

Public Land Auction

Antrim, Charlevoix, Emmet

August 9th, 2024

Antrim, Antrim (Dnr), Charlevoix, Charlevoix (Dnr), and Emmet
Counties



Location:

Online
www.tax-sale.info

Time:

Auction: 10:00am EDT to 07:00pm
EDT

*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

There are two ways to bid in our auctions:

ONLINE AT 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

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).*

2024 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see www.tax-sale.info for the latest information

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

Clare, Isabella, Mecosta, Osceola 8/1/2024	Central Lower Peninsula (Clinton, Eaton*, Gratiot, Ionia, Livingston, Montcalm, Shiawassee) 8/2/2024	Eastern Upper Peninsula (Alger, Chippewa*, Delta, Luce*, Mackinac* (DNR Only), Schoolcraft) 8/6/2024
Western Upper Peninsula (Baraga, Dickinson*, Gogebic, Houghton*, Iron Keweenaw, Marquette*, Menominee*, Ontonagon*) 8/7/2024	North Central Lower Peninsula (Crawford*, Kalkaska, Missaukee*, Montmorency, Ogemaw*, Oscoda, Otsego*, Roscommon*) 8/8/2024	Antrim*, Charlevoix*, Emmet 8/9/2024
Northeastern Lower Peninsula (Alcona, Alpena*, Cheboygan*, Iosco, Presque Isle*) 8/13/2024	Northwestern Lower Peninsula (Benzie, Grand Traverse*, Lake, Leelanau, Manistee*, Mason*, Wexford)) 8/14/2024	Kent, Oceana, Ottawa, Muskegon 8/15/2024
Oakland 8/16/2024	City of Highland Park 8/19/2024	Branch, Hillsdale, Jackson 8/20/2024
Monroe 8/20/2024	Arenac*, Bay, Gladwin*, Midland* (DNR ONLY) 8/21/2024	The Thumb Area (Huron, Lapeer, Macomb* (DNR Only), Saint Clair*, Sanilac, Tuscola) 8/22/2024
Barry, Calhoun, Kalamazoo, Saint Joseph 8/23/2024	Allegan, Berrien*, Cass, Van Buren 9/3/2024	Saginaw 9/4/2024
Genesee 9/5/2024	Minimum Bid Re-Offer Auction 9/26/2024	No Reserve Auction 11/1/2024

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.

- Antrim
- Charlevoix
- Emmet

Rules and Regulations

1. Registration

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

- Antrim DNR
- Charlevoix DNR

Michigan DNR Land Sales

Rules and Regulations

1. Registration

You must create an online user account at 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. 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 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 ("**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 sale-specific purchase terms. Failure to follow the specific rules posted for each sale could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.

Antrim

Lot #	Lot Information	Address	Min. Bid
400	Parcel ID: 05-02-010-011-00; Legal Description: PT OF SE 1/4 OF NE 1/4 OF SE 1/4, SEC 10, BEG AT SE COR OF NE 1/4 OF SE 1/4, SEC 10 TH RUN W ON 1/8TH LINE, 260 FT FOR POB OF THIS DESC, TH CON. W 280 FT TH N TO CEN OF OGLETREE CREEK, TH RUN SE'RLY ALG CEN LINE OF OGLETREE CREEK TO A PT WHICH IS DUE N OF POB. TH S TO POB ON 1/8TH LINE. SEC 10 T31N R8W Comments: ~278 ft road frontage on Mohrmann Bridge Rd to the south, with a depth of ~345 ft. ~320 meandering feet of frontage on Ogletree Creek to the north. Hanley and Ben-Way lakes are within 1/4 mile or so. There's a roadside culvert, with overgrown driveway access near the SE corner. Land is generally flat and clear, and there was likely a structure here at some point. North area is wooded, grading down to the creek. Summer Tax Due: \$123.80	MOHRMANN BRIDGE RD	\$1,122.36
401	Parcel ID: 05-03-036-010-30; Legal Description: THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SW 1/4 SEC 36 T30N R6W 5 A M/L Comments: ~331 ft road frontage on Corey Rd to the west, ~663 ft deep. Vacant, unimproved, wooded land. A bit of a ways down a dirt road, but not too far. Summer Tax Due: \$145.22	COREY RD	\$1,656.85
402	Parcel ID: 05-04-004-013-00; Legal Description: PARCELS B & C..COM AT THE E 1/4 COR OF SEC 4; TH S 0 DEG E 174.55 FT TO POB; TH CONT S 0 DEG E 272 FT; TH S 89 DEG W 336.23 FT; TH N 0 DEG E 272 FT; TH N 89 DEG E 334.05 FT TO E SEC LINE & THE POB; BEING PT OF THE NE 1/4 OF THE SE 1/4 SEC 4 T29N R7W 2.08 A M/L Comments: ~275 ft road frontage on Del Mason Rd to the east, ~340 ft deep. Right near the entrance to Schuss Village. Younger trees near the road, taller pines deeper within. Summer Tax Due: \$90.21		\$964.41
403	Parcel ID: 05-04-004-020-10; Legal Description: COM AT SE COR OF SEC; TH N 88 DEG 46'29" W 380.02 FT TO POB; TH CONT N 88 DEG 46'29" W 50 FT; TH N 00 DEG 35'47" E 230.01 FT; TH S 88 DEG 46'29" E 50 FT; TH S 00 DEG 35'47" W 230.01 FT TO POB; SEC 4 T29N R7W 0.26 A M/L SPLIT/COMBINED ON 09/28/2020 FROM 05-04-004-020-01; Comments: ~50 x ~230. Abandoned or junk items on property. Property does not appear to front on a legal road way. Additional Disclosures: 21; 7 (see key for full text) Summer Tax Due: \$19.69		\$760.36
404	Parcel ID: 05-04-250-005-00; Legal Description: LOT 5 PLAT OF HEIDELDORF SEC 3 T29N R7W Comments: ~80' frontage on Heideldorf Dr, ~230' deep. See linked Shuss Mountain POA website below for additional information. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$78.09	HEIDELDORF DR	\$998.94
405	Parcel ID: 05-04-275-017-00; Legal Description: LOT 17 PLAT OF NORTH HEIDELDORF. SEC 3 T29N R7W Comments: ~75' of frontage on Schafen Strasse, ~200' deep. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$92.30	SCHAFEN STRASSE	\$1,126.42
406	Parcel ID: 05-04-325-021-00; Legal Description: LOT 21 OF THE PLAT OF KLAFFENDORF. SEC 3 T29N R7W Comments: ~80' of frontage on Pralognan Lane, ~210' deep. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$78.09	PRALOGNAN LN	\$1,056.18
407	Parcel ID: 05-04-350-030-00; Legal Description: LOT 72 PLAT OF KLAFFENDORF NO 2 SEC 3 T29N R7W Comments: ~90' of frontage on Klaffen St North, ~160' deep. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$78.09	KLAFFEN STRASSE	\$1,056.18
408	Parcel ID: 05-04-350-041-00; Legal Description: LOT 83 PLAT OF KLAFFENDORF NO 2 SEC 3 T29N R7W Comments: Odd shaped lot at the end of Spalte St. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$78.09	KLIPPE STRASSE	\$1,056.18
409	Parcel ID: 05-04-350-057-00; Legal Description: LOT 99 PLAT OF KLAFFENDORF NO 2. SEC 3 T29N R7W Comments: ~80' of frontage on South B Lawine, ~190' deep. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$78.09	KLAFFEN STRASSE	\$1,056.18
410	Parcel ID: 05-04-375-044-00; Legal Description: LOT 44 LAKE OF THE WOODS ESTATES. SEC 17 T29N R7W Comments: ~227 ft road frontage on Lake of the Woods Rd to the west. Triangle lot, median depth ~235 ft. Property may be subject to association fees, however we were unable to locate an active association website. Please conduct your own research in possible association fees. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$99.40	LAKE OF THE WOODS RD	\$1,286.66

