

# Public Land Auction

Clare, Lake, Osceola

August 23rd, 2022

Clare, Lake (Dnr), Lake, and Osceola 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.**

- Clare
- Lake
- Osceola

# 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 recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer 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-liable purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the Foreclosing Governmental Unit recommends that a person who is interested in acquiring property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

**10. Deeds**

**A. Deed Execution and Delivery**

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

**B. Restrictive Covenants**

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

**11. Property Taxes & Other Fees**

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

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

**12. Other**

**A. Personal Property**

Personal property (*items not attached to buildings and lands such as furnishings, automobiles, etc.*) located on offered property or within structures situated on offered property was not taxed as part of the real estate, does not belong to the FGU, and is not sold to the buyer of the real estate in this transaction. You are advised to contact former owners of any purchased property and provide them an opportunity to reclaim contents. A certified and first class mail notice to their last known address is strongly advised. It is your responsibility to identify and properly handle items of personal property. 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:**

- Lake (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-liable purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the 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.

**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. 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.

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## Clare

Lot #	Lot Information	Address	Min. Bid	Sold For
1706	<b>Parcel ID:</b> 003-120-106-00; <b>Legal Description:</b> T20N R4W SEC 26 1185 PINEVIEW RD LOT 106 FIRST ADD BRINGMAN'S SUB. <b>Comments:</b> ~0.29 acres of flat mostly cleared land, with some large trees in the yard and near the boundaries. 125 ft of gravel road frontage on Pineview Rd, with a dirt driveway. There is a trailer on this property that will be demolished and removed prior to the sale, so this lot should be considered vacant. If photos of the cleared lot become available, we will update this listing at that time. <b>Summer Tax Due:</b> \$100.46	1185 PINEVIEW RD HARRISON;	\$1626.96	
1707	<b>Parcel ID:</b> 003-185-028-00; <b>Legal Description:</b> T20N R4W SEC 28 2778 AZALEA LANE LOT 28 DELL OAKS SUB NO 2. <b>Comments:</b> ~0.31 acre of generally flat and clear land surrounded by trees, with 100 ft of gravel road frontage on Azalea lane. Gravel driveway. Parcel looks set up for a mobile home. There's a pile of tires in the SW corner. A pickup truck and canoe sit near the driveway. <b>Summer Tax Due:</b> \$27.11	2778 AZALEA LANE HARRISON;	\$975.46	
1708	<b>Parcel ID:</b> 004-012-401-18; <b>Legal Description:</b> T20N R3W SEC 12 10175 HILLSIDE LN THE E 820 FT OF THE FOLLOWING DESCRIPTION: BEG S01 DEG 25'09"W 1982.78 FT FROM W1/4 SEC COR TH N86 DEG 08'01"E 1640.20 FT TO W R/W L OF HILLSIDE LANE TH N07 DEG 59' 54"W 156.52 FT TH N14 DEG 59'54"W 121.03 FT TH S86 DEG 05'47"W 1569.64 FT M/L TO W SEC L TH S ALG W SEC L BK TO POB EXC N 30 FT THEREOF. <b>Comments:</b> 4.58 acres with ~220 ft of gravel road frontage on Hillside Lane. A small portion to the east is cleared, the rest remains undisturbed forest. Exterior of home looks in good condition. There are a few spots where there are minor issues with the siding or roof. The large walkout deck has some rotted boards. On the inside, there is a huge kitchen. Also on the main floor are three bedrooms, a full bathroom, laundry room, a den, and living room. Everything looks modern. There are four skylights, some showing signs of a bit of moisture coming in. Follow the stairs down into a huge unfinished walkout basement, with a small overhead door. The foundation on east side has a large horizontal crack about 5 ft from the floor, and it is visibly bowing inwards. There is also an unfinished pole barn in the wooded area. Framing looks solid. Foundation Issues; <b>Summer Tax Due:</b> \$407.12	10175 HILLSIDE LN GLADWIN;	\$6869.53	
1709	<b>Parcel ID:</b> 005-107-003-00; <b>Legal Description:</b> T19N R6W SEC 21 248 S SECOND ST LOT 3 BLK 7 PLAT OF THE VILLAGE OF CAMPBELL CITY <b>Comments:</b> ~0.18 acres of cleared and flat land with 55 feet of paved road frontage on S Second St. There are a few large shade providing trees, and a large burn pit. The structure looks to be a garage or storage building converted to a living space. There is no bathroom, and no sign of running water. It does have its own electrical meter. This is likely a converted living space for the parcel directly to the south. This building likely doesn't mean requirements for occupancy. The shingles on the roof are crumbling, the siding needs some work, and a window is boarded up. The exterior of the house is surrounded by refuse, and the interior is full of it. Zoning; Sanitation Issues And Garbage; Personal Property; Sideyard Parcel; <b>Summer Tax Due:</b> \$46.29	248 S SECOND ST HARRISON;	\$1336.96	
1710	<b>Parcel ID:</b> 007-009-400-50; <b>Legal Description:</b> T19N R4W SEC 9 2720 FIR RD W1/2 OF N1/2 OF NE1/4 OF SE1/4 10AC M/L. <b>Comments:</b> ~10 acres with 680 ft of gravel road frontage on Fir St, with a long dirt driveway. About 1/4 of this land is cleared, the rest remains wooded. There is a pond near the house. The house has been in a serious fire, and associated refuse surrounds the building. There are several campers, a car, and other piles of rubble around the property. Sev Not Accurate; Personal Property; Fire Damage; <b>Summer Tax Due:</b> \$313.44	2720 E FIR RD HARRISON;	\$5652.53	
1711	<b>Parcel ID:</b> 007-009-400-51; <b>Legal Description:</b> T19N R4W SEC 9 ... E1/2 OF N1/2 OF NE1/4 OF SE1/4 10AC M/L. <b>Comments:</b> ~10 acres of wooded and unimproved land. ~660 ft of gravel road frontage on N Grant, and ~620 ft of gravel road frontage on Fir. No driveway access. This is a lot of thick woods. There is a wet portion off Grant in the south. Wetland Indicators; <b>Summer Tax Due:</b> \$126.75	CORNER OF E FIR RD AND N GRANT AVE;	\$2516.26	

1712	<b>Parcel ID:</b> 007-100-059-00; <b>Legal Description:</b> T19N R4W SEC 9 4800 WILLIAM RD LOT 59 AIRPORT FOREST SUB. <b>Comments:</b> 1.136 acres of improved land, with 165 ft of gravel road frontage on William Rd, with a long dirt circle drive cut through the grade. There are lots of trees on this lot, and the house is hard to see from the road. There is visible damage to the roof and soffit, but it appears to be minor. Some of the deck boards have rotted through. Siding and shingles are moldy. The house and storage sheds are full of garbage. The house also has a large cloud of flies and the overwhelming stench of what they're living on. There's some animal scat as well. Animal Damaged; Personal Property; Roof Issues; Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$272.51	4800 WILLIAM RD HARRISON;	\$4661.60	
1713	<b>Parcel ID:</b> 007-175-461-00; <b>Legal Description:</b> T17N R4W SEC 17 . LOT 461 ASH ACRES NO 7. <b>Comments:</b> ~0.47 acres of unimproved, generally flat and lightly wooded land, with 100 ft of gravel road frontage on Lapham. <b>Summer Tax Due:</b> \$17.02	OFF LAPHAM DR;	\$940.15	
1714	<b>Parcel ID:</b> 007-210-077-00; <b>Legal Description:</b> T19N R4W SEC 1 5017 FISHING SITE RD LOT 77 CRANBERRY LAKE SUB NO ONE. <b>Comments:</b> Structure is on ~0.31 acres of improved and lightly wooded land, with 115 ft of gravel road frontage on Fishing Site Rd. Gravel Driveway. Land grades downward to the west, towards the lake. The nearby matching pole barn is NOT INCLUDED and on an adjoining parcel. A survey was performed recently by the county treasurer (see "survey" in the related documents section below for a copy of the survey map) that confirms a small corner of the house and the septic are located on the parcel to the south that is not included in this sale. Please be aware of the complications that may arise from such encroachments. The building has obvious roof issues, but the rest of the exterior seems sound, if in need of some TLC. The interior looks good considering the roof. This could be a really nice cozy spot with a bit of work. Personal Property; Roof Issues; Encroachments; <b>Summer Tax Due:</b> \$186.44	5017 FISHING SITE RD HARRISON;	\$2933.09	
1715	<b>Parcel ID:</b> 007-265-009-00; <b>Legal Description:</b> T19N R4W SEC 17 3425 ASH RD LOT 9 HAMPTON WOODS SUB. <b>Comments:</b> ~0.46 acres of cleared and flat land, with some trees near the road and boundaries. 100 ft of gravel road frontage on Ash Rd, with driveway access. The Clare County Treasurer's office plans to demolish the trailer that currently sits on this lot, so it should be considered vacant land. <b>Summer Tax Due:</b> \$41.55	3425 ASH RD HARRISON;	\$1747.15	
1716	<b>Parcel ID:</b> 007-280-021-00; <b>Legal Description:</b> T19N R4W SEC 34 3039 LOUISE ST LOT 21 HAYES ACRES PLAT OF. <b>Comments:</b> ~0.33 acres of unimproved and wooded land. Gravel road frontage on private Dr. No driveway access. <b>Summer Tax Due:</b> \$21.91	3039 LOUISE ST HARRISON;	\$979.48	
1717	<b>Parcel ID:</b> 007-500-109-00; <b>Legal Description:</b> T19N R4W SEC 11 4790 WILDWOOD DR LOT 109 WOODSTOCK SUB. <b>Comments:</b> This property was OCCUPIED at the time of visit. ~0.16 acre parcel with 60 ft of gravel road frontage on Wildwood Dr. Single story home. Roof looks to be in good shape. Several cars and campers are occupying the driveway. There was a dog penned in the back at the time of visit. Dnvi; Personal Property; Beware Of Dog; Occupied; <b>Summer Tax Due:</b> \$210.80	4790 WILDWOOD DR HARRISON;	\$2165.03	
1718	<b>Parcel ID:</b> 008-210-181-00; <b>Legal Description:</b> T19N R3W SEC 19 6820 CARPENTER RD LOT 181 TOWNLINE WILDS #1. <b>Comments:</b> ~0.41 acres of generally cleared land with 50 ft of gravel road frontage on Carpenter. Land is generally clear but quite overgrown. Numerous trees line the property. The house that sits on this property will be demolished by the Clare County Treasurer, so this should be considered vacant land only. <b>Summer Tax Due:</b> \$173.97	6820 CARPENTER RD HARRISON;	\$3281.40	
1719	<b>Parcel ID:</b> 009-060-444-00; <b>Legal Description:</b> T18N R6W SEC 24 . LOT 444 BIRCHWOOD HEIGHTS. <b>Comments:</b> ~0.24 acres of vacant, unimproved, wooded land, with 60 ft of gravel road frontage on Woodridge Dr. No driveway. <b>Summer Tax Due:</b> \$9.35	OFF WOODRIDGE DR;	\$746.04	
1720	<b>Parcel ID:</b> 010-030-400-15; <b>Legal Description:</b> T18N R5W SEC 30 130 SILVER LAKE DR THE N 200 FT OF S 863.50 FT OF W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4 PARCEL 1. <b>Comments:</b> This property was OCCUPIED at the time of visit. 1.5 acres with 200 ft of gravel road access on Silver Lake Dr. The primary structure looks like a mobile home. There is a burned down outbuilding with the associated mess. There's also a camper trailer and other pieces of personal property. Mobile Home; Personal Property; Dnvi; Occupied; Beware Of Dog; <b>Summer Tax Due:</b> \$144.03	130 SILVER LAKE DR LAKE;	\$2361.97	

