

Public Land Auction

North Eastern LP

August 1st, 2019

Alcona, Alpena, Montmorency, and Presque Isle Counties



Location:

Alpena Events Complex (APlex)
701 Woodward Ave, Alpena, MI
49707

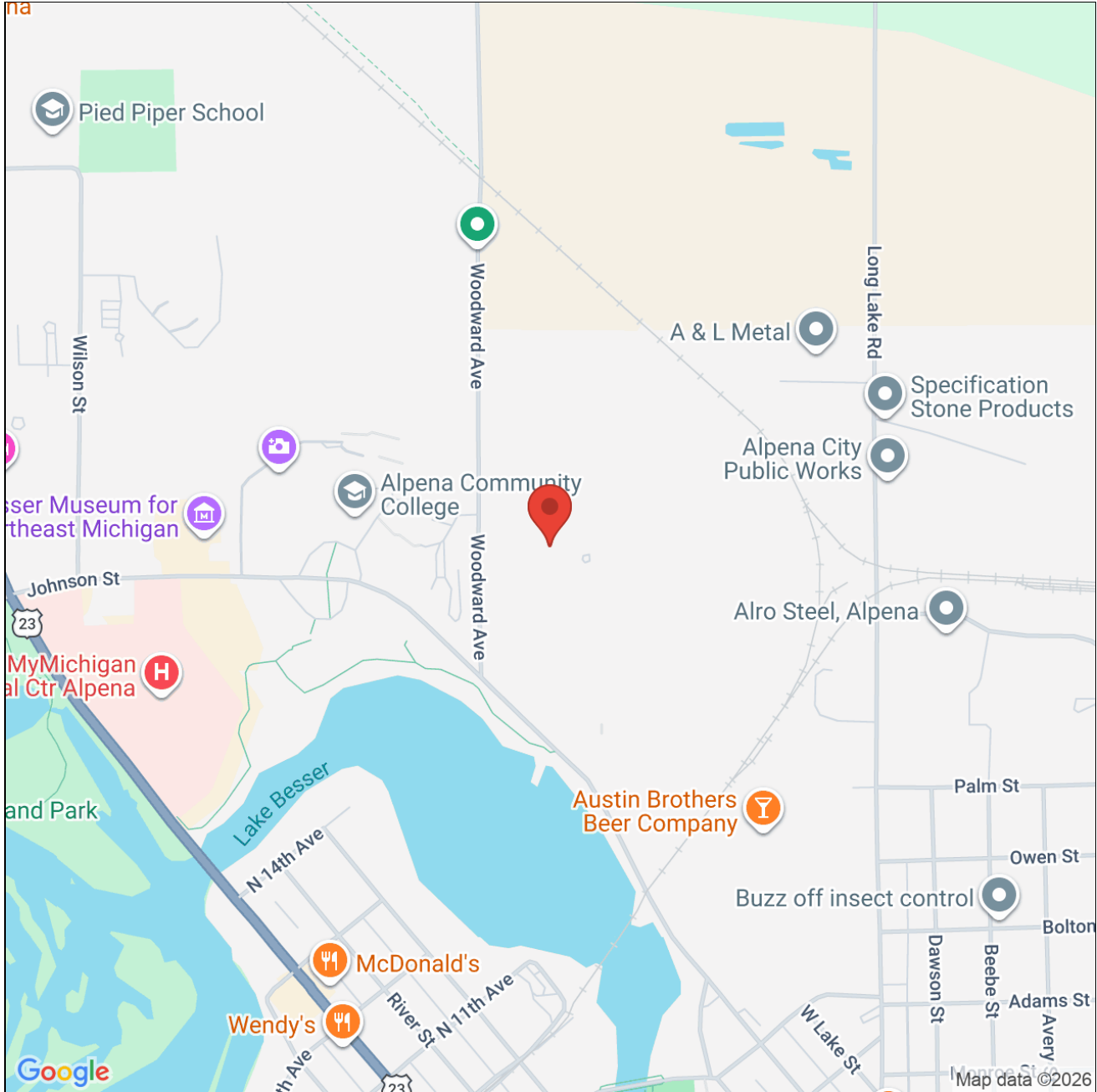
Time:

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

Alpena Events Complex (APlex): 701 Woodward Ave, Alpena, MI 49707





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.

Alcona

Lot #	Lot Information	Address	Min. Bid
100	Parcel ID: 013-420-002-006-00; Legal Description: T28N R8E SEC 36 LOT 6 BLK 2 LOST LAKE WOODS SUB. Comments: Great quiet gated community Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.97	N RACoon TRAIL LINCOLN	\$600.00
101	Parcel ID: 013-420-047-031-00; Legal Description: T28N R8E SECS 35&36 LOTS 31,32&33 BLK 47 LOST LAKE WOODS SUB. Comments: Great quiet gated community Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$60.17	N CHIPMUNK TRAIL LINCOLN	\$800.00
102	Parcel ID: 013-420-082-009-00; Legal Description: T28N R8E SECS 35&36 LOT 9 BLK 82 LOST LAKE WOODS SUB Comments: Great quiet gated community Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$18.97	N HAWK RD LINCOLN	\$600.00
103	Parcel ID: 022-002-400-045-00; Legal Description: T28N R8E SEC 2 COM S1/4 COR, S89DEGE 1326.66 FT ALG S LN, N1326.25 FT ALG E-W1/8 LN TO POB, N89DEG W 34 FT TO FEN LN, N1DEGW 1326.55 FT ALG FEN LN TO E-W1/4 LN, N89DEGE 65 FT TO E N/S1/8 LN, S 1326.25 FT TO POB Comments: No Apparent Access Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$3.77		\$550.00
104	Parcel ID: 022-002-400-130-00; Legal Description: T28N R8E SEC 2 COM S1/4 COR, S89DEGE 1326.66 FT ALG S LN TO POB, N4DEG 50.13 FT TO FEN LN, N1DEGW 613.39 FT ALG FEN LN, S89DEGE 20 FT TO E N-S1/8 LN S 663.12 FT ALG 1/8 LN TO POB Comments: Check Parcel Size Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$3.77		\$550.00
108	Parcel ID: 031-023-200-020-00; Legal Description: T25N R6E SEC 23 COM 806.05 FT W OF N1/4 COR, S 264 FT, W 165 FT, N 264 FT, E 165 FT TO POB Comments: Parcel is 165' on Clouse Road x 264' deep. Lands have high water table that comes up between your toes walking around the yard. The house has been vacant for some time and has a very bad roof and some mold issues. Concrete slab-on-grade. It could be refurbished, but the high water table would need to be addressed first. We did not see the well. We assume the septic is waterlogged and needs upgrading. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$268.53	3845 CLOUSE RD GLENNIE	\$1,700.00
109	Parcel ID: 032-185-005-018-00; Legal Description: T25N R6E SECS 10&15 LOTS 18 & 19 BLK 5 NORTH LAKE WOODS SUB Comments: Double lots on a quiet gravel road in a resort lake setting. The rear portion of the north lot is swampy, but the front portion has been filled. There is a small storage building on the parcel that is in solid condition. Power and phone at the road. Well kept homes near here. Could be a great little family getaway spot. Summer Tax Due: \$92.67	WINTER SPORTS DR GLENNIE	\$800.00
110	Parcel ID: 032-310-000-024-00; Legal Description: T25N R6E SEC 34 LOTS 24 & 25 WILLERTS PINE GROVE Comments: Mid-century aluminum sided ranch with detached garage plus an extra storage garage too. Pretty much the entire roof is tarped and there are several spots where the joists and decking have caved in from prolonged neglect. It appears that the floor in the kitchen area is sagging under the worst area of leakage. The contents of the home have been moved to the garage and are piled there. Mostly rummage sale grade personal property. Located south of Glennie on a double lot in the Willerts Pine Grove plat. This one has potential but needs a roof "yesterday". Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$396.57	4157 PINE ST GLENNIE	\$1,600.00
111	Parcel ID: 041-100-000-034-00; Legal Description: T25N R9E SEC 10 LOT 34 ALKAN ACRES SUB Comments: Trashed mobile on a lot in the Alkan Acres plat near Greenbush. The good news is that the axle is still under it! Best plan here is probably replacing it with a new unit. Skirting is all torn up and the plumbing is a disaster. The value here is in the lot, well and septic (depending on condition) Additional Disclosures: 35 (see key for full text) Summer Tax Due: \$368.74	2653 S STEVENS RD GREENBUSH	\$1,600.00
112	Parcel ID: 041-148-000-628-00; Legal Description: T25N R9E SEC 34 LOT 628 HURON CEDAR LAKES SUB #5 Comments: Pie shaped lot with access from both roads. Serious roof issues and possible well / septic separation issues. Decent 2 bedroom knotty pine interior Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$479.62	4507 E CEDAR LAKE DR GREENBUSH	\$2,700.00