411	Parcel ID: 05-04-405-013-00; Legal Description: UNIT 13 THE LEGEND II CONDOMINIUM SEC 6 T29N R7W Comments: ~100 ft road frontage, ~135 ft deep minimum. Parcel is located beyond gated access. Pinebrook is part of the Shanty Creek POA, please see the attached hyperlink below for additional information. Additional Disclosures: 68 (see key for full text) Summer Tax Due: \$154.14	PAR-KING DR	\$1,215.56
412	Parcel ID: 05-10-155-038-00; Legal Description: LOT 38 CEDAR RIVER VILLAGE CONDOMINIUM Comments: ~230' of frontage on Troon South Road, ~200' average depth. Additional Disclosures: 68 (see key for full text) Summer Tax Due: \$89.62		\$1,058.17
413	Parcel ID: 05-10-155-192-00; Legal Description: LOT 192 CEDAR RIVER VILLAGE CONDOMINIUM Comments: Vacant lot located on the Double Eagle Drive cul-de-sac with ~170' of road frontage, ~160' deep. Additional Disclosures: 68 (see key for full text) Summer Tax Due: \$89.62		\$1,058.17
414	Parcel ID: 05-10-235-148-00; Legal Description: UNIT 148 HAWK'S EYE GOLF CLUB CONDOMINIUM Comments: ~140' of frontage on Hawk's Eye Dr, ~100' average depth. Drainage empties into this parcel. Aerial imagery indicates the driveway to the parcel directly north may be located on this parcel. Additional Disclosures: 68; 39 (see key for full text) Summer Tax Due: \$50.64		\$761.37
415	Parcel ID: 05-10-235-202-00; Legal Description: UNIT 202 HAWK'S EYE GOLF CLUB CONDOMINIUM Comments: ~100' of frontage on Raptor Run, ~200ft average depth. Additional Disclosures: 68 (see key for full text) Summer Tax Due: \$56.59		\$1,190.19
416	Parcel ID: 05-10-285-012-00; Legal Description: UNIT 98 THE LEGEND CONDOMINIUM Comments: Fronts golf green to west, east is a Shanty Creek owned parcel. Parcel does not appear to front on a road, possible access issues. Additional Disclosures: 68; 7 (see key for full text) Summer Tax Due: \$438.50		\$2,759.19
417	Parcel ID: 05-11-120-027-76; Legal Description: COM AT THE S 1/4 COR OF SEC 20; TH N 00 DEG 16'17" W 1324.48 FT ALG N-S 1/4 LINE; TH N 00 DEG 15'12" W 553.51 FT TO POB; TH CONT N 00 DEG 15'12" W 16.00 FT; TH N 89 DEG 53'48" E 300.00 FT; TH S 00 DEG 15'12" E 16.00 FT; TH S 89 DEG 53'48" W 300.00 FT TO POB SEC 20 T29N R6W SPLIT/COMBINED ON 01/27/2020 FROM 05-11-120-027-40, 05-11-120-027-75; Comments: ~15' wide by 300' deep. Parcel is either a driveway, or a narrow strip adjacent to one. Not much use for anyone other than an adjacent property owner. Additional Disclosures: 39; 30; 9 (see key for full text) Summer Tax Due: \$4.20		\$979.31
418	Parcel ID: 05-11-130-012-10; Legal Description: COM AT THE SW COR OF LOT 130 PLAT OF NU TOWN ADD TO FURNACEVILLE, TH N 89 DEG E 268.92 FT, TH S 0 DEG E 291.75 FT, TH S 71 DEG E 235.25 FT, TH S 89 DEG W 491.04 FT, TH N 0 DEG W 371.73 FT TO THE POB, BEING PART OF THE NW 1/4 OF NE 1/4 SEC 30 T29N R6W 2.50 A M/L Comments: Parcel is generally ~269 ft wide at the north, ~371 deep, with an extra triangle of land off the south east end. South of Elder, west of Park Ave Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$36.21		\$799.60
419	Parcel ID: 05-11-200-059-00; Legal Description: LOT 59 COUNTRY CLUB MANOR Comments: ~100' of frontage on Mancelona Rd, depth of ~275'. Auction lot 420 is adjacent to the East. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$25.72		\$761.88
420	Parcel ID: 05-11-200-060-00; Legal Description: LOT 60 COUNTRY CLUB MANOR Comments: ~100' of frontage on Mancelona Rd, depth of ~275'. Auction lot 419 is adjacent to the West. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$25.72		\$761.88

