ACCOUNT TODAY AT**  
**[WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

# Visiting and viewing property BEFORE auction:

The auction list furnished in this salebook contains property that *may* be offered. Please keep checking the catalog on our website as the auction date approaches as some parcels may be removed from the list for a variety of reasons.

**You are NOT AUTHORIZED to enter any buildings**, even if they are unlocked or open to access. Entering a tax auction property to “see it” is considered breaking and entering (a criminal offense). Please limit your review to looking through the windows and other external inspections. We will post exterior and interior photos on the website and provide other commentary whenever possible.

Entering properties (even vacant land) can be dangerous due to unknown conditions of structures and land. **You assume all liability for injuries and other damage** if you choose to visit 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 (including vehicles, furnishings, appliances etc). These items are not sold at our auctions. We are only selling the real estate (land) and whatever is attached to it (buildings and other permanent fixtures).

- **You are not authorized to remove ANY “personal” property, “scrap” metal or fixtures from auction parcels. This is considered theft and will be prosecuted.** We often ask neighbors to watch property for theft and vandalism and report this to local police.
- **Property is sold “as-is” in every respect.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records available to the public.
- **There are no refunds and no sale cancellation at the buyer’s request.**
- **Information offered on the website or in the salebook is deemed reliable but is not guaranteed.** We suggest reviewing the records of the local assessor’s 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 within 5 business days of the sale.** No purchases can be made on a time-payment plan.
- No cash or personal checks will be accepted.
- All payments must be made with a **Credit/Debit Card, Wire Transfer, or by certified (cashier's) check.**
- Your sale is not complete until we've received both your payment and your notarized receipt and buyer's affidavit paperwork. This is also due 5 business days from the date of the sale.
- When mailing in your paperwork (especially with a certified check), please use a trackable service like Priority Mail, FedEx, or UPS to ensure timely, verified delivery.

## Bidding Authorization

- Online and absentee bidding requires a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card before any bids will be accepted. Alternatively, bidders can mail in a \$1,000 certified funds deposit if a credit card is unavailable. A 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 calling us.** You will still need to pre-authorize a \$1000 deposit on a major credit card (or mail in a \$1000 certified check deposit). Contact us at 1-800-259-7470 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).*

# 2022 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see [www.tax-sale.info](http://www.tax-sale.info) for the latest information

\* = Includes a catalog of DNR Surplus Parcels in this county

<b>Monroe, Washtenaw DNR</b> 8/2/2022	<b>Hillsdale, Jackson</b> 8/3/2022	<b>Bay, Gladwin</b> <b>Huron (DNR only), Tuscola</b> 8/4/2022
<b>Arenac*, Iosco*, Ogemaw</b> 8/5/2022	<b>Lapeer*, Macomb (DNR only)</b> <b>Saint Clair*, Sanilac*</b> 8/11/2022	<b>Oakland</b> 8/12/2022
<b>Barry, Kalamazoo</b> <b>Saint Joseph*</b> 8/16/2022	<b>Branch, Calhoun</b> 8/17/2022	<b>Berrien*, Cass, Van Buren*</b> 8/18/2022
<b>Clare, Lake*, Osceola</b> 8/23/2022	<b>Gratiot, Isabella, Mecosta</b> <b>Montcalm</b> 8/24/2022	<b>Clinton, Livingston</b> <b>Shiawassee</b> 8/25/2022
<b>Eastern Upper Peninsula</b> <small>(Alger, Chippewa*, Delta, Luce*, Mackinac (DNR Only), Schoolcraft)</small> 8/26/2022	<b>Western Upper Peninsula</b> <small>(Baraga, Dickinson*, Gogebic*, Houghton*, Iron* Keweenaw, Marquette*, Menominee, Ontonagon*)</small> 8/30/2022	<b>Antrim*, Charlevoix*, Otsego</b> 8/31/2022
<b>Crawford, Kalkaska</b> <b>Missaukee, Roscommon*</b> 9/1/2022	<b>Alcona*, Alpena*</b> <b>Montmorency, Oscoda</b> 9/6/2022	<b>Cheboygan, Emmet*</b> <b>Presque Isle</b> 9/7/2022
<b>Mason*, Muskegon</b> <b>Newaygo (DNR Only)</b> <b>Oceana*</b> 9/8/2022	<b>Benzie, Grand Traverse*</b> <b>Leelanau, Manistee,</b> <b>Wexford</b> 9/9/2022	<b>Allegan, Ionia, Kent, Ottawa</b> 9/13/2022
<b>Saginaw</b> 9/14/2022	<b>Genesee</b> 9/15/2022	<b>Round 1 Re-Offer Auction</b> 9/28/2022

**No Reserve Auction**

10/28/2022

## **Important Information Regarding Rules and Regulations**

**The Rules and Regulations immediately following this page are applicable to the following catalogs listed on this page which are included as part of this auction. These Rules and Regulations are not applicable to sales made on behalf of the Michigan Department of Natural Resources. Specific DNR rules are listed elsewhere in this document where applicable.**

- Cheboygan
- Emmet
- Presque Isle

# Rules and Regulations

## 1. Registration

You must create an online user account at [www.tax-sale.info](http://www.tax-sale.info) in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

## 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 Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/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 THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind 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 regarding any parcel offered for sale.

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 Seller/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

##### Live Bidding Auctions:

First round minimum bid auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

##### i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed for the applicable auction** and the Active Bidding phase then begins.

##### ii. Active Bidding

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction. All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

##### Sealed Bid Auctions:

Second round no-minimum sales, unless otherwise specifically noted, are conducted by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

#### B. Starting Bid Price

The starting bid prices are shown on the online lot description page for each sale unit as well as 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.

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

#### D. Eligible Bidders

Any person who meets the following requirements may register as a bidder:

- The person does not directly or indirectly hold more than a minimal 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 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, 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 and is not acting on behalf of another who has been banned or excluded.

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**

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. 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.

