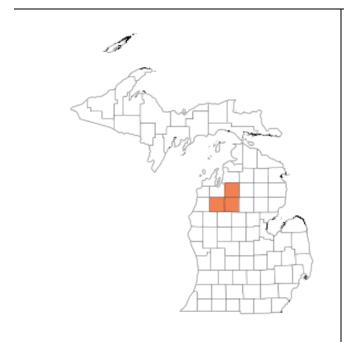
Public Land Auction

Wexford/Missaukee/Kalkaska

August 21st, 2018

Kalkaska, Missaukee, and Wexford Counties



Location:

Cherry Grove Event Center 5676 E M-55, Cadillac, MI 49601

Time:

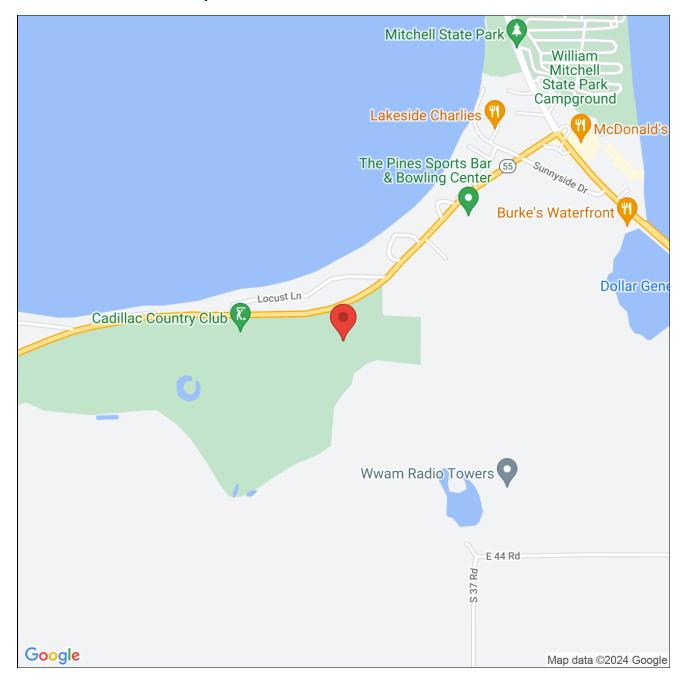
Registration: 11:30am EDT Auction: 12:00pm EDT

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



Auction Location

Cherry Grove Event Center: 5676 E M-55, Cadillac, MI 49601





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:

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

We have a short window to review several thousand parcels prior to listing them on our website. We began inspecting properties in May and release catalogs county by county as they become available. Please be patient and **check back often** for updates. Parcels are sold "as is" based on the assessed legal description only. All other information in this salebook or listed on our website, though reliable to the best of our knowledge, is provided as unverified reference and is not guaranteed to be accurate. You should verify this information with your own research and investigation prior to bidding.

CREATE YOUR ACCOUNT TODAY AT

WWW.TAX-SALE.INFO

Visiting and viewing property BEFORE auction:

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

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

Entering properties (even vacant land) can be dangerous due to unknown conditions of structures and land. You assume all liability for injuries and other damage if you choose to visit these lands.

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

Some properties still contain the personal property of former owners (including vehicles, furnishings, appliances etc). These items are not sold at our auctions. We are only selling the real estate (land) and whatever is attached to it (buildings and other permanent fixtures).

- You are not authorized to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is considered theft and will be prosecuted. We often ask neighbors to watch property for theft and vandalism and report this to local police.
- Property is sold "as-is" in every respect. Please check zoning, building code violation records, property boundaries, condition of buildings and all local records available to the public.
- There are no refunds and no sale cancellation at the buyer's request.
- Information offered on the website or in the salebook is deemed reliable but is not guaranteed. We suggest reviewing the records of the local assessor's office to be sure that what we are selling is what you think it is. We sell by the legal description only.
- You should consider obtaining professional assistance from land surveyors, property inspection companies or others if you have questions about property attributes.

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

Paying for your Auction Purchases

- The full purchase price must be paid in full within 5 business days of the sale. No purchases can be made on a time-payment plan.
- No cash or personal checks will be accepted.
- All payments must be made with a Credit/Debit Card, Wire Transfer, or by certified (cashier's) check.
- Your sale is not complete until we've received both your payment and your notarized receipt and buyer's affidavit paperwork. This is also due 5 business days from the date of the sale.
- When mailing in your paperwork (especially with a certified check), please use a trackable service like Priority Mail, FedEx, or UPS to ensure timely, verified delivery.