1721	<b>Parcel ID:</b> 010-100-048-10; <b>Legal Description:</b> T18N R5W SEC 8 . LOT 48 BEARLY ADD SUPERVISOR'S PLAT OF. <b>Comments:</b> ~0.10 acres of flat and clear land with 35 ft gravel road frontage on Lake George St. No driveway, this is land is mowed grass. At 35 ft wide, this parcel may be too small to build on. At the time of visit, a small camper trailer was on the property. Unbuildable Lands / Too Small; <b>Summer Tax Due:</b> \$5.73	OFF E DAVIS ST;	\$663.93	
1722	<b>Parcel ID:</b> 010-680-216-00; <b>Legal Description:</b> T18N R5W SEC 26-35 5519 MAPLE DR LOT 216 WHITE BIRCH LAKES OF CLARE #2. <b>Comments:</b> 1.37 acres of vacant, unimproved, wooded land, with 150 ft of gravel road access. No driveway access. Land rises up about 8 ft from road grade. Only one house visible in the area. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. Some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> \$24.36	5519 MAPLE DR FARWELL;	\$900.79	
1723	<b>Parcel ID:</b> 010-740-773-00; <b>Legal Description:</b> T18N R5W SEC 27-34-35 . LOT 773 WHITE BIRCH LAKES OF CLARE #5. <b>Comments:</b> ~0.74 acres of vacant, unimproved wooded land, with 100 ft of gravel road frontage on Laurel Ln. No driveway access. There is one home and a couple of campsites nearby. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. Some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> \$19.45	OFF LAUREL LN;	\$863.66	
1724	<b>Parcel ID:</b> 010-746-041-00; <b>Legal Description:</b> T18N R5W SEC 27 . LOT 1041 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> ~0.75 acres of vacant, unimproved, wooded land, with 140 ft of gravel road frontage on Spruce Hill Dr. No driveway access. The neighbors are deer and campsites. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. Some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> \$19.45	OFF SPRUCE HILL DR;	\$863.66	
1725	<b>Parcel ID:</b> 010-746-325-00; <b>Legal Description:</b> T18N R5W SEC 27 . LOT 1325 WHITE BIRCH LAKES OF CLARE #6. <b>Comments:</b> ~0.89 acres of vacant, lightly wooded, unimproved land. 200 ft of paved road near the end of Apple Dr, which dead ends. There is a driveway hidden in some vegetation. This has been used as a campsite, and it looks as there is enough clear space to maneuver a trailer. This lot is located in the White Birches Associations. Dues here are reported to be \$375.00 annually per lot. Properties in this sub, typically feature hardwood, mature trees in a forest setting. Some lots feature the infamous White Birch adorning this gated community's name. Association Fees; <b>Summer Tax Due:</b> \$20.69	OFF APPLE COURT;	\$758.95	
1726	<b>Parcel ID:</b> 013-033-400-13; <b>Legal Description:</b> T17N R6W SEC 33 . BEG 450 FT S OF NE COR OF SE 1/4 OF SE 1/4 TH N 150 FT TH W 700 FT TH S 150 FT TH E 700 FT TO POB. <b>Comments:</b> 2.35 acres of unimproved land with 120 ft of gravel road frontage on Cook Ave. No driveway. The land is thick with trees and undergrowth, and the east portion looks to be a marsh. Wetland Indicators; <b>Summer Tax Due:</b> \$95.01	OFF S COOK AVE;	\$1809.78	
1727	<b>Parcel ID:</b> 013-300-125-00; <b>Legal Description:</b> T17N R6W SEC 22 . LOT 125 LAKEWOOD NO 2. <b>Comments:</b> ~0.34 acres of vacant, wooded, unimproved land with 75 ft of gravel road frontage on Davy. No driveway. <b>Summer Tax Due:</b> \$8.29	OFF DAVY ST;	\$676.48	

1728	<b>Parcel ID:</b> 013-300-134-00; <b>Legal Description:</b> T17N R6W SEC 22 9481 S COOK AVE LOT 134 LAKEWOOD NO TWO. <b>Comments:</b> ~0.35 acres of flat and cleared land, with 75 feet of paved road frontage on S Cook Ave. There are plenty of trees lining the boundaries, and the back portion of the lot is wooded. There's a long gravel driveway. There are 3 structures on the property: A modular home, a cottage, and a large pole barn. The first: The exterior looks poorly maintained, but in tact. The inside is disgusting. The floors are down to subfloor, and there are urine stains everywhere. The walls are yellow, and garbage is strewn across the floors. The spots of mold indicate some degree of roof leak or water damage. The second is much the same, only smaller. The barn, however, looks solid and leak free. All the visible framing and wiring look in great shape, and the concrete floor is clean and solid. There is a lot of personal property within; a vehicle, a riding mower, tools, and full storage in the loft. Multiple Family Use; Animal Damaged; Mold; Personal Property; Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$376.82	9481 S COOK AVE LAKE;	\$3867.91	
1729	<b>Parcel ID:</b> 013-340-002-00; <b>Legal Description:</b> T17N R6W SEC 21 . LOTS 2 & 3 PLA-LAND SUPERVISORS PLAT OF. <b>Comments:</b> ~0.43 acres of unimproved, densely wooded land with 125 ft of paved road frontage on S Cook Ave. No driveway access. <b>Summer Tax Due:</b> \$14.55	OFF COOK AVE LAKE;	\$722.03	
1730	<b>Parcel ID:</b> 013-350-129-00; <b>Legal Description:</b> T17N R6W SEC 21 . LOT 129 ADD NO 1 PLA-LAND. <b>Comments:</b> ~0.16 acres of flat and clear land with 60 ft of paved road frontage on Maple St. There are a several large trees providing shade. Gravel driveway. The house that sits on this parcel will be demolished by the Clare County Treasurer, so this should be considered a vacant lot only. <b>Summer Tax Due:</b> \$39.60	1670 MAPLE ST LAKE;	\$1450.20	
1731	<b>Parcel ID:</b> 013-490-009-00; <b>Legal Description:</b> T17N R6W SEC 22 8687 W EIGHT POINT LAKE RD LOT 9 & E 1/2 OF LOT 10 OF SUNRISE HILLS. <b>Comments:</b> Occupied home on .41 acres with 90 feet of paved road frontage on W Eight Point Lake Rd. The south of the property is an inlet for Crooked Lake. Home appeared OCCUPIED at the time of visit. Structure is a single wide mobile home that has been added onto and under. The roof is visibly collapsing from the road side. There is a vehicle, boat, grills, bikes, and other misc. objects around the property. Roof Issues; Personal Property; Dnvi; Occupied; <b>Summer Tax Due:</b> \$129.03	8687 W EIGHT POINT LAKE RD LAKE;	\$2694.60	
1732	<b>Parcel ID:</b> 014-560-001-00; <b>Legal Description:</b> T17N R5W SEC 13 . LOT 1 OLD STATE SUB. <b>Comments:</b> .81 acres vacant land with 100 ft of paved road frontage on S Old State Rd. No driveway access. Land grades down to the west. Thickly wooded near the road, then giving way to a marsh. Wetland Indicators; <b>Summer Tax Due:</b> \$25.22	OFF S OLD STATE AVE;	\$942.33	
1734	<b>Parcel ID:</b> 015-220-084-00; <b>Legal Description:</b> T17N R4W SEC 8-9-16 . LOT 84 FIVE LAKES SUB NO 1. <b>Comments:</b> ~0.31 acres of unimproved wooded land. 65 feet of gravel road frontage on White Birch Dr. No driveway. Land grades down to the east. <b>Summer Tax Due:</b> \$23.18	OFF WHITE BIRCH DR;	\$910.87	
1735	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 051-200-036-00; <b>Legal Description:</b> T17N R4W SEC 34 . LOT 36 THOMAS DWYER SUB ASSESSORS PLAT. <b>Comments:</b> ~0.4 acres of vacant, wooded land, with 130 ft of road frontage on Winifred. Appears to be zoned residential, but businesses are the only neighbors. Please note: depending on the water level of the river, this land tends to flood or get wet from the excess water.  (2 of 2) <b>Parcel ID:</b> 051-200-037-00; <b>Legal Description:</b> T17N R4W SEC 34 . LOT 37 THOMAS DWYER SUB ASSESSORS PLAT. <b>Summer Tax Due:</b> \$179.58	OFF WINIFRED ST;  OFF WINIFRED ST;	\$2331.28	