#### **F. Auction Location**

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

#### **G. Bids are Binding**

A bid accepted at public auction through [www.tax-sale.info](http://www.tax-sale.info) is a legal and binding contract to purchase. 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 of 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**

- **The full purchase price must be paid in full WITHIN 5 BUSINESS 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.
- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of \$1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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 have their sale cancelled and will be assessed liquidated damages in the amount of \$1000. Seller may retain any portion of the purchase price which was tendered and not dishonored up to \$1000 to apply toward such liquidated damages assessment. Seller may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 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 for any reason will be banned from bidding at all future land auctions.

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 minimal 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 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/ 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.
- iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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 or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's 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 be banned from participating at all future land auctions and the **buyer will be assessed liquidated damages in the amount of \$1000**. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above. 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

Prior to the issuance of a deed, the FGU has the right, in its sole discretion, to cancel any sale for any of the following reasons: transfer of the property at issue is stayed or enjoined by a court of competent jurisdiction; any of the reasons outlined in MCL 211.78m(9); the property at issue becomes the subject of litigation; a defect is discovered in the underlying foreclosure or sale procedures relating to the property at issue; any other reason authorized under these Rules and Regulations.

#### 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 during the checkout process. 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 buyer 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 prior 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 pays for all purchases in full and 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 <https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments>

**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. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the FGU.

**9. Additional Conditions**

The buyer accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents including the Auctioneer 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. The FGU and Auctioneer make no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

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

#### **B. Mineral Rights**

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

#### **C. Applicability of These Rules and Regulations**

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](http://www.tax-sale.info) ("**Additional Terms**"). If such Additional Terms apply, they will be listed 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. Finally, additional conditions are included on the 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, 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: Additional Terms, Terms of Sale, Rules and Regulations.

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

**NOTE: Please review the terms at the top of each online catalog and the addendum pages in the sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.**

## **Important Information Regarding Rules and Regulations**

**The Rules and Regulations immediately following this page are applicable to the following catalogs which consist of parcels owned by the Michigan Department of Natural Resources and which are offered for sale in this auction as part of DNR's surplus lands disposition process:**

- Emmet (DNR)

# Michigan DNR Land Sales Rules and Regulations

## 1. Registration

You must create an online user account at [www.tax-sale.info](http://www.tax-sale.info) in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

## 2. Properties Offered

### A. Overview

The attached list of parcels has been approved for sale at public auction by the Michigan Department of Natural Resources (the "DNR"). Each parcel is identified by a sale unit number. The DNR reserves the right to pull parcels from the sale at any time prior to the auction.

Unless otherwise noted, the "Seller" is the DNR. The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/DNR.

These properties are subject to any state, county, or local zoning or building ordinances. The DNR does not guarantee the usability or access to any of these lands. The properties are sold based upon their LEGAL DESCRIPTION ONLY (Subdivision name and Lot number, or Metes and Bounds measured description). While effort has been made to ensure that the addresses, parcel sizes, maps, and/or photos are accurate, you are relying on your own investigation and information when purchasing this property. All parcels are sold "as is where is" and there are NO REFUNDS.

### B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The DNR and the Auctioneer make no warranty, guaranty, or representation of any kind 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 regarding any parcel offered for sale.

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 DNR. Some structures may be occupied and occupants should not be disturbed.

### C. Reservations

Pursuant to state statutes, 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 DNR 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 DNR does not reserve mineral rights as described above, the DNR 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

#### Live Bidding Auctions:

DNR auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

#### i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed**

for the applicable auction and the Active Bidding phase then begins.

**ii. Active Bidding**

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction. All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

**Sealed Bid Auctions:**

DNR may, at its discretion, conduct an auction by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

**B. Starting Bid Price**

The starting bid prices are shown on the online lot description page for each sale unit as well as 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 DNR.

**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

**D. Eligible Bidders**

Any person who meets the following requirements may register as a bidder:

- The person does not directly or indirectly hold more than a minimal 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 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, 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 DNR from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

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**

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. 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.

**F. Auction Location**

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the DNR.

**G. Bids are Binding**

A bid accepted at public auction through [www.tax-sale.info](http://www.tax-sale.info) is a legal and binding contract to purchase. The DNR reserves the right to reject any or all bids.

## H. Limitations on Bidding

The DNR 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 DNR 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

- **The full purchase price must be paid in full WITHIN 5 BUSINESS 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.
- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of \$1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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%.***

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 have their sale cancelled and will be assessed liquidated damages in the amount of \$1000. Seller may retain any portion of the purchase price which was tendered and not dishonored up to \$1000 to apply toward such liquidated damages assessment. Seller may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

**Furthermore, the DNR 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 for any reason will be banned from bidding at all future land auctions.

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 minimal 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 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/ 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.
- iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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 DNR **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the DNR is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and the **buyer will be assessed liquidated damages in the amount of \$1000.** Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above. Furthermore, the DNR 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. Cancellation Policy

At its sole discretion, the DNR reserves the right to cancel any sale at any time up until delivery of the deed.

### F. 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 during the checkout process. 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 is possessed by the DNR at the time of sale**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The DNR makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the DNR**. The buyer 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

Parcels sold are subject to property taxes that become due and payable on or after the day of auction, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

## 8. Possession of Property

### A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the DNR exercises its right to cancel the sale. Until the buyer pays for all purchases in full and 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 <https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments>

### 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. Buyers may not commence eviction proceedings until a deed to the applicable occupied property has been issued by the DNR.

## 9. Additional Conditions

The buyer accepts the premises in its present "as is" condition, and releases the DNR and employees and agents including the Auctioneer 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 DNR 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 DNR and deeds will be executed and recorded as required by law. The DNR 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.

## 11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction.** These items 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 DNR, 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. The DNR and Auctioneer make no representations or warranties as to the presence of personal property or as to the legal requirements for dispensing with such property.

