

# Public Land Auction

North Central LP

*August 12th, 2019*

Cheboygan, Crawford, Oscoda, Otsego, and Roscommon Counties



***Location:***

Ellison Place  
150 Dale Dr, Gaylord, MI 49735

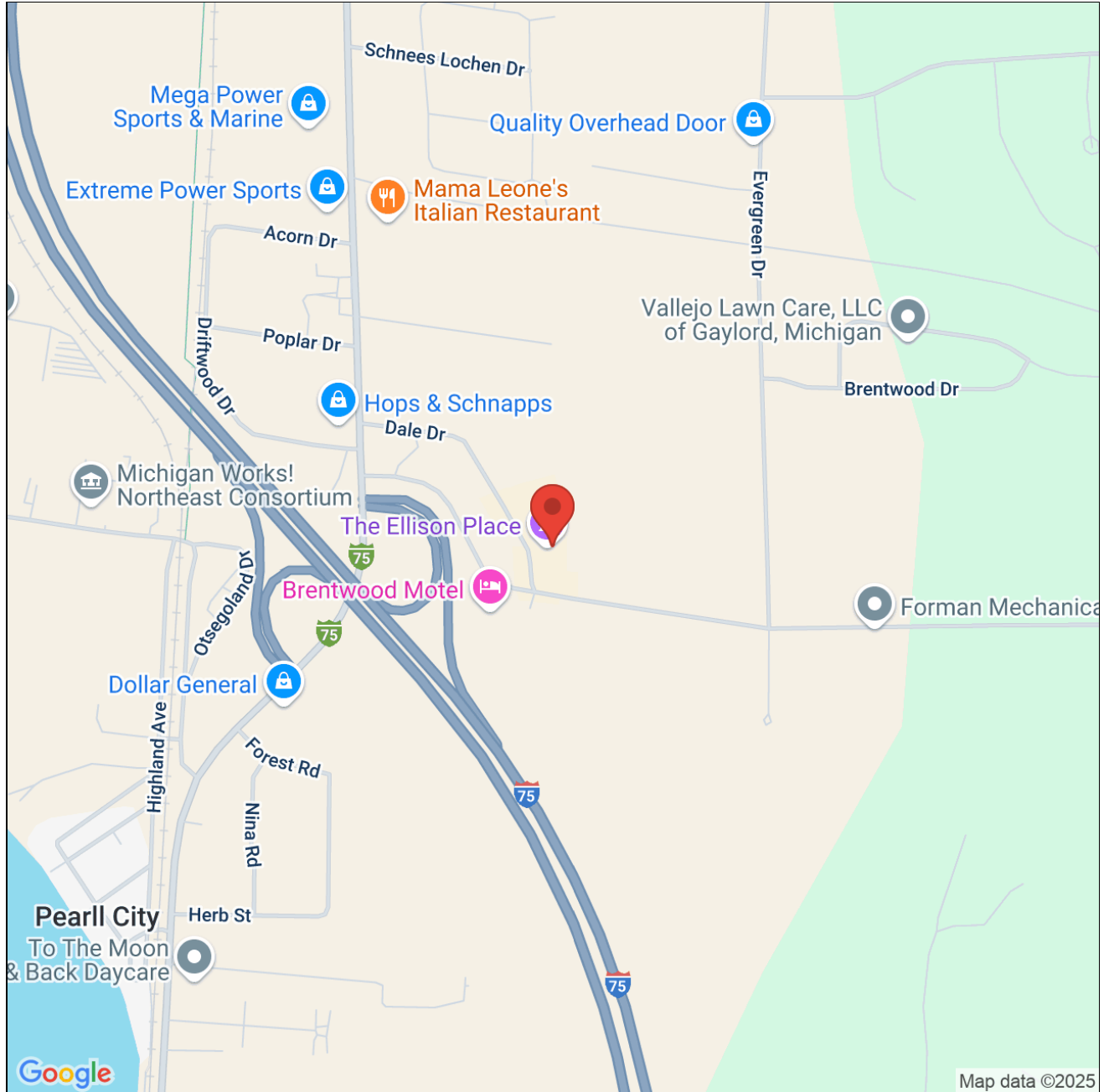
***Time:***

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

Ellison Place: 150 Dale Dr, Gaylord, MI 49735





**Follow us on Facebook for the latest updates:**  
**[www.facebook.com/taxsaleinfo](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

**-or-**

**ABSENTEE BID**

(For those who have *no* computer access. Please call for assistance)

For **registered users**, our website features:

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

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

**CREATE YOUR ACCOUNT TODAY AT**  
**[WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

# Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

# Paying for your Auction Purchases

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

## Bidding Authorization

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

## Absentee bidding

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

# 2024 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see [www.tax-sale.info](http://www.tax-sale.info) for the latest information

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

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

## Rules and Regulations

### 1. Registration

You must create an online user account at [www.tax-sale.info](http://www.tax-sale.info) in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

### 2. Properties Offered

#### A. Overview

**"Foreclosing Governmental Unit" ("FGU")** is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU". The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/FGU.

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

#### B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

#### C. Reservations

At the sole option of the FGU, a reverter clause may be included in any deed issued to a winning bidder which prohibits the future severing of mineral rights (if any) and/or splitting/subdividing any purchased property into smaller parcels which do not meet local zoning rules or otherwise comply with applicable regulations relating to the splitting of property. If such a reverter clause is included, a violation thereof will result the property reverting to the FGU without refund.

Pursuant to state statutes, where the State of Michigan Department of Treasury is acting as Seller/FGU, deeds issued may contain the following reservations and stipulations:

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*
- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

Additionally, the State may, in its discretion, reserve the mineral rights to offered property as follows:

- *"Saving and excepting and always reserving unto the said State of Michigan, all mineral, coal, oil and gas, lying and being on, within or under the said lands whereby conveyed, except sand, gravel, clay or other nonmetallic minerals with full and free liberty and power to the said State of Michigan, its duly authorized officers, representatives and assigns, and its or their lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon said lands and take all usual, necessary, or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, make merchantable, and taking away the said mineral, coal, oil and gas, except sand, gravel, clay or other nonmetallic minerals."*

If the State does not reserve mineral rights as described above, the State may nonetheless restrict the severance of mineral rights from offered property as follows:

- *"This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan."*

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

First round minimum bid auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

##### i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed for the applicable auction** and the Active Bidding phase then begins.

##### ii. Active Bidding

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction**. **All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

##### Sealed Bid Auctions:

Second round no-minimum sales, unless otherwise specifically noted, are conducted by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

#### B. Starting Bid Price

The starting bid prices are shown on the online lot description page for each sale unit as well as on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU.

However, any person who held an interest in a property offered for sale at the time a judgment of foreclosure was entered against such property **must pay at least minimum bid** for such property even if purchased at a no-minimum auction.

#### C. Bid Increments

Bids will **only** be accepted in the following increments:

<u>Bid Amount</u>	<u>Increment</u>
\$100 to \$999	\$ 50.00
\$1000 to \$9999	\$ 100.00
Over \$10,000	\$ 250.00

#### D. Eligible Bidders

Any person who meets the following requirements may register as a bidder:

- The person does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

Any person unable to attend the sale can be represented at the sale by an agent or other representative with authority to bid and otherwise represent the person. However, any party utilizing an agent to bid on their behalf must still meet the above listed requirements. **The registered bidder is legally and financially responsible for all parcels bid upon whether acting on their own behalf or as the agent of another.**

#### E. Absentee Bidding

Prospective bidders who do not have internet access or who are otherwise unable to bid on their own may bid by Absentee bid. Absentee bidders must meet all eligibility and other requirements of these Rules and Regulations. Absentee bids will be accepted in increments up to the amount pre-approved by the absentee bidder. Absentee bids require a \$1,000 pre-authorization on a major credit card or a \$1,000 deposit before the bid will be accepted. Absentee bids must be submitted 48 hours prior to the date of the auction by calling 1-800-259-7470.

#### F. Auction Location

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

#### G. Bids are Binding

A bid accepted at public auction through [www.tax-sale.info](http://www.tax-sale.info) is a legal and binding contract to purchase. The FGU reserves the right to reject any or all bids.

#### H. Limitations on Bidding

The FGU and Auctioneer reserve the right to limit the number of bids placed per auction for any bidder or group of bidders for any reason.

#### I. Attempts to Bypass These Rules and Regulations

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

### 4. Terms of Sale

#### A. Payment

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.
- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of \$1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

The full purchase price consists of the final bid price *plus* a buyer's premium of 10% of the bid price, any outstanding taxes due on the property including associated fees and penalties, and a \$30.00 deed recording fee. ***Any portion of the purchase price paid by credit card will be assessed an additional fee of 2.75%.***

#### B. Refund Checks

In some instances it may be necessary to refund to a buyer some or all of the payment tendered by such buyer. This can occur, for example, when a buyer tenders certified funds in an amount greater than their total obligation or if the sale is cancelled under any provision of these Rules and Regulations. Refund checks will be processed and mailed to buyer within approximately ten days of the time such refund becomes due to buyer. Buyer shall cash such refund check within 90 days of the date listed on such refund check. If buyer fails to cash such refund check within 90 days, such refund check shall become void and buyer shall forfeit any refunded amount.

