

Public Land Auction

Northern Bay Area

August 1st, 2018

Arenac, Iosco, and Ogemaw Counties



Location:

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

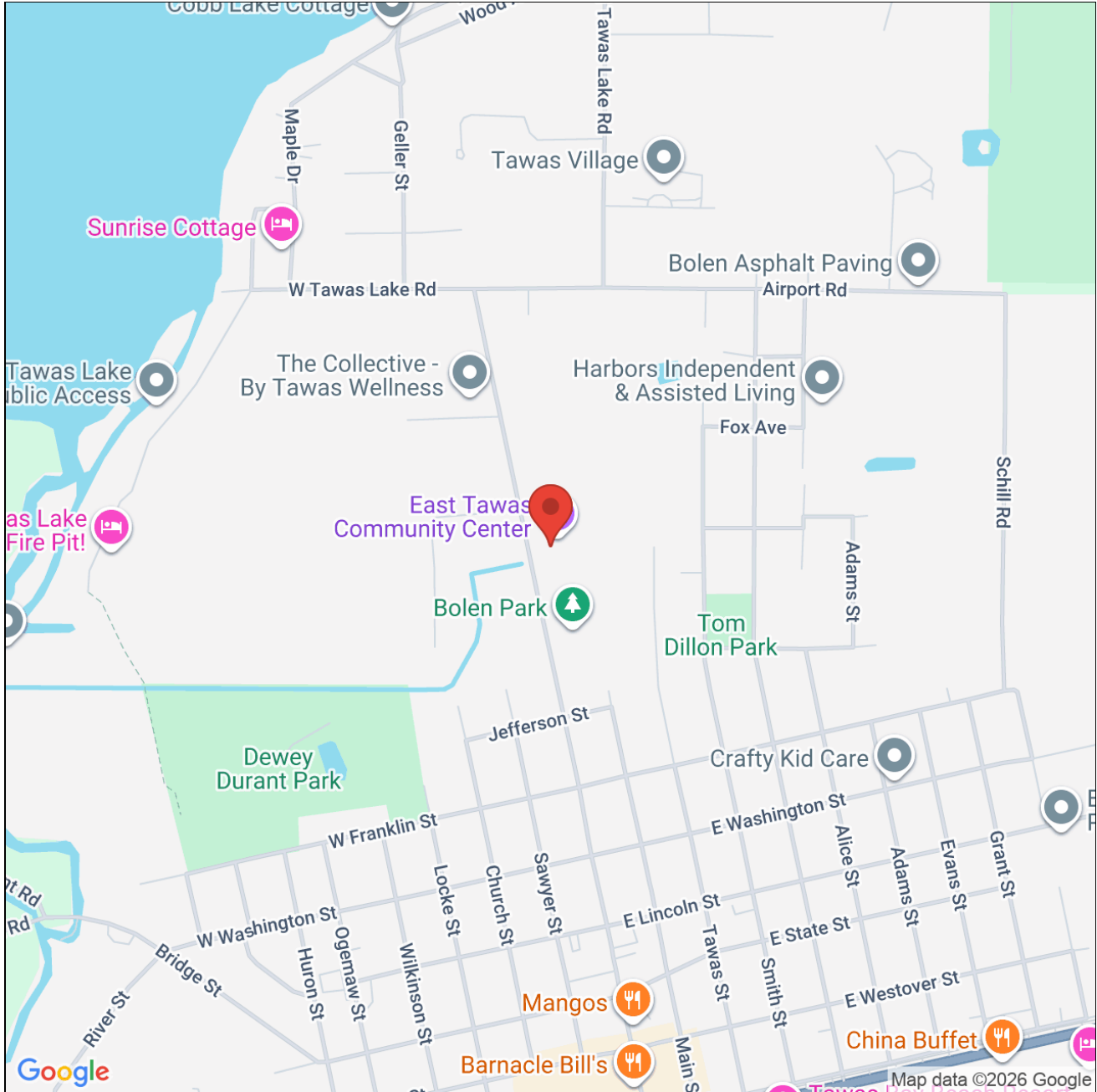
Time:

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

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

Auction Location

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





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).*

2025 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

Kent*, Oceana*, Ottawa, Muskegon 8/1/2025	Northwestern Lower Peninsula (Grand Traverse*, Lake*, Leelanau, Manistee*, Mason, Wexford*) 8/4/2025	Branch, Hillsdale, Jackson 8/5/2025
Monroe 8/5/2025	Bay, Gladwin, Arenac 8/6/2025	The Thumb Area (Huron, Lapeer*, Sanilac, Saint Clair, Tuscola) 8/7/2025
City of Highland Park 8/15/2025	Eastern Upper Peninsula (Alger*, Chippewa, Delta, Luce*, Mackinac, Schoolcraft*) 8/18/2025	Western Upper Peninsula (Baraga, Dickinson, Gogebic*, Houghton, Iron, Keweenaw, Marquette*, Menominee, Ontonagon) 8/19/2025
Oakland 8/20/2025	Southern Central Lower Peninsula (Clinton, Gratiot, Ionia, Livingston, Montcalm, Shiawassee, Washtenaw*) 8/21/2025	Central Lower Peninsula (Clare, Isabella, Mecosta*, Osceola, Midland*, Newaygo*) 8/22/2025
Barry*, Calhoun, Kalamazoo, St. Joseph 8/26/2025	Allegan*, Berrien, Cass, Van Buren 8/27/2025	North Central Lower Peninsula (Crawford, Kalkaska, Ogemaw*, Oscoda, Otsego, Missaukee*, Montmorency*, Roscommon) 8/28/2025
Antrim, Charlevoix, Emmet 9/2/2025	North Eastern Lower Peninsula (Alcona, Alpena, Cheboygan, Iosco, Presque Isle) 9/3/2025	Saginaw 9/4/2025
Genesee* 9/5/2025	Minimum Bid Re-Offer Auction 9/26/2025	No Reserve Auction 10/31/2025

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

Buyer may immediately wish to conduct a Baseline Environmental Assessment (BEA) to assess the condition of potentially contaminated properties. More information about BEAs can be found at <https://www.michigan.gov/egle/about/organization/remediation-and-redevelopment/baseline-environmental-assessments>