Bidding Authorization

- Online and absentee bidding requires a \$1,000 pre-authorization hold on a Visa, MasterCard, or Discover credit card before any bids will be accepted. Alternatively, bidders can mail in a \$1,000 certified funds deposit if a credit card is unavailable. A buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.
 - Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).

Absentee bidding

- If you do not have internet access, you can submit an absentee bid by calling us. You will still need to pre-authorize a \$1000 deposit on a major credit card (or mail in a \$1000 certified check deposit). Contact us at 1-800-259-7470 for more information.
 - Your card is not charged unless you win, however the hold may reduce your available credit until it is released by your credit card issuer (usually 30 days).

2024 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

Clare, Isabella, Mecosta, Osceola

8/1/2024

Central Lower Peninsula

(Clinton, Eaton*, Gratiot, Ionia, Livingston*, Montcalm, Shiawassee)

8/2/2024

Eastern Upper Peninsula

(Alger, Chippewa*, Delta, Luce*, Mackinac* (DNR Only), Schoolcraft)

8/6/2024

Western Upper Peninsula

(Baraga, Dickinson*, Gogebic, Houghton*, Iron Keweenaw, Marquette*, Menominee*, Ontonagon*)

8/7/2024

North Central Lower Peninsula

(Crawford*, Kalkaska, Missaukee*, Montmorency, Ogemaw*, Oscoda, Otsego*, Roscommon*)

8/8/2024

Antrim*, Charlevoix*, Emmet

8/9/2024

Northeastern Lower Peninsula

(Alcona, Alpena*, Cheboygan*, Iosco, Presque Isle*)

8/13/2024

Northwestern Lower Peninsula

(Benzie, Grand Traverse*, Lake, Leelanau, Manistee*, Mason*, Wexford))

8/14/2024

Kent, Oceana, Ottawa, Muskegon

8/15/2024

Oakland

8/16/2024

Branch, Hillsdale, Jackson

8/20/2024

Monroe

8/20/2024

Arenac*, Bay, Gladwin*,

Midland*(DNR ONLY)

8/21/2024

The Thumb Area

(Huron, Lapeer, Macomb* (DNR Only), Saint Clair*, Sanilac, Tuscola

8/22/2024

Barry, Calhoun, Kalamazoo, Saint Joseph

8/23/2024

Allegan, Berrien, Cass, Van Buren

9/3/2024

Saginaw

9/4/2024

Genesee

9/5/2024

Minimum Bid Re-Offer Auction

9/26/2024

11/1/2024

No Reserve Auction

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:

1

• "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.

V06062022

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:

Bid Amount	<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 <u>www.tax-sale.info</u>. 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 or bidders for any reason.

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

- 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 <u>any portion</u> of that entity. However, such disclosure <u>will not be required</u> 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-liable purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the Foreclosing Governmental Unit recommends that a person who is interested in acquiring property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