## Lake

Lot #	Lot Information	Address	Min. Bid	Sold For
3500	<p><b>Parcel ID:</b> 01-021-017-00; <b>Legal Description:</b> SW 1/4 OF SE 1/4 OF SW 1/4 OF SW 1/4 SEC 21 T20N R11W 2.50 A. <b>Comments:</b> Late-century stick built home with two car garage. There is a HUGE hole in the roof on the upper level near what we presume was a woodstove or fireplace. The west one-third of the house is open to the elements, and parts of the upper level are now in the lower level. (Does that count as a sunken living room?) To compound that condition, the entire premise is covered in garbage, inside and out, making its true condition very difficult to ascertain. In its present condition, we consider this a dangerous building and did not enter it to investigate in detail. You'll need to empty this one out before you can really know what repairs will be needed. The east two-third of the structure and the garage and likely salvageable .... though the garage also has roof issues. There are three abandoned vehicles as a special bonus. Property is a square 2.5 acres in size and fronts on a paved county road near Skookums. And that's fun to say even if you don't wanna buy it! Roof Issues; Sanitation Issues And Garbage; Dnvi; Dangerous Building;</p> <p><b>Summer Tax Due:</b> \$377.83</p>	8158 E 8 MILE RD, LUTHER;	\$6524.00	
3501	<p><b>Parcel ID:</b> 02-005-005-05; <b>Legal Description:</b> PAR "A" - SUR REC L02 PG 63 - PT OF S 1/2 OF SE 1/4 OF SE 1/4 DESC AS BEG @ PT ON SOUTH LN OF SEC THAT IS S88°55'24"W ALG SD SOUTH LN 1317.58' FROM SE COR OF SEC; TH N0°13'01"E ALG EAST 1/16TH LN OF SEC 324.16'; TH N88°57'07"E A DISTANCE OF 329.70'; TH S0°16'08"W A DISTANCE OF 324' TO SD SOUTH LN; TH S88°55'24"W ALG SD SOUTH LN 329.40' TO POB. SEC 5 T20N R12W. 2.45 A. M/L. <b>Comments:</b> Square 2.5 acre parcel in northern Lake County, near the Wexford County line. Old one bedroom mobile home roofover with modern wood frame addition. Has vinyl siding and a small outbuilding for storage. There is NO POWER in this area, and it has been powered with a progas genset. The interior is clean and solid, but we did notice a little deflection in the floor where the trailer and addition meet. This property still contains furnishings that belong to the last owner and they are NOT included. This property is being supervised by a neighbor against trespass. You do not have the right to enter or remove anything from this property. There is a travel trailer nearby that is NOT on this property. Well, septic and progas genset power. Personal Property; No Power In Area;</p> <p><b>Summer Tax Due:</b> \$136.84</p>	1788 E 11 MILE RD IRONS;	\$2333.00	
3502	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 02-511-005-00; <b>Legal Description:</b> SN11 5 PAR B W 1/2 E 1/2 NE 1/4 NW 1/4. SEC 11 T19N R12W. (PER SURVEY RECORDED L02 P358) 9.587 AC M/L NET OF ROW <b>Comments:</b> Sizeable 3600 sft steel barn with 1440 sft addition to the south side. Concrete floor. Main portion has a ten foot ceiling. Appears to have been used as a grow facility in the past. It's pretty well emptied out and ready to become your new northern toy box. About 2 miles north of Luther on a paved county road. Assessors notes indicated it has radiant hot water heat in the floor, but we can't be certain of its condition. There are junk cars, tires and other debris toward the rear of the parcel. Level, dry brushy land and soils. Parcel is 10 acres in size. Also includes adjacent 3 acre vacant parcel.</p> <p>(2 of 2) <b>Parcel ID:</b> 02-511-006-20; <b>Legal Description:</b> SN 11 5 PAR C-2 N 1/2 E 1/2 W 1/2 NE 1/4 NW 1/4 EXC W 208' OF N 416' SEC 11 T19N R12W 3 A M/L</p> <p><b>Summer Tax Due:</b> \$455.87</p>	4389 E 5 MILE RD LUTHER; 4341 E 5 MILE RD LUTHER;	\$8217.00	
3504	<p><b>Parcel ID:</b> 04-260-015-00; <b>Legal Description:</b> LOT 15 JANBAR <b>Comments:</b> Well kept older mobile roofover on a platted lot just south of Irons. Modest but very clean and in good overall repair. 50's era one bedroom trailer. Two car detached garage and additional shed. Power service has been dropped by the utility provider. Shallow well. Could be a great weekender or getaway. Screen porch and small frame expando.</p> <p><b>Summer Tax Due:</b> \$156.55</p>	8144 N MANISTEE CT IRONS;	\$2168.00	
3505	<p><b>Parcel ID:</b> 06-028-039-00; <b>Legal Description:</b> PART N 1/2 SE 1/4; BEG AT A PT 608 FT S AND 1471 FT W OF THE E 1/4 POST; W 100 FT; S 50 FT; E 100 FT; N TO P.O.B. SEC 28 T19N R13W. .12 A..</p> <p><b>Summer Tax Due:</b> \$2.45</p>	OFF W 1-1/2 MILE RD BALDWIN;	\$602.00	

3506	<b>Parcel ID:</b> 06-402-003-00; <b>Legal Description:</b> LOTS 3 & 4 BLK 2 BENKERTS PLAT OF EAST WOLF LAKE. <b>Comments:</b> One Mile Road @ M-37. Lot is over one acre in size. There is a mid century Liberty mobile home roofover with framed expando on a concrete block foundation, as well as a 2x2 car garage. Garage contains a lot of rummage sale/landfill bait of little value. Home is generally solid and with a little work could be a great little place on the budget. In the Wolf Lake community, a quiet neighborhood of well kept (many seasonal) homes. Appears to have been vacant 4 or 5 years. <b>Summer Tax Due:</b> \$247.47	1740 W 1 MILE RD BALDWIN;	\$2185.00	
3507	<b>Parcel ID:</b> 08-012-004-10; <b>Legal Description:</b> N 300' OF W 600' OF N 1/2 SW 1/4. SEC 12 T19N R11W. 3.633 AC M/L (.496 AC NET OF R/W AC M/L) <b>Comments:</b> Open, gently rolling corner parcel at the intersection of Raymond Road and E 4 1/2 Mile. About 3.5 acres more or less. There is an older mobile home here on the west portion of the land, and a small, more modern building to the east. A couple of abandoned vehicles and a travel trailer that we do not have title to (not included). Power service to the mobile has been dropped by the utility provider. There is a pile to debris on the property to the South ... and that is NOT a part of this property. We have marked the corners along the two roads with pink survey tape. The mobile has some limited potential, but there is a good amount of rot on the south face and there is noticeable deflection at the roof and floor lines indicating structural weakness. It is open to the elements, and there is castoff property inside. The building on the east part of the property is modern, and has a poured concrete basement foundation. It is roughly 20' x 20' and you'll want to check with the zoning folks to see if that's large enough to use as a residence. There is a newer 4" well and likely a septic system here. Again, check with local authority on their suitability for your use. Incomplete Construction; Personal Property; <b>Summer Tax Due:</b> \$92.12	4448 N RAYMOND RD LUTHER;	\$1876.00	
3509	<b>Parcel ID:</b> 09-170-019-00; <b>Legal Description:</b> LOT 19 DEER LAKE SUBDIVISION. <b>Comments:</b> Nicely wooded lot in Deer Lake Subd., just off E 8th Street. <b>Summer Tax Due:</b> \$12.34	OFF S NORTHWOOD TRL REED CITY;	\$731.00	
3510	<b>Parcel ID:</b> 10-003-007-00; <b>Legal Description:</b> N 1/2 S 1/2 S 1/2 SW 1/4 NW 1/4. SEC 3 T18N R12W. 5 A M/L. <b>Comments:</b> Fronts 165' along a paved county road and runs 1320' deep. Level, wooded, dry lands. A nice piece of property. No trails into it that we saw. <b>Summer Tax Due:</b> \$34.63	S KINGS HIGHWAY LUTHER;	\$1320.00	
3511	<b>Parcel ID:</b> 10-029-009-00; <b>Legal Description:</b> W 1/2 SE 1/4 SW 1/4 SE 1/4. SEC 29 T18N R12W. 5 A. <b>Comments:</b> 5 acre parcel east of Baldwin and just off US 10. Includes a couple of open-air residences and a collection of what-have-yous. This property is going to take a little polish to bring back to usefulness. We would start with a bulldozer and loader. You'll be on a first name basis with the local landfill operator by the time you're done here. Parcel is 330' along the road and runs 660' feet deep. Dog doesn't bite, but you'll want to make sure you're up to date on your tetanus shots. We don't get many like this. Don't miss out on your chance to add it to your portfolio! Sanitation Issues And Garbage; <b>Summer Tax Due:</b> \$226.38	1648 E 40TH ST IDLEWILD;	\$3008.00	
3512	<b>Parcel ID:</b> 10-032-092-00; <b>Legal Description:</b> PART E 1/2 SE 1/4 SW 1/4, BEG 33 FT N & 420 FT W OF 1/4 POST ON S SEC LINE N 100 FT E 50 FT S 100 FT W 50 FT SEC 32 T18N R12W 0.12 AC M/L <b>Comments:</b> High visibility 50' parcel running 100' deep. On US 10 just west of Broadway St in Idlewild. <b>Summer Tax Due:</b> \$2.51	1416 E US 10 BALDWIN;	\$890.00	
3513	<b>Parcel ID:</b> 10-036-010-00; <b>Legal Description:</b> N 5 ACRES OF NE 1/4 SE 1/4. SEC 36 T18N R12W. 5 A. <b>Comments:</b> 165' x 1320'. Road frontage along the east line on S State Road, next to the powerline. We saw many mature oaks and maples here. A very rolling, sharp piece of land with some timber. There is a gated, private trail that bisects this property, and old topographic maps indicate a structure is wayyyy back there somewhere, but we didn't hike in to see it. That's your little bonus prize. Just like Cracker Jacks. We're not sure if they'll drop power off the high tension lines here or not. You'll want to check with the power company if that's important to you. <b>Summer Tax Due:</b> \$34.63	5501 S STATE RD CHASE;	\$1320.00	