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

Arenac

Lot #	Lot Information	Address	Min. Bid
500	Parcel ID: 001-0-027-100-025-00; Legal Description: T19N R3E SEC 27 SW 1/4 OF NE 1/4 ACRES = 40.00 Additional Disclosures: 60; 42; 7 (see key for full text) Summer Tax Due: \$364.23	(off) SPENCER RD STERLING	\$5,900.00
501	Parcel ID: 002-0-029-100-015-02; Legal Description: T19N R5E SEC 29 A PC OF LAND LOCATED 471.43 FT W OF THE NE COR OF THE NW 1/4 OF THE NE 1/4, TH W 188.57 FT, TH S 462 FT, TH E 188.57 FT. TH N 462 FT TO THE POB. ACRES = 2.00 Comments: Sorry to say this old dog don't hunt no more Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$145.81	2179 CONRAD RD STANDISH MI 48658	\$2,600.00
502	Parcel ID: 003-0-008-400-010-00; Legal Description: T19N R6E SEC 8 A TRIANGLE SHAPED PARCEL OF LAND IN NE COR OF E 1/2 OF NW 1/4 OF SE 1/4 DESCR. AT BEG AT NE COR OF E 1/2 OF NW 1/4 OF SE 1/4 TH W 24 RDS MORE OR LESS TO BIG CREEK DRAIN TH IN SELY DIRECTION ALNG BIG CREEK DRAIN TO A PT WHERE BIG CREEK INTERSECTS E LINE OF NW 1/4 OF SE 1/4 OF SEC 8 WHICH PT IS 55 RDS MORE OR LESS FROM POB TH N TO POB. ACRES = 4.10 Comments: Last parcel on the road mostly cleared Summer Tax Due: \$127.48	BAILIFF RD	\$1,200.00
503	Parcel ID: 003-1-001-400-010-04; Legal Description: T18N R6E SEC 1 COM AT E 1/4 COR OF SEC TH S02DEG02'10"W 33.10 FT AS MONUMENTED (RECORDED AS S02'45"W 33 FT) TO THE NW CORNER OF SUPERVISOR PLAT OF BOOTH'S POINT AUGRES RECORDED IN LIBER 2 OF PLATS ON PAGE 6 IN ARENAC COUNTY RECORDS TH S02DEG45'00"W A/L THE WESTERLY LINE OF SD SUPERVISOR'S PLAT OF BOOTH'S POINT AUGRES 200 FT TO THE POB TH CONT S 02DEG45'00"W A/L SD LN 362.88 FT TH N57DEG17'27"W 188.52 FT TH N 49DEG07'08"W 78.04 FT TH N02DEG40'30"E 220.39 FT AS MONUMENTED (RECORDED AS N 02'45"E) TH S 87DEG17' 27"E 225 FT TO POB SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD IF ANY ACRES = 1.53 M/L BEING PARCEL 1 SPLIT FROM 003100140001003 (07) Comments: Could almost paddle out to Saginaw Bay Additional Disclosures: 41; 10 (see key for full text) Summer Tax Due: \$124.29	POINT AU GRES RD	\$1,600.00
504	Parcel ID: 005-1-000-000-810-03; Legal Description: T19N R4E SEC 20 BEG 204 FT E OF INTERSECTION OF N 1/8 LINE WITH ELY R/W LINE OF M-76, TH S4D10"W 111', S86D10"E 92', N4D10"E 111', TH N86D10"W 92' TO POB. STERLING VIL. **2002 DIV.FOR 2003 ROLL FROM # 005-1-000-000-815-05 & ADDED TO # 810-00. ***0 DIVISION RIGHTS*** Comments: Just north of Dollar General Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$1,085.95	338 NAGY ST STERLING	\$6,000.00
505	Parcel ID: 007-1-000-000-190-00; Legal Description: S 8 FT OF LOT 6 & ALL OF LOT 7 & 8 BLK 5 VILLAGE OF TWINING. Comments: Roof and floor joist issues, will need repair/replacement. RIP Additional Disclosures: 5; 36 (see key for full text) Summer Tax Due: \$729.36	208 STATE TWINING MI 48766	\$5,000.00
506	Parcel ID: 008-0-F11-000-394-00; Legal Description: T20N R3E SEC 25 LOT 394 FOREST GROVE #2 Comments: On Paved Road Summer Tax Due: \$13.60	WILDERNESS CIR ALGER MI	\$600.00
507	Parcel ID: 008-0-F11-000-414-00; Legal Description: T20N R3E SEC 25 LOT 414 FOREST GROVE #2 Comments: Wilderness Circle Summer Tax Due: \$11.34	WILDERNESS CIR ALGER MI	\$550.00
508	Parcel ID: 008-0-F15-000-117-00; Legal Description: T20N R3E SEC 24 LOT 117 FOREST LAKE-ARENAC HILLS Comments: Wooded lot. Summer Tax Due: \$11.34	FOREST LAKE DR ALGER MI	\$550.00
509	Parcel ID: 008-0-F80-000-235-00; Legal Description: T20N R3E SEC 24 LOT 235 FOREST LAKE SUB. #1 Comments: Heavily wooded level lot Summer Tax Due: \$12.46	WHITETAIL DR ALGER	\$600.00
510	Parcel ID: 008-0-F80-000-297-00; Legal Description: T20N R3E SEC 24 LOT 297 FOREST LAKE SUB. #1 Comments: Nice lot for seasonal camping ??? Summer Tax Due: \$9.04	OTTER TRL ALGER	\$550.00
511	Parcel ID: 008-0-F80-000-323-00; Legal Description: T20N R3E SEC 24 LOT 323 FOREST LAKE SUB. #1 Comments: Mature trees on level lot Summer Tax Due: \$9.04	WHITETAIL DR ALGER	\$550.00
512	Parcel ID: 008-0-F81-000-474-00; Legal Description: T20N R3E SEC 24 LOTS 474, 475 FOREST LAKE SUB. #2 Summer Tax Due: \$29.49	WOLVERINE TRL ALGER	\$850.00

513	Parcel ID: 009-0-009-400-010-10; Legal Description: T19N R7E SEC 9 THAT PRT OF SE 1/4 OF SE 1/4 DESC AS COM 474.60 FT N OF SE COR TH S 83D 52' W 307.84 TO POB TH CONT S 83D 52' W 329.98 FT TH S 71D 17' 45" W 253.14 FT TH SWLY& PARALLEL TO MICH AVE TO A PT WHICH LIES N 0D 09' W FROM NE COR OF LOT 9 SIMS BAY FOREST SUB TH W 0D 09' S 225 FT TH N 3D 21' E TO SE COR OF LOT 124 LAKE HURON VILLAGE EST #2 TH S 86D 39' E 180 FT TH N 3D 21' E TO SIMS DRAIN TH ELY ALG DRAIN TO A PT 300 FT W OF E SEC LN SEC 9 TH S 0D 09' E PARALLEL TO E SEC LN TO POB EXC COMM @ SE COR OF SEC TH N 00D 09' W ALG E LN OF SEC & C/L OF DELANO RD 474.60 FT TH S 83D 52' W 301.64 FT TO POB TH CON S 83D 52' W 336.18 FT TH S 71D 17' 45" W 297.13 FT TGH S 52D 55' 21" W 157.74 FT TH S 89D 54' 09" W 45.14 FT TH N 00D 05' 51" W 658.22 FT TH N 84D 55' 51" E ALG C/L OF SIMS DRAIN 789.58 FT TH S 00D 09' E 501.60 FT TO POB 1.14 ACRES SPLIT FROM 009-0-009-400-010-00 (98) Comments: just over an acre, in established area Summer Tax Due: \$93.08	OAKRIDGE DR AU GRES MI 48703	\$900.00
514	Parcel ID: 009-2-L20-000-044-00; Legal Description: T19N R7E SEC 11 LOT 44 LAKE HURON ACRES NO 1 Summer Tax Due: \$168.91	MICHIGAN AVE AU GRES MI 48703	\$1,400.00
515	Parcel ID: 009-2-L26-000-127-00; Legal Description: T19N R7E SEC 9 LOT 127 LAKE HURON VILLAGE ESTATES NO 2 Comments: Trashed out 60s single wide Additional Disclosures: 36; 17 (see key for full text) Summer Tax Due: \$207.16	4337 TARAL TERRACE DR AU GRES MI 48703	\$1,700.00
516	Parcel ID: 010-0-023-200-005-00; Legal Description: T18N R4E SEC 23 E 1/2 OF NW 1/4 LYING ELY OF THE RR TRACKS & HENDERSON RD, EXC THE E 10 ACRES OF NE 1/4 OF NW 1/4 & ALSO EXC A PAR OF LAND COM AT THE N 1/8 LINE & THE ELY SIDE OF RD RWHY TH S 100 FT, TH E 225 FT, TH N 400 FT, TH W 225 FT, TH S 300 FT TO POB ACRES = 61.85 Comments: Vacant Acreage on East Side of Henderson road and East of the Tracks . Small stream cuts across property. Recently farmed Summer Tax Due: \$294.37	4700 HENDERSON	\$3,100.00
517	Parcel ID: 010-0-023-200-012-00; Legal Description: T18N R4E SEC 23 ALL THAT PROPERTY OF THE E 1/2 OF NW 1/4 LYING W OF MCRR R/WY & S OF R/W FOR THE STATE. EXC THE N 264 FT OF THE S 864 FT. Comments: Adjacent to Sale # 516. Occupied structures in the woods. Private drive goes through another property, so this may have access issues. Please research for legal access to this property. Additional Disclosures: 7; 6 (see key for full text) Summer Tax Due: \$56.62	4700 HENDERSON RD STANDISH	\$900.00
518	Parcel ID: 010-1-003-400-040-00; Legal Description: T18N R5E SEC 3 BEG AT SW COR OF SE 1/4 OF SW 1/4 TH E 1335.03 FT TH N 320 FT FOR POB, TH E 310 FT TH S 20 FT, TH E 560 FT S 70 FT, TH E 256.77 FT M/L TO WATERS EDGE OF SAGINAW BAY, TH NWLY ALNG SHORELINE TO A PNT 450 FT N OF S SEC LINE TH W 1348.50 FT TO MAIN ST. RD. TH S 7DEG 15MIN E 130 FT TO POB. ACRES = 4.72 Comments: Modern mid 50s ranch on just over 4 acres. At the time of visit the owner was present and did not allow us to photograph the property. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$448.25	3461 MAIN STREET STANDISH	\$6,600.00
519	Parcel ID: 010-2-G70-000-038-00; Legal Description: T18N R5E SEC 21 LOT 38 GREAT LAKES SHORES MARINA SUB. Comments: Bring your boat , and get out to Saginaw Bay. Well kept area with the help of the nearby Casino Summer Tax Due: \$47.10	4557 LAKE HURON DR STANDISH MI 48658	\$1,100.00
520	Parcel ID: 011-1-000-000-475-00; Legal Description: A PC OF LAND FROM OUT LOT 5 STARTING AT THE SW COR OF OUT LOT 6 TH S 14 RODS, E 16 RODS, N 10 RODS TO CENTER OF TURNER DRAIN TH W TO POB BLK TUR VIL Comments: Garage is ready to fall over at any time . Lots of trash and debris to remove. Additional Disclosures: 22; 36 (see key for full text) Summer Tax Due: \$482.16	205 RAILROAD ST TURNER MI 48765	\$4,700.00
521	Parcel ID: 012-2-C10-000-005-00; Legal Description: LOTS 5 CALDWELL SUB. Comments: Adjacent to sale # 522 Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$29.13		\$800.00
522	Parcel ID: 012-2-C10-000-006-00; Legal Description: LT 6 CALDWELL SUB. Comments: Adjacent to sale # 521 Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$29.13		\$800.00
523	Parcel ID: 012-2-C10-000-008-00; Legal Description: LOTS 8 CALDWELL SUB Comments: A little low but should be buildable Summer Tax Due: \$29.13		\$800.00
524	Parcel ID: 012-2-C10-000-010-00; Legal Description: LOT 10 CALDWELL SUB. Summer Tax Due: \$29.13		\$800.00