6

V06062022

Kalkaska

Lot #	Lot Information	Address	Min. Bid	Sold For
6900	Parcel ID: 001-467-005-00; Legal Description: LOT 5 BLK 17 GLENWILD SEC 20 T27N-R5W Comments: Old school 2 bedroom cabin near Bear Lake between Grayling and Kalkaska, south of M-72. The building appears to need a new roof, and the inside looks better than the outside would suggest leaks localized in the kitchen and in a rear bedroom. Did not see visible signs of a well, septic or electrical service to this property. The center-east portion of the cabin (original structure) is on a slab and the west portion (addition) has a crawlspace. There is a garage to the west of the cabin that is NOT part of this auction property, but belonged to a home next door that burned. You will want to investigate the utility service and septic system aspects prior to bidding. Just off M-72 near Dingmans, a local landmark. Summer Tax Due: \$562.25	GRAYLING ST	\$6000	
6901	Parcel ID: 003-027-012-10; Legal Description: THAT PART OF THE N 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 SEC 27 T26N-R8W DESC AS COM AT THE W 1/4 COR OF SD SEC 27 TH N 00 DEG 00'00E ALG THE W LI OF SD SEC 328.60 FT TO THE POB TH CONT N 00 DEG 00' 00E ALG SD W LI 184.18 FT TH S 89 DEG 03'41E 305.09 FT TH S 76 DEG 30'16E 370.54 FT TH S 00 DEG 03'26W 103.12 FT TH N 89 DEG 06'10W 665.33 FT TO THE POB SUBJ TO EASEMENT FOR INGRESS AND EGRESS SUBJ TO ROW FOR BUTLER RD Comments: 6423 and 6411 Butler Road. Two side by side units on one parcel. This is 2.26 acres with 184 feet on the road, running 665 feet deep. 6411 Butler Road is a mid-60s mobile that is worn and needs a resurfacing, but it was occupied until about May 2018. 6423 Butler Road is in tough condition. The windows are busted out and the mechanicals are torn up or missing altogether. It's a 10' wide trailer/mobile at its core and was stick built around on 3 sides. There is debris to dispose of including tires, garbage, appliances etc. The value here is the land, 4" submersible well and septic. There are two electrical services here as well. Gravel county maintained road not too far from South Boardman. Summer Tax Due: \$334.94	6423 BUTLER RD SW SOUTH BOARDMAN;	\$5200	
6902	Parcel ID: 004-015-038-10; Legal Description: THE S 50 FT OF SE 1/4 OF SE 1/4 SEC 15 T28N-R8W Comments: This parcel contains a private road. It's 50 feet wide by 1320 feet (1/4 mile) long. It is commonly known as N Schneider Road. This is a private, seasonal road and not county maintained. It serves several properties to the west. It is probable that there are easements over this parcel. 33'/66' Width Parcel; Roads - Seasonal; Summer Tax Due: \$95.34		\$1200	
6903	Parcel ID: 005-022-015-00; Legal Description: THE W 1/2 OF E 1/2 OF W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 SEC 22 T28N-R6W CONT 2 1/2 ACRE M/L Comments: 2.5 acres with 82.5 feet of frontage on Covert Road. Densely wooded in brush toward the rear of the property with the front 100 feet or so cleared. Parcel runs 1/4 mile deep so its narrow and long. Summer Tax Due: \$94.06	Covert Road;	\$1200	
6904	Parcel ID: 005-026-002-30; Legal Description: THE NE 1/4 OF THE NW 1/4 SEC 26 T28N R6W EXC: THE E 990 M/L FT AND THAT PART LY N OF TOWER RD Comments: Parcel is just less than 5 acres. Has 330 feet along the north side of Tower Road and runs south to the quarter quarter line. Just about every tree we could see from the road was a maple. Nice woods! Appears to be level dry buildable land. County maintained gravel road with power at the roadside. Summer Tax Due: \$169.35	Tower Road, NE;	\$1700	
6905	Parcel ID: 005-680-030-00; Legal Description: THE S 1/2 OF LOT 30 TIMBER CAMP SUBD SEC 14 T28N-R6W Comments: Parcel fronts 165' along the north side of Covert Road near the intersection with Rogers Road. Runs about 1315' north = just less than 5 acres. The driveway is overgrown from disuse. According to a neighbor, the cabin has not been used in maybe 20 years on any kind of a regular basis. There are additions to the cabin (maybe porches?) that have been removed, leaving foundation that holds some potential for rebuilding. A tree lies across the east side but does not appear to have inflicted serious damage on the building itself. There is a structural rot-spot right at the front door, but the rest of it seemed merchantable. Newer power service (disconnected). Not much inside at all in the way of plumbing and we did not see a well but it could be covered out in the overgrown yard somewhere. Nicely wooded but evidence of logging in the past. Summer Tax Due: \$551.11	8447 COVERT RD NE MANCELONA;	\$4000	