3514	<b>Parcel ID:</b> 11-022-003-00; <b>Legal Description:</b> NE 1/4 NE 1/4 NE 1/4 NE 1/4 SEC 22 T18N R13W 2.5 A. <b>Comments:</b> Fairly modern 3/2 modular home on block foundation/crawlspace north of Baldwin, right across the street from the AmVets post. This building has had a plumbing freeze event, which has caused pretty much all of the floors to buckle. You'll need to strip all of the carpet and flooring and redo. Bottle gas fireplace. There is also noticeable mold in spots, especially on the north exterior face (see photos). We suspect that the crawlspace was full of water at one point. Appears to have been vacant a couple years. Small outbuilding for mancave/shed use. Corner lot on W 24th Street and James Road. 1.3 acres, level, dry and wooded. Freeze Damage; <b>Summer Tax Due:</b> \$348.38	2039 W 24TH ST BALDWIN;	\$3892.00	
3515	<b>Parcel ID:</b> 11-026-016-00; <b>Legal Description:</b> W 27 RDS OF S 1/2 SW 1/4 NW 1/4 EXC S 32 RDS. SEC 26 T18N R13W. 1.30 A M/L. <b>Summer Tax Due:</b> \$22.31	S JAMES RD BALDWIN;	\$1027.00	
3516	<b>Parcel ID:</b> 11-305-001-00; <b>Legal Description:</b> LOTS 1 TO 5 INC BLK 5 LAKELAND ACRES. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township." See the requirements on the township website: <a href="https://webbertownship.org/">https://webbertownship.org/</a> <b>Summer Tax Due:</b> \$17.87	OFF HILLTOP RD BALDWIN;	\$995.00	
3517	<b>Parcel ID:</b> 11-356-024-00; <b>Legal Description:</b> LOTS 24 & 25 BLK 56 LAKELAND ACRES #2. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township." See the requirements on the township website: <a href="https://webbertownship.org/">https://webbertownship.org/</a> <b>Summer Tax Due:</b> \$5.09	OFF JILL BALDWIN;	\$810.00	
3518	<b>Parcel ID:</b> 11-394-020-00; <b>Legal Description:</b> LOTS 20 & 21 BLK 94 LAKELAND ACRES #3. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township." See the requirements on the township website: <a href="https://webbertownship.org/">https://webbertownship.org/</a> <b>Summer Tax Due:</b> \$8.38	5651 S SHERIDAN AVE BALDWIN;	\$802.00	
3519	<b>Parcel ID:</b> 11-398-031-00; <b>Legal Description:</b> LOTS 31 & 32 BLK 98 LAKELAND ACRES #3. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township." See the requirements on the township website: <a href="https://webbertownship.org/">https://webbertownship.org/</a> <b>Summer Tax Due:</b> \$5.09	N AVE BALDWIN;	\$810.00	
3520	<b>Parcel ID:</b> 11-413-021-00; <b>Legal Description:</b> LOTS 21,22,23 BLK 13 LAKEWOODS ACRES. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township." See the requirements on the township website: <a href="https://webbertownship.org/">https://webbertownship.org/</a> <b>Summer Tax Due:</b> \$8.76	OFF W MAY ST BALDWIN;	\$864.00	
3521	<b>Parcel ID:</b> 11-445-038-00; <b>Legal Description:</b> LOTS 38 & 39 BLK 45 LAKEWOODS ACRES #2. <b>Comments:</b> Small concrete block home on a crawlspace. Has had a new roof in the last few years, and someone started gutting it for a remodel before walking away for you to finish. No plumbing, wiring, heat or insulation. It's a shell. There is a little deflection and cracking in the west wall you may want to look at. This is 4 walls and a roof for you to finish. It's generally solid, but will need a resurfacing and all mechanicals. Incomplete Construction; <b>Summer Tax Due:</b> \$120.46	3642 W SAGINAW BAY ST BALDWIN;	\$2485.00	
3522	<b>Parcel ID:</b> 11-458-023-00; <b>Legal Description:</b> LOTS 23 & 24 BLK 58 LAKEWOODS ACRES 2. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township." See the requirements on the township website: <a href="https://webbertownship.org/">https://webbertownship.org/</a> <b>Summer Tax Due:</b> \$6.25	HWY 10 NW BALDWIN;	\$827.00	
3523	<b>Parcel ID:</b> 11-468-036-00; <b>Legal Description:</b> LOTS 36 TO 43 INC BLK 68 LAKEWOODS ACRES #3. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township." See the requirements on the township website: <a href="https://webbertownship.org/">https://webbertownship.org/</a> <b>Summer Tax Due:</b> \$23.82	COLUMBUS RD BALDWIN;	\$1084.00	
3524	<b>Parcel ID:</b> 11-470-006-00; <b>Legal Description:</b> LOTS 6 TO 10 INC BLK 70 LAKEWOODS ACRES #3. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township." See the requirements on the township website: <a href="https://webbertownship.org/">https://webbertownship.org/</a> <b>Summer Tax Due:</b> \$15.03	S PRINCETON WAY AVE BALDWIN;	\$956.00	

3525	<b>Parcel ID:</b> 11-476-014-00; <b>Legal Description:</b> LOTS 14 & 15 BLK 76 LAKEWOODS ACRES #3. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township." See the requirements on the township website: <a href="https://webbertownship.org/">https://webbertownship.org/</a> <b>Summer Tax Due:</b> \$5.92	ORLEANS RD BALDWIN;	\$822.00	
3526	<b>Parcel ID:</b> 11-508-024-00; <b>Legal Description:</b> LOTS 24 & 25 BLK 108 LAKEWOODS ACRES #4. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township." See the requirements on the township website: <a href="https://webbertownship.org/">https://webbertownship.org/</a> <b>Summer Tax Due:</b> \$6.25	S HARVARD AVE BALDWIN;	\$818.00	
3527	<b>Parcel ID:</b> 11-513-025-00; <b>Legal Description:</b> LOT 25 BLK 113 LAKEWOODS ACRES #4. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township." See the requirements on the township website: <a href="https://webbertownship.org/">https://webbertownship.org/</a> <b>Summer Tax Due:</b> \$2.48	S RAILROAD AVE BALDWIN;	\$487.00	
3528	<b>Parcel ID:</b> 11-533-010-00; <b>Legal Description:</b> LOTS 10,50,51 BLK 133 LAKEWOODS ACRES #8. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township." See the requirements on the township website: <a href="https://webbertownship.org/">https://webbertownship.org/</a> <b>Summer Tax Due:</b> \$15.03	S YALE AVE BALDWIN;	\$933.00	
3529	<b>Parcel ID:</b> 11-533-019-00; <b>Legal Description:</b> LOT 19 BLK 133 LAKEWOODS ACRES #8. <b>Comments:</b> "Camping is allowed BY PERMIT on vacant parcels in Webber Township." See the requirements on the township website: <a href="https://webbertownship.org/">https://webbertownship.org/</a> <b>Summer Tax Due:</b> \$17.73	OFF W ANN BALDWIN;	\$968.00	
3530	<b>Parcel ID:</b> 11-534-044-00; <b>Legal Description:</b> LOTS 44 TO 48 INC BLK 134 LAKEWOODS ACRES #8. <b>Comments:</b> Modern mobile home pad. Mobile was removed by court order in 2021. Based on dates in the concrete, we think this is about 20 years old. Power service, well and septic onsite, condition unknown. Check with the township on whether you can put a new unit here. OR "Camping is allowed BY PERMIT on vacant parcels in Webber Township." See the requirements on the township website: <a href="https://webbertownship.org/">https://webbertownship.org/</a> Mobile Home Pad; <b>Summer Tax Due:</b> \$142.75	2727 W OLIVER RD BALDWIN;	\$2029.00	
3531	<b>Parcel ID:</b> 12-150-023-00; <b>Legal Description:</b> LOT 23 GRANTSYN ESTATES. <b>Comments:</b> Just off US 10 near Branch at the western Lake County border. Older one story frame structure with a more modern, unfinished two story biltmore add-on. Difficult to assess condition because its loaded with trash inside and out. Has been vacant a couple three years. Roofing is deteriorated and there are numerous sags and weaves at doors and windows indicating structural, foundation and maintenance issues. Lots of yard art to haul off. Drnvi; Personal Property; Roof Issues; Foundation Issues; <b>Summer Tax Due:</b> \$79.53	2945 S GRANTSYN TR BRANCH;	\$1702.00	
3532	<b>Parcel ID:</b> 13-164-007-00; <b>Legal Description:</b> LOTS 7 TO 23 INC BLK 64 CHAIN O LAKES. <b>Comments:</b> Wooded Vacant Lot .98 Acres <b>Summer Tax Due:</b> \$48.93	OFF S RAINBOW LAKE RD BALDWIN;	\$1224.00	
3533	<b>Parcel ID:</b> 13-180-001-00; <b>Legal Description:</b> LOTS 1 TO 4 INC BLK 80 CHAIN O LAKES. <b>Comments:</b> Wooded Vacant Lot .24 Acres Baldwin <b>Summer Tax Due:</b> \$7.96	HILLCREST BALDWIN;	\$676.00	
3534	<b>Parcel ID:</b> 13-251-022-00; <b>Legal Description:</b> LOTS 22 & 23 BLK 151 CHAIN O LAKES #1. <b>Comments:</b> Wooded Vacant Lot .13 Acres Baldwin <b>Summer Tax Due:</b> \$3.88	S TRUMAN AVE BALDWIN;	\$623.00	
3535	<b>Parcel ID:</b> 13-254-001-01; <b>Legal Description:</b> LOTS 1 TO 5 INC, 53 & 54 BLK 154 CHAIN O LAKES #1. <b>Comments:</b> Wooded Lot 0.42 Acres in Baldwin <b>Summer Tax Due:</b> \$14.14	OFF W WOODROW BALDWIN;	\$758.00	
3536	<b>Parcel ID:</b> 13-530-166-00; <b>Legal Description:</b> LOT 166 K S B PLAT. <b>Comments:</b> Midcentury mobile with wood frame addition. Both are suffering from lack of maintenance and bad roofs. Condemned by the township. In pretty tough condition. Condemned; <b>Summer Tax Due:</b> \$59.70	11820 S RED CEDAR AVE BALDWIN;	\$1374.00	