#### C. Dishonored Payment

A buyer whose payment is dishonored for any reason will have their sale cancelled and will be assessed liquidated damages in the amount of \$1000. Seller may retain any portion of the purchase price which was tendered and not dishonored up to \$1000 to apply toward such liquidated damages assessment. Seller may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

**Furthermore, the FGU may seek to prosecute any buyer whose payment is dishonored or who fails to consummate a purchase.**

Any buyer who fails to consummate a purchase for any reason will be banned from bidding at all future land auctions.

The buyer's premium is not subject to any broker fees. There are no co-brokerage or other fees or rebates available.

#### D. Eligible Buyers

In order to take title to purchased property, each party that will be listed on the deed must meet **ALL of the following requirements at the time their winning bid is accepted:**

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the purchased property is located.

- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

At the time payment is tendered after the auction, the buyer will be required to execute an affidavit affirming, **under penalty of perjury**, that each party that the buyer desires to have listed on the deed to purchased property meets the above requirements.

The FGU **will not issue a deed** and the sale will be canceled if the buyer or any party that the buyer seeks to list on the deed does not meet the eligibility requirements outlined in this section at the time the buyer's bid was accepted, the buyer fails to execute this affidavit, or if any affirmations made in this affidavit are untrue. If the FGU is forced to cancel any sale due to the buyer's noncompliance with this provision, the buyer will be banned from participating at all future land auctions and the **buyer will be assessed liquidated damages in the amount of \$1000**. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above. Furthermore, the FGU may pursue **CRIMINAL PERJURY CHARGES** against any buyer who makes a false affirmation on the affidavit required under this or any other provision of these Rules and Regulations.

#### E. Sale to Entities

In order to ensure that individuals do not utilize legal entities to circumvent the sale and ownership restrictions contained in MCL 211.78m(2), the FGU will only sell property to legal entities under certain circumstances. Any buyer desiring to deed a purchased property to a legal entity must disclose the name and address of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of that entity. However, such disclosure will not be required if one or more of the following exceptions are applicable:

- The Entity held a prior recorded interest in each purchased property.
- The Entity is a division, agency, or instrumentality of federal, state, or local government.
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over each purchased property.
- The Entity is a publicly traded company listed on a national securities exchange.
- The Entity is a nonprofit corporation and is qualified as tax exempt under IRC §501.

At the time payment is tendered after the auction, any buyer desiring to deed a purchased property to a legal entity will be required to execute an affidavit affirming, **under penalty of perjury**, that the entity is exempt from disclosure under one of the five exceptions listed above, or in the event that no exception is applicable, the names and addresses of all parties owning any portion of that legal entity.

#### F. Cancellation Policy

Prior to the issuance of a deed, the FGU has the right, in its sole discretion, to cancel any sale for any of the following reasons: transfer of the property at issue is stayed or enjoined by a court of competent jurisdiction; any of the reasons outlined in MCL 211.78m(9); the property at issue becomes the subject of litigation; a defect is discovered in the underlying foreclosure or sale procedures relating to the property at issue; any other reason authorized under these Rules and Regulations.

#### G. Property Transfer Affidavit

It is the responsibility of the buyer to file a **Property Transfer Affidavit** with the *assessor for the city or township* where the property is located **within 45 days of the transfer**. If it is not timely filed, a **penalty of \$5/day (maximum \$200) applies**. The information on this Property Transfer Affidavit is NOT CONFIDENTIAL.

### 5. Purchase Receipts

Successful bidders at the sale will be issued a receipt for their purchases during the checkout process. This receipt does not convey an interest in title to the purchased property unless and until a deed has been issued and recorded. Buyers will be entitled to deeds for the property descriptions identified by the sale unit numbers noted on the receipt unless the sale is cancelled under these Rules and Regulations or other statutory authority.

### 6. Title Being Conveyed

Quit-claim deeds will be issued conveying **only such title as received by the FGU through tax foreclosure**. Title insurance companies may or may not issue title insurance on properties purchased at this sale. The FGU makes no representation as to the availability of title insurance and the **unavailability of title insurance is not grounds for reconveyance to the FGU**. The buyer may incur legal costs for Quiet Title Action to satisfy the requirements of title insurance companies in order to obtain title insurance.

### 7. Special Assessments

Special assessment installments through the most recent prior tax year are included in the starting bids. Seller has attempted to identify those parcels subject to special assessments with a note on the parcel detail page. Parcels sold are subject to property taxes for the entire current tax year, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

### 8. Possession of Property

#### A. Possession Pending Deed Delivery

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

on the site other than:

### ***I. Securing the Property***

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

### ***II. Assessing Potential Contamination***

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

## **B. Occupied Property**

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

## **9. Additional Conditions**

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

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

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

## **10. Deeds**

### **A. Deed Execution and Delivery**

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

### **B. Restrictive Covenants**

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

## **11. Property Taxes & Other Fees**

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

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

## **12. Other**

### **A. Personal Property**

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

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

## **B. Mineral Rights**

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

## **C. Applicability of These Rules and Regulations**

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at [www.tax-sale.info](http://www.tax-sale.info) ("**Additional Terms**"). If such Additional Terms apply, they will be listed on the online lot description page and/or in the printed sale book for the lot(s) to which they apply. Such Additional Terms, if existing, shall be considered a part of these Rules and Regulations for the specific auction lots to which they apply. Finally, additional conditions are included on the auction receipt given to the buyer at the time of checkout ("**Terms of Sale**"). All sales are subject to these Terms of Sale as well. These Rules and Regulations, Additional Terms, and Terms of Sale are intended to be compatible. To the extent that a conflict arises between any of these sources, they shall be interpreted in the following order of priority: Additional Terms, Terms of Sale, Rules and Regulations.

These Rules and Regulations are subject to change and should be reviewed frequently.

**NOTE: Please review the terms at the top of each online catalog and the addendum pages in the sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in cancellation of sale and/or the assessment of liquidated damages as provided by these Rules and Regulations.**