113	Parcel ID: 041-255-000-019-00; Legal Description: T25N R9E SEC 11 LOT 19 SUPERVISORS SUB OF STERLINGS RESORT SUB Comments: Parcel lies south of utility r/o/w (could be partly covered by it). There are wetlands indicators in this area. Not likely to pass requirements for septic. Could be a storage barn location? Check zoning. Summer Tax Due: \$171.75	S US-23 GREENBUSH	\$1,300.00
114	Parcel ID: 041-265-000-052-00; Legal Description: T25N R9E SEC 14 LOT 52 TIMBERLAKES ESTATES SUB Summer Tax Due: \$9.35	S BIRCHCREST DR GREENBUSH	\$600.00
115	Parcel ID: 041-265-000-122-00; Legal Description: T25N R9E SEC 14 LOT 122 TIMBERLAKES ESTATES SUB Comments: Great area Additional Disclosures: 1 6 (see key for full text) Summer Tax Due: \$40.58	S PINETREE DR GREENBUSH	\$750.00
116	Parcel ID: 041-266-000-200-00; Legal Description: T25N R9E SEC 14 LOT 200 TIMBERLAKES ESTATES SUB #2 Comments: Lightly wooded and low Summer Tax Due: \$9.35	E DEER RUN DR GREENBUSH	\$550.00
117	Parcel ID: 041-266-000-309-00; Legal Description: T25N R9E SEC 15 LOT 309 TIMBERLAKES ESTATES SUB #2 Comments: Low and wet Summer Tax Due: \$9.35	S TIMBERLAKES BLVD GREENBUSH	\$600.00
118	Parcel ID: 060-010-200-010-00; Legal Description: T26N R9E SEC 10 NE1/4 OF NW1/4 COM NE COR, S 475 FT, W 450 FT, N 475 FT, E 450 FT TO POB Comments: Catch frog legs from your front porch. Building is beyond repair Additional Disclosures: 36; 10 (see key for full text) Summer Tax Due: \$892.17	4690 E WALKER RD HARRISVILLE	\$3,100.00
120	Parcel ID: 071-030-400-020-00; Legal Description: T27N R8E SEC 30 COM E1/4 COR, N87DEGW 2331 FT ALG 1/4 LN & CL PRI RD TO POB, N87DEGW 305.61 FT, TO N-S1/4 LN, S2DEGW 1319.23 FT TO E-W1/8 LN, S87DEGE 305.1 FT ALG 1/8 LN, N2DEGE 1319.13 FT TO POB Comments: Shotgun 10 acres. A lot of possibilities here . Check on electrical service for this parcel Additional Disclosures: 8; 40 (see key for full text) Summer Tax Due: \$356.81		\$2,300.00
122	Parcel ID: 072-191-000-150-00; Legal Description: T27N R7E SEC 33 LOT 150 STUVE RANCH SUB #2 Comments: Close to Jewell Lake and Adjacent to Sale # 122 Summer Tax Due: \$41.16		\$700.00
123	Parcel ID: 072-191-000-151-00; Legal Description: T27N R7E SEC 33 LOT 151 STUVE RANCH SUB #2 Comments: Adjacent to Sale # 122 , Some newer homes in area, Close to Jewell Lake Summer Tax Due: \$50.67		\$750.00
124	Parcel ID: 073-100-000-044-00; Legal Description: T27N R8E SEC 36 LOT 44 BROWNLEE LAKE PARK SUB Comments: Looks are deceiving . Fire damaged ranch looks like it could be repaired Newer roof that needs to be repaired where fire was vented. Seems to be a solid structure with a newer well Additional Disclosures: 11 (see key for full text) Summer Tax Due: \$38.67	325 E MAIN ST LINCOLN	\$1,000.00
125	Parcel ID: 101-034-200-060-00; Legal Description: T26N R7E SEC 34 COM SEC CEN, N 465.02 FT, S89DEGW 469 FT, S 465.02 FT, N89DEGE 469 FT TO POB Comments: Parcel is square and 465x469 in size. Open, level, dry lands. The house? Well let's say that it'd be a great control burn for the VFD. The garage roof has collapsed, taking the north wall of the house with it, so the entire interior has been exposed to the elements for eons and she's a rotten girl. The value here is in the land. Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$547.99	1742 S BEAN HILL RD BARTON CITY	\$3,000.00
126	Parcel ID: 114-101-000-036-00; Legal Description: T26N R5E SEC 7 LOT 36 ARMSTRONGS OAK WOOD SUB Comments: Small community out in a very secluded setting east of McKinley near the Alcona-Oscoda county line. There is no power here, and residents use gensets and solar, but there is phone service. Seasonal gravel roads. About a mile off CR F32. There is an old abandoned camper here of little value. We do not have title to it. Additional Disclosures: 43 (see key for full text) Summer Tax Due: \$15.62	142 N MCKINLEY RD MIO	\$700.00

Alpena

Lot #	Lot Information	Address	Min. Bid
300	<p>This lot is a "bundle" comprised of 5 parcels</p> <p><i>(1 of 5)</i> Parcel ID: 012-020-000-501-03; Legal Description: T31N R8E SEC 20 E 1/2 OF SW 1/4 EXC E 380 FT OF SE 1/4 OF SW 1/4 ALSO EXC W 697 FT OF SE 1/4 OF SW 1/4 ALSO EXC S 624.1 FT OF W 697 FT OF NE 1/4 OF SW 1/4 ALSO EXC COM AT S 1/4 COR OF SEC TH S 88D 32M 33S W 445.68 FT ALG S SEC LN TH N 01D 37M 56S W 30.05 FT TO POB TH CONT N 01D 37M 56S W 600.02 FT ALG W R/W LN OF 66 FT WIDE PRIV RDWY (DEVERE DRIVE) TH S 89D 26M 35S W 150.00 FT TH S 01D 37M 56S E 600.08 FT TO N 75 FT R/WLN M-32 TH N 89D 25M 23S E 150.00 FT ALG SD R/W LN TO POB PART OF SE 1/4 OF SW 1/4 ALSO EXC ELY 250 FT OF SLY 400 FT OF NE 1/4 OF SW 1/4 SUBJ TO ESMT Comments: This sale includes 5 bundled parcels that collectively equal about 39 acres. It is irregular in shape (see attached image map). It is the former yard and fleet terminal for a local construction company, and includes two buildings in salvageable condition if reuse is intended. The location lends itself to development as a residential or multi-family development parcel. Located just off M-32, it sits north of Home Depot, WalMart, Applebees and other commercial anchors. There is municipal water and sewer in the area as well as natural gas. The two buildings total roughly 20,000 square feet and could be rehabilitated if investment was made in roofing and exteriors. The larger of the two buildings, about 15,000 square feet, includes a small office area as well as high bay shop space with a half dozen large truck size overhead doors. The smaller building is lower ceiling cold storage space and warehousing. The grounds are somewhat cluttered with numerous piles of inert construction cast-offs including concrete drain pipe and culverts, pvc piping, brush and lumber scrap. There are a couple of spots where 55 gallon metal drums and tires are piled from fleet maintenance. There does not appear to be any evidence of surface dumping or contamination, but you'd certainly want to conduct a baseline environmental assessment (BEA) of those areas as well as study and sample whatever area the discharge from the floor drains and other areas around the two barns may flow to. We'd suggest that much of the site has been filled, as the rear portion of the lands appear to be more natural in soils and topography. This site is NOT listed on the MDEQ Environmental mapper and we saw no evidence of underground storage tanks from our cursory examination. The private road past the gated entrance to the property is shared with WATZ Radio (tower located to the west) and a couple of other users. The property may be viewed by qualified parties by prior appointment with the Treasurers office. Again, we <i>*strongly*</i> suggest that you familiarize yourself with the requirements of baseline environmental assessments (BEA) prior to bidding. Additional Disclosures: 13 (see key for full text)</p> <p><i>(2 of 5)</i> Parcel ID: 012-020-000-504-00; Legal Description: T31N R8E SEC 20 COM AT S 1/4 COR OF SEC TH N 87D 24M 00S W 379.90 FT ALG S SEC LN TO E 66 FT LN TOWER RD EXTD TH N 02D 24M 00S E 1032.82 FT ALG SD RD TO POB TH CONT N 02D 24M 00S E 297.04 FT ALG SD RD TO N LN SE 1/4 OF SW 1/4 TH S 87D 27M 24S E 379.90 FT ALG SD N LN TO N-S 1/4 LN TH S 02D 24M 00S W 305.04 FT ALG SD 1/4 LN TH N 86D 15M 00S W 380.00 FT TO POB PRT OF SE1/4 OF SW1/4</p> <p><i>(3 of 5)</i> Parcel ID: 012-020-000-505-00; Legal Description: T31N R8E SEC 20 THE N 100 FT OF S 1023.2 FT OF E 380 FT OF SE 1/4 OF SW 1/4</p> <p><i>(4 of 5)</i> Parcel ID: 012-020-000-508-00; Legal Description: T31N R8E SEC 20 THE N 100 FT OF THE S 923.2 FT OF E 380 FT OF SE 1/4 OF SW 1/4</p> <p><i>(5 of 5)</i> Parcel ID: 012-020-000-510-01; Legal Description: T31N R8E SEC 20 THE N 200 FT OF THE S 823.2 FT OF E 380 FT OF SE 1/4 OF SW 1/4 SUBJ TO ESMT Summer Tax Due: \$2,336.14</p>	<p>1030 DEVERE DR ALPENNA; DEVERE DR ALPENNA; DEVERE DR ALPENNA; 1165 DEVERE DR ALPENNA; 1498 M-32 W ALPENNA</p>	\$42,000.00
305	<p>Parcel ID: 012-032-000-850-00; Legal Description: T31N R8E SEC 32 COM AT INT OF N&S 1/4 LINE & NWLY LINE OF WERTH ROAD TH N 73D E 119.4 FT TO POB TH N 1D 30M W 232 FT TH N 73D E 100 FT TH S 1D 30M E 232 FT TO NW LINE OF HWY TH S 73D W 100 FT TO POB PART OF SW 1/4 OF SE 1/4 Comments: Old mobile with addition. Bad floors, bad roof, good luck! This one is beyond any rational repair and should come down. Rotten to the core. Garage has some potential. Nice lot with municipal utility service and natural gas. Parcel fronts 100 feet on Werth Road and runs 232 feet deep. Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$124.26</p>	2596 WERTH RD ALPENNA	\$2,200.00