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

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# Cheboygan

Lot #	Lot Information	Address	Min. Bid	Sold For
1500	<b>Parcel ID:</b> 030-035-200-001-00; <b>Legal Description:</b> E1/2 OF NE1/4, SEC 35, T38N,R3W. *EXC: STATE HWY ROW. <b>Comments:</b> 60 acres of swamp land along I75. Access off from Hebron Mail Route Rd. Access point is dry and higher grade. Power lines run along most of East boundary line and Mud Creek runs through toward South end. Wetland Indicators; Swamp Lot; <b>Summer Tax Due:</b> \$362.85		\$2200.00	
1501	<b>Parcel ID:</b> 041-B02-100-084-00; <b>Legal Description:</b> BEAUGRAND ESTATES LOTS 84 & 85. <b>Comments:</b> Wooded and Swampy but in walking distance of Lake Huron. Located Beaugrand Estates lots 84 and 85. Close to the city of Cheboygan. Beaugrand Estates POA has yearly Association Fees of \$15.00 Wetland Indicators; <b>Summer Tax Due:</b> \$130.64	14871 BEAUMONT DR CHEBOYGAN;	\$1250.00	
1502	<b>Parcel ID:</b> 051-B03-001-009-00; <b>Legal Description:</b> PLAT OF SUPR FRANK BANCROFT'S SECOND ADDITION TO CITY OF CHEBOYGAN, LOT 7. (SEC 33, T38N,R1W). <b>Comments:</b> Vacant parcel that has grade lower than road and is cover in shrubby brush and younger trees. some standing water. Narrow on road front and back is wider. close to Cheboygan State Park. Wetland Indicators; <b>Summer Tax Due:</b> \$392.59	HARRISON AVE CHEBOYGAN MI;	\$1800.00	
1503	<b>Parcel ID:</b> 051-D01-000-026-00; <b>Legal Description:</b> DUNCAN BAY BOAT CLUB, A CONDOMINIUM, UNIT 26, ACCORDING TO MASTER DEED RECD IN 503/14-65 & AMENDED IN 504/681. (SEC 28, T38N,R1W). <b>Comments:</b> 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 dept. Yearly Association Fees. Association Fees; <b>Summer Tax Due:</b> \$617.00	BOAT CLUB DR CHEBOYGAN MI;	\$3500.00	
1504	<b>Parcel ID:</b> 051-D01-000-029-00; <b>Legal Description:</b> DUNCAN BAY BOAT CLUB, A CONDOMINIUM, UNIT 29, ACCORDING TO MASTER DEED RECD IN 503/14-65 & AMENDED IN 504/681. (SEC 28, T38N,R1W). <b>Comments:</b> 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 dept. Yearly Association Fees. Association Fees; <b>Summer Tax Due:</b> \$617.00	BOAT CLUB DR CHEBOYGAN MI;	\$3500.00	
1505	<b>Parcel ID:</b> 051-D01-000-122-00; <b>Legal Description:</b> DUNCAN BAY BOAT CLUB, A CONDOMINIUM, UNIT 122, ACCORDING TO MASTER DEED RECD IN 503/14-65 & AMENDED IN 504/681. (SEC 28, T38N,R1W). <b>Comments:</b> 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 dept. Yearly Association Fees. Association Fees; <b>Summer Tax Due:</b> \$271.47	902 BOAT CLUB DR CHEBOYGAN;	\$1400.00	
1506	<b>Parcel ID:</b> 051-D01-000-189-00; <b>Legal Description:</b> DUNCAN BAY BOAT CLUB, A CONDOMINIUM, UNIT 189, ACCORDING TO MASTER DEED RECD IN 503/14-65 & AMENDED IN 504/681. (SEC 28, T38N,R1W). Association Fees; <b>Summer Tax Due:</b> \$271.47	902 BOAT CLUB DR CHEBOYGAN;	\$1850.00	
1507	<b>Parcel ID:</b> 052-T54-002-010-00; <b>Legal Description:</b> MAP OF TURNER AND HUMPHREY'S SECOND ADDITION TO THE CITY OF CHEBOYGAN, LOTS 14, 15 & 16, BLK 2. (SEC 32, T38N,R1W). <b>Comments:</b> School house looking home past its prime and unsaveable. Floors are gone through out and would take some serious work. The metal roof is probably what is keeping this one standing. Dangerous Building; <b>Summer Tax Due:</b> \$224.32	412 PIRET ST CHEBOYGAN;	\$2550.00	