# Cheboygan

Lot #	Lot Information	Address	Min. Bid
1700	<b>Parcel ID:</b> 011-020-100-005-02; <b>Legal Description:</b> COM W1/4 COR SEC 20, T39N,R3W; TH S 81D 54M 30S E ALG E-W 1/4 LI SD SEC 1703.09FT TO WLY R/W LI MARY ANN BLVD OF PLAT OF MARY ANN ESTATES; TH N 0D 2 M 30S E ALG SD R/W LI 416.66FT; TH N 81D 54M 30S W 375.35FT TO POB; TH CONT N 81D 54M 30S W 5.05FT TO W LI GOVT LOT 3; TH N 0D 4M 30S W ALG SD W LI 737.91FT TO SLY LI OF LOT 1 SD MARY ANN ESTATES; TH S 71D 49M 30S E ALG SD SLY LI 5.26FT; TH S 0D 4M 3S E 736.98FT TO POB, PT GOVT LOT 3. <b>Comments:</b> Long narrow Parcel <b>Summer Tax Due:</b> \$13.08		\$600.00
1701	<b>Parcel ID:</b> 011-020-100-007-01; <b>Legal Description:</b> COM W1/4 COR SEC 20, T39N,R3W; TH S 81D 54M 30S E ALG E-W 1/4 LI SD SEC 1703.09FT TO WLY R/W LI MARY ANN BLVD OF PLAT OF MARY ANN ESTATES; TH N 0D 2M 30S E ALG SD R/W LI 66.66FT TO NLY R/W LI CO RD; TH S 81D 54M 30S E ALG SD R/W LI 442.86FT TO POB; TH CONT S 81D 54M 30S E 5.18FT; TH N 0D 3M W 935.55FT TO SLY R/W LI JOHN LN; TH N 71D 49M 30S W ALG SD R/W LI 5.38FT; TH S 0D 3M E 936.49FT TO POB, PT OF GOVT LOT 3. <b>Comments:</b> Long narrow Parcel <b>Summer Tax Due:</b> \$13.08		\$600.00
1702	<b>Parcel ID:</b> 011-034-400-095-00; <b>Legal Description:</b> COM AT SE COR SEC 34, T39N,R3W; TH N 0D 16M 50SEC W ALG SEC LI 2634.19FT; TH S 88D 57M 40S W 2253FT; TH S 0D 16M 50S E 266FT & POB; TH S 0D 16M 50S E 100FT; TH S 88D 57M 40S W 60FT; TH N 0D 16M 50S W 100FT; TH N 88D 57M 40S E 60FT TO POB. <b>Comments:</b> No Road Access to Parcel <b>Summer Tax Due:</b> \$12.21		\$650.00
1703	<b>Parcel ID:</b> 030-020-200-001-06; <b>Legal Description:</b> BEG AT PTE ON N SEC LI N 85D 50M 54S W 605.1FT FROM NE COR SEC 20, T38N,R3W; TH S 3D 56M 55S W PARA TO N-S1/4 LI 1302.63FT TO N 1/16 LI; TH N 85D 44M 12S W ALG N 1/16 LI 337.65FT; TH N 3D 56M 55S E PARA TO SD 1/4 LI 1301.97FT TO N SEC LI; TH S 85D 50M 54S E ALG N SEC LI 337.65FT TO POB, PT OF N1/2 OF NE1/4. <b>Comments:</b> Possible wetlands, approx 10 acres off Hebron Town Hall Rd. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$256.21	10175 HEBRON TOWN HALL RD LEVERING	\$1,500.00
1707	<b>Parcel ID:</b> 051-D01-000-122-00; <b>Legal Description:</b> DUNCAN BAY BOAT CLUB, A CONDOMINIUM, UNIT 122 (SEC 28, T38N,R1W) <b>Comments:</b> Boat Slip Duncan Bay Boat Club, Unit 122 Our marina is located conveniently within the Straits of Mackinac, Duncan Bay Boat Club is two miles east of Cheboygan, Michigan, in Duncan Bay, Lake Huron. The east side of the bay is Cheboygan State Park, featuring sand beaches, hiking trails, and a historic lighthouse. We feature direct-to-Lake-Huron access with zero surge or wave action. Duncan Bay carries a minimum of 13-feet depth and our channel is a minimum 8-feet depth. "Yearly Association Fees." <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$289.61	902 BOAT CLUB DR CHEBOYGAN	\$1,800.00
1708	<b>Parcel ID:</b> 051-D01-000-209-00; <b>Legal Description:</b> DUNCAN BAY BOAT CLUB, A CONDOMINIUM, UNIT 209 (SEC 28, T38N,R1W) <b>Comments:</b> Boat Slip Duncan Bay Boat Club Unit 209 Our marina is located conveniently within the Straits of Mackinac, Duncan Bay Boat Club is two miles east of Cheboygan, Michigan, in Duncan Bay, Lake Huron. The east side of the bay is Cheboygan State Park, featuring sand beaches, hiking trails, and a historic lighthouse. We feature direct-to-Lake-Huron access with zero surge or wave action. Duncan Bay carries a minimum of 13-feet depth and our channel is a minimum 8-feet depth. "Yearly Association Fees." <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$289.61	902 BOAT CLUB DR CHEBOYGAN	\$1,800.00
1709	<b>Parcel ID:</b> 051-D01-000-253-00; <b>Legal Description:</b> DUNCAN BAY BOAT CLUB, A CONDOMINIUM, UNIT 253 (SEC 28, T38N,R1W) <b>Comments:</b> Boat Slip Duncan Bay Boat Club, Unit 253 Our marina is located conveniently within the Straits of Mackinac, Duncan Bay Boat Club is two miles east of Cheboygan, Michigan, in Duncan Bay, Lake Huron. The east side of the bay is Cheboygan State Park, featuring sand beaches, hiking trails, and a historic lighthouse. We feature direct-to-Lake-Huron access with zero surge or wave action. Duncan Bay carries a minimum of 13-feet depth and our channel is a minimum 8-feet depth. "Yearly Association Fees." <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$289.61	902 BOAT CLUB DR CHEBOYGAN	\$1,400.00
1710	<b>Parcel ID:</b> 052-P38-009-009-00; <b>Legal Description:</b> PLAT OF R PATTERSON'S FIFTH ADDITION TO THE VILLAGE OF CHEBOYGAN, LOT 16, BLK 9. (SEC 32, T38N,R1W) <b>Summer Tax Due:</b> \$62.88	CHEBOYGAN	\$800.00

1711	<p><b>Parcel ID:</b> 052-W59-020-010-00; <b>Legal Description:</b> WEST DUNCAN, LOT 11, BLK 20. (SEC 32, T38N,R1W) <b>Comments:</b> Fire Damage to home that needs to be demoed. For that reason the county is requiring a performance bond to ensure this is completed. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$25,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. <b>Additional Disclosures:</b> 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$94.78</p>	324 N C ST CHEBOYGAN	\$1,800.00
1712	<p><b>Parcel ID:</b> 054-E14-005-007-00; <b>Legal Description:</b> PLAT OF S HARRIS EMBURY'S FIRST ADDITION TO THE CITY OF CHEBOYGAN, LOT 8, BLK 5. (SEC 36, T38N,R2W)</p> <p><b>Summer Tax Due:</b> \$519.56</p>	243 N WESTERN AVE CHEBOYGAN	\$4,000.00
1713	<p><b>Parcel ID:</b> 054-G19-003-003-00; <b>Legal Description:</b> A M GEROW'S ADDITION TO THE CITY OF CHEBOYGAN, LOT 5, BLK 3. (SEC 31, T38N,R1W)</p> <p><b>Summer Tax Due:</b> \$598.70</p>	199 S WESTERN AVE CHEBOYGAN	\$3,300.00
1714	<p><b>Parcel ID:</b> 054-W56-003-008-00; <b>Legal Description:</b> MAP OF AF WATSON'S FIRST ADDITION TO THE CITY OF CHEBOYGAN, LOT 13, BLK 3. (SEC 36, T38N,R2W)</p> <p><b>Summer Tax Due:</b> \$302.71</p>		\$1,900.00
1715	<p><b>Parcel ID:</b> 091-002-100-011-01; <b>Legal Description:</b> COM N 1/4 COR OF SEC 2, T37N, R2W; TH N 88D W ALG N LINE SD SEC 2 165.00FT TO POB; TH S 4D 46M W PARA WITH 1/4 LI 235.27FT; TH N 88D W 214.68FT; TH N 02D E 235.00FT TO N LI OF SEC 2; TH S 88D E 226.04FT TO POB. <b>Comments:</b> Nice 1/2 Large commercial storage building Woidersky Rd.</p> <p><b>Summer Tax Due:</b> \$173.94</p>		\$1,600.00
1717	<p><b>Parcel ID:</b> 104-030-200-003-00; <b>Legal Description:</b> COM ON THE N LINE OF SEC 30, T 37N R 1 W, 2654.50 FT W OF THE NE COR OF SAID SEC, SAID POB BEING THE 1/4 COR OF SAID SEC 30, TH W ALONG SAID SEC LINE 13 FT TH S AND PAR WITH THE E LINE OF SAID SEC 273 FT, TH E AND PAR WITH N LINE OF SAID SEC, 13 FT, TH N AND PAR WITH THE E LINE OF SAID SEC, 273 FT TO POB SEC 30 T 37N R1W <b>Comments:</b> This is a 13' x 273' strip of land that appears to be partially the road in this area. Not of much use except to a neighbor.</p> <p><b>Summer Tax Due:</b> \$6.93</p>		\$550.00