306	Parcel ID: 013-014-000-802-00; Legal Description: T32N R8E SEC 14 COM AT SE SEC COR TH N 03D 42M 23S E 1357.61 FT ALG E SEC LN TO S E-W 1/8 LN TH N 87D 24M 42S W 1340.48 FT ALG S E-W 1/8 LN TO E N-S 1/8 LN TH N 03D 05M 11S E 100.00 FT ALG SD E N-S 1/8 LN TO POB TH CONT N 03D 05M 11S E 587.90 FT ALG E N-S 1/8 LN TH N 87D 24M 42S W 13.95 FT TO ELY 60-FT R/W LN US 23 HWY TH S 18D 26M 02S W 611.10 FT ALG LONG CHORD OF CURVE TH S 87D 24M 42S E 175.69 FT TO POB PART OF NW 1/4 OF SE 1/4 Comments: Parcel fronts 611 feet along the east side of US 23. North line narrows to 13 feet ... 175 feet at the south end. Parcel sits about 5 feet below road grade and is moist but not swampy. Not sure if there is sewer here or not ... check with the health department for septic requirements if not. It appears there was a campsite here in the past, and there is a culvert, drive and gate. Summer Tax Due: \$12.06	US 23 N ALPENA	\$800.00
307	Parcel ID: 018-140-000-153-00; Legal Description: GITCHI OSSENING SUB BLK 10 LOT NO 5, 6 & 7 Comments: Parcel is roughly 1/3 acre in size. This is an older platted subdivision where the roads were never installed. There is no access to this property known. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$3.43	CRESCENT VW ALPENA	\$700.00
308	Parcel ID: 018-271-000-104-01; Legal Description: PARTRIDGE POINT MARINA HOMES CONDOS BOAT SLIP 104 Comments: Condo boat slip interest at a failed dock-o-minium project. It's unclear if this slip actually exists, The facility is closed and has been for a while. You'll want to investigate the legal status of this before bidding. It may be nothing at all other than a right on paper that will never come to fruition. Do your homework, kids! Additional Disclosures: 71 (see key for full text) Summer Tax Due: \$1.09	BLUE HERON DR ALPENA	\$700.00
309	Parcel ID: 018-405-000-564-00; Legal Description: WATER WORKS PARK PLAT LOT NO 292 & 293 Comments: High water table here, though there is newer construction in the area suggesting that it may be buildable with manipulation. Municipal water and sewer here. Gravel road near the dead end. Camper on the property is not included. Summer Tax Due: \$18.13	WALL AVE ALPENA	\$900.00
310	Parcel ID: 018-410-000-106-00; Legal Description: WERTH FARM SUB LOT NO 51 Comments: Brushy lot. Has standing surface water, tho there are homes all the way around, so we suspect that may be because of dense soils and manipulation is available. Gravel street. Municipal utility in the area. Summer Tax Due: \$14.18	JEFFERSON ST ALPENA	\$750.00
312	Parcel ID: 024-030-000-850-00; Legal Description: T31N R6E SEC 30 NW 1/4 OF SE 1/4 ALSO THAT PART OF SW 1/4 OF SE 1/4 DESC AS COM AT S 1/4 COR OF SEC TH N 528 FT TO POB TH E 495 FT TH N 792 FT TO N LN SW 1/4 OF SE 1/4 TH W 495 FT TO 1/4 LN TH S ALG SD 1/4 LN 792 FT M/L TO POB Comments: Roughly 2,000 of feet of frontage on the East side of M-65. Parcel is almost entirely marshlands, except for a pocket of uplands on the NE corner and north edge. We did not see any roads cut in to this parcel. Primarily recreational property or of interest to adjacent land owners. Does not appear to be much here in the way of desirable timber. However you can probably make a fortune selling froglegs. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$192.16	M-65 S LACHINE	\$3,300.00
313	Parcel ID: 032-032-000-770-00; Legal Description: T32N R6E SEC 32 COM S 2D 6M W 330 FT FROM E 1/4 COR TH N 89D 4M W 60 FT TO POB TH S 2D 6M W 165 FT TH N 89D 4M W 270 FT TH N 2D 6M E 165 FT TH S 89D 4M E 270 FT TO POB. PART OF NE 1/4 OF SE 1/4. Comments: 165' x 270' deep., Swamp lot. Next door to ReebeL Landscaping in Long Rapids. Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$35.04	M-65 N LACHINE	\$1,100.00