421	Parcel ID: 05-11-200-065-00; Legal Description: LOT 65 COUNTRY CLUB MANOR Comments: ~100' of frontage on Mancelona Rd, depth of ~290'. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$35.16		\$789.24
422	Parcel ID: 05-11-375-023-00; Legal Description: LOT 23 LAKE OF THE NORTH VILLA Comments: ~100' of frontage on Whispering Pines Dr, ~210' average depth. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
423	Parcel ID: 05-11-375-120-00; Legal Description: LOT 120 LAKE OF THE NORTH VILLA Comments: Corner lot with ~165' of frontage on Birch Bark Dr to the South ~90' of frontage on Willowbrook Circle to the West. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
424	Parcel ID: 05-11-375-136-00; Legal Description: LOT 136 LAKE OF THE NORTH VILLA Comments: ~100' of frontage on Larkspur Dr, depth of ~200'. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
425	Parcel ID: 05-11-375-157-00; Legal Description: LOT 157 PLAT OF LAKE OF THE NORTH VILLA Comments: ~100' of frontage on Bucksdale Ct, depth of ~175'. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
426	Parcel ID: 05-11-375-286-00; Legal Description: LOT 286 LAKE OF THE NORTH VILLA Comments: ~105' of frontage on Willowbrook Circle, depth of ~230'. Auction lot 427 is adjacent to the North. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
427	Parcel ID: 05-11-375-287-00; Legal Description: LOT 287 LAKE OF THE NORTH VILLA Comments: ~100' of frontage on Willowbrook Circle, depth of ~230'. Auction lot 426 is adjacent to the South. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
428	Parcel ID: 05-11-425-059-00; Legal Description: LOT 59 MANISTEE HEIGHTS NO 1 Comments: ~100' of frontage on Pineview Dr, depth of ~215'. Auction Lot 429 is adjacent to the South. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
429	Parcel ID: 05-11-425-060-00; Legal Description: LOT 60 MANISTEE HTS NO 1 Comments: ~95' of frontage on Pineview Dr, depth of ~215'. Auction Lot 428 is adjacent to the North. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
430	Parcel ID: 05-11-425-077-00; Legal Description: LOT 77 PLAT OF MANISTEE HTS NO 1 Comments: ~100' of frontage on Waterford Dr, depth of ~190'. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
431	Parcel ID: 05-11-425-319-00; Legal Description: LOT 319 MANISTEE HTS NO 1 Comments: ~90' of frontage on Pleasant Ridge Rd, average depth of ~220'. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$35.16		\$788.19
437	Parcel ID: 05-11-450-088-00; Legal Description: LOT 643 MANISTEE HTS NO 2 Comments: ~90' of frontage on Renwick Cir, average depth of ~220'. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07

438	Parcel ID: 05-11-450-121-00; Legal Description: LOT 676 MANISTEE HTS NO 2 Comments: ~100' of frontage on Wildomar Dr, depth of ~400'. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$35.16		\$788.19
439	Parcel ID: 05-11-450-201-00; Legal Description: LOT 756 MANISTEE HTS. NO. 2 Comments: ~75' of frontage on Sunnyvale Dr, average depth of ~170'. Auction lot 440 is adjacent to the East. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
440	Parcel ID: 05-11-450-202-00; Legal Description: LOT 757 MANISTEE HTS. NO. 2 Comments: ~100' of frontage on Sunnyvale Dr, average depth of ~170'. Auction lot 439 is adjacent to the West. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
441	Parcel ID: 05-11-450-267-00; Legal Description: LOT 822 MANISTEE HTS.NO 2 Comments: ~100' of frontage on Pleasant Ridge Rd, ~230' average depth. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
442	Parcel ID: 05-11-450-286-00; Legal Description: LOT 841 MANISTEE HEIGHTS NO 2 Comments: ~100' of frontage on Sunnyvale Dr, average depth of ~210'. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
443	Parcel ID: 05-11-450-312-00; Legal Description: LOT 867 PLAT OF MANISTEE HTS. NO. 2 Comments: ~115' of frontage on Clairmont Dr, depth of ~190'. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
444	Parcel ID: 05-11-450-352-00; Legal Description: LOT 907 PLAT OF MANISTEE HTS NO 2 Comments: ~100' of frontage on Wrenwood Dr, depth of ~175'. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
445	Parcel ID: 05-11-450-383-00; Legal Description: LOT 938 MANISTEE HTS. NO. 2 Comments: Corner lot with ~200' of frontage on Brookfield Dr and ~75' of frontage on Wrenwood Dr. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
446	Parcel ID: 05-11-450-399-00; Legal Description: LOT 954 PLAT OF MANISTEE HTS.NO 2 Comments: ~100' of frontage on Wrenwood Dr, depth of ~170'. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
447	Parcel ID: 05-11-450-425-00; Legal Description: LOT 980 PLAT OF MANISTEE HEIGHTS NO 2 Comments: Trapezoid shaped parcel with ~60 of frontage on Holbrook Ct cul-de-sac, ~200' average depth. Auction lot 448 is adjacent to the Southeast. More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
448	Parcel ID: 05-11-450-426-00; Legal Description: LOT 981 MANISTEE HTS NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
449	Parcel ID: 05-11-450-427-00; Legal Description: LOT 982 MANISTEE HTS NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07