1720	<p><b>This lot is a "bundle" comprised of 5 parcels</b></p> <p>(1 of 5) <b>Parcel ID:</b> 105-S61-000-001-00; <b>Legal Description:</b> SPORTSMAN SUBDIVISION, LOT 1. (SEC 26, T38N,R1W) <b>Comments:</b> 5 lots in the Sortsman Subdivison very close to Lake Huron <b>Additional Disclosures:</b> (see key for full text)</p> <p>(2 of 5) <b>Parcel ID:</b> 105-S61-000-002-00; <b>Legal Description:</b> SPORTSMAN SUBDIVISION, LOT 2. (SEC 26, T38N,R1W)</p> <p>(3 of 5) <b>Parcel ID:</b> 105-S61-000-003-00; <b>Legal Description:</b> SPORTSMAN SUBDIVISION, LOT 3. (SEC 26, T38N,R1W)</p> <p>(4 of 5) <b>Parcel ID:</b> 105-S61-000-004-00; <b>Legal Description:</b> SPORTSMAN SUBDIVISION, LOT 4. (SEC 26,T38N,R1W)</p> <p>(5 of 5) <b>Parcel ID:</b> 105-S61-000-005-00; <b>Legal Description:</b> SPORTSMAN SUBDIVISION, LOT 5. (SEC 26, T38N,R1W)  <b>Summer Tax Due:</b> \$476.40</p>	<p>4507 CHICKADEE DR CHEBOYGAN;</p> <p>4531 CHICKADEE DR CHEBOYGAN;</p> <p>4545 CHICKADEE DR CHEBOYGAN;</p> <p>4569 CHICKADEE DR CHEBOYGAN;</p> <p>4583 CHICKADEE DR CHEBOYGAN</p>	\$4,800.00
1725	<p><b>Parcel ID:</b> 105-S61-000-041-00; <b>Legal Description:</b> SPORTSMAN SUBDIVISION, LOT 41. (SEC 26,T38N,R1W)  <b>Summer Tax Due:</b> \$95.28</p>	<p>4546 CARDINAL RD CHEBOYGAN</p>	\$950.00
1726	<p><b>Parcel ID:</b> 105-S61-000-047-00; <b>Legal Description:</b> SPORTSMAN SUBDIVISION, LOT 47. (SEC 26,T38N,R1W) <b>Comments:</b> Vacant wooded lot in the Sportman Subdivision. Not far from bundled lot 1720.  <b>Summer Tax Due:</b> \$127.05</p>	<p>13704 ROBIN RD CHEBOYGAN</p>	\$1,100.00
1727	<p><b>Parcel ID:</b> 130-009-400-015-00; <b>Legal Description:</b> COM AT INT S 1/8 LI &amp; E SEC LI SEC 9, NE COR OF GOVT LOT 2; TH W ALG S1/8 LI 240.48 FT TO WLY R/W OLD 27 &amp; POB; TH W ALG SD 1/8 LI 248.6FT TO ELY R/W NEW M-27; TH ALG R/W CURVE CHR D BEARS S 42D 40M W 7.82FT; TH S 1D E 272.09FT TO WLY R/W OLD 27; TH ALG SD R/W CHR D BEARS N 41D 53M 20S E 373.17FT TO POB, PT OF GOVT LOT 2. <b>**AND**</b> S 50FT OF NE1/4 OF SE1/4, SEC 9, T36N,R2W, LYING E OF STRAITS HWY.  <b>Summer Tax Due:</b> \$753.62</p>	<p>4367 N STRAITS HWY CHEBOYGAN</p>	\$3,500.00
1730	<p><b>Parcel ID:</b> 130-N11-004-022-00; <b>Legal Description:</b> NEW.PHEL.VAN ADDITION TO TOPINABEE, LOTS 22, 23 &amp; 24, BLK 4. (SEC 30, T36N,R2W) <b>Comments:</b> No improved road access to this vacant parcel.  <b>Summer Tax Due:</b> \$5.91</p>		\$600.00
1731	<p><b>Parcel ID:</b> 140-011-400-021-00; <b>Legal Description:</b> W1/2 OF E1/2 OF E1/2 OF SW1/4 OF SE1/4, SEC 11, T36N,R1W. <b>Comments:</b> Older small homes in need of a new roof, ceilings are falling in and floors are in bad shape.  <b>Summer Tax Due:</b> \$764.34</p>	<p>4731 LONG LAKE RD CHEBOYGAN</p>	\$4,200.00
1732	<p><b>Parcel ID:</b> 200-036-200-004-00; <b>Legal Description:</b> BEG AT A CEDAR POST ON WLY SI OF WOLVERINE &amp; RONDO RD 846.12FT SELY ALG SD RD AT A CERTAIN 1 1/2" GAS PIPE AT INTERSECTION OF S LI OF E - W RD BETW SECS 25 &amp; 36, T34N,R3W &amp; WLY LI OF SD WOLVERINE &amp; RONDO RDS WHICH LIES ALG MCRR R/W; TH IN A SELY DIRECTION ALG W LI OF WOLVERINE &amp; RONDO RDS 119.30FT M/L TO A DRIVEWAY S OF THE HOUSE ON PREMISES DESC ABOVE; TH SWLY AT R/A &amp; ALG CEN OF DRIVEWAY 149.82FT; TH NWLY AT R/A 119.30FT M/L TO A PTE 149.82FT SWLY AT R/A FROM POB; TH NELY 149.82FT TO POB, PT OF NE 1/4, SEC 36. <b>Comments:</b> Parcel contains a single wide mobile home.  <b>Additional Disclosures:</b> 6; 17 (see key for full text)  <b>Summer Tax Due:</b> \$151.62</p>	<p>11168 S STRAITS HWY WOLVERINE</p>	\$3,500.00
1733	<p><b>Parcel ID:</b> 231-004-400-006-00; <b>Legal Description:</b> COM AT S1/4 COR SEC 4, T34N,R1E; TH E ALG SLY SEC LI 200FT; TH NLY AT R/A TO SEC LI 633FT; TH W AT R/A TO LAST DESC LI 200FT TO N &amp; S 1/4 LI; TH ALG N &amp; S 1/4 LI 633FT TO POB, PT OF SW1/4 OF SE1/4. <b>Comments:</b> Level, dry buildable site just west of Tower. Mostly open. There has probably been a building or two removed here, as there remain pieces and parts. Also about 50 or 60 junk tires, and other goodies embedded in the grass. You'll need to manually de-junk before you can mow this one. 200 feet along the hiway, and 633 feet deep. 2.91 acres more or less.  <b>Summer Tax Due:</b> \$66.32</p>	<p>8541 M-68/33 HWY TOWER</p>	\$1,400.00

1734	<b>Parcel ID:</b> 231-T04-002-001-00; <b>Legal Description:</b> MAP OF TOWER POND SUBDIVISION NO 2, LOTS 1 & 2, BLK 2. (SEC 11, T34N,R1E) <b>Comments:</b> Level, dry triangular parcel just east of the M-68 bridge at Tower. Fronts 400 feet along the road and roughly 500 feet on the river. Has a circle drive that appears to be an unofficial public access site. Parcel is about 100 feet deep at the east boundary and could be buildable depending on setbacks from the river and the road r/o/w. Check with the health department for sanitation/septic requirements. A stunning view here and some great fishing on the Upper Black River! 1.12 acre more or less. Very quiet neighbors across the street. <b>Summer Tax Due:</b> \$28.42	11098 M-68/33 HWY ONAWAY	\$900.00
1735	<b>Parcel ID:</b> 231-V05-007-019-00; <b>Legal Description:</b> PLAT OF THE VILLAGE OF TOWER, LOTS 20 & 19, BLK 7 **AND** NLY 33FT OF ABANDONED PRESQUE ISLE & LITTLE TRAVERSE STATE RD, LYING SELY OF LOTS 19 & 20, BLK 7. (SEC 3, T34N,R1E) <b>Comments:</b> Older one story frame house that was built on some mooshy soil. Over time she has sunk into the muck and now the floors are rolling and weaving, which in turn has affected structural integrity and the roof as well. Floors are caved in. Lots of daylight inside to save on electricity. Corner lot at Davies and M-68/33 in Tower. <b>Additional Disclosures:</b> 36; 41; 34 (see key for full text) <b>Summer Tax Due:</b> \$16.06	6979 DAVIES AVE ONAWAY	\$700.00
1736	<b>Parcel ID:</b> 251-022-200-003-00; <b>Legal Description:</b> COM AT PT 180.12 FT S 0D 6M W ALG EDGE AVE DU-CHALET & 366.6 FT N 87D 48M 15S W ALG N EDGE T-BAR DR FROM SE COR LOT 1 MONT GABRIEL SUB; TH N 87D 48M 15S W 90FT; TH N 2D 11M 45S E 180FT; TH S 87D 48M 15S E 90FT; TH S 2D 11M 45S W 180FT TO POB, PT OF NE1/4, SEC 22, T33N,R2W <b>Summer Tax Due:</b> \$16.57	2094 SKI-VIEW DR WOLVERINE	\$400.00
1737	<b>Parcel ID:</b> 251-023-100-001-25; <b>Legal Description:</b> COM SW COR SEC 23, T33N,R2W; TH N 1D 29M 32S E 1196FT ALG W LI SD SEC TO POB; TH CONT N 1D 29M 32S E 350FT ALG SD W LI; TH S 71D 7M 6S E 1673.18FT; TH S 54D 11M 56S W 195FT; TH S 78D 29M 15S W 181.82FT; TH N 74D 46M 11S W 1301.65FT TO POB, PT OF W1/2. <b>Comments:</b> Unable to get back to property. Lots of locks on gate. <b>Summer Tax Due:</b> \$107.78		\$1,900.00
1738	<b>Parcel ID:</b> 251-023-200-014-00; <b>Legal Description:</b> COM AT PTE 693.52FT S 3D 33M 40S W & 1187.3FT; TH N 87D 6M 26S W & 1807.3FT S 0D 8M 30S W OF NE COR SEC 23, T33N,R2W; TH S 0D 8M 30S W 459.25FT; TH N 89D 54M W 948.49FT TO C/L 66FT RD; TH N 459.25FT ALG C/L; TH S 89D 54M E 949.63FT TO POB. <b>Comments:</b> 9+ wooded acres off Gooseberry Dr! Our inspector mistook this for vacant land while visiting this property, that's how private it is! There does appear to be two small cabins on this property from the aerial view. <b>Summer Tax Due:</b> \$224.39	15501 GOOSEBERRY DR WOLVERINE	\$1,800.00
1739	<b>Parcel ID:</b> 251-G01-000-040-00; <b>Legal Description:</b> GOLFCREST ESTATES SUB, LOT 40. (SEC 21,T33N,R2W) <b>Summer Tax Due:</b> \$28.31	15363 GOLFCREST DR WOLVERINE	\$350.00
1740	<b>Parcel ID:</b> 251-M03-000-032-00; <b>Legal Description:</b> "MONT GABRIEL" SUBDIVISION, LOT 32. (SECS 15&22,T33N,R2W) <b>Comments:</b> Nicely Wooded Vacant Lot <b>Summer Tax Due:</b> \$17.76	15269 WURM RD WOLVERINE	\$750.00
1741	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 251-M03-000-100-00; <b>Legal Description:</b> "MONT GABRIEL" SUBDIVISION, LOT 100. (SECS 15&22,T33N,R2W)  (2 of 2) <b>Parcel ID:</b> 251-M03-000-101-00; <b>Legal Description:</b> "MONT GABRIEL" SUBDIVISION, LOTS 101 & 102. (SECS 15&22,T33N,R2W) <b>Summer Tax Due:</b> \$48.55	15157 AVENUE DU CHALET WOLVERINE;  WOLVERINE	\$1,700.00
1743	<b>Parcel ID:</b> 251-T09-000-075-00; <b>Legal Description:</b> TIMBER LINE ESTATES SUBDIVISION, LOT 75. (SECS 23&26,T33N,R2W) <b>Summer Tax Due:</b> \$17.51	16709 TIMBER LINE DR WOLVERINE	\$750.00
1744	<b>Parcel ID:</b> 251-W13-000-025-00; <b>Legal Description:</b> WILDWOOD HILLS SUBDIVISION, LOTS 25 & 26. (SEC 22, T33N,R2W) <b>Summer Tax Due:</b> \$22.50	15485 WURM RD WOLVERINE	\$800.00
1745	<b>Parcel ID:</b> 251-W23-000-219-00; <b>Legal Description:</b> WILDWOOD VALLEY SUBDIVISION NO 2, LOT 219. (SECS 21&22, T33N,R2W) <b>Comments:</b> Vacant lot fronting on Wildwood Lake off Lakeview Dr. <b>Summer Tax Due:</b> \$228.61	15436 LAKEVIEW DR WOLVERINE	\$4,200.00