314	<p>This lot is a "bundle" comprised of 6 parcels</p> <p>(1 of 6) Parcel ID: 043-085-000-024-00; Legal Description: THUNDER BAY VILLAGE SUB LOT NO 24 Comments: This is a group of parcels being sold as a "bundle" in the Thunder Bay Village plat near the Thunder Bay River in Maple Ridge township. These parcels have extremely high water tables, and will not support onsite septic systems and have other physical issues making them generally unbuildable. Past experience indicates that these parcels have a very high rate of tax default re-reversion if sold to speculators, so they are being conditionally offered ONLY to parties that already own adjacent lands and who are current to Winter 2018 in the payment of their property taxes on all parcels in the auction group (4 counties). Bids will only be accepted from purchasers that meet that qualification as the condition of sale, and only the parcel adjacent to their current holding(s) will be conveyed. If you are an adjacent property owner and wish to have one of these parcels removed from the bundle for bidding, please advise the auction house or the office of the Alpena County Treasurer at least FIVE BUSINESS DAYS prior to the sale so that the parcel may be scheduled for individual bidding. Any bids placed by parties not so qualified will be canceled, no deed issued, and their purchase price FORFEITED as penalty for misrepresentation of material fact. Additional Disclosures: 10 (see key for full text)</p> <p>(2 of 6) Parcel ID: 043-085-000-029-00; Legal Description: THUNDER BAY VILLAGE SUB LOT NO 29</p> <p>(3 of 6) Parcel ID: 043-085-000-052-00; Legal Description: THUNDER BAY VILLAGE SUB LOT NO 52</p> <p>(4 of 6) Parcel ID: 043-085-000-053-00; Legal Description: THUNDER BAY VILLAGE SUB LOT NO 53</p> <p>(5 of 6) Parcel ID: 043-095-000-240-00; Legal Description: THUNDER BAY VILLAGE SUB # 2 LOT # 240</p> <p>(6 of 6) Parcel ID: 043-105-000-370-00; Legal Description: THUNDER BAY VILLAGE SUB # 3 LOT # 370 & 371 Summer Tax Due: \$73.63</p>	<p>361 WINYAH DR ALPENA;</p> <p>341 WINYAH DR ALPENA;</p> <p>253 WINYAH DR ALPENA;</p> <p>249 WINYAH DR ALPENA;</p> <p>264 GERONIMO RD ALPENA;</p> <p>109 HICKOCK RD ALPENA</p>	\$5,000.00
320	<p>Parcel ID: 043-107-000-487-00; Legal Description: THUNDER BAY VILLAGE SUB NO 4 LOT NO 487 Comments: Older mobile with a collection of "man stuff" inside and out. Somne rehabbing has been undertaken, now dormant. A couple of roof leaks, and generally torn up inside. Newer 100A electric panel, but service has not been completed outside. Additional Disclosures: 21; 50 (see key for full text) Summer Tax Due: \$107.98</p>	485 GERONIMO RD ALPENA	\$1,100.00
321	<p>Parcel ID: 054-070-000-071-01; Legal Description: NINE PINES RETREAT SUB LOTS 65, 66, 67, 74, 75, & 76 Comments: Nice one acre parcel at Hubbard Lake village. Six platted lots. Level dry wooded lands. Fronts on Oak Street to the north and undeveloped Ash Street on the south. Gravel county roads. Summer Tax Due: \$30.45</p>	Oak Street, Hubbard Lake	\$1,100.00
323	<p>Parcel ID: 061-034-000-751-04; Legal Description: T29N R8E SEC 34 S 1/2 OF SE 1/4 OF SE 1/4 & S 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 EXC W 1/2 OF SW 1/4 OF SE 1/4 OF SE 1/4 Comments: Irregular (mostly square) 20 acre parcel at the NW corner of the intersection of Pratt and Hubert roads on the Alpena-Alcona county line. Has been timbered in the recent past ... no saw logs here. Generally level, small marsh pockets, but there are buildable spots for sure. There is a road cut in from Pratt Road on the east side. Summer Tax Due: \$105.88</p>	PRATT RD OSSINEKE	\$1,900.00
324	<p>Parcel ID: 083-024-000-518-00; Legal Description: T31N R6E SEC 24 COM AT A PT ON NELY LINE OF M 32 HWY 441 FT SELY FROM INT WITH W SEC LINE TH SELY ALONG HWY LINE 75 FT TH NELY 300 FT TH NWLY 75 FT TH SWLY TO POB BEING PART OF W 1/2 OF SW 1/4 Comments: Has had a baaaaad roof for probably decades. The interior is rotted beyond help. Dozer bait. The lot is 75' along the roaad x 300 deep = 1/2 acre. Best use is to knock it down. Additional Disclosures: 36; 21 (see key for full text) Summer Tax Due: \$135.07</p>	9944 M-32 W HERRON	\$1,800.00
325	<p>Parcel ID: 092-057-000-136-00; Legal Description: LOT 7 BLK 16 BEEBES ADD TO THE CITY Comments: House is structurally sound, but this is one dirty girl. Grubby from top to bottom and in need of a complete resurfacing. Potentially two bedrooms. Has a 100A electric service but it has NO MAIN DISCONNECT which is a major code violation. Power service mast is bent and has been disconnected. Minor roof leakage. Basement is damp. Plastic plumbing. With a good redo this could be a dollhouse, but right now it's a doghouse. Corner lot in well kept Alpena east-side neighborhood. Additional Disclosures: 63 (see key for full text) Summer Tax Due: \$694.93</p>	428 AVERY STREET ALPENA	\$9,800.00

Montmorency

Lot #	Lot Information	Address	Min. Bid
4900	<p>Parcel ID: 001-002-000-010-01; Legal Description: T29N R1E SEC 2 BEG AT NE COR OF SEC TH S 1205.54 F T TO E-W 1/8 LN TH W 724.13 FT TH N 1203.28 FT TH E 724.09 FT TO POB ESMNTS OF RECORD PAR #5 Comments: Beautiful rolling wooded lands at the end of Andergood Road. There is no improved road in to this parcel at present, but when it was divided, it was defined as "Parcel 5" in the survey of record, and an easement was created for future access. The easement runs to the NW corner of the parcel from the end of Andergood Road ... but is currently gated before it reaches that point ... so you'll need to have a convo with the neighbor about sharing a padlock key ... These are rolling wooded lands. Roughly 19 acres. Easement information at Liber 291 Page 315, Survey at Liber 6 Page 513, Montmorency County records. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$376.18</p>	Andergood Road	\$2,600.00
4901	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 001-020-000-550-00; Legal Description: T29N R1E SEC 20 BEG AT S 1/8 POST ON N & S 1/4 LINE TH S 88DEG 45MIN E ALONG S 1/8 LINE 33 FT, TH N 2DEG 02MIN E 475 FT TO POB. TH S 88DEG 45MIN E 83.85 FT, TH S 1DEG 15MIN W 434.46 FT, TH SWLY ALONG CO RD R/W LINE 90.16 FT, TH N 2DEG 02MIN E 475 FT TO POB. Comments: This is a cute little resort cottage near East Twin Lake at Lewiston. Its clear that there is a mid-century camper/house-trailer at the heart of this, and there are several additions both front and rear. Newer furnace, natural gas and 100A electrical service. It is in generally solid condition with a few spots here and there that need attention. Nice double corner lot. Two bedrooms and a bath.</p> <p><i>(2 of 2)</i> Parcel ID: 001-020-000-560-00; Legal Description: T29N R1E SEC 20 BEG AT S 1/8 POST ON N & S 1/4 LINE TH S 88DEG 45MIN E 33 FT, N 2DEG 2MIN E 475 FT TH S 88DEG 45MIN E 83.85 FT TO POB TH S 88DEG 45MIN E 100 FT, TH S 1DEG 15MIN W 424.32 FT TO R/W LINE OF CO RD 612, TH SWLY ALONG CO RD R/W LINE 100.5 FT, TH N 1DEG 15MIN E 434.46 FT TO POB Summer Tax Due: \$141.33</p>	2508 CO RD 612 LEWISTON;	\$1,400.00
4903	<p>Parcel ID: 001-350-000-003-00; Legal Description: T29N R1E SEC 21 LOT 3 GREEN SPRUCE ACRES Comments: Level, well drained land in Lewiston, right on County Road 612. Perfect spot for a new home! Please check with Local Unit Assessor, Albert Township to be sure of your plan to build. Summer Tax Due: \$92.83</p>	County Road 612, Lewiston	\$1,100.00
4904	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 001-560-000-055-00; Legal Description: T29N R1E SEC 19 LOT # 55 WEST TWIN MOBILE HOME SUB Comments: This one looks ready for a new unit! Solid concrete base, 4" submersed well, 12' x 16' shed, electric service, natural gas, fenced yard. This is a nice rig. In popular Lewiston resort area. Additional Disclosures: 62 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 001-560-000-056-00; Legal Description: T29N R1E SEC 19 LOT # 56 WEST TWIN MOBILE HOME SUB Summer Tax Due: \$514.99</p>	3160 PARKWOOD RD LEWISTON;	\$2,200.00