1508	<b>Parcel ID:</b> 054-P40-001-010-00; <b>Legal Description:</b> PLAT OF SUPERVISOR J M PENNELL'S SECOND ADDITION TO THE CITY OF CHEBOYGAN, LOTS 16 & 17, BLK 1. (SEC 36, T38N,R2W). <b>Comments:</b> House is past it prime and to the point it would take some serious work to make liveable again. Floors are shot and no foundation. Home is being held up by cinder blocks. Dangerous Building; Foundation Issues; <b>Summer Tax Due:</b> \$1,393.70	1134 RANDOLPH ST CHEBOYGAN;	\$8850.00	
1509	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 104-029-100-009-00; <b>Legal Description:</b> COM SE COR GOVT LOT 1 SEC 29 TH N 2DEG 24MIN E ALG N & S 1/4 LI 642.34 FT TH S 46DEG 45SEC W 422.94 FT TH S 53DEG 45MIN 30SEC E 101.5 FT TH S 34DEG 41MIN E 302.64 FT TH S 32DEG 7MIN 30SEC E 50.92 FT TO POB, PART OF GOVT LOT 1 SEC 29 T37N R1W.  (2 of 2) <b>Parcel ID:</b> 104-029-100-010-00; <b>Legal Description:</b> COM AT S 1/4 COR SEC 29; TH S 85DEG 47MIN 30SEC E 353.07 FT; TH N 06DEG 59MIN W 593.71 FT; TH N 34DEG 41MIN W 931.29 FT; TH N 56DEG 45MIN E 55.55 FT; TH N 34DEG 41MIN W 10.22 FT; TH N 36DEG 42MIN W 90.56 FT; TH N 41DEG 01MIN 30SEC W 99.87 FT TO POB; TH NWLY ALG CURVED R/W LINE CHORD BEARING N 45DEG 29MIN W 99.87 FT; TH N 46DEG 45MIN E 249.76 FT; TH S 53DEG 45MIN 30SEC E 101.50 FT; TH S 46DEG 45MIN W 264.38 FT TO POB, PT OF GOVT LOT 1 SEC 29 T37N R1W. <b>Comments:</b> Swampy wooded irregular shaped parcel. Close to Mullett Lake. Wetland Indicators; <b>Summer Tax Due:</b> \$94.88	;	\$1300.00	
1511	<b>Parcel ID:</b> 105-C11-000-291-00; <b>Legal Description:</b> CORDWOOD POINT NO 1, LOT 291. (SEC 21, T38N,R1E). <b>Comments:</b> Wooded parcel on Tamarack Dr, grade is lower than road. Close to Lake Huron and Cheboygan State Park. Cordwood Point Association is a family friendly community located south of Cheboygan Michigan on beautiful Lake Huron. They offer monthly social activities, parks for lake access with basketball, volleyball and a children's play area. Newly renovated Clubhouse is available to rent for family functions. Yearly association fees. Association Fees; <b>Summer Tax Due:</b> \$38.08	14240 TAMARACK DR CHEBOYGAN;	\$700.00	
1512	<b>Parcel ID:</b> 105-R65-000-001-00; <b>Legal Description:</b> RED PINE ACRES, A SITE CONDOMINIUM, SITE 1, ACCORDING TO MASTER DEED RECD IN 934/825-856. (SEC 15, T37N,R1W). <b>Comments:</b> Grade on parcel is higher than road and wooden with younger pines. <b>Summer Tax Due:</b> \$245.89	;	\$2450.00	
1513	<b>Parcel ID:</b> 105-S61-000-041-00; <b>Legal Description:</b> SPORTSMAN SUBDIVISION, LOT 41. (SEC 26,T38N,R1W). <b>Comments:</b> Wood parcel with grade lower than road, close to Cheboygan State Park. <b>Summer Tax Due:</b> \$95.07	4546 CARDINAL RD CHEBOYGAN;	\$850.00	
1514	<b>Parcel ID:</b> 130-004-300-001-00; <b>Legal Description:</b> COM W 1/4 COR SEC 4; TH S 89D 16M 40S E ALG E & W 1/4 LI 33.04FT TO ELY R/W CO RD; TH S 2D 3M E ALG SD R/W 33.04FT TO POB; TH S 89D 16M 40S E ALG SD R/W LI 641.45FT; TH S 2D 9M 40S E 367FT; TH N 89D 16M 40S W 642FT M/L TO ELY R/W LI OF CO RD; TH N 2D 3M W ALG SD R/W LI 367FT TO POB, PT OF W1/2 OF SW1/4, SEC 4, T36N,R2W. <b>Comments:</b> 5 acres on Birchwood. Mobile homes. one single wide and a double wide. Trailer is half gutted. Looks like they were goin to update to a double wide but never put it together. it has seen better days as the roof is caving in and exterior walls are missing. No saving this dream home! Roof Issues; Personal Property; Mold; Mobile Home Pad; Mobile Home; Incomplete Construction; Dangerous Building; <b>Summer Tax Due:</b> \$341.08	3981 BIRCHWOOD RD CHEBOYGAN;	\$3250.00	
1515	<b>Parcel ID:</b> 130-N11-003-053-00; <b>Legal Description:</b> NEW.PHEL.VAN ADDITION TO TOPINABEE, LOT 53, BLK 3. (SEC 30, T36N,R2W). <b>Comments:</b> Small ~0.06 Vacant Lot <b>Summer Tax Due:</b> \$1.70	;	\$550.00	
1516	<b>Parcel ID:</b> 140-014-100-001-00; <b>Legal Description:</b> NW1/4 OF NW1/4, SEC 14, T36N,R1W. <b>Comments:</b> 40 mostly Wooded acres and some swamp. Has older mobile home in decent shape, needs some TLC. A roof was built over home. Has large pole barn for all your storage needs, just needs cement poured to have a great storage facility! Great hunting or weekend getaway place! Close to Mullett Lake! Wetland Indicators; <b>Summer Tax Due:</b> \$1,082.14	4100 LONG LAKE RD CHEBOYGAN;	\$12800.00	