525	Parcel ID: 012-2-C10-000-013-00; Legal Description: LOT 13 CALDWELL SUB Comments: County maintained paved road Summer Tax Due: \$29.13		\$800.00
526	Parcel ID: 012-2-H18-000-076-00; Legal Description: LOT 76 HAMMELL BEACH SUB. SPLIT FROM 012-2-H18-000-031-00 (94) Comments: Previously 5601 Carl Rd. Now is a nice level building lot Summer Tax Due: \$45.53	5601 CARL RD AUGRES	\$650.00
527	Parcel ID: 020-0-013-000-065-00; Legal Description: PRT OF LTS 1 & 2 BLK 9 BEG ON N LINE OF US-23 60 FT E OF E LINE OF COURT ST, TH N PARALLEL TO COURT ST 100 FT, E & PARALLEL TO US-23 60 FT, S & PARALLEL TO COURT ST 100 FT, W ALNG US-23 60 FT TO POB; ALSO PAR OF LAND COM AT THE SW COR OF LOT 1 BLK 9 SUPERVISOR'S PLAT OF THE CITY OF AUGRES RUNNING S 61DEG 34MIN 10SEC E 66.77 FT ON LOT LINE COMMON TO .OTS 1 & 2 OF BLK 9 TH S 2DEG 10MIN 50SECW 32.88 FT TO THE US-HWY R/WY TH S 83DEG 01MIN 22SEC E 60 FT TO POB, TH N 8DEG 37MIN 26SEC E 49 FT TH N 81DEG 22MIN 34SEC W 5.53 FT TH S 2DEG 10MIN 50SEC W 49.31 FT TO POB. SAID LAND BEING LOCATED IN PARTS OF LOTS 1 & 2 OF BLK 9 PLAT OF AUGRES CITY TIFA Comments: Building was removed Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$68.41	105 HURON ROAD AUGRES	\$3,700.00
528	Parcel ID: 020-0-027-000-035-12; Legal Description: BEG AT W 1/4 COR OF SEC 18, TH S 207.75 FT, TH E 33 FT TO POB TH E 418.55 FT, THN 20 FT +-, TH ELY 100.4 FT, TH N 280.5 FT, TH E 238 FT, TH S 785 FT, TH W 626 FT, TH N 250 FT, TH W 97 FT, TH N 202.75 TO POB EXC PIONEER CONDOMINIUM & EASEMENT OF RECORDS ALSO EXC COM AT W 1/4 COR OF SEC 18 TH A/L E/W 1/4 L/N 558.55 FT TH S 03 DEG53'30"E 31.15 FT TO PT ON S ROW OF US 23 & POB TH 192.50 FTA/L ROW ON CURVE TO THE RIGHT RADIUS 10334.86 FT CHORD N 85DEG39'16"E 192.50 FT TH S 2DEG18'00"W 806.55 FT TH N87DEG41'00"W 166.00 FT TH N02DEG28'05"E 537.42 FTTH N 03DEG53'30"W 248.30 FT TO POB EXC EASEMENT OF RECORD ACRES = 3.74 Comments: Appears to be commercial area in town . Check for legal access Summer Tax Due: \$1,683.93	MAIN STREET AU GRES MI 48703	\$7,300.00
529	Parcel ID: 020-0-035-000-006-16; Legal Description: COM 726 FT E AND 181.50 FT S FROM NW COR OF SW 1/4 OF NE 1/4 OF SEC 24, S 82.5 FT,E 495 FT M/L TO AUGRES RIVER N 82.5 FT ALNG RIVER W 495 FT M/L TO POB. EXC COM 973 FT E AND 264 FT S OF SD COR N 75 FT E TO WATERS EDGE OF RIVER S 75 FT ALNG RIVER W TO POB & EXC E 200 FT M/L OF N 7.50 FT. ALSO EXC THE E 33 FT THEREOF. Additional Disclosures: 41; 10 (see key for full text) Summer Tax Due: \$161.00	KEN DRIVE OFF PRIVATE AU GRES MI 48703	\$1,100.00
530	Parcel ID: 030-0-000-008-006-00; Legal Description: T19N R5E LTS 6-7-8 BLK 8 VIL OF OMAR MAP LESS THE N 5 FT OF LOT 6 Comments: Nice setting for 3 lots in Omer Summer Tax Due: \$337.20	316 MAIN ST OMER MI 48749	\$2,200.00
531	Parcel ID: 030-0-M10-003-003-00; Legal Description: LT 3 BLK 3 MCDON ADD Comments: Well kept Bungalow in town, Newer windows and siding. Roof needs some attention. Detached 2 car garage Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$907.24	514 CENTER ST OMER	\$6,300.00
532	Parcel ID: 040-1-400-000-258-00; Legal Description: LOT 258 ASSESSORS PLAT 4 Comments: Older 2 story in town. Quiet area of town. Newer metal roof, and nice front porch. Needs work and updating. Summer Tax Due: \$790.18	118 CHURCH ST STANDISH	\$7,300.00
533	Parcel ID: 040-2-000-001-090-00; Legal Description: LAND BEG AT SW COR OF LT 1 BLK 2 TINNEY SUB., TH E 330 FT, S 89.1 FT, W 330 FT, N 89.1 FT TO POB Comments: This house has roof issues and the various additions have different floor levels . Some one really abused this poor old baby, Going to take a lot of TLC Additional Disclosures: 5; 22 (see key for full text) Summer Tax Due: \$402.54	212 CASS ST STANDISH MI 48658	\$6,300.00
534	This lot is a "bundle" comprised of 3 parcels (1 of 3) Parcel ID: 040-2-100-000-063-00; Legal Description: LOT 63 ASSESSORS PLAT 1 Comments: Time to start over Additional Disclosures: 5; 34; 36 (see key for full text) (2 of 3) Parcel ID: 040-2-100-000-064-00; Legal Description: LOT 64 ASSESSORS PLAT 1 Comments: Occupied parking lot for Restaurant in front Additional Disclosures: 6 (see key for full text) (3 of 3) Parcel ID: 040-2-100-000-074-00; Legal Description: LOT 74 ASSESSORS PLAT 1 Comments: Newer roof and siding note that parking is prior sale Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$869.42	229 FOREST ST STANDISH MI 48658; 224 N MAIN STANDISH; 224 MAIN ST STANDISH MI 48658	\$8,800.00