3537	<b>Parcel ID:</b> 13-530-238-00; <b>Legal Description:</b> LOT 238 K S B PLAT. <b>Comments:</b> Midcentury mobile. Has been well maintained over time and has vinyl siding and a built-up roof. This one has been cared for until recent disuse. We did not breach this for interior photos, but it appears thru the windows to be in very merchantable condition. Firepit and buckpole in the yard. Nice lot. Quiet second home area. Personal Property; Drnvi; Mobile Home; <b>Summer Tax Due:</b> \$55.70	11820 S SHADY GROVE DR BALDWIN;	\$1327.00	
3539	<b>Parcel ID:</b> 14-053-107-00; <b>Legal Description:</b> LOTS 107, 108 & 109 & THAT PT OF PENNSYLVANIA AVE LYING BETWEEN LOT 109 & M-37 R/W BLK 3 MARLBOROUGH <b>Comments:</b> Vacant Lot .54 Acres in Baldwin <b>Summer Tax Due:</b> \$17.49	OFF W 68TH ST BALDWIN;	\$1019.00	
3540	<b>Parcel ID:</b> 14-075-010-00; <b>Legal Description:</b> LOT 10 ARBUTUS POINT. <b>Comments:</b> Wooded Vacant Lot .10 Acres Baldwin <b>Summer Tax Due:</b> \$2.45	FORREST RD BALDWIN;	\$831.00	
3541	<b>Parcel ID:</b> 14-082-019-00; <b>Legal Description:</b> LOT 19 BLOCK 2 BALDWIN AVE HOMESITES. <b>Comments:</b> Vacant Lot 1.01 Baldwin <b>Summer Tax Due:</b> \$6.72	OFF S GROVE ST BALDWIN;	\$884.00	
3542	<b>Parcel ID:</b> 14-109-009-00; <b>Legal Description:</b> LOT 9 BLK 9 BALDWIN AVE SUBDIVISION. <b>Comments:</b> Small Wooded Vacant Lot .10 Acres <b>Summer Tax Due:</b> \$3.75	OFF S GROVE ST BALDWIN;	\$852.00	
3543	<b>Parcel ID:</b> 14-240-010-01; <b>Legal Description:</b> LOTS 10 AND 11 IDLEWILD PINES ESTATES. <b>Comments:</b> Concrete block home on a long narrow lot, west of Idlewild. The block walls are solid, but everything wood needs replacement. Has potential if you're not afraid of the work! Front porch and garage roof are both collapsed. Roof Issues; Drnvi; <b>Summer Tax Due:</b> \$80.93	6935 S PINE CENTER DR BALDWIN;	\$1933.00	
3544	<b>Parcel ID:</b> 14-240-073-00; <b>Legal Description:</b> LOT 73 IDLEWILD PINES ESTATES. <b>Comments:</b> Semi Wooded Vacant Lot .31 Acres Baldwin <b>Summer Tax Due:</b> \$5.33	W IDLEWILD PINE CIR BALDWIN;	\$874.00	
3545	<b>Parcel ID:</b> 14-304-026-00; <b>Legal Description:</b> LOTS 26 BLOCK 74 IDLEWILD TERRACE #3. <b>Comments:</b> Vacant Lot .44 Acres Baldwin <b>Summer Tax Due:</b> \$1.25	FORD ST BALDWIN;	\$817.00	
3546	<b>Parcel ID:</b> 14-321-041-00; <b>Legal Description:</b> LOT 41 BLK 91 IDLEWILD TERRACE #3 <b>Comments:</b> Vacant Lot in Baldwin <b>Summer Tax Due:</b> \$1.25	S CRAIG ST BALDWIN;	\$447.00	
3547	<b>Parcel ID:</b> 14-337-017-01; <b>Legal Description:</b> LOTS 17 TO 22 INC & 31 TO 39 INC BLK 137 IDLEWILD TERRACE #5. <b>Comments:</b> Wooded Vacant Lot .87 Acres Baldwin <b>Summer Tax Due:</b> \$25.56	OFF OWEN AVE BALDWIN;	\$573.00	
3548	<b>Parcel ID:</b> 14-352-006-01; <b>Legal Description:</b> LOT 6 BLK 153 IDLEWILD TERRACE #5. <b>Comments:</b> Small Vacant Lot .06 Acres Baldwin <b>Summer Tax Due:</b> \$1.25	OFF W 72ND ST BALDWIN;	\$817.00	
3549	<b>Parcel ID:</b> 14-603-006-00; <b>Legal Description:</b> LOTS 6 TO 10 INC, 33 TO 37 INC BLOCK 3 TALLEY SUBDIVISION. <b>Comments:</b> Wooded Vacant Lot .59 Acres Baldwin <b>Summer Tax Due:</b> \$12.12	OFF JENKINSON ST BALDWIN;	\$969.00	
3550	<b>Parcel ID:</b> 14-621-032-00; <b>Legal Description:</b> LOTS 32 & 33 BLK 1 THOMPSON'S TERRACE. <b>Comments:</b> Vacant Lot .12 Acres Baldwin <b>Summer Tax Due:</b> \$3.69	OFF WILBERFORCE AVE BALDWIN;	\$852.00	
3552	<b>Parcel ID:</b> 14-651-020-00; <b>Legal Description:</b> LOT 20 BLOCK 1 THOMPSON'S TERRACE #2 <b>Comments:</b> Vacant Lot .42 Acres Baldwin <b>Summer Tax Due:</b> \$7.13	S FORMAN BALDWIN;	\$899.00	
3553	<b>Parcel ID:</b> 14-653-023-00; <b>Legal Description:</b> LOT 23 BLOCK 3 THOMPSON'S TERRACE #2. <b>Comments:</b> Vacant Lot .44 Acres Baldwin <b>Summer Tax Due:</b> \$7.13	S JOYRIDE AVE BALDWIN;	\$899.00	

3554	<b>Parcel ID:</b> 15-088-023-00; <b>Legal Description:</b> LOTS 23 TO 27 INC BLK 8 GLEASONS ADDITION TO IDLEWILD. <b>Comments:</b> Vacant Lot .29 Acres Baldwin <b>Summer Tax Due:</b> \$7.27	OFF MICHIGAN AVE IDLEWILD;	\$860.00	
3555	<b>Parcel ID:</b> 15-109-016-00; <b>Legal Description:</b> LOTS 16, 17 & 18 BLK 9 IDLEWILD. <b>Comments:</b> 2 BR 1.5 BA home at Idlewild. This one still has some potential and isn't too far gone yet. Needs a room pronto, but is structurally sound. Strip it down, rewire and plumb, and resurface and you could have a little spot up north on-the-cheap. There is ceiling down, but the rafter and joist systems seem fairly solid. <b>Summer Tax Due:</b> \$96.21	1331 E CHERRY VALLEY IDLEWILD;	\$2088.00	
3556	<b>Parcel ID:</b> 15-151-011-00; <b>Legal Description:</b> LOTS 11,12, 13, &14 BLK 51 IDLEWILD <b>Comments:</b> Vacant Wooded Lot ~0.22 Acres Idlewild <b>Summer Tax Due:</b> \$8.91	OFF ARBUTUS DR IDLEWILD;	\$760.00	
3557	<b>Parcel ID:</b> 15-152-035-01; <b>Legal Description:</b> LOT 35 BLK 52 IDLEWILD <b>Comments:</b> Small Vacant Wooded Lot ~0.06 Acres Idlewild <b>Summer Tax Due:</b> \$1.38	OFF ARBUTUS DR IDLEWILD;	\$770.00	
3558	<b>Parcel ID:</b> 15-208-012-00; <b>Legal Description:</b> LOT 12 BLK 108 IDLEWILD #1. <b>Comments:</b> Small Vacant Wooded Lot ~0.06 Acres Idlewild <b>Summer Tax Due:</b> \$2.18	E TAMARAK IDLEWILD;	\$782.00	
3559	<b>Parcel ID:</b> 15-239-007-00; <b>Legal Description:</b> LOTS 7 TO 15 INC,37 & 40 TO 45 INC BLK 139 IDLEWILD #2. <b>Comments:</b> Vacant Wooded Lot ~0.87 Acres Idlewild <b>Summer Tax Due:</b> \$13.15	OFF LAKE DR IDLEWILD;	\$930.00	
3560	<b>Parcel ID:</b> 15-242-045-00; <b>Legal Description:</b> LOTS 45 TO 48 INC BLK 142 IDLEWILD #2. <b>Comments:</b> Vacant Wooded Lot ~0.22 Acres Idlewild <b>Summer Tax Due:</b> \$7.13	OFF LAKE DR IDLEWILD;	\$857.00	
3561	<b>Parcel ID:</b> 15-247-044-00; <b>Legal Description:</b> LOT 44 BLK 147 IDLEWILD #2. <b>Comments:</b> Small Vacant Wooded Lot ~0.06 Acres Idlewild <b>Summer Tax Due:</b> \$2.39	OFF ADAMS IDLEWILD;	\$783.00	
3562	<b>Parcel ID:</b> 15-251-017-00; <b>Legal Description:</b> LOT 17 BLK 151 IDLEWILD #2. <b>Comments:</b> Small Vacant Wooded Lot ~0.06 Acres Idlewild <b>Summer Tax Due:</b> \$1.63	OFF LAKE DR IDLEWILD;	\$775.00	
3563	<b>Parcel ID:</b> 15-262-013-01; <b>Legal Description:</b> LOT 13 BLK 162 IDLEWILD #3. <b>Comments:</b> Small Vacant Lot ~.07 Acres Idlewild <b>Summer Tax Due:</b> \$12.36	LAKE DR IDLEWILD;	\$880.00	
3564	<b>Parcel ID:</b> 15-265-011-00; <b>Legal Description:</b> LOT 11 BLK 165 IDLEWILD #3. <b>Comments:</b> Small Vacant Lot ~.06 acres Idlewild <b>Summer Tax Due:</b> \$2.45	LAKE DR IDLEWILD;	\$785.00	
3565	<b>Parcel ID:</b> 15-302-026-01; <b>Legal Description:</b> LOTS 26 TO 30 INC BLK 202 IDLEWILD #3. <b>Comments:</b> Vacant Lot ~.27 Acres Idlewild <b>Summer Tax Due:</b> \$7.27	E LOUISVILLE AVE IDLEWILD;	\$545.00	
3566	<b>Parcel ID:</b> 15-304-019-00; <b>Legal Description:</b> LOT 19 BLK 204 IDLEWILD #3. <b>Comments:</b> Very Small Vacant Lot ~.06 acres Idlewild <b>Summer Tax Due:</b> \$1.38	OFF INDIANAPOLIS IDLEWILD;	\$770.00	
3567	<b>Parcel ID:</b> 15-304-023-00; <b>Legal Description:</b> LOTS 23, 33 TO 35 INC, 38,39, 48 TO 54 INC BLK 204 IDLEWILD #3 <b>Comments:</b> Vacant Lot ~.12 Idlewild <b>Summer Tax Due:</b> \$17.55	INDIANAPOLIS IDLEWILD;	\$990.00	
3568	<b>Parcel ID:</b> 15-306-032-00; <b>Legal Description:</b> LOTS 32 TO 35 INC BLK 206 IDLEWILD #3. <b>Comments:</b> Vacant Lot ~.23 Acres Idlewild <b>Summer Tax Due:</b> \$6.67	OFF INDIANAPOLIS IDLEWILD;	\$841.00	
3569	<b>Parcel ID:</b> 15-306-036-00; <b>Legal Description:</b> LOTS 36 TO 39 INC BLK 206 IDLEWILD #3. <b>Comments:</b> Vacant Lot ~.23 Acres Idlewild <b>Summer Tax Due:</b> \$5.77	OFF INDIANAPOLIS IDLEWILD;	\$828.00	
3570	<b>Parcel ID:</b> 15-310-015-01; <b>Legal Description:</b> LOTS 15 TO 19, BLK 210, IDLEWILD #3. <b>Comments:</b> Vacant Lot ~.23 Acres Idlewild <b>Summer Tax Due:</b> \$10.72	702 E CHICAGO AVE IDLEWILD;	\$897.00	