1746	<b>Parcel ID:</b> 253-007-100-011-00; <b>Legal Description:</b> COM AT A STK AT THE INT OF THE W 1/8 LI OF SEC 7 WITH N LI OF STURGEON RIVER ROAD, TH N ON SD 1/8 LI 162FT, TH SLY 117FT TO A PT ON SD RD 106FT NELY FROM POB; TH SWLY ALG SD RD TO POB, SEC 7, T33N,R2W <b>Summer Tax Due:</b> \$69.28	13124 S STRAITS HWY WOLVERINE	\$1,100.00
1747	<b>Parcel ID:</b> 140-P13-000-042-01; <b>Legal Description:</b> PEN-O-SHA-LAKE SUB NO 1 LOT 44 & PT OF LOTS 45 & 46 DESC AS: BEG AT SW COR OF LOT 45; TH S 42D E 80FT; TH NELY TO A PTE 47FT NWLY FROM THE NE COR OF LOT 45 ON A BEARING N 42D W FROM NE COR OF LOT 45; TH CONT N 42D W 100.60FT TO NW COR OF LOT 45; TH S 62D 56M W 155.24FT TO POB. (SECS 2&11 T36NR1W) <b>Summer Tax Due:</b> TBA	4964 HIAWATHA DR	\$650.00
1748	<b>Parcel ID:</b> 140-001-100-009-00; <b>Legal Description:</b> BEG NE COR GOVT LOT 7 SEC 1 T36NR1W; TH N 81D 13M 33S W 231.58FT TO ELY R/W SOUTH RIVER RD; TH S 47D 22M 40S E 308.8FT; TH N 0D 32M 30S E 173.79FT TO POB. <b>Summer Tax Due:</b> TBA	SOUTH RIVER RD	\$450.00
1749	<b>Parcel ID:</b> 054-P39-003-001-10; <b>Legal Description:</b> SUPERVISOR J M PENNELL'S FIRST ADDITION TO THE CITY OF CHEBOYGAN LOTS 1 2 11 & 12 BLK 3. (SEC 31 T38NR1W) **AND** A STRIP OFF S OF LOT 42 ORIGINAL PLAT OF CHEBOYGAN 2FT WIDE FRONT & 12FT WIDE REAR. (SEC 32 T38NR1W) <b>Comments:</b> Empty parcel in downtown Cheboygan. <b>Summer Tax Due:</b> TBA	417 N MAIN ST	\$35,500.00
9991737	<b>Parcel ID:</b> 251-023-100-001-25; <b>Legal Description:</b> COM SW COR SEC 23, T33N,R2W; TH N 1D 29M 32S E 1196FT ALG W LI SD SEC TO POB; TH CONT N 1D 29M 32S E 350FT ALG SD W LI; TH S 71D 7M 6S E 1673.18FT; TH S 54D 11M 56S W 195FT; TH S 78D 29M 15S W 181.82FT; TH N 74D 46M 11S W 1301.65FT TO POB, PT OF W1/2. <b>Comments:</b> Unable to get back to property. Lots of locks on gate. <b>Summer Tax Due:</b> TBA		\$1,900.00
9991738	<b>Parcel ID:</b> 251-023-200-014-00; <b>Legal Description:</b> COM AT PTE 693.52FT S 3D 33M 40S W & 1187.3FT; TH N 87D 6M 26S W & 1807.3FT S 0D 8M 30S W OF NE COR SEC 23, T33N,R2W; TH S 0D 8M 30S W 459.25FT; TH N 89D 54M W 948.49FT TO C/L 66FT RD; TH N 459.25FT ALG C/L; TH S 89D 54M E 949.63FT TO POB. <b>Comments:</b> 9+ wooded acres off Gooseberry Dr! Our inspector mistook this for vacant land while visiting this property, that's how private it is! There does appear to be two small cabins on this property from the aerial view. <b>Summer Tax Due:</b> TBA	15501 GOOSEBERRY DR WOLVERINE	\$1,800.00

## Crawford

Lot #	Lot Information	Address	Min. Bid
6900	<b>Parcel ID:</b> 010-12-019-03-140-00; <b>Legal Description:</b> T28N R1W SEC 19 COMM SW/COR OF SW/4 OF NE/4 SEC 19; TH W 92FT; TH NELY TO POB 925FT; TH NWLY 66FT; TH NELY 213.38FT; TH SELY 66FT; TH SWLY TO POB 213.38FT CONT .32 AC ML <b>Comments:</b> No road access to parcel, located behind another parcel. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$27.68	E COUNTY RD 612 GRAYLING MI	\$550.00
6901	<b>Parcel ID:</b> 010-12-019-13-160-00; <b>Legal Description:</b> COMM NE/COR OF NE/4 OF SE/4 SEC 19 TH S TO POB 475' TH S 60' TH W 218' TH N 60' TH E 218' TO POB CONT .30 AC ML <b>Comments:</b> Lightly wooded parcel <b>Summer Tax Due:</b> \$11.75	LOVELLS RD / DUBY DR GRAYLING MI	\$450.00
6902	<b>Parcel ID:</b> 010-14-151-00-033-00; <b>Legal Description:</b> LOT 33 CREEKVIEW #2 <b>Comments:</b> Level terrain. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.63	WYNNEWOOD RD GRAYLING MI	\$500.00
6903	<b>Parcel ID:</b> 010-14-151-00-043-00; <b>Legal Description:</b> LOT 43 CREEKVIEW #2 <b>Comments:</b> Semi wooded gently sloping parcel. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.63	WYNNEWOOD RD GRAYLING MI	\$500.00
6904	<b>Parcel ID:</b> 010-14-151-00-093-00; <b>Legal Description:</b> LOT 93 CREEKVIEW #2 <b>Comments:</b> Semi wooded parcel with grade higher than road. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.63	LOVELLS RD GRAYLING MI	\$500.00
6905	<b>Parcel ID:</b> 010-14-401-00-291-00; <b>Legal Description:</b> LOT 291 NORTHERN HTS. #2 <b>Comments:</b> Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.63	TIMBERLANE TRL GRAYLING MI	\$500.00
6906	<b>Parcel ID:</b> 010-14-401-00-327-00; <b>Legal Description:</b> LOT 327 NORTHERN HTS. #2 <b>Comments:</b> Wooded parcel with downed trees. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Association Dues are \$185.00 a year. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.63	TIMBERLANE TRL GRAYLING MI	\$500.00
6907	<b>Parcel ID:</b> 010-14-401-00-361-00; <b>Legal Description:</b> LOT 361 NORTHERN HTS. #2 <b>Comments:</b> semi wooded parcel. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.63	10875 E NORTH DOWN RIVER RD RD GRAYLING MI	\$500.00