537	Parcel ID: 040-2-300-000-202-00; Legal Description: LOT 202 ASSESSORS PLAT 3 Comments: Looks like good bones in nice area Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$805.09	325 ORCHARD ST STANDISH MI 48658	\$6,600.00
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Lot #	Lot Information	Address	Min. Bid
2700	Parcel ID: 011-C10-000-052-00; Legal Description: CEDAR HAVEN SUBDIVISION LOT 52 Comments: Chip shot for your front yard to Lake Huron. Small sub that dead ends to lake. This house is on north side of road and is occupied , this could be a great almost lake front property for some one !!This is an occupied structure please respect their rights and privacy Summer Tax Due: \$679.42	1023 FOURTH ST TAWAS CITY	\$3,000.00
2701	Parcel ID: 021-A50-000-058-00; Legal Description: AUSABLE POINT BEACH NO. 4 LOTS 58 TO 60 INCL Comments: Heavily wooded , road never installed Summer Tax Due: \$65.81	OAK RD OSCODA	\$700.00
2702	Parcel ID: 021-A50-000-061-00; Legal Description: AUSABLE POINT BEACH NO. 4 LOTS 61 & 62 Comments: 2 Lots , Street never installed Summer Tax Due: \$37.59	OAK RD EAST TAWAS	\$850.00
2703	Parcel ID: 021-G20-000-013-00; Legal Description: SUPERVISORS PLAT OF GOLDEN BEACH NO. 2 LOT 13 Comments: 100 x 159 on Lake Huron with sandy dunes. Sugar sand beach, and level to boot! If you snooze, you lose on this one! Summer Tax Due: \$1,309.50	N US-23 OSCODA	\$7,000.00
2704	This lot is a "bundle" comprised of 3 parcels <i>(1 of 3)</i> Parcel ID: 021-H30-005-043-00; Legal Description: HURON PINE BEACH LOT 43 BLK E Comments: Occupied property with 3 separate dwellings that share same drive, and possible water. This is a bundle of three lots being sold together including two lots along the road, and one lot extending to the west behind them. These are occupied units please respect their rights and privacy Additional Disclosures: 6 (see key for full text) <i>(2 of 3)</i> Parcel ID: 021-H30-006-001-00; Legal Description: HURON PINE BEACH LOT 1 BLK F <i>(3 of 3)</i> Parcel ID: 021-H40-002-016-00; Legal Description: SUPERVISORS PLAT OF THE FIRST ADDITION TO HURON PINE BEACH S 10 FT OF LOT 15 & LOTS 16 & 17 BLK 2 Summer Tax Due: \$932.76	N US-23 OSCODA; 2633 N US-23 OSCODA; 2633 N US-23 OSCODA	\$6,200.00
2707	Parcel ID: 021-L11-010-014-00; Legal Description: PLAT OF LOUD GAY & COS ADDITION TO THE VILLAGE OF OSCODA LOT 14 BLK 10 Comments: Occupied ranch that needs work. This is occupied the respect their rights and privacy Summer Tax Due: \$423.02	313 FOURTH ST OSCODA	\$2,800.00
2708	Parcel ID: 021-L30-000-024-00; Legal Description: LAKE HURON PINES LOT 22, 23, 24 & LOT 25 Comments: Rambling occupied house with may additions. Please respect the privacy and rights of the occupants . Views and walking distance to Lake Huron . 4 Lots Summer Tax Due: \$825.77	3777 N US-23 OSCODA	\$3,400.00
2709	Parcel ID: 021-T10-000-005-02; Legal Description: RIVERVIEW CONDOMINIUM MARINA UNIT 2, ICCSP NO. 8 Comments: Gated Marina, Cost effective boating on the Ausable river in Oscoda Summer Tax Due: \$25.07	UNIT 2 OSCODA	\$750.00
2710	Parcel ID: 021-T10-000-005-34; Legal Description: RIVERVIEW CONDOMINIUM MARINA UNIT 34, ICCSP NO. 8 Comments: Gated Marina, Cost effective boating on the Ausable river in Oscoda Summer Tax Due: \$25.07	UNIT 34	\$800.00
2711	Parcel ID: 021-T10-000-005-36; Legal Description: RIVERVIEW CONDOMINIUM MARINA UNIT 36, ICCSP NO. 8 Comments: Gated Marina, Cost effective boating on the Ausable river in Oscoda Summer Tax Due: \$21.93	UNIT 36	\$750.00
2712	Parcel ID: 021-W10-016-015-00; Legal Description: LOT 15 BLK P, PLAT OF WHITTEMORES ADD TO THE VILLAGE OF AUSABLE. Comments: Light woods in town, rather low Summer Tax Due: \$3.07	SECTION 10	\$400.00
2713	Parcel ID: 021-W11-002-001-00; Legal Description: PLAT OF WHITTEMORES ADDITION TO THE VILLAGE OF AUSABLE LOTS 1 & 2 BLK 2 Comments: 2 lots cant tell where road ends but appears to be a great parking area Summer Tax Due: \$22.55	O'TOOLE ST OSCODA	\$400.00

2714	Parcel ID: 031-003-400-002-00; Legal Description: T22N R8E SEC 3 A 40 SE 1/4 OF SE 1/4 Comments: This property appears to be land locked please research access issues before bidding !!! Seasonal road, scrub pines. Deer Camp ??? Ride the trails??? Don't miss this opportunity Summer Tax Due: \$414.30		\$2,600.00
2715	Parcel ID: 031-019-200-007-00; Legal Description: T22N R8E SEC 19 PART OF NW 1/4 OF NW 1/4 COM AT NE COR OF SD 40-A TH S 30D 27M W 803 FT TH S 43D 11M E 150 FT TH N 30D 27M E 609.68 FT TH N 0D 57M W 276.19 FT TO POB Comments: Very low and swampy Summer Tax Due: \$102.88	MONUMENT RD	\$850.00
2716	Parcel ID: 033-C30-000-009-00; Legal Description: SUPERVISORS PLAT OF CROCKERS DEER PARK LOT 9 Comments: Adjacent to Sale # 2717 , Very low and swampy Summer Tax Due: \$1,130.40	US-23 EAST TAWAS	\$5,800.00
2717	Parcel ID: 033-C30-000-010-00; Legal Description: SUPERVISORS PLAT OF CROCKERS DEER PARK LOT 10 Comments: Very low and swampy adjacent to sale # 2716 Summer Tax Due: \$195.74	US-23 EAST TAWAS	\$1,600.00
2718	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 033-C40-003-015-00; Legal Description: SUPERVISORS PLAT OF COASTGUARDVILLE LOT 15 BLK C Comments: Coast Guard Ville Sub. Cute cottage right on Lake huron, and a triangular piece of land across the street that can be used for parking/storage. Was occupied at time of visit. Additional Disclosures: 6 (see key for full text) <i>(2 of 2)</i> Parcel ID: 033-C40-005-002-00; Legal Description: SUPERVISORS PLAT OF COASTGUARDVILLE LOT 2 BLK E Summer Tax Due: \$1,636.44	LAKEVIEW AVE; 629 LAKEVIEW AVE EAST TAWAS	\$6,500.00
2720	Parcel ID: 033-L20-000-019-00; Legal Description: LHA 19 LAKE HURON ACRES LOT 19 Comments: Great location right of 23, halfway between Oscoda and Tawas Has newer windows . A lot of additions could be like a box of chocolates Summer Tax Due: \$276.48	3426 ZUDELL CT EAST TAWAS	\$2,300.00
2721	Parcel ID: 033-L20-000-020-00; Legal Description: LHA 20 LAKE HURON ACRES LOT 20 Comments: Nice level lot next to sale # 2720. Lightly wooded Summer Tax Due: \$110.05	ZUDELL CT	\$1,200.00
2722	Parcel ID: 033-L40-002-016-00; Legal Description: LUBAWAYS SUBDIVISION LOTS 16 & 17 BLK 2 EXC US-23 R/W Comments: Frequent Miles for this puppy Summer Tax Due: \$21.12	1510 US-23 EAST TAWAS	\$800.00
2723	Parcel ID: 051-I20-000-029-00; Legal Description: IROQUOIS SHORES LOT 29 Comments: Nice area close to the lake on a paved road , surrounded by newer roads Summer Tax Due: \$186.60	HIAWATHA TRAIL NATIONAL CITY	\$1,600.00
2724	Parcel ID: 051-P11-010-001-00; Legal Description: HENRY ANSCHUETZS 1ST ADDITION TO THE PLAT OF PALM BEACH LOT 1 BLK 10 Comments: Lightly wooded, close to the trails Summer Tax Due: \$55.43	OHIO ST NATIONAL CITY	\$950.00
2725	Parcel ID: 051-P11-010-003-00; Legal Description: HENRY ANSCHUETZS 1ST ADDITION TO THE PLAT OF PALM BEACH LOT 3 BLK 10 Comments: Nicely wooded adjacent Sale # 2726 , Buy both and enjoy !!! Summer Tax Due: \$55.43	ALASKA ST NATIONAL CITY	\$950.00
2726	Parcel ID: 051-P11-010-004-00; Legal Description: HENRY ANSCHUETZS 1ST ADDITION TO THE PLAT OF PALM BEACH LOTS 4 BLK 10 Comments: Purchase # 2725 and have a family compound with the 2 lots Summer Tax Due: \$55.43	ALASKA ST NATIONAL CITY	\$950.00
2727	Parcel ID: 051-P15-000-021-00; Legal Description: ASSESSORS PLAT OF PEACEFUL VALLEY LOT 21 Comments: No Access Summer Tax Due: \$65.43	COX RD OFF WHITTEMORE	\$950.00
2729	Parcel ID: 064-J45-000-069-00; Legal Description: JANIS SERENITY KNOLL NO. 3 SUB LOT 69 Comments: Nice wooded lot with all utilities just north of Oscoda Summer Tax Due: \$94.04	JANIS DR OSCODA	\$1,200.00
2730	Parcel ID: 064-J50-000-053-00; Legal Description: JORDANVILLE SUB LOT 53 Comments: Older single wide in Jordanville Sub. Some newer windows ,but is going to need a lot work from some one that is up to speed on construction Summer Tax Due: \$162.99	6426 POTOMAC ST OSCODA	\$1,900.00