1518	<b>Parcel ID:</b> 161-I31-013-024-00; <b>Legal Description:</b> MAP OF THE VILLAGE OF INDIAN RIVER, LOTS 23 & 24, BLK 13 *EXC: WLY 2FT OF LOT 23 (SEC 24, T35N,R3W). <b>Comments:</b> Store Front and Pole Barn on River St in downtown Indian River. Right off the main road in town. Great little place to start or bring a new business to Indian River, with the pole barn for storage or inventory. Store building need some updating and TLC but the pole is fairly new in great shape! Mold; <b>Summer Tax Due:</b> \$352.39	6063 RIVER ST INDIAN RIVER;	\$15850.00	
1519	<b>Parcel ID:</b> 220-011-407-061-00; <b>Legal Description:</b> COM SE COR NE1/4 OF SE1/4, SEC 11, T34N,R1W; TH N ALG WLY R/W LI OSMOND RD 330FT FOR POB; TH N 330FT; TH W 1320FT M/L TO N-S 1/8 LI; TH S & PARA TO W R/W LI OF OSMOND RD 330FT; TH E 1320FT M/L TO POB. <b>Comments:</b> Home on Osmun Rd, Afton ~10 acres This house may be occupied, but we did not get a close inspection. There were dogs barking at the time of our visit so please take caution if observing this property. Dnvi; Beware Of Dog; Occupied; <b>Summer Tax Due:</b> \$411.56	7600 OSMUN RD AFTON;	\$4800.00	
1520	<b>Parcel ID:</b> 241-034-100-002-03; <b>Legal Description:</b> COM AT W1/4 COR OF SEC 34, T33N,R3W; TH S 89D 35M 49S E 1324.26FT ALG E-W 1/4 LI TO W 1/8 LI OF SD SEC 34; TH N00D 04M 28S E 847.52FT ALG SD W 1/8 LI TO POB; TH CONT ALG SD W 1/8 LI N 00D 04M 28S E 483.919FT TO S 1/8 LI OF SD SEC 34; TH S 89D 36M 21S E 600.99FT; TH S 14D 58M 26S W 500FT; TH N 89D 36M 20S W 472.43FT TO SD W 1/8 LI & POB. <b>Comments:</b> old Aurora gas and oil site off S. Shire rd. Parcel is open with trees surrounding perimeter. sandy soil. Contain one larger building and one small building, containing gas/oil piping 5 plus acres. <b>Summer Tax Due:</b> \$83.70	VANDERBILT;	\$2250.00	
1521	<b>Parcel ID:</b> 251-G01-000-010-00; <b>Legal Description:</b> GOLFVIEW ESTATES SUB, LOT 10. (SEC 21,T33N,R2W). <b>Comments:</b> Swampy wooded Ravine on Molineaux Rd. Wetland Indicators; <b>Summer Tax Due:</b> \$16.02	15431 MOLINEAUX RD WOLVERINE;	\$700.00	
1522	<b>Parcel ID:</b> 251-G01-000-062-00; <b>Legal Description:</b> GOLFVIEW ESTATES SUB, LOT 62. (SEC 21,T33N,R2W). <b>Comments:</b> Vacant Lot ~0.56 acres in Wolverine in Golf View Estates Lot 62. <b>Summer Tax Due:</b> \$19.73	15347 PAR FOUR CT WOLVERINE;	\$750.00	
1523	<b>Parcel ID:</b> 251-M03-000-003-00; <b>Legal Description:</b> "MONT GABRIEL" SUBDIVISION, LOTS 3 & 4. (SECS 15&22,T33N,R2W). Wetland Indicators; <b>Summer Tax Due:</b> \$20.43	15073 PROMENADE DES SKIEURS WOLVERINE;	\$800.00	
1524	<b>This lot is a "bundle" comprised of 3 parcels</b>  (1 of 3) <b>Parcel ID:</b> 251-M03-000-036-00; <b>Legal Description:</b> "MONT GABRIEL" SUBDIVISION, LOT 36. (SECS 15&22,T33N,R2W). <b>Comments:</b> 3 parcels consisting of 4 platted lots, 36, 37, 38, and 39. nicely wooded lots. grade is higher than road and close to some small lakes  (2 of 3) <b>Parcel ID:</b> 251-M03-000-037-00; <b>Legal Description:</b> "MONT GABRIEL" SUBDIVISION, LOT 37. (SECS 15&22,T33N,R2W).  (3 of 3) <b>Parcel ID:</b> 251-M03-000-038-00; <b>Legal Description:</b> "MONT GABRIEL" SUBDIVISION, LOTS 38 & 39. (SECS 15&22,T33N,R2W). <b>Summer Tax Due:</b> \$41.23	2261 CHEMIN DE LA MONTAGNE WOLVERINE;  2247 CHEMIN DE LA MONTAGNE WOLVERINE;  2235 CHEMIN DE LA MONTAGNE WOLVERINE;	\$2250.00	
1527	<b>Parcel ID:</b> 251-T09-000-019-00; <b>Legal Description:</b> TIMBER LINE ESTATES SUBDIVISION, LOT 19. (SECS 23&26, T33N,R2W). <b>Comments:</b> Semi wooded parcel with grade slightly lower than road, some down trees. <b>Summer Tax Due:</b> \$10.60	16286 TIMBER LINE DR WOLVERINE;	\$650.00	
1528	<b>Parcel ID:</b> 253-R09-005-011-00; <b>Legal Description:</b> RICHARDS & HOLCOMB'S FIRST ADDITION TO VILLAGE OF WOLVERINE, LOTS 11 & 12, BLK E. (SEC 6, T33N,R2W). <b>Comments:</b> Wooden hillside parcel just outside of Wolverine. Close to Sturgeon River Campground. <b>Summer Tax Due:</b> \$28.48	;	\$700.00	