3571	<b>Parcel ID:</b> 15-313-041-00; <b>Legal Description:</b> LOTS 41 & 42 BLK 213 IDLEWILD #3. <b>Comments:</b> Vacant Lot ~.12 Acres Idlewild <b>Summer Tax Due:</b> \$3.98	ST LOUIS IDLEWILD;	\$504.00	
3572	<b>Parcel ID:</b> 15-315-036-00; <b>Legal Description:</b> LOTS 36 TO 39 INC BLK 215 IDLEWILD #3. <b>Comments:</b> Vacant Lot ~.23 Acres Idlewild <b>Summer Tax Due:</b> \$8.91	LEXINGTON IDLEWILD;	\$885.00	
3573	<b>Parcel ID:</b> 15-382-043-00; <b>Legal Description:</b> LOTS 43 TO 46 INC BLK 282 IDLEWILD #4. <b>Comments:</b> Vacant Lot ~.23 Acres Idlewild <b>Summer Tax Due:</b> \$8.91	OFF LAKEVIEW IDLEWILD;	\$885.00	
3574	<b>Parcel ID:</b> 15-411-015-00; <b>Legal Description:</b> LOTS 15 TO 18 INC BLK 311 IDLEWILD #4. <b>Comments:</b> Concrete block cottage at Idlewild. This one was well built, and has been secured for some time. It needs a roof and has a couple of noticeable issues up there, but it is solid overall. Strip and resurface and you could have a very affordable place to chill. Walking distance to both Idlewild and Paradise Lakes! This place is well secured and we did not breach it for photos. We're sure it needs a thorough clean out but it appears to have structural integrity. It appears to have been vacant for some time Dnvi; <b>Summer Tax Due:</b> \$135.82	710 E RICHMOND IDLEWILD;	\$2815.00	
3575	<b>Parcel ID:</b> 15-457-001-00; <b>Legal Description:</b> LOTS 1 TO 5 INC BLK 357 IDLEWILD #5. <b>Comments:</b> Vacant Lot ~.31 Acres Idlewild <b>Summer Tax Due:</b> \$16.93	IDLEWILD;	\$982.00	
3576	<b>Parcel ID:</b> 15-458-001-01; <b>Legal Description:</b> LOTS 1 TO 3 INC LOTS 6 TO 20 INC AND LOTS 22 TO 24 INC OF BLK 358 IDLEWILD #5. <b>Comments:</b> Vacant Lot ~1.88 acres Idlewild <b>Summer Tax Due:</b> \$42.66	IDLEWILD;	\$1336.00	
3577	<b>Parcel ID:</b> 15-465-030-00; <b>Legal Description:</b> LOTS 30 & 31 BLK 365 IDLEWILD #6. <b>Comments:</b> Small Vacant Lot ~.11 Acres Idlewild <b>Summer Tax Due:</b> \$2.85	E ALBANY IDLEWILD;	\$792.00	
3578	<b>Parcel ID:</b> 15-495-028-00; <b>Legal Description:</b> LOTS 28 TO 32 INC BLK 395 IDLEWILD #7. <b>Comments:</b> Vacant Lot ~.33 Acres Idlewild <b>Summer Tax Due:</b> \$8.74	ST PAUL IDLEWILD;	\$869.00	
3579	<b>Parcel ID:</b> 15-504-011-01; <b>Legal Description:</b> LOTS 11 TO 14 INC 37 TO 40 INC BLK 404 IDLEWILD #8. <b>Comments:</b> Vacant Land ~.46 Acres Idlewild <b>Summer Tax Due:</b> \$8.91	147 E ATLANTA IDLEWILD;	\$783.00	
3580	<b>Parcel ID:</b> 15-568-015-00; <b>Legal Description:</b> LOTS 15, 16, 19 TO 22 INC, 26 TO 33 INC BLK 58 IDLEWILD TERRACE #2. <b>Comments:</b> Vacant Lot ~.79 Acres Idlewild <b>Summer Tax Due:</b> \$30.97	128 E BLAINE IDLEWILD;	\$1220.00	
3581	<b>Parcel ID:</b> 15-570-046-00; <b>Legal Description:</b> LOT 46 BLOCK 60 IDLEWILD TERRACE #2 <b>Comments:</b> Small Vacant Lot ~.05 Idlewild <b>Summer Tax Due:</b> \$2.39	OFF CUSTER RD IDLEWILD;	\$660.00	
3582	<b>Parcel ID:</b> 15-573-011-00; <b>Legal Description:</b> LOTS 11 & 12 BLK 63 IDLEWILD TERRACE #2. <b>Comments:</b> Small Vacant Lot ~.09 Idlewild <b>Summer Tax Due:</b> \$5.33	S FOREMAN RD IDLEWILD;	\$830.00	
3583	<b>Parcel ID:</b> 15-573-013-00; <b>Legal Description:</b> LOTS 13 & 14 BLK 63 IDLEWILD TERRACE #2. <b>Comments:</b> Small Vacant Lot ~.09 Acres Idlewild <b>Summer Tax Due:</b> \$4.31	S FOREMAN RD IDLEWILD;	\$815.00	
3584	<b>Parcel ID:</b> 15-608-006-00; <b>Legal Description:</b> LOTS 6 & 7 BLK 108 IDLEWILD TERRACE #4. <b>Comments:</b> Small Vacant Lot ~.11 acres Idlewild <b>Summer Tax Due:</b> \$4.93	PARKSIDE RD IDLEWILD;	\$819.00	
3585	<b>Parcel ID:</b> 15-609-013-00; <b>Legal Description:</b> LOTS 13 & 14 BLK 109 IDLEWILD TERRACE #4. <b>Comments:</b> Midcentury horizontal log cottage near Idlewild. Open floor plan and a ton of natural light.Sunken living room. It feels like you're outside from the comfort of your living room. May need a roof. Township posted requiring removal. Condemned; Dangerous Building; <b>Summer Tax Due:</b> \$15.05	153 E PARKSIDE IDLEWILD;	\$978.00	
3586	<b>Parcel ID:</b> 15-613-012-00; <b>Legal Description:</b> LOT 12 BLK 113 IDLEWILD TERRACE #4. <b>Comments:</b> Small Vacant Lot ~.05 Idlewild <b>Summer Tax Due:</b> \$2.39	PARK RD IDLEWILD;	\$786.00	