6908	<b>Parcel ID:</b> 010-14-800-000-019-00; <b>Legal Description:</b> LOT 19 WARBLER'S HIDEAWAY <b>Comments:</b> Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$15.13	SOUTH BIG CREEK RD GRAYLING MI	\$550.00
6909	<b>Parcel ID:</b> 010-14-800-00-034-00; <b>Legal Description:</b> LOT 34 WARBLER'S HIDEAWAY <b>Comments:</b> Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$15.20	SOUTH BIG CREEK RD GRAYLING MI	\$500.00
6910	<b>Parcel ID:</b> 010-14-800-00-165-00; <b>Legal Description:</b> LOT 165 WARBLER'S HIDEAWAY <b>Comments:</b> Vacant parcel with downed trees and new growth. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$10.70	BERGHOF DR GRAYLING MI	\$450.00
6911	<b>This lot is a "bundle" comprised of 2 parcels</b>  <i>(1 of 2)</i> <b>Parcel ID:</b> 010-14-800-00-187-00; <b>Legal Description:</b> LOT 187 WARBLER'S HIDEAWAY <b>Comments:</b> Vacant lots 187 & 188 Warblers Hideaway. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. <b>Additional Disclosures:</b> 16 (see key for full text)  <i>(2 of 2)</i> <b>Parcel ID:</b> 010-14-800-00-188-00; <b>Legal Description:</b> LOT 188 WARBLER'S HIDEAWAY <b>Summer Tax Due:</b> \$33.28	MORLEY RD GRAYLING MI;  MORLEY RD GRAYLING MI	\$950.00
6913	<b>Parcel ID:</b> 010-14-801-00-243-00; <b>Legal Description:</b> LOTS 243 & 244 WARBLER'S #2 <b>Comments:</b> Semi wooded parcel between two homes. Warblers Hideaway consists of 920 acres, over 400 of which consists of Common Property for the use of all members. The property encompasses the East and West Branches of Big Creek. We are surrounded by Kirtland Warblers habitat, with fishing on premises and North Branch of the Au Sable just down the road within a mile. Our 45 unit campground is open to the public. Yearly Association Fees are \$185.00. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$45.29	ALPINE DR GRAYLING MI	\$650.00
6914	<b>This lot is a "bundle" comprised of 5 parcels</b>  <i>(1 of 5)</i> <b>Parcel ID:</b> 020-075-000-002-00; <b>Legal Description:</b> LOT #2 TWIN PEAKS SUB #1 <b>Comments:</b> Vacant lots 2-6 Twin Peaks Subdivison. Grade is higher than road, nicely wooded. <b>Additional Disclosures:</b> (see key for full text)  <i>(2 of 5)</i> <b>Parcel ID:</b> 020-075-000-003-00; <b>Legal Description:</b> TWIN PEAKS #1: LOT #3  <i>(3 of 5)</i> <b>Parcel ID:</b> 020-075-000-004-00; <b>Legal Description:</b> TWIN PEAKES #1: LOT #4  <i>(4 of 5)</i> <b>Parcel ID:</b> 020-075-000-005-00; <b>Legal Description:</b> TWIN PEAKES #1: LOT #5  <i>(5 of 5)</i> <b>Parcel ID:</b> 020-075-000-006-00; <b>Legal Description:</b> TWIN PEAKES #1: LOT #6 <b>Summer Tax Due:</b> \$214.00	WAYLAND DR;  WAYLAND DR;  WAYLAND DR;  WAYLAND DR	\$3,300.00
6919	<b>This lot is a "bundle" comprised of 2 parcels</b>  <i>(1 of 2)</i> <b>Parcel ID:</b> 020-075-000-021-00; <b>Legal Description:</b> TWIN PEAKES #1: LOT #21 <b>Comments:</b> Lots 21&22, Wooded parcel, terrian about road, slightly uneven.  <i>(2 of 2)</i> <b>Parcel ID:</b> 020-075-000-022-00; <b>Legal Description:</b> TWIN PEAKES #1: LOT #22 <b>Summer Tax Due:</b> \$73.92	WAYLAND DR;  WAYLAND DR	\$1,200.00

6921	<b>Parcel ID:</b> 020-075-000-027-00; <b>Legal Description:</b> TWIN PEAKES #1: LOT #27 <b>Summer Tax Due:</b> \$38.92	WAYLAND DR / N DONNYBROOK	\$600.00
6922	<b>Parcel ID:</b> 020-075-000-088-00; <b>Legal Description:</b> TWIN PEAKES # 1: LOT # 88 <b>Summer Tax Due:</b> \$42.80	NORTH DONNYBROOK	\$500.00
6923	<b>Parcel ID:</b> 020-075-000-146-00; <b>Legal Description:</b> LOT NO. 146 TWIN PEAKES #1. <b>Additional Disclosures:</b> 40 (see key for full text) <b>Summer Tax Due:</b> \$35.00	MAPLE FOREST DRIVE	\$600.00
6924	<b>Parcel ID:</b> 020-100-000-252-02; <b>Legal Description:</b> T28N R3W SEC 18 UPPNORTHE #3 LOT 252 <b>Comments:</b> Wooded parcel, terrain lower than road. <b>Summer Tax Due:</b> \$46.70	LINDEWOOD LN	\$600.00
6925	<b>Parcel ID:</b> 020-100-000-321-00; <b>Legal Description:</b> LOT 321 UPPNORTHE NO. 3. <b>Comments:</b> Nicely wooded parcel, uneven terrain gradual slope <b>Summer Tax Due:</b> \$49.80	FOXCROFT	\$600.00
6926	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 032-101-000-002-00; <b>Legal Description:</b> LOT 2 OF UPP NORTHE SUB #1 <b>Comments:</b> Front half of parcel lower than road, once used for a camp sight.  (2 of 2) <b>Parcel ID:</b> 032-101-000-003-00; <b>Legal Description:</b> LOT 3 OF UPP NORTHE SUB #1 <b>Summer Tax Due:</b> \$59.57	N UPPNORTHE DR;  6652 UPPNORTHE DR FREDERIC MI	\$1,300.00
6928	<b>Parcel ID:</b> 032-101-000-072-00; <b>Legal Description:</b> LOT 72 OF UPP NORTHE SUB #1 <b>Summer Tax Due:</b> \$52.81	BIRCH LN	\$750.00
6929	<b>Parcel ID:</b> 032-102-000-125-00; <b>Legal Description:</b> LOT 125 OF UPP NORTH SUB #2 <b>Summer Tax Due:</b> \$33.51	TWIN PEAKS RD	\$600.00
6930	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 032-102-000-139-00; <b>Legal Description:</b> LOT 139 OF UPP NORTHE SUB #2. <b>Comments:</b> Nicely wooded hillside parcels. <b>Additional Disclosures:</b> 40 (see key for full text)  (2 of 2) <b>Parcel ID:</b> 032-102-000-140-00; <b>Legal Description:</b> LOT 140 OF UPP NORTHE SUB #2. <b>Summer Tax Due:</b> \$85.69	BEECHWOOD LN;  BEECHWOOD LN	\$1,300.00
6932	<b>Parcel ID:</b> 032-102-000-224-00; <b>Legal Description:</b> LOT 224 OF UPPNORTHE SUB #2. <b>Summer Tax Due:</b> \$26.06	BRADFORD DR / MAPLE FOREST DR	\$650.00
6933	<b>Parcel ID:</b> 032-119-000-154-00; <b>Legal Description:</b> LOT NO. 154 TWIN PEAKES #1. <b>Comments:</b> Nicely wooded slight uneven ground. <b>Additional Disclosures:</b> 40 (see key for full text) <b>Summer Tax Due:</b> \$29.79	MAPLE FOREST DR	\$650.00
6934	<b>Parcel ID:</b> 040-41-006-16-020-00; <b>Legal Description:</b> COMM. AT A POINT WHERE EAST LINE OF GRAYLING CEMETARY INTERSECTS SOUTH LINETH N 208 FT. TH E 310 FT TO POB TH E 150 FT S 208 FT. W 150 FEET AND NORTH 208 FEET TO POB. OF SEC 6 T26N R3W <b>Comments:</b> BUILDING REMOVED, Vacant lot north of Grayling. <b>Summer Tax Due:</b> \$69.11	1101 W NORTH DOWN RIVER RD GRAYLING MI	\$2,000.00
6935	<b>Parcel ID:</b> 040-43-033-15-020-03; <b>Legal Description:</b> COMM AT THE S1/4 COR OF SEC 33 T27N R2W TH EAST 60 FT FOR A POB TH NORTH 425FT TH EAST 270 FT TH SOUTH 425 FT TH WEST 270 FT TO POB. CONT 2.63 ACRES <b>Comments:</b> CEMENT PAD, Main highway just east of Grayling. <b>Additional Disclosures:</b> 62 (see key for full text) <b>Summer Tax Due:</b> \$410.02	2489 E NORTH DOWN RIVER RD GRAYLING MI	\$2,500.00
6936	<b>Parcel ID:</b> 040-45-200-03-002-00; <b>Legal Description:</b> W 60 FT OF LOT 2 BLK 3 BRINK S PARK SEC 8 T26N R3W <b>Comments:</b> This property will be cleaned up and the mobile demolished just before or at time of sale. This parcel will be sold as an empty lot. <b>Summer Tax Due:</b> \$257.17	506 DATE ST GRAYLING MI	\$1,900.00
6937	<b>Parcel ID:</b> 050-020-013-035-00; <b>Legal Description:</b> PART OF SE 1/4 OF SEC 20 T25N R3W TH N 2 AC M/L N OF I-75 NE/4 OF NW/4 SE/4 <b>Comments:</b> No road access to this parcel, which abuts I-75 ... it is roughly 2 acres in size, subject to the right-of-way of the freeway. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$40.98	(Adjacent to) I-75	\$600.00