6906	OF NW 1/4 OF NW 1/4 SEC 4 T27N-R6W EXTENDING 298 FT FROM N TO S FROM	6020 CO RD 612 NE KALKASKA;	\$9000	
6907	Parcel ID: 006-030-005-00; Legal Description: PARCEL B: PART OF NE 1/4 OF NW 1/4 & PART OF NW 1/4 OF OF NE 1/4 POB BEING AT N 1/4 COR OF SEC 30 T27N-R6W TH E 165 FT TH S 330 FT TH W 1486.33 FT TH N 330 FT TH E 1320.40 FT TO POB CONT 11.26 ACRES M/L Comments: 11.26 ACRES on M-72 east of Kalkaska. 1/4 mile of highway frontage however its pretty much all marshlands. At the far east end there is an acre or two of uplands, and this is where you'll find an older but well cared for mobile home and nice garage. Missing the tub/shower, but otherwise seems in generally solid condition. Disclosure: The last owner died in this structure. Summer Tax Due: \$278.85	4524 M-72 SE KALKASKA;	\$4500	
6908	Parcel ID: 009-004-009-00; Legal Description: PART OF SW 1/4 OF SW 1/4 SEC 4 T26N-R6W DESC AS COM AT THE SW COR TH N 100 FT TH E 150 FT TH S 100 FT TH W 150 FT TO BEG Comments: Old timey one roomer near Sigma on a 1/3 acre corner lot. Low ceilings. There are two teeny tiny bedrooms and a main room with kitchenette. Our largest concern with this one is a high water table which suggests that there may be septic issues here. There is open standing water about 10 feet from the back wall, within a foot of grade level with the floor inside the house. The floors are springy, but we did not have access to give it a closer inspection via crawlspace.		\$2500	
6909	Parcel ID: 009-100-019-00; Legal Description: LOTS 19 & 20 VILLAGE OF SIGMA SEC 9 T26N-R6W Comments: 1960s mobile roofover with frame addition on a corner lot in Sigma. There is also a one car steel garage out back. It's worn and needs resurfacing, but not beyond help. One noticeable leak in the kitchen ceiling, but otherwise its not damp or stinky. She is in need of a new roof, as well as some soffit work to prevent further decay. We didn't see a heating source other than wood that looked operable. Keyword here: rustic. Has broken windows and the front door is weak and penetrable. Summer Tax Due: \$154.01		\$2500	
6910	CONDO PART OF THE SW 1/4 SEC 21 T26N-R7W $\pmb{\text{Comments:}}$ Very nice waterfront parcel in the Blue Heron site condo development near Lodi on M-66. 1.87 acres in	146 BLUE HERON DR SE KALKASKA;	\$1500	
6911	Parcel ID: 011-028-001-70; Legal Description: PART OF THE NE 1/4 SEC 28 T28N-R7W DESC AS: COMM AT THE N 1/4 COR OF SD SEC; TH E ALG THE N LINE 810 FT; TH S 315 TO THE POB; TH CONT S 125 FT; TH E 138.01 FT; TH N 125 FT; TH W 138.01 FT TO THE POB Comments: Parcel sits behind the home at 642 Wood Road. It is 138x125 in size. Well drained soils that should support a septic system. It does not front on an improved public road, and you'll want to investigate easement rights prior to bidding. There is a two-trackish path leading back there, but the legality of its use is not obvious. Roads - None Known (Possibly Landlocked); Summer Tax Due: \$22.16	(Behind) 642 Wood Road;	\$900	