4906	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 002-012-000-070-00; Legal Description: T30N R3E SEC 12 S 1/2 OF SE 1/4 Comments: CHECK THIS OUT! 180 acres in three adjacent parcels. Mid-century, well constructed home with attached two car garage. This property has been neglected and abandoned for some time, and has been vandalized and now host to a large family of raccoons (the nest is in the garage by the way ... they're aggressive ... beware) . At one time this was a really really sharp place. It sits in a very scenic spot on the parcel, hundreds of feet off the highway overlooking a PRIVATE SPRING FED pond that must have some great potential as your own fishing haven. The home has hot water baseboard heat. Overall the home has one really rough spot, which is right of the front door and documented in the photographs. Other than this the work should mostly be cleaning and troubleshooting plumbing and boiler system. Rear decking has collapsed and will require replacement. The land is primarily marshlands, and there are no roads cut in that we could find (or if there are they're very overgrown). Parcel has over 2500 feet of highway frontage. You will never have to worry about neighbors out here. Has tremendous potential for a private recreational compound or celebrity hideout away from the paparazzi. Three parcels: two 80's and a 20 acres parcel containing the house.</p> <p><i>(2 of 3)</i> Parcel ID: 002-013-000-010-00; Legal Description: T30N R3E SEC 13 N 1/2 OF NE 1/4 LESS STATE HWY ROW</p> <p><i>(3 of 3)</i> Parcel ID: 002-013-000-040-00; Legal Description: T30N R3E SEC 13 S 1/2 OF NE 1/4 N OF TL-32 Summer Tax Due: \$2,774.45</p>	18690 M-32; 18690 M-32 ATLANTA;	\$15,500.00
4909	<p>Parcel ID: 002-023-000-050-07; Legal Description: T30N R3E SEC 23 COM AT NW COR OF SAID SEC, THN S 1562FT, THN E 205FT TO POB, THN E 1122.62FT, THN S 1077.42FT, THN W 1062.72FT, THN N 360FT, THN W 264FT, THN N 380FT, THN E 205FT, THN N 322.70 TO POB. Comments: Mobile roofover with woodburning fireplace (!) on a very nice 28.5 acre parcel east of Atlanta. The mobile is stinky but restorable. We did not locate a well but assume there is one. Appears to likely be freeze damage to the bathroom area, as the floor near the back door is very soft and there has been some top-side repair attempted. The parcel fronts 360 feet along the road and runs over 1000 feet deep. Then east line of the property fronts on Streit Drive (sometimes gated). South line runs along a cleared power line. The north half of the parcel (roughly) is open level lands. The forestry here is mostly softwoods and evergreens. Not sawlog territory. Not wetlands according to USGS topo maps, but there are some damp spots on the east side. Summer Tax Due: \$802.17</p>	9615 HALL RD ATLANTA	\$4,900.00
4912	<p>Parcel ID: 003-016-000-020-03; Legal Description: T30N R2E SEC 16 COM AT THE NE COR SEC 16 TH W 1225.70 FT TO POB TH CONT W 295 FT TH S 295 FT TH E 295 FT TH N 295 FT TO POB CONTAINING 1.99 A. M/L 94 SP FROM 016-000-020-00 9-93 Comments: Small frame home with addition. SW of Atlanta. Because it is OCCUPIED, we were not able to inspect it in detail. Parcel is 295' square, on a county maintained road. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$976.75</p>	10970 MOUCH RD ATLANTA	\$4,000.00
4913	<p>Parcel ID: 003-131-000-100-00; Legal Description: T31N R2E SEC 31 COM 150 FT N OF SW COR OF SW 1/4 OF SW 1/4 AS POB TH N 150 TH E 150 TH S 150 TH W 150 FT TO POB R/W OF RECORD Comments: Parcel is 150 feet square. There is a primitive cabin here (power but probably no sewer) that we did not enter because the property is apparently still under the control of the former owner. Comes with a trashed/tripped mobile and a collection of man-yard-art. There are some spray painted warnings to those who may enter that we would advise you heed until you have legally purchased and evicted. We did not view this property in detail. Additional Disclosures: 67; 33 (see key for full text) Summer Tax Due: \$250.52</p>	13031 NORTHSTAR RD ATLANTA	\$1,500.00
4914	<p>Parcel ID: 003-133-000-260-00; Legal Description: T31N R2E SEC 33 COM AT SE SEC COR TH N 2 DEG E 278 FT TH W 33 FT TO POB TH N 100 FT TH N 88 DEG W 132 FT TH S 100 FT TH E 132 FT TO POB Comments: Two bedroom wood frame home. Roof has been bad for a looong time. There are three different areas where the hole to the outdoors is over a foot in diameter. That being said, its not as damaged as you might expect (maybe because its well ventilated!) Two bedrooms. The right side of the building is slab-on-grade, with crawlspace under the kitchen area to the right. This property was foreclosed by a lender in December, and they neglected (or decided not to) pay the taxes. Needs a roof yesterday. Lot is 100 x 132 feet in size. Northwest of Atlanta on a county road. Additional Disclosures: 5; 25 (see key for full text) Summer Tax Due: \$275.51</p>	13051 DECHEAU LAKE RD ATLANTA	\$2,400.00

4915	Parcel ID: 003-550-000-020-00; Legal Description: T30N R2E SEC 23 LOT 20 BLAIRS FIRST ADD TO BREEZY PINE RIDGE Comments: Knotty pine Biltmore south of Atlanta, across the street from the Crooked Lake park. Low ceilings here (6 to 7 foot). Build on a crawl with a small rear utility room. We did not see a well here but assume there is one. Two bedrooms one bath. Floors have a little slope to them, but correctable from below. Roof is in good overall condition. DISCLOSURE: There was a recent death in this home by natural causes. Summer Tax Due: \$218.05	9568 CO RD 489 ATLANTA	\$2,000.00
4916	Parcel ID: 003-642-000-008-00; Legal Description: T30N R2E SEC 12 LOT 8 BLK 2 HAY MEADOW PARK Comments: Vacant level, dry wooded land on a paved street in Atlanta. Well kept neighborhood. Natural gas available here. Summer Tax Due: \$54.71	Depot Street, Atlanta	\$900.00
4917	Parcel ID: 004-121-000-600-00; Legal Description: T31N R4E SEC 21 BEG 40 RDS S & 16 RDS E OF NW COR OF NE 1/4 OF SW 1/4 AS POB TH E 8 RDS, S 20 RDS, W 8 RDS, N 20 RDS TO POB Comments: Resort area village west of Hillman off Pleasant Valley Road. Parcel is 132' x 330. There is power at the road, but no service to the lot itself. There is a vehicle and a camper here, and we do not have title to either so they are not included. Level, dry wooded parcel with seasonal neighbors nearby. Additional Disclosures: 21; 40 (see key for full text) Summer Tax Due: \$112.36	21310 SUITT RD HILLMAN	\$1,100.00
4918	Parcel ID: 004-121-000-650-00; Legal Description: T31N R4E SEC 21 BEG AT PT 40 RDS E OF SW COR OF NE 1/4 OF SW 1/4 TH RUN E 8 RDS, N 20 RDS, W 8 RDS, S 20 RDS TO POB Comments: Level, dry wooded parcel on a seasonal road west of Hillman off Pleasant Valley Road. Power at the roadside, and many seasonal neighbors camp in this resort community. Summer Tax Due: \$61.90	Suitt Road	\$900.00
4919	Parcel ID: 006-336-000-180-00; Legal Description: T32N R4E SEC 36 COM SE COR OF SEC; TH W 66FT POB; TH N 228FT; TH W 570FT; TH S 228FT; TH E 570FT TO POB. Comments: We've sold this one before. Parcel fronts 570 feet along the north side of Long Rapids Road and runs 228 feet deep. The large barn to the rear is NOT a part of this property as far as we can tell. Since the last time it was on our list, someone has brought in a mobile home (now stripped) and done a little work inside, but it still has a long way to go. We would characterize this as a shell to be stripped and finished. It does still have some of its cool architectural features including bannister, doors and leaded windows, but most of the interior has been gutten. It is open to the elements and needs to be secured soon to prevent further deterioration. Roof is ancient but curiously there do not appear to be any chronic leaks. Electric service is cut. Basement/foundation need attention soon as well. Three acres more or less here on a quiet gravel country road. This could be quite the place if in the right hands. Summer Tax Due: \$537.08	24910 LONG RAPIDS RD HILLMAN	\$2,900.00
4920	Parcel ID: 006-390-000-009-00; Legal Description: T32N R2E SEC 34 LOT # 09 CLEAR LAKE ESTATES # 2 Comments: Parcel is located at the SW corner of the intersection of M-33 and County Road 622. Lands are level, dry and nicely wooded. Both road frontages are paved. Great second home location! Summer Tax Due: \$123.02	M-33 at CR 622	\$1,300.00
4921	Parcel ID: 006-650-000-282-00; Legal Description: T32N R2E SEC 8-17 LOT 282 VIRGINIA PARK Comments: Canada Creek Ranch is a private 13,500 acre, four season resort with an emphasis on outdoor sports such as hunting and fishing. ATVs, dirt bikes and gas powered boat motors are NOT permitted. There are 3001 lots in the association, and 480 dwellings. CONSTRUCTION HERE REQUIRES TWO LOTS, but many people purchase single lots simply for access to the amenities. This parcel is a hillside building lot on Doty Trail, which is alley-like in its improvement. There is no power on this road, but there is power available on the two streets north and south. Please see the website at https://www.canadacreekranch.com and check out the various bylaws, rules and fees associated with owning a parcel here. YOU MUST APPLY FOR MEMBERSHIP WITHIN 90 DAYS OF PURCHASE. Annual fees are about \$750. There is a one time admission fee of \$1500. Failure to make proper application and pay necessary fees will result in liens against your parcel. You must own TWO ADJACENT LOTS to build here. This sale is for ONE lot. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.90	Doty Trail	\$700.00