450	Parcel ID: 05-11-450-428-00; Legal Description: LOT 983 MANISTEE HTS NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
451	Parcel ID: 05-11-450-453-00; Legal Description: LOT 1008 MANISTEE HTS NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
452	Parcel ID: 05-11-450-489-00; Legal Description: LOT 1044 MANISTEE HTS NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
453	Parcel ID: 05-11-450-524-00; Legal Description: LOT 1079 PLAT OF MANISTEE HTS NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
454	Parcel ID: 05-11-450-525-00; Legal Description: LOT 1080 PLAT OF MANISTEE HTS NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
455	Parcel ID: 05-11-450-538-00; Legal Description: LOT 1093 MANISTEE HEIGHTS NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
456	Parcel ID: 05-11-450-616-00; Legal Description: LOT 1171 MANISTEE HTS. NO. 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$35.16		\$788.19
457	Parcel ID: 05-11-475-158-00; Legal Description: LOT 158 SOUTHWOOD HEIGHTS Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$29.91	10592 WYCKERLY DR (VACANT) MANCELONA	\$776.77
458	Parcel ID: 05-11-475-198-00; Legal Description: LOT 198 SOUTHWOOD HEIGHTS Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16; 30 (see key for full text) Summer Tax Due: \$29.91		\$776.77
459	Parcel ID: 05-11-500-092-00; Legal Description: LOT 92 VALLEYRIDGE HEIGHTS EAST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
460	Parcel ID: 05-11-500-113-01; Legal Description: LOTS 113 & 114 VALLEYRIDGE HEIGHTS EAST SPLIT/COMBINED ON 01/22/2020 FROM 05-11-500-113-00, 05-11-500-114-00; Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$50.05		\$848.34
461	Parcel ID: 05-11-500-172-00; Legal Description: LOT 172 VALLEYRIDGE HEIGHTS EAST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07

463	Parcel ID: 05-11-500-196-00; Legal Description: LOT 196 VALLEYRIDGE HEIGHTS EAST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
464	Parcel ID: 05-11-500-225-00; Legal Description: LOT 225 VALLEYRIDGE HEIGHTS EAST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
465	Parcel ID: 05-11-500-255-00; Legal Description: LOT 255 VALLEYRIDGE HEIGHTS EAST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
466	Parcel ID: 05-11-500-261-00; Legal Description: LOT 261 VALLEYRIDGE HEIGHTS EAST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
467	Parcel ID: 05-11-500-276-00; Legal Description: LOT 276 VALLEYRIDGE HEIGHTS EAST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
468	Parcel ID: 05-11-500-277-00; Legal Description: LOT 277 VALLEYRIDGE HEIGHTS EAST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
469	Parcel ID: 05-11-500-278-00; Legal Description: LOT 278 VALLEYRIDGE HEIGHTS EAST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
470	Parcel ID: 05-11-500-295-00; Legal Description: LOT 295 VALLEYRIDGE HEIGHTS EAST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
471	Parcel ID: 05-11-500-304-00; Legal Description: LOT 304 VALLEYRIDGE HEIGHTS EAST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
472	Parcel ID: 05-11-500-320-00; Legal Description: LOT 320 VALLEYRIDGE HEIGHTS EAST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
473	Parcel ID: 05-11-500-363-00; Legal Description: LOT 363 VALLEYRIDGE HEIGHTS EAST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
474	Parcel ID: 05-11-500-364-00; Legal Description: LOT 364 VALLEYRIDGE HEIGHTS EAST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
475	Parcel ID: 05-11-525-038-00; Legal Description: LOTS 38 & 39 VALLEYRIDGE HEIGHTS WEST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$55.00	10621 WYNDWOOD DR (VACANT) MANCELONA	\$866.17

476	Parcel ID: 05-11-525-119-00; Legal Description: LOT 119 VALLEYRIDGE HEIGHTS WEST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
477	Parcel ID: 05-11-525-165-00; Legal Description: LOT 165 VALLEYRIDGE HEIGHTS WEST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
478	Parcel ID: 05-11-525-177-00; Legal Description: LOT 177 VALLEYRIDGE HEIGHTS WEST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
479	Parcel ID: 05-11-525-226-00; Legal Description: LOT 226 VALLEYRIDGE HEIGHTS WEST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
480	Parcel ID: 05-11-525-299-00; Legal Description: LOT 299 VALLEYRIDGE HEIGHTS WEST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
481	Parcel ID: 05-11-525-318-00; Legal Description: LOT 318 VALLEYRIDGE HEIGHTS WEST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
482	Parcel ID: 05-11-525-324-00; Legal Description: LOT 324 VALLEYRIDGE HEIGHTS WEST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
483	Parcel ID: 05-11-525-335-00; Legal Description: LOT 335 VALLEYRIDGE HEIGHTS WEST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
484	Parcel ID: 05-11-525-341-00; Legal Description: LOT 341 VALLEYRIDGE HEIGHTS WEST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
485	Parcel ID: 05-11-525-557-00; Legal Description: LOT 557 VALLEYRIDGE HEIGHTS WEST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
486	Parcel ID: 05-11-525-575-00; Legal Description: LOT 575 VALLEYRIDGE HEIGHTS WEST Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$24.92		\$759.07
487	Parcel ID: 05-11-575-029-00; Legal Description: LOT 29 WHISPERING PINES Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$25.72		\$761.88
488	Parcel ID: 05-11-575-094-00; Legal Description: LOT 94 WHISPERING PINES Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$29.91	6226 BREEZEWOOD DR MANCERLONA	\$776.77

489	Parcel ID: 05-11-575-148-00; Legal Description: LOT 148 WHISPERING PINES Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$25.72		\$761.88
490	Parcel ID: 05-11-575-201-00; Legal Description: LOT 201 WHISPERING PINES Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$25.72		\$761.88
491	Parcel ID: 05-13-175-031-00; Legal Description: LOT 515 MANISTEE HTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
492	Parcel ID: 05-13-250-069-00; Legal Description: LOT 69 PLAT OF NORTHERN HTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
493	Parcel ID: 05-13-250-070-00; Legal Description: LOT 70 PLAT OF NORTHERN HTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
494	Parcel ID: 05-13-250-079-00; Legal Description: LOT 79 PLAT OF NORTHERN HTS. NO. 1. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
495	Parcel ID: 05-13-250-091-00; Legal Description: LOT 91 PLAT OF NORTHERN HTS.NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
496	Parcel ID: 05-13-250-101-00; Legal Description: LOT 101 PLAT OF NORTHERN HTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
497	Parcel ID: 05-13-250-103-00; Legal Description: LOT 103 PLAT OF NORTHERN HTS. NO. 1. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
498	Parcel ID: 05-13-250-129-00; Legal Description: LOT 129 PLAT OF NORTHERN HTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$748.62
499	Parcel ID: 05-13-250-164-00; Legal Description: LOT 164 NORTHERN HTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
500	Parcel ID: 05-13-250-165-00; Legal Description: LOT 165 NORTHERN HTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
501	Parcel ID: 05-13-250-194-00; Legal Description: LOT 194 NORTHERN HEIGHTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43