Missaukee

Lot #	Lot Information	Address	Min. Bid	Sold For
4600	Parcel ID: 002-021-013-00; Legal Description: . SEC 21 T24N R8W W 1/2 OF NW 1/4 OF NW 1/4. 20A. Comments: Parcel is 660' feet east>west, and 1320' feet north>south. It does not front on any public road. Forestry here is a mixture but there are some nice oak sawlogs on this one mixed in with evergreens. The land rises about 20 foot in elevation from the edges to the center. The north boundary sits a few hundred feet south of the Moorestown Road about 2000 feet west of Lucas Road. Nice deercamp, campspot or just general getaway. Summer Tax Due: \$100.78	W Moorestown Road;	\$1600	
4601	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 003-150-011-00; Legal Description: SEC 5 T22N R5W LOT 11 BERT MERRITT'S FIRST ADD. Comments: Solid, square older 2 story frame construction house in Merritt, has an additional vacant lot where we believe the septic is probably located. 4BR 1.5BA. Has a newer furnace and 100A electric service. Located on a corner lot in a quiet rural town. Original wood siding with plugs indicating that the walls have been insulated. Roof is older and sketchy looking, but does not leak (yet !) With a little work, this could be a pretty solid little family home. (2 of 2) Parcel ID: 003-150-012-00; Legal Description: SEC 5 T22N R5W LOT 12 BERT MERRITT'S FIRST ADD. Summer Tax Due: \$221.75		\$3300	
4604	Parcel ID: 015-028-011-00; Legal Description: SEC 28 T23N R6W A PART OF NW 1/4 OF SW 1/4 SEC 28 T23N R6W, COM 24 RDS E & 4 RDS N OF SW COR; N 100 FT; E 50 FT; S 100 FT; W 50 FT TO BEG1148 A. Comments: Parcel fronts 50' along the north side of Newman Road, just east of 8 Mile, and runs 100' deep. There is a long abandoned cabin here with a roof that has large holes in it. No power, water or septic, tho there could be an old well here somewhere. Could it be saved ? Probably. But you'll have some work to do. Roof Issues; Summer Tax Due: \$3.30	E Newman Road;	\$800	
4606	Parcel ID: 010-064-013-00; Legal Description: SEC 14 T24N R6W - BEG N 89 DEG 25'23W 180.98 FROM SE COR OF SE 1/4 TH N 89 DEG 25'23W 297.78 FT N 01 DEG 15'46W 458.52 FT S 87 DEG 46'39E 296.91 FT S 01 DEG 08'58W 449.98 FT TO POB. 3.1A. Comments: Parcel fronts 296 feet along the north side of the Moorestown Road and runs 449 feet deep. There is a large 3 bedroom / 1 bath home here with a barrier free ramp to the front door. It has an addition to the rear which houses an enclosed pool. This is a large, well constructed, solid home that is messy and full of leftovers and garbage, but the basic structure does not need a lot of work inside. The front/home portion has a woodburning fireplace and galley style kitchen, and there is a massive flagstone fireplace in the pool as well, with a third unit also located there which appears to have been designed for indoor BBQ activities. There is a full basement under the front (house) section of the building only, and its heated by bottle gas forced air heat. The pool does not appear to have been used in a few years, and we cannot be certain of its operability or condition, other than noticing that the heater and filter appear to be intact. The pool is quite deep in the center and has a diving board at one end. There is a shower facility at one end of this room, but someone poked a hole thru the concrete block wall, and it appears to have found repurposing as a pet quarters of some kind (?). This addition is served by an air handling unit (AHU) on the roof for management of humidity and air temperature. There is also two car garage here, that requires some attention to the overhead doors, as well as an additional large steel outbuilding that is uninsulated storage. Both outbuildings have concrete floors. Overall the property needs some updating and maintenance. Steel roof on the home is newer, but the shingle roof on the rear (pool) addition looks as though it could use replacement. Overall this is a large, well appointed solid home, that needs to be cleaned out and resurfaced.	MOORESTOWN RD LAKE CITY;	\$11500	

Wexford

Lot #	Lot Information	Address	Min. Bid	Sold For
6700	Parcel ID: 10-085-00-076-00; Legal Description: S 50 FT OF LOT 5, BLK 50 G A MITCHELLS PLAT OF SE 1/4 SECTION 33-22-9, CITY OF CADILLAC Comments: We've sold this one before. Maybe twice. She's interesting to say the least. We're thinking that most of the materials used in this "remodeling" project are repurposed used items. Vinyl siding (lipstick on a pig). The "design" here is a random assortment of roof lines and strange places for doors and windows. We did not venture inside as it is posted CONDEMNED. However we doubt that the inside has changed much since the last time we were there, which is unfinished and "creative design". You will need to BRING THIS UP TO CURRENT CODE to be to have the condemnation lifted so if you have interest in this property for anything other than demolition, please consult with the Cadillac City Building Code Enforcement officer BEFORE YOU BID. Please and thank you. Incomplete Construction; Dnvi; Condemned; Summer Tax Due: \$1,082.03		\$5400	
6701	Parcel ID: 10-091-00-194-00; Legal Description: LOT 18, BLK 256 SMITH & ERNST ADD. CITY OF CADILLAC Comments: A pretty typical two story frame home in Cadillac. Vinyl siding and a decent looking roof. Because the property is occupied, we didn't get a real upclose look at it. The garage door is whacked and needs repair or replacement. This home appears to be in generally merchantable condition. Occupied; Dnvi; Summer Tax Due: \$645.20		\$3600	
6702	Parcel ID: 2110-01-1101; Legal Description: COM 33 FT S OF NE COR OF NE 1/4 OF NE 1/4: S 300 FT; W 160 FT; N 300 FT; E 160 FT TO BEG. 1 A. M/L CG. SEC. 1 T21N R10W Comments: Parcel fronts 160 feet along the south side of W Division Street about 1/4 mile east of its intersection with M-115. It appears the lands to the east of this are state owned and marshy. We suspect a building has been removed from this parcel and it has been filled in the past. If you're considering building here, you'll want to check with the health department as to suitability for online sewage systems if no public sewer passes by here. Nice property, wooded toward the rear and open at the road, but there are certainly wetlands indicators here you'll want to review.		\$1200	
6703	Parcel ID: 2110-LWGE-16; Legal Description: LOT 16 LAKEWOOD "EAST" ON THE GREEN CG. SEC. 23 T21N R10W Comments: Parcel is mixed in along the links of a popular Cadillac area golf course. You will want to investigate membership and association fees and deed restrictions on building before bidding. Private road. Nice homes. Well manicured neighborhood. Lot is nicely wooded, dry and very buildable. Natural gas at the street. Association Fees; Summer Tax Due: \$299.11		\$1500	
6704	Parcel ID: 2112-17-3108; Legal Description: E 264 FT OF THE FOL DESC: S 1/2 OF NE 1/4 OF SW 1/4 & THE N 1/4 OF SE 1/4 OF SW 1/46 A. SB. SEC. 17 T21N R12W Comments: Parcel is 264' (east-west) x 990' (north-south). It does not front on any improved road, but can be accessed by a shared private road that runs east from 3 1/2 Road, east of the M-55/M-37 intersection. This property is in the Peterson Bridge / Pine River access recreational area, and there are thousands of acres of state and federal lands nearby in the Manistee National Forest. In the area that the private road meets 3 1/2 Road you will find an assortment of camp type setups (no year round homes) and some of these are a bit trashy/unkept. At the end of the private road is a mobile home that is blown out and mostly stripped. It is possible that this unit may even be ON the parcel we are selling but we were unable to confirm that at the time we were there. This parcel is some distance from power. You'll want to investigate exactly where the corners are and what you might be "inheriting" in the form of debris before bidding. This is a great recreational area, and the parcel is nicely wooded and very buildable. No Power In Area;		\$950	