6938	<b>Parcel ID:</b> 051-002-013-020-08; <b>Legal Description:</b> COMM AT THE EAST 1/4 CORNER OF SECTION 2 T25N R4W BEAVER CREEK TH S 0 DEG 50MIN 00SEC W 1315.97 FT ALONG THE E LINE OF SAID SEC 2 AND THE CENTER LINE OF KING ROAD; TH S 89DEG 30MIN 33 SEC W 915.50 FT ALONG THE 1/8 LINE OF SAID SECTION 2 TO THE POB; TH CONT S 89DEG 30MIN 33 SEC W 374.57 FT; TH N00 DEG 50 MIN 00 SEC E 691.81 FT TH N 89 DEG 37 MIN 54 SEC E 374.66 FT; TH S 00 DEG 49 MIN 56 SEC W 691.00 FT TO THE POB BEING A PART OF THE N 1/2 OF THE SE 1/4. 4.2 ACRES <b>Comments:</b> HOUSE AND GARAGE. Newer mobile home in the woods, with nice pole barn and other small out buildings. House will need a little work on the inside, fixing wallboard. And some other minor repairs. <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$1,398.43	7197 EQUESTRIAN TRAIL GRAYLING MI	\$3,700.00
6939	<b>Parcel ID:</b> 052-500-000-033-00; <b>Legal Description:</b> LOT 33 AND N 1/2 OF LOT 32 OF HOLIDAY HEIGHTS SUB. <b>Comments:</b> Close to Higgins Lake and I-75 <b>Summer Tax Due:</b> \$149.09	BARIC DRIVE ROSCOMMON MI	\$1,200.00
6940	<b>Parcel ID:</b> 052-600-000-013-00; <b>Legal Description:</b> LOT 13 ROY-L ESTATES <b>Comments:</b> Wooded level parcel suited for development. <b>Summer Tax Due:</b> \$102.17	W LOVES DRIVE ROSCOMMON MI	\$600.00
6941	<b>Parcel ID:</b> 061-020-010-040-00; <b>Legal Description:</b> PARCEL B: THE E 335 FT OF THE W 670 FT OF THE N 1/2 OF THE SW 1/4 SEC 20 T25N R1W. 10.02 ACRES. EASEMENT FOR ELECTRIC FACILITIES L724 P149. <b>Comments:</b> 10+ Acres, appears to have burned at one time, lots of new growth. Easement for electrical facilities. <b>Additional Disclosures:</b> 30 (see key for full text) <b>Summer Tax Due:</b> \$85.98	HICKEY CREEK RD ROSCOMMON MI	\$1,900.00
6942	<b>Parcel ID:</b> 064-161-000-040-00; <b>Legal Description:</b> LOT 40 BER-MAR WOODS NO. 2. <b>Comments:</b> MOBILE TO BE REMOVED <b>Additional Disclosures:</b> 62 (see key for full text) <b>Summer Tax Due:</b> \$81.10	112 DEWBERRY LANE ROSCOMMON MI	\$1,600.00
6943	<b>Parcel ID:</b> 064-400-000-155-00; <b>Legal Description:</b> LOT 155 INDIAN GLENS OF THE AU SABLE UNIT NUMBER TWO. <b>Comments:</b> Semi wooded parcel. <b>Summer Tax Due:</b> \$19.79	TANGLEWOOD DR ROSCOMMON MI	\$600.00
6944	<b>Parcel ID:</b> 064-400-000-631-00; <b>Legal Description:</b> LOT 631 INDIAN GLENS OF THE AU SABLE NO. 6. <b>Comments:</b> Wooded parcel, slightly uneven. <b>Summer Tax Due:</b> \$33.40	E CAL MURRAY TRL	\$900.00
6945	<b>Parcel ID:</b> 064-400-000-750-00; <b>Legal Description:</b> LOT 750 INDIAN GLENS OF THE AU SABLE NO. 6. <b>Summer Tax Due:</b> \$9.89	WAGNER LN ROSCOMMON MI	\$550.00

# Oscoda

Lot #	Lot Information	Address	Min. Bid
5600	<b>Parcel ID:</b> 001-301-004-00; <b>Legal Description:</b> T26N R2E SEC 01- W 10 RDS OF E 42 RDS OF N 16 RDS OF NE 1/4 OF NE 1/4. 1 A. <b>Comments:</b> 1930ish Cape cod. Has 2 car detached garage and a ton of personal property inside and out . Walking distance to downtown Mio. Not in bad condition overall <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$552.54	53 CHERRY CREEK ROAD MIO	\$2,000.00
5601	<b>Parcel ID:</b> 001-301-050-00; <b>Legal Description:</b> T26N R2E SEC 01 - E 4 RDS OF W 36 RDS OF S 1/4 OF SW 1/4 OF NE 1/4. 0.50 A. <b>Comments:</b> Old Vertical log cabin that we could not go inside because roof issues. Appears to also have foundation issues. Nicely wooded lot. Old single wide in rear is waiting for the scrap yard <b>Additional Disclosures:</b> 34; 5; 17; 36 (see key for full text) <b>Summer Tax Due:</b> \$451.80	198 POPPS ROAD MIO	\$2,300.00
5602	<b>Parcel ID:</b> 001-316-008-10; <b>Legal Description:</b> T26N R2E SEC 16 - SW 1/4 OF NW 1/4 EXC N 100', EXC E 270' OF S 1224.93', EXC W 876.4' OF E 1146.4' OF S 1158.93', EXC S 650' OF N 750' OF W 100'. 4.45 A. MOL <b>Comments:</b> Needs attention to roof issues asap. Has newer windows and siding . Newer well and 2 car garage. Nice pond at rear of property <b>Additional Disclosures:</b> 5; 21 (see key for full text) <b>Summer Tax Due:</b> \$1,100.04	1970 RYNO ROAD LUZERNE	\$5,600.00
5603	<b>Parcel ID:</b> 001-318-014-00; <b>Legal Description:</b> T26N R2E SEC 18 - S 12 RDS OF W 220' OF E 1/2 OF SW 1/4 OF SE 1/4 OF NE 1/4. 1 A. <b>Comments:</b> Large Biltmore ranch with detached garage. Garage is a man cave or workshop waiting to happen with its's own fuse ceiling furnace . House has soon to be roof issues but is solid. 1 acre parcel <b>Additional Disclosures:</b> 66; 21 (see key for full text) <b>Summer Tax Due:</b> \$292.93	2596 GORTON ROAD LUZERNE	\$1,800.00
5604	<b>Parcel ID:</b> 001-490-007-55; <b>Legal Description:</b> T26N R2E SEC 02 - LOST CREEK CLUB LOTS 18, 19, & 20 BLK 7. <b>Comments:</b> Cement block construction with new metal roof. 3 LOTS close to lakes Fireplace and new electrical service <b>Additional Disclosures:</b> 50 (see key for full text) <b>Summer Tax Due:</b> \$305.14	661 AHDEEKS TRAIL MIO	\$2,200.00
5605	<b>Parcel ID:</b> 001-490-007-60; <b>Legal Description:</b> T26N R2E SEC 02 - LOST CREEK CLUB LOT 21 BLK 7. <b>Comments:</b> Might make a good weekend camping lot <b>Summer Tax Due:</b> \$21.88	670 AHDEEKS TRAIL MIO	\$500.00
5606	<b>Parcel ID:</b> 001-545-002-12; <b>Legal Description:</b> T26N R2E SEC 13 - DEYARMONDS FIRST ADD TO MIO LOT 5 OF BLOCK 2 <b>Comments:</b> Might be time to start over. Older single wide filled with trash and personal property <b>Additional Disclosures:</b> 21; 66; 17 (see key for full text) <b>Summer Tax Due:</b> \$117.85	416 VINE STREET MIO	\$2,500.00
5607	<b>Parcel ID:</b> 001-552-004-00; <b>Legal Description:</b> T26N R2E SEC 13 - SUPERVISORS SECOND ADD TO MIO E 100' OF W 171' OF LOT 4 & W 100' OF E 140' OF N 40' OF LOT 5. <b>Comments:</b> Level lot that used to have structure <b>Summer Tax Due:</b> \$62.96	603 10TH STREET MIO	\$1,100.00
5608	<b>Parcel ID:</b> 003-014-075-50; <b>Legal Description:</b> T27N R3E SEC 14 - LD BEG 445.5' N & 165' E OF SW COR OF SW 1/4 OF SW 1/4, TH N 64', E 3', N 68' E 207' M/L, S 17', W 56'M/L, S 115', W 151 TO POB. .47A M/L <b>Comments:</b> Right behind the Habitat for Humanity in Downtown . When you get past the trash the structure seems to be solid. Front entry addition and newer roof and some windows <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$89.92	2024 STUTESMAN FAIRVIEW	\$1,100.00
5609	<b>Parcel ID:</b> 003-250-109-00; <b>Legal Description:</b> T27N R3E SEC 18 - SMITH LAKE HEIGHTS LOT 109. <b>Additional Disclosures:</b> 16; 49 (see key for full text) <b>Summer Tax Due:</b> \$11.98	BUNNY DRIVE MIO	\$550.00
5610	<b>Parcel ID:</b> 004-113-018-00; <b>Legal Description:</b> T28N R2E SEC 13 - E 109' OF W 297' OF S 160 OF SE 1/4 SE 1/4. .40 A. <b>Comments:</b> Clean for a day and spend that same night in your new get away place. Oh i forgot, bring your Quad to ride the trails <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$70.04	102 OAK LAKE ROAD MIO	\$1,300.00
5612	<b>Parcel ID:</b> 005-700-070-00; <b>Legal Description:</b> T28N R1E SEC 12 - WOODLAND MANOR LOT 70. <b>Comments:</b> apx. 30' travel trailer with stick built addition. Newer well, steel roof and windows. Store your toys in the carport or shed. <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$526.39	3412 HAVENWOOD DRIVE LEWISTON	\$2,900.00