# Emmet

Lot #	Lot Information	Address	Min. Bid	Sold For
2103	<b>Parcel ID:</b> 03-06-14-451-009; <b>Legal Description:</b> SUP FRANK SCHMALZRIED'S PLAT OF PACHY'S RESORT, LOT 9, ALSO COM 479.1 FT N OF SE COR OF GOVT LOT 1, TH N-54-28-W 245.75 FT, N-66- 58-W 210.87 FT, TH S-17-43-W 66.29 FT, N-66-58-W 67.45 FT TO POB, TH CONT N-66-58-W 46.8 FT, N-38-39-30-W 24.56 FT, S-17-40-W 162.42 FT, TH S-72-25-30-E 67.03 FT, N-17-40-E 144.3 FT TO POB, PT GOVT LOT 1. (LATTER PT OF DESC FOR SEPTIC PURPOSES ONLY) SECTION 14, T38N, R4W. <b>Comments:</b> Wooded Lake front parcel on Julia Pachy Ln. on the West side of Carp Lake. Road cuts through land. Parcel is at road grade but has some low spots with standing water. Wetland Indicators; <b>Summer Tax Due:</b> \$905.03	9210 PACHY RD CARP LAKE;	\$4800.00	
2104	<b>Parcel ID:</b> 07-17-22-115-146; <b>Legal Description:</b> COURTYARDS AT EAGLE BEACH CONDO, PLAN #206, UNIT 46. SECTION 22, T35N, R4W. <b>Comments:</b> Plan #206 Unit 46 In Courtyards at Eagle Beach Condo on Lora Bette Dr. Parcel is at road grade terrain is uneven. Only a handful of trees. Looks to be a buildable lot or weekend get away with the camper. May have association fees. Always check w/local unit assessor/zoning to verify your plan prior to bidding. Association Fees; <b>Summer Tax Due:</b> \$40.11	6790 LORA BETTE DR ALANSON;	\$900.00	
2105	<b>Parcel ID:</b> 07-17-22-201-157; <b>Legal Description:</b> COM AT N 1/4 COR OF SECTION 22, TH S00°02'44"W ALG N/S 1/4 LN 238.18 FT, TH S89°07'26"E 311.63 FT, TH S89°07'26"E 101.55 FT, TH 88.13 FT ALG CURVE R, RAD 567 FT, TH CONT 155.95 FT ALG CURVE R, RAD 567 FT, TH S64°27'34"E 8.44 FT TO POB, TH S64°27'34"E 150.98 FT, TH S26°31'20" W 312.78 FT, TH N67°21'38"W 138.28 FT, TH N24°11'36"E 319.82 FT TO POB. SUBJ TO 15 FT SET BACK/FAIRWAY MAINT EASE ALG EXISTING DRAIN, TO BE KNOW AS PROPOSED UNIT 57, THE COURTYARDS AT EAGLE BEACH CONDOMINIUM, PHASE III. INC & SUBJ TO EASES & RESTRICTIONS OF RECORD. SAID DESC IS DEPICTED AS PARCEL 57 ON AN OVER DEVELOPMENT COMPILATION SURVEY PLAN "PREPARED BY BOSS ENGINEERING & SURVEYING DATED AUGUST 5, 2003". 1.05 AC M/L. SECTION 22, T35N, R 4W. <b>Comments:</b> Vacant Lot ~1.05 Acres <b>Summer Tax Due:</b> \$98.85	;	\$1100.00	
2106	<b>Parcel ID:</b> 07-17-22-201-158; <b>Legal Description:</b> COM AT N 1/4 COR OF SECTION 22, S00°02'44"W ALG N/S 1/4 LN 238.18 FT, TH S89°07'26"E 311.63 FT, TH S89°07'26"E 101.55 FT, TH 88.13 FT ALG ARC OF CURVE R, RAD 567 FT, TH CONT 155.95 FT ALG CURVE R, RAD 567 FT, TH S64°27'34"E 8.44 FT, TH S64°27'34"E 150.98 FT TO POB, TH S64°27'34"E 150.00 FT, TH S26°34'45"W 305.19 FT, TH N67°21'38"W 150.02 FT, TH N26°31'20"E 312.78 FT TO POB. SUBJ TO 15 FT SET BACK/FAIRWAY MAINT EASE ALG EXISTING DRAIN, TO BE KNOWN AS PROPOSED UNIT 58, THE COURTYARDS AT EAGLE BEACH CONDOMINIUM, PHASE III . INC & SUBJ TO EASES & RESTRICTIONS OF RECORD. SAID DESC IS DEPICTED AS PARCEL 58 ON AN OVER DEVELOPMENT COMPILATION SURVEY PLAN "PREPARED BY BOSS ENGINEERING & SURVEYING DATED AUGUST 5, 2003." 1.06 AC M/L. SECTION 22, T35N, R 4W. <b>Comments:</b> Vacant Lot ~1.06 Acres <b>Summer Tax Due:</b> \$98.85	;	\$1100.00	
2107	<b>Parcel ID:</b> 07-17-22-201-160; <b>Legal Description:</b> COM AT N 1/4 COR OF SECTION 22, S00°02'44"W ALG N/S 1/4 LN 238.18 FT; TH S89°07'26"E 311.63 FT, TH S89°07'26"E 101.55 FT, TH 88.13 FT ALG ARC OF CURVE R, RAD 567 FT, TH CONT 155.95 FT ALG CURVE R, RAD 567 FT, TH S64°27'34"E 8.44 FT, TH S64°27'34"E 150.98 FT, TH S64°27'34"E 150.00 FT, TH S64°27'34"E 150 FT, TO POB, TH S64°27'34"E 129.14 FT, TH S02°28'29"E 42.99 FT, TH S26°32'27"W 267.54 FT, TH N63°41'33"W 150.17 FT, TH N26°34'45"E 303.49 FT TO POB. SUBJ TO 15 FT SET BACK/FAIRWAY MAINT EASE ALG EXISTING DRAIN, TO BE KNOWN AS PROPOSED UNIT 60, THE COURTYARDS AT EAGLE BEACH CONDOMINIUM, PHASE III. INC & SUBJ TO EASES & RESTRICTIONS OF RECORD. SAID DESC IS DEPICTED AS PARCEL 60 ON AN OVER DEVELOPMENT COMPILATION SURVEY PLAN "PREPARED BY BOSS ENGINEERING & SURVEYING DATED AUGUST 5, 2003". 1.04 AC M/L. SECTION 22, T35N, R 4W. <b>Comments:</b> Vacant Lot ~1.04 acres <b>Summer Tax Due:</b> \$98.85	;	\$1100.00	

## Emmet (DNR)

Lot #	Lot Information	Address	Min. Bid	Sold For
99062	<p><b>Parcel ID:</b> 02-05-12-400-002; <b>Legal Description:</b> SW1/4 of the SE1/4 <b>Comments:</b> The subject property is zoned FR Forest Recreation (likely FF-2 Farm Forest if private) and has road frontage on the north side of Gill Road. The property is located ½ a mile east of the Gill Road and Elder Road intersection about 11 miles southwest of Mackinaw City MI. The topography of the subject consists of flat forested land with wet muck soils. The parcel does meet local zoning to build regulations (requires at least 40 acres with a 300 ft width). It likely that the parcel is too wet to be built on. As a result the main use of the property is likely for hunting or other recreational types of activities. 40 Acres Wetland Indicators; Dnr Aa;  <b>Summer Tax Due:</b> TBA</p>	Gill Rd;	\$27000.00	
99063	<p><b>Parcel ID:</b> 03-06-15-400-011; <b>Legal Description:</b> Com 1618.23 ft N of SE cor of Sec. th W 383 ft to POB th cont W 50 ft N 188.05 ft E 50 ft S 188.05 ft to POB <b>Comments:</b> The subject property is zoned FF-2 Farm &amp; Forest and has road frontage at the end of Bruce Avenue which is a private road. There is no known easement for this property and legal access is unknown. Would be a great purchase for an adjacent landowner. The property is located west of the Pachy Road and Bruce Avenue intersection about 4 miles north of Levering MI. The topography of the subject consists of flat forested land with dry sandy-loam soils. The parcel does not meet local zoning to build regulations which requires at least 2 acres with a 200 ft. width. Property is 50' (east-west) X 188' (north-south) - near the southern shore of Lake Paradise! 0.21 Acres Dnr Aa; Roads - None Known (Possibly Landlocked);  <b>Summer Tax Due:</b> TBA</p>	Bruce Ave;	\$1600.00	