6705	Parcel ID: 2209-21-2201-04; Legal Description: PARCEL "B". COM AT NW COR OF SEC; E 325.01 FT TO POB; E 884.16 FT TO RR ROW; S 277.14 FT; W 913.63 FT; N 270.88 FT TO POB. ALSO PARCEL B-1; COM AT NW COR OF SEC; E 1315.64 FT TO POB: S 53.32 FT; N 53.6 FT; E 5.96 FT TO POB. TOGETHER W/ & SUBJECT TO EASEMENT - 5.64 A M/L - SEC 21 T22N R9W Comments: This parcel is roughly 270' (north to south) x about 900' east to west. It does not have frontage on S 41 Road, but there is a private road that is shared with 2969 S 41 Road. The accress road is along the north edge of our parcel, which begins 325' off the road. Follow the access road in and veer to the right. You will see a stake at the NW corner of the property with pink survey tape on it. There are some things stored on the property (see photos) that we do not have title to and they are not included in the sale. They may belong to the neighbor we're not sure. The parcel is very level, sandy soils and quite buildable. It is lightly wooded and brush covered. See the attached survey. 5.64 acres. Personal Property; Summer Tax Due: \$211.86	S 41 Road;	\$1800
6706	Parcel ID: 2309-CH-31; Legal Description: LOT 31 PLAT OF CADILLAC HILLS CC. SEC. 27 T23N R9W Comments: Small home sits atop a hill east of (Old) US 131. This is essentially a block construction basement with one side exposed and built out with windows and doors. Earth sheltered so to speak. There would probably be potential for adding upper stories here depending on the construction engineering here. Hillside lot. Paved drive. Not a large place more of a singles or couples size. When we were here in early June it appeared that the property was still occupied, so we really didn't have a chance to get a good look up close. Occupied; Dnvi; Summer Tax Due: \$112.85	131 HWY	\$1400
6707	Parcel ID: 2312-09-2202; Legal Description: COM AT NW COR OF SEC; E 200 FT TO POB: E 250 FT; S 439.09 FT; W 250 FT; N 439.6 FT TO POB. 2.52 A SP. SEC. 9 T23N R12W Comments: Older 2 bredroom, 2 bath mobile on a 2.5 acre parcel near Mesick. The star attraction here is the TWO storage buildings. One is an oversized steel 2 car garage that's about 18x24. Cement floor and power service. The second building has a ton of potential. Its a 40x40 poured cement structure that's built like a brick smith-house. Unfortunately, we're told he ran into some issues with the code enforcement people when he tried to make part of it into living quarters without proper engineering or permits and they placed a stop work order and shut him down. This structure has a 200A service, and the north 2/3rds are a well built garage. The other one third was apparently becoming kitchen and bathroom space when the work was stopped. There is also upper floor space that was intended as more living area but is not finished. We suggest that you talk with the township code enforcement folks about their analysis of the situation here before bidding. This structure can't be more than 3 or 4 years old. Overall this is a very well built structure with a ton of potential. Just be aware that it is on the radar of third parties. Get your permits and do it the right way There is still some personal property here (boat) that is NOT included in this sale as we do not have the title to it. Summer Tax Due: \$398.73	9925 W 16 RD MESICK;	\$5500
6708	Parcel ID: 2312-14-2101; Legal Description: THAT PART OF E 1/2 OF NW 1/4 LYING S'LY OF OLD M-37 EXC N 660 FT & EXC S 46 ACRES THEREOF. 11.92 A M/L SP. SEC. 14 T23N R12W Comments: We are still in the process of obtaining photos on this home. It is OCCUPIED and the person here is not happy about the situation so we highly advise due caution in approaching this property. Parcel is 11.92 acres. Home cannot be seen from the road. Occupied; Dnvi; Summer Tax Due: \$666.82	3840 OLD M- 37 HWY MESICK;	\$5700
6709	Parcel ID: 2312-MA2-104; Legal Description: LOT 104 MCLEOD'S ACRES #2 SP. SEC. 17 T23N R12W Comments: We didn't have the opportunity to get a real good look at this one, as it is currently occupied. At the very end of a poorly graded gravel road. Doesn't appear to be in bad condition. But we couldn't tell much from the curbside. Occupied; Dnvi; Summer Tax Due: \$241.36	3220 MARION RD MESICK;	\$2400