502	Parcel ID: 05-13-250-205-00; Legal Description: LOT 205 NORTHERN HTS. NO. 1. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
503	Parcel ID: 05-13-250-212-00; Legal Description: LOT 212 NORTHERN HTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
504	Parcel ID: 05-13-250-219-00; Legal Description: LOT 219 PLAT OF NORTHERN HTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
505	Parcel ID: 05-13-250-233-00; Legal Description: LOT 233 NORTHERN HTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
506	Parcel ID: 05-13-250-237-00; Legal Description: LOT 237 NORTHERN HTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$702.20
507	Parcel ID: 05-13-250-238-00; Legal Description: LOT 238 NORTHERN HTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$741.42
508	Parcel ID: 05-13-250-242-00; Legal Description: LOT 242 PLAT OF NORTHERN HGTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
509	Parcel ID: 05-13-250-243-00; Legal Description: LOT 243 PLAT OF NORTHERN HGTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
510	Parcel ID: 05-13-250-252-00; Legal Description: LOT 252 PLAT OF NORTHERN HTS NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
511	Parcel ID: 05-13-275-036-00; Legal Description: LOT 338 NORTHERN HEIGHTS NO.2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
512	Parcel ID: 05-13-275-078-00; Legal Description: LOT 380 NORTHERN HEIGHTS NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$11.86		\$842.79
513	Parcel ID: 05-13-275-084-00; Legal Description: LOT 386 NORTHERN HEIGHTS NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
514	Parcel ID: 05-13-275-122-00; Legal Description: LOT 424 NORTHERN HEIGHTS NO. 2. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43

515	Parcel ID: 05-13-275-213-00; Legal Description: LOT 515 NORTHERN HEIGHTS NO. 2. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$748.62
516	Parcel ID: 05-13-275-239-00; Legal Description: LOT 541 NORTHERN HEIGHTS NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
517	Parcel ID: 05-13-275-277-00; Legal Description: LOT 579 NORTHERN HEIGHTS NO.2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$11.86	10635 SPRUCEDALE CIR ELMIRA	\$842.79
518	Parcel ID: 05-13-300-219-00; Legal Description: LOT 219 PLAT OF NORTHOVER HILLS. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
519	Parcel ID: 05-13-300-358-00; Legal Description: LOT 358 PLAT OF NORTHOVER HILLS. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$1,091.43
520	Parcel ID: 05-13-300-405-00; Legal Description: LOT 405 PLAT OF NORTHOVER HILLS Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
521	Parcel ID: 05-13-325-025-00; Legal Description: LOT 25 PLAT OF PINE VIEW NO.1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$748.62
522	Parcel ID: 05-13-325-026-00; Legal Description: LOT 26 PLAT OF PINE VIEW NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$748.62
523	Parcel ID: 05-13-325-063-00; Legal Description: LOT 66 PLAT OF PINE VIEW NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
524	Parcel ID: 05-13-325-132-00; Legal Description: LOT 139 PLAT OF PINE VIEW NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
525	Parcel ID: 05-13-325-143-00; Legal Description: LOT 150 PLAT OF PINE VIEW NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
526	Parcel ID: 05-13-325-166-00; Legal Description: LOT 173 PLAT OF PINE VIEW NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
527	Parcel ID: 05-13-325-247-00; Legal Description: LOT 254 PINE VIEW NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$748.62

528	Parcel ID: 05-13-350-106-00; Legal Description: LOT 383 PINE VIEW NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
529	Parcel ID: 05-13-350-114-00; Legal Description: LOT 391 PINE VIEW NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
530	Parcel ID: 05-13-350-117-00; Legal Description: LOT 394 PINE VIEW NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
531	Parcel ID: 05-13-350-202-00; Legal Description: LOT 479 PINE VIEW NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
532	Parcel ID: 05-13-350-203-00; Legal Description: LOT 480 PLAT OF PINE VIEW NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
533	Parcel ID: 05-13-350-204-00; Legal Description: LOT 481 PINE VIEW NO. 2. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
534	Parcel ID: 05-13-350-205-00; Legal Description: LOT 482 PLAT OF PINE VIEW NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
535	Parcel ID: 05-13-350-337-00; Legal Description: LOT 614 PINE VIEW NO.2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$748.62
536	Parcel ID: 05-13-350-338-00; Legal Description: LOT 615 PINE VIEW NO.2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$748.62
537	Parcel ID: 05-13-350-353-00; Legal Description: LOT 630 PINE VIEW NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$731.90
538	Parcel ID: 05-13-350-366-00; Legal Description: LOT 643 PINE VIEW NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
539	Parcel ID: 05-13-350-379-00; Legal Description: LOT 656 PINE VIEW NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
540	Parcel ID: 05-13-350-397-00; Legal Description: LOT 674 PINE VIEW NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
541	Parcel ID: 05-13-350-444-00; Legal Description: LOT 721 PINE VIEW NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$749.38
542	Parcel ID: 05-13-350-472-00; Legal Description: LOT 749 PINE VIEW NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43