4922	<p>Parcel ID: 006-650-000-284-00; Legal Description: T32N R2E SEC 8-17 LOT 284 VIRGINIA PARK SUB Comments: Canada Creek Ranch is a private 13,500 acre, four season resort with an emphasis on outdoor sports such as hunting and fishing. ATVs, dirt bikes and gas powered boat motors are NOT permitted. There are 3001 lots in the association, and 480 dwellings. CONSTRUCTION HERE REQUIRES TWO LOTS, but many people purchase single lots simply for access to the amenities. This parcel is a hillside building lot on Doty Trail, which is alley-like in its improvement. There is no power on this road, but there is power available on the two streets north and south. Please see the website at https://www.canadacreekranch.com and check out the various bylaws, rules and fees associated with owning a parcel here. YOU MUST APPLY FOR MEMBERSHIP WITHIN 90 DAYS OF PURCHASE. Annual fees are about \$750. There is a one time admission fee of \$1500. Failure to make proper application and pay necessary fees will result in liens against your parcel. You must own TWO ADJACENT LOTS to build here. This sale is for ONE lot. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$16.90</p>	Doty Trail	\$700.00
4923	<p>Parcel ID: 007-108-000-350-04; Legal Description: T30N R4E SEC 8 COM AT S 1/4 COR TH N 1319.06 FT TO SW COR OF NW 1/4 OF SE 1/4 TH N 89 DEG E 285.71 FT TO POB TH N 459.07 FT TO SHR OF MILLER CRK FLOOD TH N 79 DEG E 145.33 FT TH S 483.05 FT TH S 89 DEG W 142.85 FT TO POB PARCEL C Comments: 1.5 acre parcel fronts on a tributary of the Thunder Bay River. There is no improved road to this parcel, but there is a 50' wide easement of record at Liber 427 Page 430 that you may wish to review. USGS maps indicate that the lands are not marshlands and they should be fairly firm and at least qualify for recreational use. It is described as "Parcel C" and there is a recorded survey with easement of record. You'll want to check Montmorency County records to be sure. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$75.94</p>	(Off) Niergarth Road	\$900.00
4924	<p>Parcel ID: 044-081-000-007-01; Legal Description: T31N R4E SEC 24 W 1/2 OF LOT 7 BLK 1 PETER BATES ADD TO VILLAGE OF HILLMAN Comments: Home is concrete block construction and has a newer shingle roof. Generally solid exterior. On the south edge of the downtown district. House is generally solid, but there is a slight dip in the floor that should be correctable from the crawlspace. We believe there is access to the underside in the utility room underneath the rubble. Electric service is antiquated and has been dropped, but furnace and water heater are newer natural gas units. There is a woodburning fireplace that has been blocked off, and the walls are sooty, inferring that there is a draft issue. Two bedrooms and a bath. This one is grubby and stinky but well worthy of your attention as a rehabber. Summer Tax Due: \$138.48</p>	24038 VETERANS MEMORIAL HWY HILLMAN	\$7,800.00
4925	<p>Parcel ID: 044-091-000-003-00; Legal Description: T31N R4E SEC 23 LOT 3 BLK 1 ROBERT REAS ADD TO VILLAGE OF HILLMAN Comments: Mid-century mobile home that appears to have been well cared for over time. Has a carport and small entry porch. Satellite communication facility for chatting with extra terrestrials. This one appears to be in generally excellent condition. Appears to have been winterized, but we can't be certain of that. No clear signs of freeze damage. Neighbor keeps removing the sign, so there is one in the front window to identify it. Some personal property still here. Power service has been dropped and will need an inspection to reconnect. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$166.86</p>	311 N ELIZABETH ST HILLMAN	\$1,800.00
9994901	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 001-020-000-550-00; Legal Description: T29N R1E SEC 20 BEG AT S 1/8 POST ON N & S 1/4 LINE TH S 88DEG 45MIN E ALONG S 1/8 LINE 33 FT, TH N 2DEG 02MIN E 475 FT TO POB. TH S 88DEG 45MIN E 83.85 FT, TH S 1DEG 15MIN W 434.46 FT, TH SWLY ALONG CO RD R/W LINE 90.16 FT, TH N 2DEG 02MIN E 475 FT TO POB. Comments: This is a cute little resort cottage near East Twin Lake at Lewiston. Its clear that there is a mid-century camper/house-trailer at the heart of this, and there are several additions both front and rear. Newer furnace, natural gas and 100A electrical service. It is in generally solid condition with a few spots here and there that need attention. Nice double corner lot. Two bedrooms and a bath.</p> <p><i>(2 of 2)</i> Parcel ID: 001-020-000-560-00; Legal Description: T29N R1E SEC 20 BEG AT S 1/8 POST ON N & S 1/4 LINE TH S 88DEG 45MIN E 33 FT, N 2DEG 2MIN E 475 FT TH S 88DEG 45MIN E 83.85 FT TO POB TH S 88DEG 45MIN E 100 FT, TH S 1DEG 15MIN W 424.32 FT TO R/W LINE OF CO RD 612, TH SWLY ALONG CO RD R/W LINE 100.5 FT, TH N 1DEG 15MIN E 434.46 FT TO POB Summer Tax Due: TBA</p>	2508 CO RD 612 LEWISTON;	\$1,400.00

Presque Isle

Lot #	Lot Information	Address	Min. Bid
7100	<p>Parcel ID: 021-015-000-008-00; Legal Description: T 37 N R 2 E SEC 15 PARC COM AT MEANDER COR BET SEC 14 & 15 S 0DEG 46MIN 25SEC W ON SEC LINE 125.12FT TO CENTER LINE OF US 23 N 44DEG 42MIN W ON SAID CENTER LINE 823.90FT S 45DEG 4MIN W 1000FT TO POB; S 45DEG 4MIN W 100FT S 23DEG 56MIN E 115FT N 45DEG 4MIN E 100FT N 23DEG 56MIN W 115FT TO POB. Comments: If you're looking for a secluded recreational spot ... a primitive campspot ... this may be your answer. Located at the end of a private trail 1000 feet west of US 23, this parcel is 100x115 feet in size, which is roughly 1/4 acre. The parcel is wooded and COMPLETELY SURROUNDED by a 253 acre parcel. That's right ... 1000 feet off the road and NO NEIGHBORS likely to ever be around. So if everyone is telling you to "get lost", well by golly, this is the place! There is a small amount of debris back here ... but its well worth cleaning up! The Hammond Bay Refuge Harbor is right across the street, giving you a great place for launching a boat for some fishing pleasure. The end of the road near the hiway is secured ... you'll want to make that your own.</p> <p>Summer Tax Due: \$7.59</p>	(Off) US 23	\$700.00
7101	<p>Parcel ID: 021-070-000-008-00; Legal Description: ENCHANTED PINES LOT 8 Comments: Nice dry, level wooded building site one mile from the Black Mountain Recreation area ... a four seasons playground! Black Lake and numerous restaurants and resorts are also in the area. County maintained paved road. Many well maintained second homes in the area. If you love the outdoors, this is what you're looking for!</p> <p>Summer Tax Due: \$22.63</p>	County Road 489	\$900.00
7102	<p>Parcel ID: 052-130-000-089-02; Legal Description: VILLAGE OF MILLERSBURG BLOCK 16; TH SOUTHERLY 33FT OF LOT 10 Comments: Nice level, open dry parcel in Millersburg. 33' wide. All utilities at the street. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$7.53</p>	Linden Street	\$700.00
7103	<p>Parcel ID: 111-015-000-600-03; Legal Description: VILLAGE OF VINCENT BLK 14 LOTS 1 7 8 & 9. Comments: Commercial card fueling station in Posen. Has been dormant for a few years. No overt signs of surface contamination, but you'll certainly want to obtain a BEA. The tanks are still in the ground and you have TWO choices: license them, have them inspected and put them to use ... or remove them at your own expense. Check the Michigan Environmental locator utility (linked) for information on this location. We found it listed as "Facility ID 00004050" with 2 underground storage tanks, and also listed as "Site ID 71000069" on the Part 201 registry. Additional Disclosures: 12 (see key for full text)</p> <p>Summer Tax Due: \$329.87</p>	11109 MICHIGAN AVE POSEN MI 49776	\$3,400.00
7104	<p>Parcel ID: 122-115-000-198-00; Legal Description: ESAU TERRACE LOT 198 Comments: Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$253 per year, and there are quarterly water assessments which total another \$150.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 35 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. LOT GROUPS IN THIS YEARS SALE: Triple lot: 7132-3-4; Double lots: 7104-5, 7106-7, 7114-5, 7116-7. See the surplus sale catalog for other lots that may be adjacents! Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	E Grand Lake Road	\$700.00
7105	<p>Parcel ID: 122-115-000-199-00; Legal Description: ESAU TERRACE LOT 199 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$7.10</p>	E Grand Lake Road	\$700.00
7106	<p>Parcel ID: 122-145-000-234-00; Legal Description: GRAND PINES SUBD #2 LOT 234 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text)</p> <p>Summer Tax Due: \$8.29</p>	Pineview Road	\$750.00