2731	Parcel ID: 064-J50-000-261-00; Legal Description: JORDANVILLE SUB LOT 261 & 262 Comments: 2 lots at the corner Tecumseh and Cherokee . Nicely wooded on a paved road Summer Tax Due: \$47.01	CHEROKEE AVE OSCODA	\$2,800.00
2732	Parcel ID: 064-L16-000-715-00; Legal Description: LAKE HURON SAND BEACH NO. 6 SUB LOT 715 Comments: Partially cleared level building lot , paved road city water Summer Tax Due: \$40.72	WOODLEA RD OSCODA	\$850.00
2733	Parcel ID: 064-L16-000-757-00; Legal Description: LAKE HURON SAND BEACH NO. 6 SUB LOT 757 Comments: Lightly wooded within walking distance to Lake Huron Summer Tax Due: \$31.88	WOODLEA RD OSCODA	\$800.00
2734	Parcel ID: 064-L16-000-821-00; Legal Description: LAKE HURON SAND BEACH NO. 6 SUB LOT 821 Comments: Nice wooded corner lot, Paved road with water and gas ! Better of Jordanville Sub Summer Tax Due: \$40.72	WOODLEA RD OSCODA	\$400.00
2735	Parcel ID: 064-L20-000-033-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB LOT 33 THRU 35 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$18.79	WESTWOOD DR OSCODA	\$800.00
2736	Parcel ID: 064-L21-000-242-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 2 LOT 242 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	CRESTWOOD DR OSCODA	\$700.00
2737	Parcel ID: 064-L22-000-343-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 343 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	BRIAR RIDGE WAY OSCODA	\$700.00
2738	Parcel ID: 064-L22-000-371-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 371 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	GREENBRIAR RD OSCODA	\$700.00
2739	Parcel ID: 064-L23-000-483-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 4 LOT 483 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	TANGLEWOOD DR OSCODA	\$700.00
2740	Parcel ID: 064-L24-000-523-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 5 LOT 523 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	OAKMONT DR OSCODA	\$700.00
2741	Parcel ID: 064-L24-000-558-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 5 LOT 558 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$84.63	CEDAR LAKE RD OSCODA	\$1,100.00
2742	Parcel ID: 064-L25-000-721-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 721 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	WOODLAWN DR OSCODA	\$700.00

2743	Parcel ID: 064-L27-000-900-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 900 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	ASHLAWN TR OSCODA	\$700.00
2744	Parcel ID: 064-L27-000-934-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 934 & 939 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$12.52	DEERFIELD WAY OSCODA	\$700.00
2745	Parcel ID: 064-L27-000-983-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 8 LOT 983 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	DEERFIELD WAY OSCODA	\$700.00
2746	Parcel ID: 064-L31-000-069-00; Legal Description: LAKEWOOD SHORES NO. 1 SUB LOT 69 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$28.20	WOODLEA RD OSCODA	\$850.00
2747	Parcel ID: 064-L31-000-072-00; Legal Description: LAKEWOOD SHORES NO. 1 SUB LOT 72 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$35.45	WOODLEA RD OSCODA	\$850.00
2748	Parcel ID: 064-L32-000-078-00; Legal Description: LAKEWOOD SHORES NO. 2 SUB LOT 78 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$16.08	BIRCH CREST DR OSCODA	\$1,500.00
2749	Parcel ID: 064-L32-000-106-00; Legal Description: LAKEWOOD SHORES NO. 2 SUB LOT 106 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$25.07	BIRCH CREST DR OSCODA	\$1,500.00
2750	Parcel ID: 064-L34-000-330-00; Legal Description: LAKEWOOD SHORES NO. 4 SUB LOT 330 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$50.15	KINGSWOOD LN OSCODA	\$1,200.00
2751	Parcel ID: 064-L36-000-524-00; Legal Description: LAKEWOOD SHORES NO. 6 SUB LOTS 524 TO 526 INCL Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$115.98	HUNTINGTON DR OSCODA	\$1,800.00
2752	Parcel ID: 064-L37-000-565-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOTS 565 TO 567 INCL Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$38.69	BROOKHAVEN DR OSCODA	\$1,500.00
2753	Parcel ID: 064-L37-000-577-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 577 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$31.34	BROOKHAVEN DR OSCODA	\$1,100.00