## Presque Isle

Lot #	Lot Information	Address	Min. Bid	Sold For
7500	<p><b>Parcel ID:</b> 021-140-000-445-00; <b>Legal Description:</b> SURF PARK LOT 444 <b>Comments:</b> Very short walking distance to Lake Huron. Parcel is at road level with uneven terrain. there is some standing water Wetland Indicators;</p> <p><b>Summer Tax Due:</b> \$25.46</p>		\$950.00	
7501	<p><b>Parcel ID:</b> 021-140-000-485-00; <b>Legal Description:</b> SURF PARK LOT 484 <b>Comments:</b> Close to Lake Huron, parcel is at road level with uneven terrain. some standing water. Wetland Indicators;</p> <p><b>Summer Tax Due:</b> \$19.55</p>		\$850.00	
7502	<p><b>Parcel ID:</b> 051-120-000-014-04; <b>Legal Description:</b> OTTAWA TRAILS LOT 15 EXC THE E PART OF LOT 15 COM AT THE NW COR OF LOT 15 TH S 0D 27M 52S W 102.06FT TH S 30D 31M 54S E 64.5FT TO THE BANK OF THE OCQUEOC RIVER TH N 58D 1M E 43.38FT ALG THE BANK OF THE OCQUEOC RIVER TH N 4D 56M E 130FT TH N 86D 20M W 80.08FT TO THE POB. <b>Comments:</b> Small Vacant Lot ~0.07 Acres</p> <p><b>Summer Tax Due:</b> \$2.40</p>		\$700.00	
7503	<p><b>Parcel ID:</b> 061-090-000-013-00; <b>Legal Description:</b> GRAND PINES SUB. #1 LOT 13 <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.</p> <p><b>Summer Tax Due:</b> \$12.58</p>	Highland Pines Rd;	\$750.00	
7504	<p><b>Parcel ID:</b> 061-090-000-014-00; <b>Legal Description:</b> GRAND PINES SUB. #1 LOT 14 <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$12.58</p>	Highland Pines Rd;	\$750.00	

7505	<p><b>Parcel ID:</b> 122-145-000-256-00; <b>Legal Description:</b> GRAND PINES SUBD #2 LOT 256  <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;  <b>Summer Tax Due:</b> \$8.64</p>		\$750.00	
7506	<p><b>Parcel ID:</b> 122-145-000-273-00; <b>Legal Description:</b> GRAND PINES SUBD #2 LOT 273  <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;  <b>Summer Tax Due:</b> \$8.64</p>		\$750.00	
7507	<p><b>Parcel ID:</b> 122-145-000-274-00; <b>Legal Description:</b> GRAND PINES SUBD #2 LOT 274  <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;  <b>Summer Tax Due:</b> \$8.64</p>		\$750.00	
7508	<p><b>Parcel ID:</b> 122-145-000-353-00; <b>Legal Description:</b> GRAND PINES SUBD #2 LOT 353  <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;  <b>Summer Tax Due:</b> \$8.64</p>		\$750.00	

7509	<p><b>Parcel ID:</b> 122-160-000-049-00; <b>Legal Description:</b> HARBOR MANOR LOT 49</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$8.64</p>		\$800.00	
7510	<p><b>Parcel ID:</b> 122-160-000-092-00; <b>Legal Description:</b> HARBOR MANOR LOT 92</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$8.64</p>		\$750.00	
7511	<p><b>Parcel ID:</b> 122-160-000-096-00; <b>Legal Description:</b> HARBOR MANOR LOT 96</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$8.64</p>		\$750.00	
7512	<p><b>Parcel ID:</b> 122-160-000-097-00; <b>Legal Description:</b> HARBOR MANOR LOT 97</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$8.64</p>		\$750.00	

7513	<p><b>Parcel ID:</b> 122-160-000-098-00; <b>Legal Description:</b> HARBOR MANOR LOT 98</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$8.64</p>		\$750.00	
7514	<p><b>Parcel ID:</b> 122-165-000-024-00; <b>Legal Description:</b> HARBOR VIEW LOT 24</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$7.31</p>		\$750.00	
7515	<p><b>Parcel ID:</b> 122-165-000-036-00; <b>Legal Description:</b> HARBOR VIEW LOT 36</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$7.31</p>		\$750.00	
7516	<p><b>Parcel ID:</b> 122-165-000-072-00; <b>Legal Description:</b> HARBOR VIEW LOT 72</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$7.31</p>		\$750.00	

7517	<p><b>Parcel ID:</b> 122-165-000-073-00; <b>Legal Description:</b> HARBOR VIEW LOT 73</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$7.31</p>		\$750.00	
7518	<p><b>Parcel ID:</b> 122-165-000-074-00; <b>Legal Description:</b> HARBOR VIEW LOT 74</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$7.31</p>		\$750.00	
7519	<p><b>Parcel ID:</b> 122-165-000-145-00; <b>Legal Description:</b> HARBOR VIEW LOT 145</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details.</p> <p><b>Summer Tax Due:</b> \$7.31</p>		\$750.00	
7520	<p><b>Parcel ID:</b> 122-165-000-243-00; <b>Legal Description:</b> HARBOR VIEW LOT 243</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$7.31</p>		\$750.00	