3587	<b>Parcel ID:</b> 15-726-021-00; <b>Legal Description:</b> LOTS 21 & 22 BLK 16 WILSONS PARADISE GARDEN. <b>Comments:</b> Small Vacant Lot ~.11 Idlewild <b>Summer Tax Due:</b> \$3.59	E LIMA IDLEWILD;	\$804.00	
3588	<b>Parcel ID:</b> 15-756-019-00; <b>Legal Description:</b> LOTS 19 & 20 BLK 46 WILSONS PARADISE GARDEN #1. <b>Comments:</b> Small Vacant Lot ~.14 Acres Idlewild <b>Summer Tax Due:</b> \$4.13	OFF HORTON IDLEWILD;	\$752.00	
3589	<b>Parcel ID:</b> 41-209-009-00; <b>Legal Description:</b> LOT 9 BLOCK 9 J F GRAY'S ADDITION "A" TO THE VILLAGE OF BALDWIN. <b>Comments:</b> Small Vacant Lot ~.18 Acres Baldwin <b>Summer Tax Due:</b> \$2.97	LYNN ST BALDWIN;	\$615.00	
3590	<b>Parcel ID:</b> 41-531-008-00; <b>Legal Description:</b> LOT 8 & 9 BLK 131 LAKEWOODS ACRES #7. <b>Comments:</b> Older wood frame 1.5 car garage on US 10 3/10ths of a mile east of Baldwin. High visibility property. City water. The structure is generally solid but needs a roof and doors. <b>Summer Tax Due:</b> \$196.85	1313 WASHINGTON - VOB BALDWIN;	\$4105.00	
3591	<b>Parcel ID:</b> 42-382-029-00; <b>Legal Description:</b> LOTS 29,30 BLK 82 LAKELAND ACRES #3. <b>Comments:</b> Small Vacant Lot ~.13 acres Baldwin <b>Summer Tax Due:</b> \$11.18	1430 GUTHRIE ST - VOB BALDWIN;	\$4274.00	

## Lake (DNR)

Lot #	Lot Information	Address	Min. Bid	Sold For
99095	<b>Parcel ID:</b> 12-024-008-00; <b>Legal Description:</b> W 60 ft of E 180 ft of N 90 ft of W1/2 NE1/4 NE1/4 NW1/4 S of US 10 r/w <b>Comments:</b> The subject is zoned Vacant Residential and consists of forested property on the south side of US-10 about 7 miles northwest of Baldwin MI. Located across the road from the MDOT Roadside Park on US-10. The parcel is surrounded by three private landowners. The property has flat relief and appears dry. There was a structure on the property in the past (removed). The subject parcel is too small to meet local zoning regulations to build as a standalone site. Property dimensions are 60' (east-west) X 90' (north-south). 0.12 Acres Dnr Aa; <b>Summer Tax Due:</b> TBA	US-10;	\$360.00	

## Osceola

Lot #	Lot Information	Address	Min. Bid	Sold For
5300	<b>Parcel ID:</b> 01 015 002 01; <b>Legal Description:</b> SEC 15 T20N R10W PT OF SE 1/4 OF NW 1/4 LYG SLY OF LN 100 FT NWLY OF & PARL TO NLY BANK OF PINE RIVER, EXC 1 RD IN SE COR 1.4A M/L <b>Comments:</b> Approx 1.4 acre vacant lot along the East Branch Pine River off of Reed Rd (210th Ave) in Tustin. This parcel may not have legal access. See aerial map for specific location. Roads - None Known (Possibly Landlocked); <b>Summer Tax Due:</b> \$10.41	TUSTIN;	\$777.38	
5301	<b>Parcel ID:</b> 01 020 015 00; <b>Legal Description:</b> SEC 20 T20N R10W THAT PT OF E 1/2 OF SE 1/4 OF SE 1/4 LYG S OF CO RD <b>Comments:</b> Parcel fronts on a county maintained, paved road. Roughly 1.8 acres in size. The terrain here from the road runs steeply downhill and be albe to have a good walkout basement homesite with the right engineering. Tax and aerial maps show this parcel as being larger and indicate that there is a home on it, but that is incorrect. Much of the road frontage here is behind a guardrail on the south side of the road.Terrain Challenged; <b>Summer Tax Due:</b> \$17.42	20 Mile Road, Tustin;	\$887.71	
5304	<b>Parcel ID:</b> 03 381 123 00; <b>Legal Description:</b> LOT 123 LAKE MIRAMICHI SUBD <b>Comments:</b> Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees; <b>Summer Tax Due:</b> \$5.28	CHIPPEWA TRL EVART MI;	\$695.94	
5305	<b>Parcel ID:</b> 03 381 174 00; <b>Legal Description:</b> LOTS 174 & 175 LAKE MIRAMICHI SUBD <b>Comments:</b> Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees; <b>Summer Tax Due:</b> \$13.27	CHIPPEWA TRL EVART MI;	\$797.81	
5306	<b>Parcel ID:</b> 03 381 236 00; <b>Legal Description:</b> LOT 236 LAKE MIRAMICHI SUBD <b>Comments:</b> Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees; <b>Summer Tax Due:</b> \$5.28	MOHICAN TRL EVART MI;	\$688.57	



5307	<p><b>Parcel ID:</b> 03 381 270 00; <b>Legal Description:</b> LOT 270 LAKE MIRAMICHI SUBD</p> <p><b>Comments:</b> Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$9.26</p>	ALLEGHENY TRL EVART MI;	\$746.44	
5308	<p><b>Parcel ID:</b> 03 381 319 00; <b>Legal Description:</b> LOTS 319 &amp; 320 LAKE MIRAMICHI SUBD</p> <p><b>Comments:</b> Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$18.00</p>	EVART MI;	\$858.92	
5309	<p><b>Parcel ID:</b> 03 382 460 00; <b>Legal Description:</b> LOT 460 LAKE MIRAMICHI SUBD #2</p> <p><b>Comments:</b> Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$10.60</p>	MANITO TRL EVART MI;	\$748.43	
5310	<p><b>Parcel ID:</b> 03 384 604 00; <b>Legal Description:</b> LOT 604 LAKE MIRAMICHI SUBD #4</p> <p><b>Comments:</b> Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$4.25</p>	PAWNEE TRL EVART MI;	\$683.20	

5311	<p><b>Parcel ID:</b> 03 384 624 00; <b>Legal Description:</b> LOT 624 LAKE MIRAMICHI SUBD #4 <b>Comments:</b> Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees; <b>Summer Tax Due:</b> \$3.95</p>	PAWNEE TRL EVART MI;	\$679.38	
5312	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 03 384 717 00; <b>Legal Description:</b> LOT 717 LAKE MIRAMICHI SUBD #4 <b>Comments:</b> Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees;</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 03 384 718 00; <b>Legal Description:</b> LOT 718 LAKE MIRAMICHI SUBD #4 <b>Comments:</b> Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees; <b>Summer Tax Due:</b> \$13.70</p>	EVART MI;  EVART MI;	\$1411.88	

5314	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 03 385 890 00; <b>Legal Description:</b> LOT 890 LAKE MIRAMICHI SUBD #5 <b>Comments:</b> Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees;</p> <p>(2 of 2) <b>Parcel ID:</b> 03 385 891 00; <b>Legal Description:</b> LOT 891 LAKE MIRAMICHI SUBD #5 <b>Comments:</b> Lake Miramichi is an established resort community south of Evert in Osceola County. Most of the development is near the Lake, which is privately held by the membership of the association. Please see the LMPOA link attached to this listing for more information on association membership, fees and requirements. Many of the parcels that are offered for tax sale are in portions of this development that are incomplete. Many of the roads are not graded regularly, some not at all. Many of these parcels have no electric or other utility service, and none is expected or proposed in the near future. The oil and propane trucks will not service those areas of the property. In short, "Caveat Emptor". We have photographs of the road to each parcel in the file for that lot. In general, if there is grass between the tracks, there is no power. Please study carefully prior to bidding. Association Fees;</p> <p><b>Summer Tax Due:</b> \$13.22</p>	MIRAMICHI DR EVART MI;  MIRAMICHI DR EVART MI;	\$1406.62	
5316	<p><b>Parcel ID:</b> 03 520 010 00; <b>Legal Description:</b> LOT 10 RIVERSIDE ACRES <b>Comments:</b> Older one story wood frame home. Grubby and debris strewn. There is an outbuilding to the rear that appears to encroach onto the property of the neighbor to the south. There are boarded windows and evidence of decay in numerous spots. WE see areas of the roof that certainly must be leaking. The power service has been dropped by the utility provider. We presume that this one will need to be gutted and resurfaced. Consider it a shell. Note: There is a very assertive little dog that believes this yard is his (hers?) to protect. Be cautious. We did not see anyone that seemed to control it ... and do not know whether he is all bark or if there is a bite here ... Beware Of Dog; Boarded; Dnvi;</p> <p><b>Summer Tax Due:</b> \$245.00</p>	4931 110TH AVE EVART;	\$3431.94	
5317	<p><b>Parcel ID:</b> 04 008 005 00; <b>Legal Description:</b> SEC 8 T19N R8W PT OF NE 1/4 COM 586 FT S OF 1/8 POST ON E SEC LN, TH W 481 FT, TH S 240 FT, TH E 481 FT, TH N 240 FT TO POB 2.65A M/L <b>Comments:</b> Parcel is surrounded by large farmsteads. Has a very rural countryside feel to it. Includes some fenced (electric) pens for your critters. 2.65 acres in size. This is a stickbilt home with a block garage that is in need of help (and is full of garbage). We did not see a basement access inside or out (could be in the weeds) so we think it's probably on a crawlspace. 2BR 1BA, wood and bottle gas heat. The floor coverings have all been removed, probably from pet damage (?). Appears to have been occupied as late as summer 2021. Could be a cute little place ... Needs overall repair and resurfacing. Decks are rough.</p> <p><b>Summer Tax Due:</b> \$453.90</p>	16621 100TH AVE EVART;	\$2907.94	
5318	<p><b>Parcel ID:</b> 06 003 012 00; <b>Legal Description:</b> SEC 3 T20N R8W PT OF W 1/2 OF SW 1/4 COM AT SW COR, TH E 9 RDS, TH N 18 RDS, TH W 9 RDS, TH S 18 RDS TO POB 1A M/L <b>Comments:</b> Commercial property in scenic downtown Highland. (It IS downtown Highland). Traditional design of lower storefront and upper living quarters. This property has been stripped of most any original architectural character inside, and has been through a series of uncomplimentary "remodelings" of low grade workmanship. The main floor is gutted. Upper level has some semblance of being finished in areas but needs a facelift. The basement was a marijuana grow facility and still contains remnants of that activity. There is a 200A electrical service here. We would consider this building a shell from which to start anew. If you're considering using this for a commercial purpose, we would suggest you contact the township zoning people to verify your intended use is permissible there.</p> <p><b>Summer Tax Due:</b> \$363.82</p>	8986 23 MILE RD MARION;	\$2931.91	