543	Parcel ID: 05-13-400-044-00; Legal Description: LOT 44 SNOWCREST HEIGHTS. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$748.62
544	Parcel ID: 05-13-400-086-00; Legal Description: LOT 86 SNOWCREST HEIGHTS. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
545	Parcel ID: 05-13-400-122-00; Legal Description: LOT 122 SNOWCREST HEIGHTS Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92	5165 SNOWRIDGE TRL ELMIRA	\$731.90
546	Parcel ID: 05-13-400-148-00; Legal Description: LOT 148 SNOWCREST HEIGHTS Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
547	Parcel ID: 05-13-400-165-00; Legal Description: LOT 165 SNOWCREST HEIGHTS Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
548	Parcel ID: 05-13-400-205-00; Legal Description: LOT 205 SNOWCREST HEIGHTS Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
549	Parcel ID: 05-13-400-234-00; Legal Description: LOT 234 SNOWCREST HEIGHTS. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92	11716 WESTMONTE DR (VACANT) ELMIRA	\$756.43
550	Parcel ID: 05-13-400-301-00; Legal Description: LOT 301 SNOWCREST HEIGHTS. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
551	Parcel ID: 05-13-400-325-00; Legal Description: LOT 325 SNOWCREST HEIGHTS Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
552	Parcel ID: 05-13-400-326-00; Legal Description: LOT 326 SNOWCREST HEIGHTS Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
553	Parcel ID: 05-13-400-345-00; Legal Description: LOT 345 SNOWCREST HEIGHTS. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
554	Parcel ID: 05-13-450-007-00; Legal Description: LOT 7 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
555	Parcel ID: 05-13-450-015-00; Legal Description: LOT 15 PLAT OF WINTERHAVEN. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43

556	Parcel ID: 05-13-450-017-00; Legal Description: LOT 17 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
557	Parcel ID: 05-13-450-029-00; Legal Description: LOT 29 PLAT OF WINTERHAVEN. Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
558	Parcel ID: 05-13-450-052-00; Legal Description: LOT 52 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$656.24
559	Parcel ID: 05-13-450-080-00; Legal Description: LOT 80 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
560	Parcel ID: 05-13-450-125-00; Legal Description: LOT 125 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
561	Parcel ID: 05-13-450-126-00; Legal Description: LOT 126 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
562	Parcel ID: 05-13-450-182-00; Legal Description: LOT 182 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
563	Parcel ID: 05-13-450-183-00; Legal Description: LOT 183 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
564	Parcel ID: 05-13-450-278-00; Legal Description: LOT 278 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$735.49
565	Parcel ID: 05-13-450-279-00; Legal Description: LOT 279 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$748.62
566	Parcel ID: 05-13-450-358-00; Legal Description: LOT 358 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
567	Parcel ID: 05-13-450-365-00; Legal Description: LOT 365 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
568	Parcel ID: 05-13-450-366-00; Legal Description: LOT 366 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43

569	Parcel ID: 05-13-450-367-00; Legal Description: LOT 367 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
570	Parcel ID: 05-13-450-372-00; Legal Description: LOT 372 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
571	Parcel ID: 05-13-450-382-00; Legal Description: LOT 382 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
572	Parcel ID: 05-13-450-406-00; Legal Description: LOT 406 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
573	Parcel ID: 05-13-450-430-00; Legal Description: LOT 430 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
574	Parcel ID: 05-13-450-470-00; Legal Description: LOT 470 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
575	Parcel ID: 05-13-450-515-00; Legal Description: LOT 515 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
576	Parcel ID: 05-13-450-534-00; Legal Description: LOT 534 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
577	Parcel ID: 05-13-450-553-00; Legal Description: LOT 553 PLAT OF WINTERHAVEN Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.64		\$756.43
578	Parcel ID: 05-13-475-041-00; Legal Description: LOT 41 WINTERSET NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$748.62
579	Parcel ID: 05-13-475-048-00; Legal Description: LOT 48 PLAT OF WINTERSET NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
580	Parcel ID: 05-13-475-076-00; Legal Description: LOT 76 WINTERSET NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$748.62
581	Parcel ID: 05-13-475-125-00; Legal Description: LOT 125 WINTERSET NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$748.62

582	Parcel ID: 05-13-475-188-00; Legal Description: LOT 188 PLAT OF WINTERSET NO 1 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
583	Parcel ID: 05-13-500-015-00; Legal Description: LOT 225 WINTERSET NO 2 Comments: More information on the Lakes of the North Association can be found by visiting the link to the association website below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.92		\$756.43
584	Parcel ID: 05-14-415-068-70; Legal Description: LOTS 27 AND 28 BLOCK 24 PLAT OF BAY VIEW BEACH SUB NO 1 Comments: ~0.16 Acre vacant lot with no known legal access. Located between Lake Michigan and Torch Lake, just down the road from the airport. Double lot just north of Bay Colony road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$27.12		\$789.57
585	Parcel ID: 05-45-020-008-00; Legal Description: COM AT SW COR OF LOT 26; PLAT OF LYBARKER'S 2ND ADD TO THE VILL OF MANCELONA; TH S 15 FT; TH E 8 RODS; TH N 15 FT; TH W 8 RODS TO THE POB; BEING PT OF THE N 1/2 OF THE NE 1/4 SEC 20 T29N R6W Comments: ~0.05 acre vacant lot with no known legal access. Property appears to sit behind multiple houses on Asbury. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$19.66		\$741.42
586	Parcel ID: 05-45-020-054-01; Legal Description: COM AT THE S 1/4 COR OF SEC 20; TH N 00 DEG E 2646.02 FT ALG N-S 1/4 LINE TO CENTER 1/4 COR; TH N 89 DEG W 827.40 FT ALG E-W 1/4 LINE; TH N 01 DEG W 66.04 FT TO N LINE OF PALMER PARK RD FOR POB; TH S 89 DEG W 795.31 FT TO SELY LINE OF RR R/W; TH N 38 DEG E 920 FT M/L ALG RR R/W; TH S 89 DEG E 200 FT M/L; TH S 01 DEG E 723.01 FT TO THE POB; ALSO COM AT INTER OF N 1/8 LINE WITH N-S 1/4 LINE; TH S 200 FT ALG 1/4 LINE; TH W 309 FT FOR POB; TH CONT W 486.68 FT TO SELY LINE OF RR R/W; TH SWLY 428.05 FT ALG RR R/W TO A PT 537 FT S OF 1/8 LINE; TH E 748.81 FT; TH N 334.82 FT TO THE POB; BEING PART OF THE S 1/2 OF THE NW 1/4 SEC 20 T29N R6W Comments: ~1337 feet road frontage on US 131 and railroad to the northwest. ~785 ft on Palmer Park Rd to the south. Irregular shape. Palmer park is adjacent to the east at the south end. The park itself may extend into the northern portion. Zoned 301, Industrial Improved. At the time of visit, portions of this property were being utilized for a Carnival. This is the former site of Wickes Automotive manufacturing facility, with significant contamination issues. Efforts to remediate may be costly and extensive. Interested bidders should also be aware that this property has special assessments on it and the new buyer will be responsible for all future installments. Please reach out to the local branch of government assessor to find out more specifics regarding the cost and term of these special assessments. Additional Disclosures: 42; 37; 13 (see key for full text) Summer Tax Due: \$9,502.69	310 PALMER PARK RD MANCELONA	\$38,487.89