7521	<p><b>Parcel ID:</b> 122-165-000-244-00; <b>Legal Description:</b> HARBOR VIEW LOT 244</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$7.31</p>		\$750.00	
7522	<p><b>Parcel ID:</b> 122-200-000-044-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 44</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$700.00	
7523	<p><b>Parcel ID:</b> 122-200-000-097-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 97</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$700.00	
7524	<p><b>Parcel ID:</b> 122-200-000-128-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 128</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$700.00	

7525	<p><b>Parcel ID:</b> 122-200-000-138-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 138</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$700.00	
7526	<p><b>Parcel ID:</b> 122-200-000-139-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 139</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$700.00	
7527	<p><b>Parcel ID:</b> 122-200-000-196-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 196</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$700.00	
7528	<p><b>Parcel ID:</b> 122-200-000-208-01; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 208 &amp; 209. <b>Comments:</b> Small parcel on E Co Rd 638. Semi wooded with clearing in middle. Terrain is uneven and grade is close to road level. Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$12.38</p>		\$800.00	

7529	<p><b>Parcel ID:</b> 122-200-000-285-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 285</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$700.00	
7530	<p><b>Parcel ID:</b> 122-200-000-296-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 296</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$700.00	
7531	<p><b>Parcel ID:</b> 122-200-000-297-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 297</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$700.00	
7532	<p><b>Parcel ID:</b> 122-200-000-298-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 298</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$700.00	

7533	<p><b>Parcel ID:</b> 122-200-000-299-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 299</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$700.00	
7534	<p><b>Parcel ID:</b> 122-200-000-343-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 343</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$750.00	
7535	<p><b>Parcel ID:</b> 122-200-000-344-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 344</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$750.00	
7536	<p><b>Parcel ID:</b> 122-200-000-346-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 346</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$700.00	

7537	<p><b>Parcel ID:</b> 122-205-000-160-00; <b>Legal Description:</b> NORTH BAY SHORES LOT 160  <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;  <b>Summer Tax Due:</b> \$7.31</p>		\$750.00	
7538	<p><b>Parcel ID:</b> 122-205-000-229-00; <b>Legal Description:</b> NORTH BAY SHORES LOT 229  <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;  <b>Summer Tax Due:</b> \$7.31</p>		\$750.00	
7539	<p><b>Parcel ID:</b> 122-210-000-190-00; <b>Legal Description:</b> NORTHLAND HEIGHTS LOT 190  <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;  <b>Summer Tax Due:</b> \$6.17</p>		\$750.00	
7540	<p><b>Parcel ID:</b> 122-211-000-324-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 324  <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;  <b>Summer Tax Due:</b> \$8.64</p>		\$750.00	

7541	<p><b>Parcel ID:</b> 122-211-000-325-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 325. <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$8.64</p>		\$750.00	
7542	<p><b>Parcel ID:</b> 122-211-000-412-00; <b>Legal Description:</b> NORTHLAND HEIGHTS #2 LOT 412. <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$8.64</p>		\$750.00	
7543	<p><b>Parcel ID:</b> 122-225-000-005-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 5. <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$7.31</p>		\$750.00	
7544	<p><b>Parcel ID:</b> 122-225-000-006-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 6 <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;</p> <p><b>Summer Tax Due:</b> \$7.31</p>		\$750.00	

7545	<p><b>Parcel ID:</b> 122-225-000-053-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 53.  <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;  <b>Summer Tax Due:</b> \$7.31</p>		\$750.00	
7546	<p><b>Parcel ID:</b> 122-225-000-110-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 110.  <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;  <b>Summer Tax Due:</b> \$7.31</p>		\$750.00	
7547	<p><b>Parcel ID:</b> 122-225-000-434-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 434.  <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;  <b>Summer Tax Due:</b> \$7.31</p>		\$750.00	
7548	<p><b>Parcel ID:</b> 122-225-000-462-00; <b>Legal Description:</b> PRESQUE ISLE HEIGHTS LOT 462.  <b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. Association Fees;  <b>Summer Tax Due:</b> \$7.31</p>		\$750.00	

7549	<b>Parcel ID:</b> 140-019-000-053-00; <b>Legal Description:</b> T36N R4E SEC 19 PARC COM 570FT W & 1065FT N OF SE COR OF SE 1/4 OF SW 1/4; W 80FT N 30FT E 80FT S 30FT TO P O B. <b>Comments:</b> Vacant Parcel ~0.06 acres <b>Summer Tax Due:</b> \$1.17		\$650.00	
7550	<b>Parcel ID:</b> 140-019-000-065-00; <b>Legal Description:</b> T36N R4E SEC 19 PARC COM 470FT W & 105FT N OF SE COR OF NE 1/4 OF SE 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. <b>Comments:</b> Vacant Parcel ~0.06 Acres <b>Summer Tax Due:</b> \$1.17		\$400.00	
7551	<b>Parcel ID:</b> 140-029-000-105-00; <b>Legal Description:</b> T36N R4E SEC 29 PARC COM 650FT W & 165FT N OF SE COR OF NW 1/4 OF NW 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. <b>Comments:</b> Small Vacant Parcel ~0.05 acres <b>Summer Tax Due:</b> \$1.17		\$650.00	
7552	<b>Parcel ID:</b> 142-150-000-004-01; <b>Legal Description:</b> MANITOU TRAILS LOT 8 <b>Comments:</b> Semi wooded parcel with grade that is close to road level and uneven terrain. Close to Lake Huron. <b>Summer Tax Due:</b> \$12.89		\$850.00	



# 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). **The completed Affidavit 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.** The information on this form is NOT CONFIDENTIAL.

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

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

10. Type of Transfer. <b>Transfers</b> include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. 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**

Certain types of transfers are exempt from uncapping. 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 between certain family members \*(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor \*\* (see page 2)
- 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 stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- 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.*

Printed Name		
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. 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(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

**\*Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

**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.