5319	<b>Parcel ID:</b> 08 350 003 00; <b>Legal Description:</b> LOTS 3 & 4 INDIAN RIDGE SUBD <b>Comments:</b> Older frame construction. Noticeable deflection in the roofline. Front porch roof is rotted wide open. Bad news: There is a junkyard/collection right in the front yard. Good news: It's not yours to clean up. Slab on grade, space heat. Has some potential, but she's grubby and the view is, uhhhh, memorable. A very spartan place. Curiously, the power was still active when we were there in May. <b>Summer Tax Due:</b> \$162.98	18645 HILL DR REED CITY;	\$2877.60	
5320	<b>Parcel ID:</b> 10 025 100 00; <b>Legal Description:</b> SEC 25 T19N R7W PT OF SE 1/4 OF SW 1/4 BEG 10 RDS S OF NW COR THEREOF, TH S 18 RDS, TH E 14 RDS, TH N 18 RDS, TH W 14 RDS TO POB 1.57A M/L <b>Comments:</b> At the end of an unmaintained road. Vacant parcel is 231' x 297' in size. Brushy, wooded, level dry lands here. Minor debris. There is an old shed to the north that isn't on this parcel as best we can estimate. Neighbor to the south has numerous dogs, so there is some noise in the area. <b>Summer Tax Due:</b> \$46.91	Sweet Trail, Marion;	\$1259.90	
5321	<b>Parcel ID:</b> 11 008 010 10; <b>Legal Description:</b> SEC 8 T17N R7W PT OF SW 1/4 COM 1213 FT N OF SW COR, TH N 160 FT, TH E 272.25 FT, TH S 160 FT, TH W 272.25 FT TO POB 1A M/L <b>Comments:</b> Not one ... not two ... THREE mobile homes merged together in an aluminum biltmore just south of Sears on 50th Avenue. The well is bad. The septic drainfield is mostly located on the neighbors property (encroachment) and he's not willing to perpetuate that use so you'll need a well AND septic to reuse this parcel. The trailers have been "remodeled" with some really poor workmanship, and are now inhabited by a chattering clan of raccoons that were unhappy that we were there. As an extra bonus, there is about 60 yards of debris here in addition to the three trailers, including tires and food garbage that fill what used to be a dog run. Corner lot is one acre in size. Encroachments; <b>Summer Tax Due:</b> \$161.96	4230 50TH AVE SEARS;	\$2193.72	
5322	<b>Parcel ID:</b> 11 111 011 00; <b>Legal Description:</b> LOT 11 BLK 11 VILLAGE OF ORIENT. <b>Summer Tax Due:</b> \$3.83	4955 WASHINGTON SEARS;	\$679.00	
5323	<b>Parcel ID:</b> 12 024 011 00; <b>Legal Description:</b> SEC 24 T18N R8W PT OF SW 1/4 OF SE 1/4 BEG 286.01 FT E OF S 1/4 COR, TH N51DEG20'E 334.57 FT, TH S39DEG 31'E 167 FT, TH S08DEG41'E 82.27 FT TO S SEC LN, TH W 379.59 FT TO POB .94A M/L. <b>Comments:</b> Bank repo. Has a bad roof, but otherwise seems solid and worth your attention. Will need resurfacing, but mechanical systems are newer, with a bottle gas forced air furnace and 200A electric. Has an outbuilding garage, and full basement with a spartan bath. The lot is low in the rear. It is not waterfront, but thats just a short stroll out the back door. This one is definitely worth a look if you're looking for a project house that isn't a huge undertaking. Roof Issues; Bank Repo; <b>Summer Tax Due:</b> \$217.98	6513 RIVER RD EVART;	\$2772.15	
5324	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 14 019 033 01; <b>Legal Description:</b> SEC 19 T19N R9W PT OF GOVT LOT 3 COM N0DEG35'12"W 1205.53 FT FR SE COR, TH S63DEG49'15"W TO PT S0DEG14'30"W 459.5 FT FR S PLAT LN OF THE RETREAT, TH N0DEG14'30"E 199.5 FT, TH S89DEG45'30"E TO E SEC LN, TH S ALG SEC LN TO POB PT OF PARCEL 3 .58A M/L <b>Comments:</b> Sometimes when you get a package at Christmas, you already know it's socks. Ya know? Old mobile has busted windows, a sagging leaking roof and visible decay at the floor rim joists. Also has a yard full of garbage. BONUS: The tongue is still attached to the trailer. PRO TIP: Open the door, fill it up, and haul it to the landfill. The value here is in the nice wooded lot, and well/septic (condition unknown). There are two parcels here, with a small wooded strip located across the street. Two junque vehicles. There is probably an active POA here, so you'll want to check on restrictions and fees. Dnvi; Sanitation Issues And Garbage;  (2 of 2) <b>Parcel ID:</b> 14 020 033 01; <b>Legal Description:</b> SEC 20 T19N R9W PT OF GOVT LOT 3 COM N0DEG35'12"W 1205.53 FT FR SW COR, TH N63DEG49'15"E TO PT S0DEG14'30"W 360 FT FR SE COR OF LOT 22 OF THE RETREAT SUBD, TH N0DEG14'30"E 100 FT, TH N89DEG45'30"W TO W SEC LN, TH S ALG SEC LN TO POB PT OF PARCEL 3 .11A M/L <b>Summer Tax Due:</b> \$89.09	197 MAPLE DR LEROY;  LEROY;	\$3306.85	

5327	<b>Parcel ID:</b> 14 560 006 00; <b>Legal Description:</b> LOT 6 ROSE LAKE FOREST VALLEY <b>Comments:</b> Older mobile has seen better days. It's open to the elements and has been vandalized. The value here is in the land and utility improvements. Rose Lake has restrictions and association fees. See the link to the HOA for details. Trailer is rough but could be saved with some effort. Roof isn't leaking, but there are a couple of weak spots in the floor. Even has period correct avacado green appliances and sculpted green carpet. Harvesting; Association Fees; <b>Summer Tax Due:</b> \$129.34	112 VALLEY CT LEROY;	\$2407.69	
5328	<b>Parcel ID:</b> 16 016 017 00; <b>Legal Description:</b> SEC 16 T18N R7W THAT PT OF SW 1/4 OF SE FRL 1/4 LYG W OF MUSKEGON RIVER, & PT OF GOVT LOT 2 BEG 750 FT E OF S 1/4 POST, TH N52DEGE 308 FT TO RIVER, TH SELY ALG SH TO S SEC LN, TH W TO POB 1A M/L. <b>Comments:</b> Triangular shaped parcel with roughly 250' feet of frontage on the Mighty Muskegon River. Appears to have access off Timberlane Drive, as well as a deeded easement to a shared drive that is noted in Liber 267 Page 283 of Osceola land records. There is an old cottage here with a huge hole in the roof. Likely beyond reasonable repair. We would guess this has not been maintained or used regularly in years. Wonderful bluff river frontage, which typically means that the water right off shore here is deeper than on level frontage. That should give you pretty good fishing right off the bank. Dangerous Building; <b>Summer Tax Due:</b> \$245.91	3525 RIVER RD EVART;	\$3391.68	
5329	<b>Parcel ID:</b> 16 034 009 60; <b>Legal Description:</b> SEC 34 T18N R7W PT OF SE 1/4 OF SE 1/4 COM N0DEG34'37"W 384.39 FT FR SE COR, TH N88DEG50'19"W 185.9 FT TO E LN OF E CHANNEL OF WOODS LAKE, PT BEING 37 FT E FR CHANNEL, TH S05DEG29'26"E 223.65 FT TO PT SELY 33 FT FR CHANNEL, TH S52DEG56'52"E 168.77 FT TO INT OF N ROW OF US 10 & W ROW OF 20TH AVE, TH S27DEG47'49"E 72.15 FT TO POB PARCEL 6 (EXT TO WATERS EDGE) 1.26A M/L <b>Comments:</b> 1.26 acre parcel. Seems dry and buildable. Located at the end of a channel that merges into Woods Lake, which is a nice little lake east of Evart on US 10. The waterfrontage here is firm and could probably be cleaned up to be functional. Not sure of the depth here, but it certainly would support at least a rowboat. The larger lake itself is small, but appears to be nice. <b>Summer Tax Due:</b> \$39.81	20TH AVE SEARS MI;	\$2370.83	
5330	<b>Parcel ID:</b> 16 720 059 00; <b>Legal Description:</b> LOTS 59 & 60 WOODS SUBD. <b>Comments:</b> Older log cottage across the street from Wood Lake, just off US 10 east of Evart. Has an addition to the rear and is a little larger than it appears at first. There are signs of occupation here, so we did not have an opportunity to view it in detail. Double lot. Occupied; Dnvi; <b>Summer Tax Due:</b> \$139.52	2132 BIRCH DR SEARS;	\$3059.30	
5331	<b>Parcel ID:</b> 42 116 007 01; <b>Legal Description:</b> PT OF LOTS 7 THRU 12 BLK 16 DESC AS COM 796.1 FT E & 568 FT S OF IRON MON AT INT OF MAIN & 4TH STS, TH N 476.1 FT, TH E 132 FT, TH S 476.1 FT, TH W 132 FT TO POB, EXC COM AT SD POB, TH E 132 FT, TH N 79.2 FT, TH W 132 FT, TH S 79.2 FT TO POB VILLAGE OF HERSEY ORIG PLAT <b>Comments:</b> Parcel is 132' along E 4th Street, and runs 397' feet deep with S Pine Street bordering on the west line. Rolling, open grassy parcel would make a nice homesite in this quiet little country town. Natural gas service is available here. <b>Summer Tax Due:</b> \$175.96	E 4th St / S Pine St. Hersey;	\$2267.26	



# 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.