Antrim DNR

Lot #	Lot Information	Address	Min. Bid
10001	Parcel ID: 05-15-011-013-01; Legal Description: S 100 ft of N 500 ft of the W 200 feet of that part of NE1/4 of the SE1/4 lying E of highway ALSO The North 520 feet of the NW 1/4 of the SE 1/4 lying easterly of the centerline of Dobleski Road. Comments: The subject property is a forested 1-acre "L-shaped" parcel that is surrounded by 2 private landowners. The parcel has legal road access on the east side of Dobleski Road southeast of the US-131 intersection about 6 miles south of Boyne Falls MI. The property has well drained sandy soils with 20-to-35-degree slopes. Warner Township is not a zoned community. Interested buyers should contact the local unit regarding building plans if interested in constructing a structure on the parcel. There is half of a blight structure on a portion of the property near the northern line of the subject parcel. The property's western boundary is the center line of Dobleski Road. Aprox. 1 Acre Additional Disclosures: 74; 75 (see key for full text) Summer Tax Due: TBA		\$2,400.00

Charlevoix

Lot #	Lot Information	Address	Min. Bid
1300	Parcel ID: 003-024-013-40; Legal Description: COM AT IR ST AT SE COR OF SEC 24 T33N R4W TH WLY AL S LI SD SEC 325FT FOR POB TH CONT WLY AL SD S SEC LI 132FT TH NLY PARA WI E LI SD SEC 330FT TH ELY PARA WISD S SEC LI 132FT TH SLY PARA WI SD E SEC LI 330FT TO POB BEING PT OF SE1/4 OF SE1/4 SEC 24 T33N R4W CONT 1A M/L SP 0482 Comments: ~130 ft road frontage on Walton Rd to the south, ~336 ft deep. In the State Forest, roughly between Wolverine, Vanderbilt, and Boyne Falls. This is out in the woods. Access is difficult; steep inclines/descents, narrow paths, or rough terrain greet you either way you come in. Additional Disclosures: 43; 49 (see key for full text) Summer Tax Due: \$19.65	WALTON RD BOYNE FALLS	\$673.66
1301	Parcel ID: 013-701-102-00; Legal Description: ST J 864 R5 PORT ST JAMES NO 1 LOT 102 Comments: ~108 ft road frontage on Indian Pt Rd to the east, ~143 ft on Font Lake Rd to the north. Lake Michigan ~500 ft to north. Font Lake under ~1500 ft to the south. Roughly between Donegal Bay and St. James Harbor. Summer Tax Due: \$18.00	INDIAN POINT RD BEAVER ISLAND	\$713.29

Charlevoix DNR

Lot #	Lot Information	Address	Min. Bid
10003	<p>Parcel ID: Part of 014-035-011-20; Legal Description: Commencing at the N1/4 corner of Sec. 35 T32N R7W; thence along the N/S 1/4 line of said section S00d08'44E 2592.16 feet; thence S89d56'43E 33.00 feet to a 1/2 inch rod on the E line of Bellaire Road; thence continuing S89d56'43E 1308.34 feet to a 1/2 inch rod; thence N00d08'44W 1144.89 feet on a line that is hereafter referred to as the "westerly property line" to a 3/4 inch pipe and the Point of Beginning of this description; thence S36d24'20E 209.09 feet (recorded as 209.11 feet) to a 3/4 inch pipe; thence S16d48'40E 387.93 feet (recorded as 387.95 feet) to a 3/4 inch pipe; thence N89d49'30W to a point on the previously described "westerly property line"; thence N00d08'44W along said "westerly property line" to the POB. Comments: The subject property is a 1.8-acre parcel that is surrounded by 5 private landowners. The sale parcel is located at the end of Thorsen River Drive south of the Rogers Road intersection about 2.5 miles south of East Jordan MI. The property consists of well drained sandy soils. The parcel is zoned within the NR Natural Rivers Zone which requires local DNR approval regarding building credentials. Interested buyers should contact the local unit regarding building plans if interested. Thorsen River Drive appears to be a private drive as it is not maintained by the county. Interested buyers should investigate access before buying. The State of Michigan does not have an easement to use the drive. Lastly the State of MI is retaining property adjacent to the south. Aprox. 1.8 Acres Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$9,000.00
10004	<p>Parcel ID: 015-009-004-00; Legal Description: SE1/4 of the NE1/4 Comments: The subject property is zoned Residential-Vacant and consists of vacant residential property near Anderson Road. The subject is landlocked and surrounded by rural private parcels about 3 miles SW of Boyne City. The subject does not have road access to Anderson Road. There is a small creek running through the northern part of the property. Aprox. 40 Acres Additional Disclosures: 75 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$36,000.00