7107	Parcel ID: 122-145-000-235-00; Legal Description: GRAND PINES SUBD #2 LOT 235 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.29	Pineview Road	\$750.00
7108	Parcel ID: 122-145-000-315-00; Legal Description: GRAND PINES SUBD #2 LOT 315 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.29	Pinewood Court	\$700.00
7109	Parcel ID: 122-145-000-350-00; Legal Description: GRAND PINES SUBD #2 LOT 350 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.29	Pineview Road	\$750.00
7110	Parcel ID: 122-145-000-367-00; Legal Description: GRAND PINES SUBD #2 LOT 367 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.29	Balsam Drive	\$700.00
7111	Parcel ID: 122-160-000-035-00; Legal Description: HARBOR MANOR LOT 35 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.29	E Grand Lake Road	\$750.00
7112	Parcel ID: 122-160-000-036-00; Legal Description: HARBOR MANOR LOT 36 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.29	E Grand Lake Road	\$750.00
7113	Parcel ID: 122-160-000-042-00; Legal Description: HARBOR MANOR LOT 42 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.29	E Grand Lake Road	\$750.00
7114	Parcel ID: 122-165-000-070-00; Legal Description: HARBOR VIEW LOT 70 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.10	Laurelhill Circle	\$750.00
7115	Parcel ID: 122-165-000-071-00; Legal Description: HARBOR VIEW LOT 71 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.10	Laurenhill Circle	\$750.00
7116	Parcel ID: 122-165-000-137-00; Legal Description: HARBOR VIEW LOT 137 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.10	Kauffman Road	\$750.00
7117	Parcel ID: 122-165-000-138-00; Legal Description: HARBOR VIEW LOT 138 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.10	Kauffman Road	\$750.00
7118	Parcel ID: 122-165-000-281-00; Legal Description: HARBOR VIEW LOT 281 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.10	Whitesand Drive	\$750.00
7119	Parcel ID: 122-200-000-057-00; Legal Description: NORTH BAY HEIGHTS LOT 57 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$4.73	Renwick Circle East	\$750.00
7120	Parcel ID: 122-200-000-068-00; Legal Description: NORTH BAY HEIGHTS LOT 68 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$4.73	Renwick Circle East	\$750.00
7121	Parcel ID: 122-200-000-091-00; Legal Description: NORTH BAY HEIGHTS LOT 91 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$4.73	Renwick Circle East	\$700.00

7122	Parcel ID: 122-200-000-112-00; Legal Description: NORTH BAY HEIGHTS LOT 112 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$4.73	Northwoods Court East	\$750.00
7123	Parcel ID: 122-200-000-119-00; Legal Description: NORTH BAY HEIGHTS LOT 119 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$4.73	Northwoods Court West	\$750.00
7124	Parcel ID: 122-200-000-247-00; Legal Description: NORTH BAY HEIGHTS LOT 247 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$4.73	Pineview Road	\$700.00
7125	Parcel ID: 122-200-000-384-00; Legal Description: NORTH BAY HEIGHTS LOT 384 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$4.73	County Road 638	\$700.00
7126	Parcel ID: 122-200-000-385-00; Legal Description: NORTH BAY HEIGHTS LOT 385 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$4.73	County Road 638	\$700.00
7127	Parcel ID: 122-205-000-111-00; Legal Description: NORTH BAY SHORES LOT 111 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.10	Timberway Drive	\$700.00
7128	Parcel ID: 122-205-000-112-00; Legal Description: NORTH BAY SHORES LOT 112 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.10	Timberway Drive	\$700.00
7129	Parcel ID: 122-205-000-147-00; Legal Description: NORTH BAY SHORES LOT 147 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.10	County Road 638	\$700.00
7130	Parcel ID: 122-210-000-048-00; Legal Description: NORTHLAND HEIGHTS LOT 48 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.91	Northland Heights Drive	\$700.00
7131	Parcel ID: 122-210-000-130-00; Legal Description: NORTHLAND HEIGHTS LOT 130 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.91	Harbor View Drive	\$700.00
7132	Parcel ID: 122-210-000-295-00; Legal Description: NORTHLAND HEIGHTS LOT 295 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.91	Sunaqua Drive	\$700.00
7133	Parcel ID: 122-210-000-296-00; Legal Description: NORTHLAND HEIGHTS LOT 296 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.91	Sunaqua Drive	\$700.00
7134	Parcel ID: 122-210-000-297-00; Legal Description: NORTHLAND HEIGHTS LOT 297 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$5.91	Sunaqua Drive	\$700.00
7135	Parcel ID: 122-211-000-497-00; Legal Description: NORTHLAND HEIGHTS #2 LOT 497 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$8.29	Whitesand Drive	\$750.00
7136	Parcel ID: 122-225-000-132-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 132 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.10	Wilderness Drive	\$700.00