6710	Parcel ID: 2312-YU-0603; Legal Description: LOT 3, BLK. 6 VILLAGE OF YUMA SP. SEC. 34 T23N R12W Comments: So you say you've always wanted a place in Yuma ? Well by golly, look no further !! Oh Arizona ? Sorry. This is all we've got. Older one story frame structure. She's been partly gutted and modernized on the cheap in the past. TBH, we'd strip it down to studs and start all over. Will need a roof (this one needs to be mowed), mechanicals and we can't be sure of the location or age of the well or septic tho we assume there to be such because it has some rough plumbing inside. This would not be a huge job to remodel into your own little up north love shack. Electrical service outside the building appears to be newer and upgraded. For those of you that are not world travelers, Yuma is just off M-37 between Mesick and Harrietta. And if you don't know where those are either, you're just not very cool. Summer Tax Due: \$192.02	112 SECOND ST MESICK;	\$1900	
6711	Parcel ID: 2411-06-2405; Legal Description: PAR COM AT W 1/4 COR OF SECTION 6; TH E 1233.68 FT TO POB: TH N 675 FT; TH E 350 FT; TH S 675 FT; TH W 350 FT TO POB5.42 A. M/L SUB TO & TOG W/ EASMT HNR. SEC. 6 T24N R11W Comments: Parcel is a level, well drained tillable parcel west of Buckley. Has 350 feet of frontage on State Highway M-37, and runs 675 feet deep to the north. Apparently this has been used in the past as a festival/outdoor entertainment space parking areawith the (now closed) "Southside Hideout" Restaurant and Bar which is adjacent to the east. The rear boundary of the parcel we assume is roughly equal with the fenced north boundary of the bar parcel based on rough measurement. Parcel sits about 5 foot below road grade. Dry,level, open lands. Check zoning for your intended use. Summer Tax Due: \$105.02	W WEXFORD AV BUCKLEY;	\$1200	
6712	Parcel ID: 2411-17-4101; Legal Description: N 313 FT OF E 1/2 OF NE 1/4 OF SE 1/4 EXC W'LY 1 FOOT. 4.72 A M/L HNR. SEC. 17 T24N R11W Comments: Parcel fronts 313 feet along the west side of N 17 Road, about a mile south of Lake Gitchegumee. Then runs 659 feet deep. Lightly wooded in a mixture of woods and brushy cover. Sandy, well drained soils with no marshlands according to USGS topographical maps. We've placed pink survey tape at the VERY approximate north and south corners along N 17 Road. Nice land! CHECK THIS: There are two homes (or more) that are modern places however we did not see any real evidence of power in the area. You'll want to confirm where exactly that is if you're considering building here. No Power In Area;	· ·	\$850	
6713	Parcel ID: 2411-LG1-119; Legal Description: LOT 119 LAKE GITCHEGUMEE HNR. SEC. 8 T24N R11W Comments: Okay. We see lots of strange things in this business, and once in a while it is this. Half of a house. The structure is built across the lot line of a two lot parcel that apparently had two tax bills. The other half is NOT foreclosed and we are not selling it. But this half is. The owners of the remaining portion of the property have stated their intention to come to the sale and buy this back. You can save yourself the call to ask them if they'll sell you the other half because they're not interested. PLEASE DO NOT MAKE ANY EFORT TO ENTER THIS PROPERTY. There are neighbors watching, and the po-po will be called. Waterfront on Lake Gitchegumee, about a half mile south of Buckley, and a few cherry pit spits away from Traverse City. Property is in generally good, well maintained condition. Power is still on, Please consider this property OCCUPIED and do not trespass. Maybe you'll only have to pay half of the association fees Encroachments; Boundary Issues; Occupied; Dnvi; Summer Tax Due: \$886.16		\$6200	
6714	Parcel ID: 2411B-VB-073; Legal Description: LOTS 73 & 74 VILLAGE OF BUCKLEY HNR. SEC. 5 T24N R11W Comments: Vacant double lot. Appears to have been associated with the home to the west in the past, and contains someones garden. Crops NOT included !! Vul - Vacant Urban Lot; Summer Tax Due: \$170.52		\$4400	