Emmet

Lot #	Lot Information	Address	Min. Bid
2003	Parcel ID: 03-06-07-277-017; Legal Description: MACKINAW RESORT CO SUB, L5 P38, LOT 57. SECTION 7, T38N, R4W. Comments: ~0.17 acre vacant lot, Carp Lake area. ~63 ft road frontage on Jones Rd to the east, ~117 ft deep. Vacant, unimproved, generally flat and wooded land. Located in a rural subdivision with not too many neighbors Summer Tax Due: \$24.06	10683 JONES BLVD CARP LAKE	\$3,111.00
2006	Parcel ID: 08-16-01-301-003; Legal Description: INDIAN HILLS, LOT 6. SECTION 1, T35N, R5W. Comments: ~450 ft on Ottawa Ln to the west. Irregular shaped parcel at the end of a cul-de-sac. Land is wooded, and rises up greatly from the roadside. Nice and quiet down here. Borders DNR owned land to the north and auction lot 2007 is adjacent to the East. Summer Tax Due: \$322.81	6533 OTTAWA LN ALANSON	\$2,467.08
2007	Parcel ID: 08-16-01-301-004; Legal Description: INDIAN HILLS, LOT 11. SECTION 1, T35N, R5W. Comments: ~150 ft road frontage on the winding and hilly N Conway Rd to the southwest. Irregular shaped parcel. Land is wooded and hilly, although there may be the beginnings of a drivable path cut in. The north end of the parcel abuts DNR owned land. Auction lot 2006 is adjacent to the West and auction lot 2008 is adjacent to the East. Summer Tax Due: \$281.52	6562 NORTH CONWAY RD ALANSON	\$2,278.34
2008	Parcel ID: 08-16-01-301-005; Legal Description: INDIAN HILLS, LOT 14. SECTION 1, T35N, R5W. Comments: ~150 ft road frontage on N Conway Rd to the east, parcel is roughly rectangular at ~285 deep. Land is wooded, and grades up sharply from the roadside. Bordering DNR land to the north, auction lot 2007 is adjacent to the West. Summer Tax Due: \$181.17	6514 NORTH CONWAY RD ALANSON	\$1,818.94

Additional Disclosures Key

7: This parcel does not front on a public or privately deeded improved road. Often times there are easements in the recorded chain-of-title that provide legal access to such parcels but other times there are not. You should thoroughly research this parcel's access rights prior to bidding. It can require expensive, complicated, and time consuming legal proceedings to secure legal access to landlocked parcels that do not have easements for ingress and egress.

8: The roads which are shown on plat or tax maps for this parcel do not appear to exist or may be located in a different location than shown on such maps. While a legal right to build such roads may remain, this construction would likely be very expensive. However, in some instances these unimproved roads have been vacated or abandoned by action of the local government and no such right to construct the roads remains. Issues surrounding unimproved roads can be complicated and expensive to resolve. You should investigate the existence of any roads and the ability to access this parcel thoroughly before bidding.

9: This parcel is too small to be practically useful under most circumstances. Many times such parcels are the result of survey or property transfer errors which create small orphaned slivers of land. These parcels are frequently too small to allow construction or any other practical use. They often have no road frontage or legal means of access. These parcels can often lead to **adverse claims or encroachments by neighboring land owners** which can be complicated legal issues to resolve. Please investigate this parcel thoroughly prior to bidding.

13: A visual inspection of this parcel indicates **potential environmental contamination**. Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites and can be accessed [here](#). Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of contamination on this parcel. Purchasers are strongly advised to obtain a **Baseline Environmental Assessment (BEA)**. Some basic information about BEAs can be found [here](#). All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

16: This parcel is likely subject to ASSOCIATION FEES which are assessed to cover maintenance and other costs associated with the development in which the parcel is located. Interested parties should verify the existence and extent of association fees and costs prior to bidding.

21: This parcel appears to contain "personal property" that may be of value. Property tax foreclosure affects **only "real property."** In general, real property includes the land and those things physically attached to it. **This sale includes only such real property.** However, some parcels also contain personal property such as cars, furniture, clothing, and other things which aren't physically attached to the land. Such **personal property is not included as part of this sale.** It is strongly suggested that the purchaser of this parcel contact the former owner and provide them the opportunity to remove this personal property before disposing of it. Minimum reasonable steps could include sending a letter by certified and first class mail to the former owner at their last known address. However, it is the responsibility of the winning bidder to determine what personal property is present on the parcel and the appropriate measures for handling such personal property.

30: This parcel may be subject to utility, road, driveway right-of-way, or other easements which could allow third parties access to the property. Easements are not extinguished by tax foreclosure and foreclosed parcels are sold subject to these preexisting rights, if any. You should conduct your own investigation into the existence of any such easements prior to bidding.

37: This property includes an outstanding special assessment. Local units of government often borrow money for projects such as streets, water/sewer, lighting, and other public infrastructure improvements. These costs are then assessed to the owners of affected property over a period of years in installments added to the annual tax bill. All past installments of these assessments are included in the minimum bid price. **The purchaser assumes liability for all future installments of these assessments.** We would advise prospective bidders to investigate the balance due on all special assessments as well as the ongoing annual cost *before bidding*.

39: This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-is, where-is" without warranty based upon the assessed legal description.

42: Our review of this parcel indicates that the noted State Equalized Value (SEV) does not appear to reflect the current value of the property. This is often due to buildings or other improvements being demolished or fire damaged or other similar items included in the SEV being removed from the property. It can also be due to market changes in the area in which the property is located. It should be further noted that the SEV/assessed value of the parcel as noted in this listing may be several years old. You should consult a local real estate professional or appraiser to help you assess the current market value of this property before bidding and **should not base your valuation on the stated SEV.**

43: Our visual inspection indicated that electrical service was not available on or near this parcel. The nearest electric service appeared to be a considerable distance (hundreds or perhaps thousands of feet) from the property. As such, electrifying this parcel could be costly. Please conduct your own research prior to bidding.

49: This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should

investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

68: This parcel is part of a site condominium development. A condominium "unit" is a form of land ownership which is similar to a traditional subdivision "lot" but is also different in some important respects. Each condominium development is laid out in a document called the **master deed** which outlines the extent and nature of each condominium unit. The master deed also contains rules and restrictions related to construction and permitted use. Construction requirements can include everything from the size or design of buildings to color and orientation on the site. Condominium developments also include "common elements" like streets and sidewalks which are shared across all units. Some developments include amenities like golf courses, clubhouses, beaches, pools, and parks whereas others include only basic infrastructure like roads and sidewalks. Site condominiums also **include association fees** which can be significant. Prospective bidders should ***carefully review and understand the master deed and investigate association fees prior to bidding.***

74: The State of Michigan reserves all rights to mineral, coal, oil and gas lying on, within or under the sale properties except sand, gravel, clay or other non-metallic minerals along with associated rights as provided under Article 1, Part 5 of PA 451 of 1994 as amended.

75: The State of Michigan reserves a property right in 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 as provided under Article III, part 761 of PA 451 of 1994 as amended.

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	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.			
10. Type of Transfer. Transfers include, 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.