7137	Parcel ID: 122-225-000-188-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 188 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.10	Fallen Timbers Drive	\$700.00
7138	Parcel ID: 122-225-000-247-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 247 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.10	Kauffman Road	\$700.00
7139	Parcel ID: 122-225-000-273-00; Legal Description: PRESQUE ISLE HEIGHTS LOT 273 Comments: See sale 7104 for details on the PIHA offerings in this years sale! Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$7.10	Gilmet Drive	\$700.00
7140	Parcel ID: 140-019-000-148-00; Legal Description: T 36 N R 4 E SEC 19 PARC COM 570FT W & 345FT N OF SE COR OF SE 1/4 OF SE 1/4; W 80FT N 30FT E 80FT S 30FT TO P O B. Comments: Location, location, location. And no improved roads. These lots have roads that were "planned" to get to them, but they were never established. You can probably casually walk in to these parcels for primitive camping or other recreational use, but vehicular access will be expensive and/or inconvenient. Sale 7142 is actually likely to be completely covered by US 23 right-of-way. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.18	(Off) County Road 646	\$650.00
7141	Parcel ID: 140-021-000-012-00; Legal Description: T 36 N R 4 E SEC 21 PARC COM 30FT W & 1215FT N OF SE COR OF NW 1/4 OF SW 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. Comments: Location, location, location. And no improved roads. These lots have roads that were "planned" to get to them, but they were never established. You can probably casually walk in to these parcels for primitive camping or other recreational use, but vehicular access will be expensive and/or inconvenient. Sale 7142 is actually likely to be completely covered by US 23 right-of-way. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.18	(Off) Evergreen Hwy	\$650.00
7142	Parcel ID: 140-021-000-047-00; Legal Description: T 36 N R 4 E SEC 21 PARC COM 750FT W & 1155FT N OF SE COR OF SW 1/4 OF SW 1/4; W 80FT N 30FT E 80FT S 30FT TO POB. Comments: Location, location, location. And no improved roads. These lots have roads that were "planned" to get to them, but they were never established. You can probably casually walk in to these parcels for primitive camping or other recreational use, but vehicular access will be expensive and/or inconvenient. Sale 7142 is actually likely to be completely covered by US 23 right-of-way. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.18	(Under) US-23	\$550.00
7143	Parcel ID: 140-029-000-026-00; Legal Description: T 36 N R 4 E SEC 29 PARC COM 1010FT W & 495FT N OF SE COR OF NE 1/4 OF NE 1/4; W 80FT N 30FT E 80FT S 30FT TO P O B. Comments: Location, location, location. And no improved roads. These lots have roads that were "planned" to get to them, but they were never established. You can probably casually walk in to these parcels for primitive camping or other recreational use, but vehicular access will be expensive and/or inconvenient. Sale 7142 is actually likely to be completely covered by US 23 right-of-way. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.18	(Off) County Road 646	\$650.00
7144	Parcel ID: 150-009-000-148-00; Legal Description: GUMMS ADD-BLOCK 12 ELY 50FT OF LOTS 2 & 3 PRIVATE SEWER EASEMENT 288-958 Comments: Interior has been stripped for rehab, but incomplete. New 200A electrical service and natural gas forced air furnace in place. Roof is older but does not appear to leak (yet). Garage is rough but could be saved. Needs roof and soffit work ... and the whole front wall shakes when you close the door. No water heater, and plumbing is pretty much missing. Much wiring begun, tho some needs reworking. Vinyl siding in fair shape. Located next to Rogers City Sports Park and walking distance to downtown. Could be a great little family house. 2 Bedrooms and one bath as currently configured. Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$565.00	139 E IRA ROGERS CITY MI 49779	\$5,700.00
7145	Parcel ID: 160-110-000-017-00; Legal Description: SHAWS 1ST ADD BLOCK 2 S 1/2 OF LOT 4. Comments: Level, dry, open. Buildable lot in Onaway. Paved streets and utilities at the street. Summer Tax Due: \$13.76	College Street	\$850.00
7146	Parcel ID: 160-140-000-029-00; Legal Description: YOUNGS ADD BLOCK 4 LOT 3 Comments: Low, wet lot in Onaway with substantial cattail community. Great present for the crafter or florist! Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$5.91	North 6th Street	\$700.00

7147	Parcel ID: 160-140-000-083-00; Legal Description: YOUNGS ADD BLOCK 12 NORTH 58 FT OF LOT 11 Comments: One and a half story frame home on a quiet street in Onaway. Alley service to rear yard. Home appears to be on a wood foundation and crawlspace which is failing, but not to a dangerous state. Floors bob and weave. Roof is not old, but has localized leaks inside, mostly from valleys and penetrations. 125A electric service, natural gas fireplace in kitchen. 3 BR up 1 down (should be part of the living room). 1BA. Natural gas furnace in Michigan cellar with exterior entrance. Overall this is a pretty serviceable home that could be put into use with some minor repairs. Summer Tax Due: \$136.70	3670 N 2ND ST ONAWAY MI 49765	\$3,000.00
------	---	----------------------------------	------------

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.

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

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.

12: This parcel may contain buried storage tanks from previous use as a gas station or similar enterprise. Our analysis is based **solely on visual inspection** of the property surface as further detailed in the lot description. The State of Michigan may require a new owner to remove any remaining tanks and remediate environmental concerns at their sole expense. The State of Michigan provides additional [information about underground storage tanks](#). The Michigan Department of Environment, Great Lakes, and Energy also maintains an interactive mapping tool: the [EGLE RIDE Mapper](#) which tracks known environmental contamination sites. Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of buried tanks on this parcel. You should conduct careful and thorough research prior to bidding on this parcel.

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.

14: This parcel may not exist as depicted on county plat or GIS maps. Particularly when dealing with property abutting water, lands can be totally or predominantly submerged and any dry portions of such property may be too small to be of practical use. Many cliff or bluff type "waterfront" lots have literally fallen into the body of water that they previously abutted and many "swamp lots" may be submerged as well. You should investigate the true boundaries of this parcel and understand what you are purchasing **prior to the sale**.

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

20: The foreclosure of this property may be subject to legal challenge by the former owner or another party of interest. Therefore, this parcel may be withheld from the sale if a legal action is commenced prior to the auction. The status of any such legal action, to the extent known, will be disclosed if the property is auctioned as planned. Bidders are advised that the cost of defending legal title after the auction is wholly the **responsibility of the purchaser**. Please conduct your own research and investigate any potential legal issues prior to bidding.

21: This parcel appears to contain "personal property" that may be of value. Property tax foreclosure affects **only "real property"**. In general, real property includes the land and those things physically attached to it. **This sale includes only such real property**. However, some parcels also contain personal property such as cars, furniture, clothing, and other things which aren't physically attached to the land. Such **personal property is not included as part of this sale**. It is

strongly suggested that the purchaser of this parcel contact the former owner and provide them the opportunity to remove this personal property before disposing of it. Minimum reasonable steps could include sending a letter by certified and first class mail to the former owner at their last known address. However, it is the responsibility of the winning bidder to determine what personal property is present on the parcel and the appropriate measures for handling such personal property.

23: This parcel is located within a municipality which monitors property maintenance and condition. You may be assessed fees and fines if you fail to mow the grass or do not otherwise properly maintain the property after purchase. One advantage to these parcels is that they typically have infrastructure nearby (water, sewer, power). However, you should confirm the availability of such utilities as well as the connection costs prior to bidding. It is your responsibility to determine whether a parcel is suitable for your desired purpose.

25: There is evidence posted which indicates that a lender may be attempting to foreclose upon this parcel **after** such parcel was foreclosed for delinquent property taxes. A purchaser may encounter future contact from this lender. Tax foreclosure supersedes the rights of mortgage holders. If a mortgage holder does not foreclose upon their mortgage interest prior to tax foreclosure, their right to do so is generally lost. Typically such mortgage holders were provided all necessary notice of tax foreclosure but failed to act in a timely fashion to preserve their interest. In rare instances it may be necessary to cancel a sale if a deficiency in notice to such a lender is discovered. Please contact us or ask questions at the sale if you have concerns about this issue.

33: The interior of this property was not viewed during our inspection. Buildings which are dangerous, occupied, boarded, condemned, or otherwise difficult to enter are inspected from the exterior/curbside only. You are NOT authorized to enter these or any other buildings offered for sale. You should limit your inspection to that which can be made safely from the building's exterior.

35: This property contains physical indications that one or more water lines have frozen, ruptured, and leaked for a significant period of time prior to being shut off. Such indications can include damage to ceilings and floors and visibly damaged pipes and fixtures. Damage from freeze bursts can be substantial including significant harm to structural components such as framing and foundations.

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.

40: This parcel is accessible by a road that is believed to be a seasonal or non-maintained public road. While we make no representations or warranties as to the precise nature of such road access, our research suggests that this road is either **1) Not regularly graded; and/or 2) Not snow plowed in winters; and/or 3) Appears subject to fallen trees or other events which have not been addressed by the county road commission.** You should conduct your own research into this issue prior to bidding.

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

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.

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.

63: Pet and/or wild animal waste was observed within this property. Potential bidders should consider that urine stains/odors can be difficult to remove from porous surfaces such as wood floors or underlayment.

67: We have reason to believe that this property was last owned (and may still be occupied or monitored) by someone that does not recognize the right of the government to tax or foreclose upon their property. Be advised that this former owner may be potentially volatile or aggressive. We strongly advise that you limit any inspection of this property to what can be safely observed from a distance and to avoid contact with the former owner.

71: This parcel is an unbuilt unit in a condominium project. These units are sometimes referred to as "air condos". Such units may be located on the second or third floor of an unbuilt development. In such a case, you are effectively buying "air" and not any tangible structure or property. It may be possible to develop this unit after purchase. However, condo developments are subject to the requirements and restrictions laid out in the master deed for those developments. Any interested bidder should obtain a copy of the master deed for this project and fully understand the requirements and restrictions contained therein before bidding. Purchasers may also be subject to condominium association fees starting from the date of purchase. There may be some value here for an experienced developer but these units are generally *not* a wise purchase for a novice. Please do your research.