2754	Parcel ID: 064-L37-000-646-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOTS 646 TO 649 INCL Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$58.10	CEDARBROOK DR OSCODA	\$1,600.00
2755	Parcel ID: 064-L38-000-701-00; Legal Description: LAKEWOOD SHORES NO. 8 SUB LOT 701 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$19.30	CHRISTOPHER DR OSCODA	\$950.00
2756	Parcel ID: 064-L40-000-880-00; Legal Description: LAKEWOOD SHORES NO. 10 SUB LOT 880 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$18.79	CEDARBROOK DR OSCODA	\$900.00
2757	Parcel ID: 064-L42-001-085-00; Legal Description: LAKEWOOD SHORES NO. 12 SUB LOT 1085 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	GREENBRIAR RD OSCODA	\$700.00
2758	Parcel ID: 064-L42-001-127-00; Legal Description: LAKEWOOD SHORES NO. 12 SUB LOT 1127 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$6.25	OAKRIDGE DR OSCODA	\$700.00
2759	Parcel ID: 064-L50-000-041-00; Legal Description: LAKEWOOD SOUTH SUB LOT 41 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$16.08	WOODLEA RD WEST OSCODA	\$1,100.00
2760	Parcel ID: 064-L51-000-114-00; Legal Description: LAKEWOOD SOUTH NO. 2 SUB LOT 114 Comments: Lakewood Shores is a very unique area with homeowners association . Amenities include golf, dining and private beaches. Please note that must lots in this sub are low, have wetland indicators and will not support a septic system Summer Tax Due: \$12.85	WOODLEA RD WEST OSCODA	\$850.00
2761	Parcel ID: 064-O10-000-101-00; Legal Description: PLAT OF OSCODA BEACH SUB LOT 101 Comments: Wooded lot just north of Oscoda Summer Tax Due: \$29.97	HURON ST OSCODA	\$800.00
2762	Parcel ID: 064-V15-000-016-00; Legal Description: VAN ETTAN CREEK ACRES NO. 1 SUB LOTS 16 & 17 ASSMT INCLUDES 064-V25-000-026-50 Comments: Well built 60s ranch with attached 2 car garage on a fenced double lot . This puppy needs TLC and \$\$\$ now to save the value great area of Oscoda , close to the base and town Summer Tax Due: \$1,030.05	5557 HEATHER AVE OSCODA	\$6,900.00
2764	Parcel ID: 072-008-200-001-40; Legal Description: T24N R5E SEC 8 A-20.4 PART OF E 1/2 OF NW 1/4 COM AT THE NE COR THEREOF TH S 1173 FT TH S 65 44M W 724 FT TH N 1485.48 FT TH E TO ALG N SEC LN TO POB. Comments: OCCUPIED , please respect their privacy and rights Large modern ranch. Big 1.5 story barn for all your play things and guests Summer Tax Due: \$2,160.39	8310 WILLINGHAM LN SOUTH BRANCH	\$8,800.00
2765	Parcel ID: 072-026-200-012-00; Legal Description: 26212 T24N R5E SEC 26 PART OF NE 1/4 OF NW 1/4 COM ON S LNE OFCO RD 1080 FT E OF NW COR THEREOF TH S 200 FT TH E 60 FT TH N 200 FT TH W 60 FTTO POB Comments: Newer siding and some windows. Needs new roof yesterday. This could be a good deal for someone that wants to up north and is not afraid of some hard work Summer Tax Due: \$268.52	6759 WICKERT RD HALE	\$2,100.00
2766	Parcel ID: 072-034-100-004-50; Legal Description: T24N R5E SEC 34 THE SE1/4 OF THE NE1/4 EXCEPT THE N 330 FT. THEREOF AND EXC COM 810 FT S OF NE COR THEREOF TH W 300 FT TH N 150 TH E 100 FT TH N 82.5 FT TH W 122.5 FT TH N 82.5 FT TH E 122.5 FT. TH N 165 FT TH E 200 FT TH S 480 FT. TO THE POB AND EXCEPT COMM AT SE COR SD 40- A TH N 410 FT. TH W 637.5 FT TH S 410 FT TH E TO POB SUBJ TO ESMTS AND RESTRICTIONS OF RECORD . Comments: Heavily wooded with privacy . Imagine 20 acres for Deer Camp !!! Summer Tax Due: \$579.76	PRIVATE RD HALE	\$3,500.00

2767	Parcel ID: 073-L90-000-159-00; Legal Description: PLAT OF LAKESIDE HEIGHTS LOT 159 EXC S 12 FT THEREOF Comments: Newer Occupied lake front home on Look Lake . This is an occupied home please respect their privacy. Large home built into the hillside offering a supreme view of the lake Summer Tax Due: \$2,788.98	4676 LAKESIDE HALE	\$14,250.00
2768	Parcel ID: 073-L90-000-371-00; Legal Description: PLAT OF LAKESIDE HEIGHTS LOTS 371 & 372 Comments: Seasonal road at best, but a tow truck out of Hale only charges & 50. Single wide stripped on the inside and abandoned. Summer Tax Due: \$131.20	7531 BIRCH ST HALE	\$2,000.00
2769	Parcel ID: 073-P80-000-017-00; Legal Description: PLAINFIELD RIDGE LOT 17 Comments: Nice lightly wooded and level building lot on paved road Summer Tax Due: \$97.64	6532 WICKERT RD HALE	\$1,500.00
2770	Parcel ID: 073-T30-002-035-00; Legal Description: SUPERVISORS PLAT OF TIMBERED SHORES LOT 35 BLK 2 Comments: Cute 1 BR across the lake. Rood is shot but the bones look good. Looks to be an early 50s pre fab home . Nice quiet area Summer Tax Due: \$423.22	7710 NICOLE DR SOUTH BRANCH	\$2,800.00
2772	Parcel ID: 101-026-200-004-00; Legal Description: T22N R7E SEC 26 A.87 COM 2877 FT W OF NE SEC COR TH S 208 FT TH W 208 FT TH N 208 FT TH E 208 FT TO POB EXC US HWY M-55 Comments: 1 acre on M-55 , needs work . Has newer windows needs roof. Detached 2 car garage and storage buildings Summer Tax Due: \$779.28	835 W M-55 TAWAS CITY	\$4,100.00
2773	Parcel ID: 110-034-300-002-00; Legal Description: T23 N R7E SEC 34 A-16.3 M/L PART OF NE 1/4 OF SW 1/4 COM @ SE COR THEREOF TH W 1323.8 FT TH N 663.3 FT TH E 590.74 FT TH S 249.27 FT TH E 773.49 FT TH S 413.1 FT TO POB WITH ING & EGR W/EASEMENT Comments: 16 Acres off private road. Close to Huron National Forest. This is a former landfill site and the DEQ lists this property as being contaminated with Aluminum, Arsenic, and Manganese. Please do your research prior to bidding. Additional Disclosures: 13 (see key for full text) Summer Tax Due: \$346.02	MONUMENT RD EAST TAWAS	\$2,300.00
2774	Parcel ID: 111-017-200-003-00; Legal Description: T23N R8E SEC 17 A-9.54 PART OF S 1/2 OF NW 1/4 OF NW 1/4 COM @ NW COR TH S 00D 11M 10S E 944.79 FT TO POB TH S 86D 23M 19S E 341.48 FT TH N 79D 46M 22S E 995.42 FT TH S 00D 15M 20S E 362.15 FT TH S 84D 44M 18S W 1326.54 FT TH N 00D 11M 10S W 328.57 FT TO POB SUBJ TO RIGHTS OF THE PUBLIC OVER WLY 33 FT THEREOF Comments: Old 50s single wide . Dozer Bait Value in the land , that looks lightly wooded and dry Summer Tax Due: \$237.26	3906 N BROOKS RD EAST TAWAS	\$1,700.00
2775	Parcel ID: 121-A20-006-008-00; Legal Description: ALICE C DIMMICK ADD TO THE VILLAGE OF EAST TAWAS S 1/2 OF LOT 5 & LOT 6 BLK 6 Comments: Occupied home in a quiet area of Tawas . Within a mile of downtown shopping and Tawas Bay Beaches. The backyard is fenced in. This is an occupied structure please respect their rights and privacy. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$1,114.92	701 SAWYER ST EAST TAWAS	\$5,300.00
2777	Parcel ID: 141-S10-000-004-00; Legal Description: T21N R5E SNYDER-DILLON ASSESSOR'S PLAT LOT 4 Comments: Nice OCCUPIED ranch in town. Newer roof , windows and siding . Note this is occupied please respect their rights and privacy Summer Tax Due: \$302.34	6956 SCHOOL ST WHITTEMORE	\$4,100.00