6715	Parcel ID: 2412-14-1203; Legal Description: E 1/2 OF A PAR COM 647 FT W OF NE COR OF W 3/8 OF NE 1/4: S 280 FT; W 314 FT; N 280 FT; E TO BEG. 1.25 A. M/L WEX. SEC. 14 T24N R12W Comments: Older frame house SW of Buckley on a quiet country road. Needs a new roof yesterday. Has been leaking for a while, but its fairly localized as far as damage (so far) to an area on the east side about halfway back, where the second floor stairway is. It would probably best best to gut the interior, clean it all up and resurface. There is mold developing especially on the second floor. There are some hardwood floors here if you're of the mindset to straighten them out there is a noticeable dip in the kitchen floor. Mechanicals are old and cruddy. Outbuilding/garage isn't pretty but it appears to be straight and strong and worth saving. Comes with a couple junk cars out back. There is a corner marker out back at the SE corner. 157' on 6 Road, and 280 feet deep to the south. Dry, level sandy soils here. We did not see a heating fuel source. Power meter is gone. Has a two-holer for overflow company nights. Mold; Roof Issues; Summer Tax Due: \$135.62		\$2000	
6716	Parcel ID: 2412-34-1103; Legal Description: PAR COM 986.54 FT S OF NE COR OF SEC: S 200 FT; W 270.08 FT; N 200 FT; E 270.08 FT TO POB. AKA PARCEL "2" 1.24 A. M/L WEX. SEC. 34 T24N R12W Comments: Well used smaller home on 9 Road north of Mesick. We're pretty sure that there is an old mobile at the core of this structure, with a couple of additions and a modified roofline over the whole thing. Detached garage. Will need siding work and probably some windows. It is currently occupied by a renter, so we couldn't get a real good look at it. There is some general debris here to haul away. Overall condition is "fair". 1.24 acre lot with 200 feet on the road and 270+ feet deep. Occupied; Dnvi; Summer Tax Due: \$269.76		\$2600	
6717	Parcel ID: MN-S-MQ-B14B; Legal Description: N 75 FT OF E 125 FT OF LOT 14, BLK. B SEAMAN & MAQUESTON ADDITION CITY OF MANTON Comments: Efficient mid century tract house in Manton. Roof and interior look good. With a little cleanup, this one can be put back into productive use with little investment or work. The original living room at the front of the home has been chopped up into two teeny tiny bedrooms, with living space moved back to what probably the original kitchen or dining room. Breaker box is in the kitchen cupboard (!?!). There are 3 main floor bedrooms and one bath. The attic has been converted into a kids room/storage area and is served by a pull down ladder/stair. The basement is wet, which is not uncommon where there is a sump pump but no power. One car detached garage. Small storage shed/clubhouse/mini-mancave in the back yard. Nice corner lot in a quiet well kept neighborhood. Natural gas forced air heat with some space heat in a few areas. We noticed a pump/tank in the basement, but Manton has municipal water so we're not sure about the water source here. Basement has exterior entrance from rear. Summer Tax Due: \$653.50	MAPLE ST	\$5700	