Ogemaw

Lot #	Lot Information	Address	Min. Bid
5300	Parcel ID: 001-290-145-00; Legal Description: LAKE OGE MAW #9 LOT 945. Comments: Very few neighbors great build site Summer Tax Due: \$15.36	CUYUGA TRAIL	\$800.00
5301	Parcel ID: 004-076-008-00; Legal Description: SEC 26 T24N R1E. 9.33 A M/L COM AT NW COR OF SEC TH S 89 DEG 55' 30" E ALONG SEC LINE 655.31 FT TH S 0 DEG 0'15" W 620.5 FT TH N 89 DEG 55' 30" W TO SEC LINE N'LY 620.5 FT TO POB. Comments: Fixer upper special, Strange lay out and and construction . Al lot of options Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$274.77	3978 PERRY HOLT ROAD WEST BRANCH	\$3,700.00
5302	Parcel ID: 004-640-007-00; Legal Description: LOT 7 CLEAR LAKE HAVEN. Comments: 10-12' drop off from road Summer Tax Due: \$24.95	CARPENTER DRIVE	\$900.00
5303	Parcel ID: 006-031-003-00; Legal Description: SEC 31 T23N R4E THAT PART OF SW 1/4 OF NW 1/4 LYING ABOVE FLOOD PLAIN OF HENDERSON LK EXPLAT OF ALLENS PARK. Comments: Walking distance to the lake Summer Tax Due: \$12.26		\$750.00
5304	Parcel ID: 006-110-029-00; Legal Description: SAGE LAKE CAMPLOT 29. Comments: Has may issues aside from the tree leaning on house. Neighbor questioned lot line and septic issues Additional Disclosures: 5; 38 (see key for full text) Summer Tax Due: \$357.00	213 LAKE ST HALE	\$2,800.00
5305	Parcel ID: 006-520-009-00; Legal Description: MCMORRANS SUBD LOT 9. Comments: Do your research area of Seasonal homes . Roof leaking now, over all seams to be solid structure to finish Additional Disclosures: 5; 50 (see key for full text) Summer Tax Due: \$511.01	470 N SAGE LAKE ROAD HALE	\$3,000.00
5306	Parcel ID: 007-026-031-50; Legal Description: SEC 26 T21N R2E. 0.5 A M/L COM AT SE COR OF SE 1/4 OF SE 1/4 TH N 50 RDS TO POB TH N 5 RDS TH W 16 RDS TH S 5 RDS TH E 16 RDS TO POB. Comments: Cleared parcel ready to build !!! Summer Tax Due: \$29.33		\$950.00
5307	Parcel ID: 010-022-028-00; Legal Description: SEC 22 T21N R3E. 5 A M/L N 1/2 OF N 1/2 OF N 1/2 OF SE 1/4 OF NW 1/4. Comments: You have neighbors , but 5 acres to enjoy Additional Disclosures: 36; 5 (see key for full text) Summer Tax Due: \$136.90	4630 QUIGLEY ROAD (TIMBER ALGER	\$2,700.00
5308	Parcel ID: 010-027-031-50; Legal Description: SEC 27 T21N R3E W'LY 40 FT OF N 150 FT OF S 1183 FT OF NW 1/4. Summer Tax Due: \$7.33	TEDDY BEAR LANE	\$700.00
5309	Parcel ID: 010-160-003-00; Legal Description: LOST LAKE HEIGHTSLOT 3. Summer Tax Due: \$6.11	HARLOW STREET	\$700.00
5310	Parcel ID: 010-190-024-00; Legal Description: TURNER & SONS SUB LOTS 24-28. Comments: Was 2483 James some debris left on the lots , low Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$59.04	2483 JAMES STREET PRESCOTT	\$1,900.00
5311	Parcel ID: 010-200-006-00; Legal Description: OAK RIDGE SUB LOT 6 & S 21.3 FT LOT 5. Additional Disclosures: 5; 46 (see key for full text) Summer Tax Due: \$139.81	5212 LUCINDA DRIVE PRESCOTT	\$3,600.00
5312	Parcel ID: 010-215-003-00; Legal Description: HEDLEY L & DOROTHY M TURNER SUB NO. 1 LOT 3. Comments: Nice level lot Summer Tax Due: \$12.22	PARADISE LANE	\$750.00
5313	Parcel ID: 010-231-022-00; Legal Description: GREENWOOD VILLAGE SUBDIVISION LOTS 22 & 23, BLOCK 1. Comments: These lots had mobile home at one time Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$230.31	5381 OAKWOOD DRIVE PRESCOTT	\$3,900.00
5314	Parcel ID: 010-255-023-00; Legal Description: SILVER CREEK ACRES LOT 23. Comments: You never know, check this vacant lot Summer Tax Due: \$15.88	EAST GREENWOOD ROAD	\$800.00
5315	Parcel ID: 010-273-021-00; Legal Description: SILVER CREEK SUBD #3 LOT 21 BLK 3. Summer Tax Due: \$23.05	JACKPINE DRIVE	\$800.00

5316	Parcel ID: 010-280-009-00; Legal Description: SPRING VALLEY HEIGHTS LOT 9. Comments: Now its a nicely wooded lot on Oakview Summer Tax Due: \$12.22	2340 OAKVIEW PRESCOTT	\$750.00
5318	Parcel ID: 010-330-158-00; Legal Description: HEDLEY L. AND DOROTHY M. TURNER SUBD NO. 9 LOT 158. Summer Tax Due: \$10.99	ELBOW LAKE ROAD	\$750.00
5319	Parcel ID: 010-390-100-00; Legal Description: SHADY PINES SUBD LOTS 100 & 101. Summer Tax Due: \$15.82	RONALD DRIVE	\$750.00
5320	Parcel ID: 010-395-021-00; Legal Description: SILVER CREEK SUBDIVISION #5.LOT 21. Summer Tax Due: \$10.99	N CHIPPEWA TRAIL	\$850.00
5321	Parcel ID: 010-395-111-00; Legal Description: SILVER CREEK SUBD #5 LOTS 111. Comments: Finish what's been started and have a 2 car man cave Additional Disclosures: 21; 17 (see key for full text) Summer Tax Due: \$130.79	1810 S CHIPPEWA TRAIL PRESCOTT	\$2,500.00
5322	Parcel ID: 010-395-139-00; Legal Description: SILVER CREEK SUBD #5 LOT 139. Comments: Good lot for camping ?? Summer Tax Due: \$10.90		\$750.00
5323	Parcel ID: 010-420-079-00; Legal Description: TURNERS IDLEWILD SUBD LOTS 79,80,81 & 82 Comments: Critical stage of ongoing decay . Going to need to do something very. Newer windows and sits on 4 lots Additional Disclosures: 5; 32; 36 (see key for full text) Summer Tax Due: \$115.12	3578 IDLEWILD DRIVE PRESCOTT	\$1,600.00
5324	Parcel ID: 010-420-089-00; Legal Description: TURNERS IDLEWILD SUBD LOT 89. Comments: Nice Vacant lot with old foundation and chimney Summer Tax Due: \$19.22	3528 IDLEWILD DRIVE PRESCOTT	\$1,200.00
5325	Parcel ID: 010-420-114-00; Legal Description: TURNERS IDLEWILD SUBD LOT 114. Comments: Buy both and talk with neighborhood folks for parking Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$9.77	RIFLE RIVER TRAIL	\$650.00
5326	Parcel ID: 010-420-115-00; Legal Description: TURNERS IDLEWILD SUBD LOT 115 Comments: Adjacent to Sale # 5325 Additional Disclosures: 49 (see key for full text) Summer Tax Due: \$9.77	RIFLE RIVER TRAIL	\$650.00
5327	Parcel ID: 010-475-045-00; Legal Description: CHIPPEWA TRAILS SUBD LOT 45. Comments: All the hard work has been done. Newer roof, windows, siding and mechanicals . Get power tuned on and bring a sleeping bag Summer Tax Due: \$101.97	1675 W SIXTH STREET PRESCOTT	\$2,000.00
5328	Parcel ID: 010-475-079-00; Legal Description: CHIPPEWA TRAILS SUBD LOT 79. Comments: Actually for its age not in bad shape, newer windows and mechanicals Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$79.45	1567 W SEVENTH STREET PRESCOTT	\$2,000.00
5329	Parcel ID: 010-475-086-00; Legal Description: CHIPPEWA TRAILS SUBD LOT 86. Comments: Very rood road Summer Tax Due: \$9.77	W 7TH STREET	\$750.00
5330	Parcel ID: 010-475-099-00; Legal Description: CHIPPEWA TRAILS SUBD LOTS 99 & 100. Comments: Two lots in Chippewa Trails Subd Summer Tax Due: \$56.22	1694 W SEVENTH STREET PRESCOTT	\$1,700.00
5331	Parcel ID: 010-570-079-00; Legal Description: EVERGREEN SUBD LOTS 79-80 & 81. Comments: Nice area with 3 wooded lots on Todd Drive Summer Tax Due: \$88.01	TODD DRIVE	\$2,100.00
5332	Parcel ID: 010-580-004-00; Legal Description: PINE RIDGE SUBD LOTS 4 & 5. Additional Disclosures: 11 (see key for full text) Summer Tax Due: \$25.66	1947 CENTER ROAD PRESCOTT	\$2,000.00
5333	Parcel ID: 010-590-681-00; Legal Description: LAKE OGEMAW #6 LOT 681. Comments: More habitable area for a home Summer Tax Due: \$29.17	PONTIAC TRAIL	\$1,000.00
5334	Parcel ID: 010-590-701-00; Legal Description: LAKE OGEMAW #6 LOT 701. Comments: Great area close to the lake Summer Tax Due: \$26.52	PAWNEE TRAIL	\$950.00
5335	Parcel ID: 010-645-023-00; Legal Description: HOLIDAY SUBD LOT 23. Comments: Old Scotty Property Summer Tax Due: \$12.22	DENNIS JAMES DRIVE	\$950.00

5336	Parcel ID: 012-020-017-50; Legal Description: SEC 20 T21N R4E. 5 A M/LE 227 FT OF W 627 FT OF S 955 FT OF SW 1/4 OF SE 1/4. Comments: You Have 5 acres to re-develop Additional Disclosures: 5; 36; 17 (see key for full text) Summer Tax Due: \$175.90	3779 GREENWOOD ROAD PRESCOTT	\$2,600.00
5338	Parcel ID: 013-110-001-55; Legal Description: SEC 10 T24N R3E 10.01 A COM S 1/4 COR OF SEC N 87 DEG 40'W1305.5 FT N 01 DEG 58' E 334 FT FOR POBTH N 01 DEG 58' E 334 FT S 87 DEG40' E1306.9 FT S 02 DEG 05'13"W ALONG N-S 1/4LINE 334 FT N 87 DEG 40' W 1306.2 FT TOPOB. Comments: Start your new deer camp here. Buy now hunt this fall Summer Tax Due: \$102.82		\$2,200.00
5339	Parcel ID: 013-110-004-30; Legal Description: SEC 10 T24N R3E 10.02 A M/L COM AT S 1/4 COR OF SEC TH N 02 DEG 05'13" E 1335.4 FT TH S 87 DEG 40' E 654.15 FT TO POB TH N 02 DEG 08'49" E 666.8 FT TH S 87 DEG 40' E 654.85 FT TH S 02 DEG 12'26" W 666.8 FT TH N 87 DEG 40' W 654.15 FT TO POB. Comments: Seasonal road only , heavily wooded. Not may parcels left like this !!!!! Summer Tax Due: \$165.41		\$2,700.00
5340	Parcel ID: 013-540-008-00; Legal Description: CARD DEVELOPERS INC SUBD LOT 8. Comments: Great lot set up for Mobile Additional Disclosures: 62 (see key for full text) Summer Tax Due: \$19.55	ROSE CITY CIR	\$1,000.00
5341	Parcel ID: 014-103-002-00; Legal Description: DONOVANS EXTENSION COM AT SW COR OF LOT 1 BLK 3 N 0 DEG25'47" E 131 FT S 88 DEG 31'32" E 64.98FT S 0 DEG 27' W 127.62 FT S 88 DEG 29'W 65 FT TO SW COR OF LOT 1 BLK 3 TO POB. Comments: Very clean looking , solid 40s ranch with attached 2 car Garage . A little work and this is a very livable house Summer Tax Due: \$243.81	305 WILLOW STREET WEST BRANCH	\$2,600.00
5342	Parcel ID: 041-107-003-00; Legal Description: VILLAGE OF PRESCOTT-ORIGINAL PLAT COM AT NE COR OF BLK 7 TH W 126 FT TH S 97 FT M/L TO D & M R/W TH NE'LY ALONG R/W TO POB. Summer Tax Due: \$8.56	RAILROAD STREET	\$700.00
5344	Parcel ID: 052-650-013-00; Legal Description: HUGHEY'S CONDOMINIUM SUB DIVISION UNIT 13. Comments: Great are to build , Sale # 5345 is adjacent , buy both and have a neat package Additional Disclosures: 68 (see key for full text) Summer Tax Due: \$246.55	GRIFFIN ROAD	\$1,700.00
5345	Parcel ID: 052-650-014-00; Legal Description: HUGHEY'S CONDOMINIUM SUB DIVISION UNIT 14. Comments: Next door to lot 5344 Additional Disclosures: 68 (see key for full text) Summer Tax Due: \$246.55	GRIFFIN ROAD	\$1,700.00

Additional Disclosures Key

5: One or more buildings on this parcel has a roof which is either leaking to the interior or appears close to failure. Failing roofs often indicate substantial structural decay inside the building. You should investigate the integrity of this structure(s) prior to bidding.

6: This property is **occupied**. Please respect the privacy of current occupants and limit any inspection to what can be **safely observed from the road**. Some occupants may be upset or angry and may meet contact with aggression or violence. **Please use discretion and caution when researching this or other occupied properties**. Furthermore, although this property has been foreclosed for unpaid taxes, occupants have certain rights under Michigan law and must be formally evicted if unwilling to leave voluntarily. You may wish to consult a licensed attorney for more information.

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.

10: This parcel has surface water, soil, or vegetation conditions indicating that it may include wetland habitat. Such habitat may comprise all or part of the parcel's area. However, it is possible that this parcel contains buildable areas as well. There are many environmental and building regulations related to wetlands which you should consult before bidding on this parcel. The Michigan Department of Environment, Great Lakes, and Energy maintains a [Wetland Map Viewer](#) which provides easy access to wetland data and can be found [It is your responsibility to determine if this parcel is suitable for your desired use](#).

11: This parcel includes structures which have been damaged by fire. It is up to the auction purchaser to determine if this property can be restored to a safe condition and to comply with all relevant local regulations and building codes. Please research 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, see the [EGLE RIDE Mapper](#) for more details. 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 by visiting the [EGLE Baseline Environmental Assessments](#) website. 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.

17: Mobile homes (and some modular homes) can be separately titled and considered personal property. In these instances, there may be third parties that have the legal right to remove that mobile home from the parcel whether or not it has been assessed as part of the property in the past. We make no representations or warranties as to whether such mobile or modular homes are included with the real property offered for sale. It is the buyer's responsibility to conduct their own research as to the state of title. As a preliminary step, it may be useful to determine if an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in [MCL 125.2330i](#). You may wish to consult a licensed attorney or title company to assist in this research.

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.

22: This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be brought into compliance with local building regulations prior to use. We **strongly** recommend that you contact the local building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

32: This building contains evidence of **mold**. Mold is an indication of excess moisture which can come from a variety of sources including high ground water, improper sealing of foundation walls, damaged roofs, and other conditions which can be expensive to correct. Mold can pose significant health risks and, if extensive, may require a complete renovation which could exceed the value of the building. Please conduct your own research and bid accordingly.

34: The foundation of one or more buildings located on this parcel appears to be failing. Correcting foundation issues can be very expensive and issues are often more complex than they initially appear. You should research this issue thoroughly prior to bidding on this parcel.

36: This parcel includes a structure which should be considered **DANGEROUS**. This building has suffered structural damage which creates substantial risk of harm from falling through damaged areas or collapse from above. It may also contain extensive debris which could fall or collapse, rusty nails, broken glass, and other hazards. **You are not**

permitted to enter this or any other structure offered at tax sale. You should limit your inspection only to what can be safely observed from the building's exterior. Trespassers are subject to prosecution.

38: This parcel contains visible evidence of a potential boundary issue. Such evidence can include oddly located "survey" stakes, fence lines, or other markers. In some instances, we may hear of boundary line conflicts from neighbors or other such parties. This information can be second or third-hand. Any potential boundary issues have not been verified by survey or otherwise researched. This property is being sold "as is/where is" by quit claim deed based upon the **assessed legal description only**. Interested parties should investigate the true location of all boundaries prior to bidding.

41: This parcel has surface water, soil, or vegetation conditions indicating that it may include wetland habitat. Such habitat may comprise all or part of the parcel's area. However, it is possible that this parcel contains buildable areas as well. There are many environmental and building regulations related to wetlands which you should consult before bidding on this parcel. The Michigan Department of Environment, Great Lakes, and Energy maintains a [Wetland Map Viewer](#) which provides easy access to wetland data. It is your responsibility to determine if this parcel is suitable for your desired use.

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**.

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior **only**. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

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.

50: The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be considered incomplete nonetheless. The local building code enforcement official may be able to offer additional insight as to why the project was never completed.

60: A visual inspection of this parcel indicates that it contains a crop or planting which may have been made by a third party. These can range from single year crops like corn or grain to items such as Christmas trees or other nursery stock which require more than one year to mature before harvest. Any third party lease has been voided through the foreclosure process. However, these situations can become points of potential litigation. In an effort to prevent dispute, the Foreclosing Governmental Unit will often grant single year farmers the right to harvest their crop as a condition of sale.

62: This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.

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**.