5613	<b>Parcel ID:</b> 005-725-022-00; <b>Legal Description:</b> T28N R1E SEC 12 - VALLEYWOOD EST. LOT 22. <b>Comments:</b> Level lot on paved road appears in the past to have had structure <b>Summer Tax Due:</b> \$45.27	3297 PINERIDGE DRIVE LEWISTON	\$600.00
5614	<b>Parcel ID:</b> 005-725-116-00; <b>Legal Description:</b> T28N R1E SEC 12 - VALLEYWOOD EST. LOT 116. <b>Comments:</b> Get past the trash and you might have something to work with . Rural subdivision with neighbors <b>Additional Disclosures:</b> 17; 21 (see key for full text) <b>Summer Tax Due:</b> \$105.67	5429 EDGEWOOD DRIVE LEWISTON	\$1,000.00
5615	<b>Parcel ID:</b> 005-781-043-00; <b>Legal Description:</b> T28N R1E SEC 23 - GARLAND NORTH ESTATES II, LOT 43. <b>Comments:</b> Gated site condo <b>Additional Disclosures:</b> 68; 16 (see key for full text) <b>Summer Tax Due:</b> \$198.20		\$1,400.00
5616	<b>Parcel ID:</b> 005-781-045-00; <b>Legal Description:</b> T28N R1E SEC 23 - GARLAND NORTH ESTATES II, LOT 45. <b>Comments:</b> Gated site condo <b>Additional Disclosures:</b> 16; 68 (see key for full text) <b>Summer Tax Due:</b> \$194.96		\$1,300.00
5617	<b>Parcel ID:</b> 005-792-068-00; <b>Legal Description:</b> T28N R1E SEC 22 - LOT 68 GARLAND WOODLANDS <b>Comments:</b> Undeveloped site condo with no road <b>Additional Disclosures:</b> 8; 68; 16 (see key for full text) <b>Summer Tax Due:</b> \$85.61		\$800.00
5618	<b>Parcel ID:</b> 006-019-029-00; <b>Legal Description:</b> T25N R3E SEC 19 - S 1/4 OF N 1/2 OF SW 1/4 OF NW 1/4 EXC, A PARC BEG 672.77' N OF W 1/4 COR OF SEC 19, TH N 120', E 438', S 120', W 438' TO POB.- 3.25 A <b>Comments:</b> Level lot with some small trees. Just outside of Rose City. <b>Summer Tax Due:</b> \$90.88	4661 MT TOM ROAD ROSE CITY	\$650.00
5619	<b>Parcel ID:</b> 006-502-007-50; <b>Legal Description:</b> T26N R3E SEC 18- LOT 7 & TH E 60' OF LOT 6 BLK 2 OF BISSLAND & BARNUM 4TH ADD TOVILL OF MIO 1 <b>Comments:</b> Needs attention on roof asap. Large 2 bedroom, 1st floor laundry, fireplace and attached garage on oversized lot <b>Additional Disclosures:</b> 21; 5 (see key for full text) <b>Summer Tax Due:</b> \$797.31	640 11TH STREET MIO	\$3,200.00
5620	<p><b>This lot is a "bundle" comprised of 24 parcels</b></p> <p><i>(1 of 24)</i> <b>Parcel ID:</b> 005-783-093-00; <b>Legal Description:</b> T28N R1E Sec 23 - Garland South Estates Lot 93. <b>Comments:</b> This is a bundle of properties in the Garland Resort family that are left over from previous year auctions. Please be aware that the purchaser is responsible for any and all association dues on these properties. Buyers should research thoroughly to determine the cost of yearly dues prior to bidding. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><i>(2 of 24)</i> <b>Parcel ID:</b> 005-787-026-00; <b>Legal Description:</b> T28N R1E Sec 16 - Lot 26 Garland Woods on the Fountains Golf Course III</p> <p><i>(3 of 24)</i> <b>Parcel ID:</b> 005-787-031-00; <b>Legal Description:</b> T28N R1E Sec 16 - Lot 31 Garland Woods on the Fountains Golf Course III</p> <p><i>(4 of 24)</i> <b>Parcel ID:</b> 005-787-041-00; <b>Legal Description:</b> T28N R1E Sec 16 - Lot 41 Garland Woods on the Fountains Golf Course III</p> <p><i>(5 of 24)</i> <b>Parcel ID:</b> 005-787-049-00; <b>Legal Description:</b> T28N R1E Sec 16 - Lot 49 Garland Woods on the Fountains Golf Course III</p> <p><i>(6 of 24)</i> <b>Parcel ID:</b> 005-788-034-00; <b>Legal Description:</b> T28N R1E Sec 16 - Unit 34 of Garland Woods on the Fountains Golf Course IV</p> <p><i>(7 of 24)</i> <b>Parcel ID:</b> 005-788-066-00; <b>Legal Description:</b> T28N R1E Sec 16 - Unit 66 of Garland Woods on the Fountains Golf Course IV</p> <p><i>(8 of 24)</i> <b>Parcel ID:</b> 005-788-069-00; <b>Legal Description:</b> T28N R1E SEC 16 - UNIT 69 OF GARLAND WOODS ON THE FOUNTAINS GOLF COURSE IV.</p> <p><i>(9 of 24)</i> <b>Parcel ID:</b> 005-788-072-00; <b>Legal Description:</b> T28N R1E Sec 16 - Unit 72 of Garland Woods on the Fountains Golf Course IV</p> <p><i>(10 of 24)</i> <b>Parcel ID:</b> 005-788-117-00; <b>Legal Description:</b> T28N R1E Sec 16 - Unit 117 of Garland Woods on the Fountains Golf Course IV</p>		\$21,000.00

	<p>(11 of 24) <b>Parcel ID:</b> 005-788-122-00; <b>Legal Description:</b> T28N R1E Sec 16 - Unit 122 of Garland Woods on the Fountains Golf Course IV</p> <p>(12 of 24) <b>Parcel ID:</b> 005-788-133-00; <b>Legal Description:</b> T28N R1E Sec 16 - Unit 133 of Garland Woods on the Fountains Golf Course IV</p> <p>(13 of 24) <b>Parcel ID:</b> 005-788-176-00; <b>Legal Description:</b> T28N R1E Sec 16 - Unit 176 of Garland Woods on the Fountains Golf Course IV</p> <p>(14 of 24) <b>Parcel ID:</b> 005-788-181-00; <b>Legal Description:</b> T28N R1E Sec 16 - Unit 181 of Garland Woods on the Fountains Golf Course IV</p> <p>(15 of 24) <b>Parcel ID:</b> 005-792-001-00; <b>Legal Description:</b> T28N R1E Sec 22 - Lot 1 Garland Woodlands</p> <p>(16 of 24) <b>Parcel ID:</b> 005-792-007-00; <b>Legal Description:</b> T28N R1E Sec 22 - Lot 7 Garland Woodlands</p> <p>(17 of 24) <b>Parcel ID:</b> 005-792-010-00; <b>Legal Description:</b> T28N R1E Sec 22 - Lot 10 Garland Woodlands</p> <p>(18 of 24) <b>Parcel ID:</b> 005-792-059-00; <b>Legal Description:</b> T28N R1E Sec 22 - Lot 59 Garland Woodlands 2005</p> <p>(19 of 24) <b>Parcel ID:</b> 005-792-107-00; <b>Legal Description:</b> T28N R1E Sec 22 - Lot 107 Garland Woodlands</p> <p>(20 of 24) <b>Parcel ID:</b> 005-800-098-00; <b>Legal Description:</b> T28N R1E Sec 22 - Lot 98 Garland Summerwood Ridge 2006</p> <p>(21 of 24) <b>Parcel ID:</b> 005-800-100-00; <b>Legal Description:</b> T28N R1E Sec 22 - Lot 100 Garland Summerwood Ridge</p> <p>(22 of 24) <b>Parcel ID:</b> 005-800-201-00; <b>Legal Description:</b> T28N R1E Sec 22 - Lot 201 Garland Summerwood Ridge</p> <p>(23 of 24) <b>Parcel ID:</b> 005-800-274-00; <b>Legal Description:</b> T28N R1E Sec 22 - Lot 274 Garland Summerwood Ridge</p> <p>(24 of 24) <b>Parcel ID:</b> 005-800-321-00; <b>Legal Description:</b> T28N R1E Sec 22 - Lot 321 Garland Summerwood Ridge</p> <p><b>Summer Tax Due:</b> TBA</p>		
9995603	<p><b>Parcel ID:</b> 001-318-014-00; <b>Legal Description:</b> T26N R2E SEC 18 - S 12 RDS OF W 220' OF E 1/2 OF SW 1/4 OF SE 1/4 OF NE 1/4. 1 A. <b>Comments:</b> Large Biltmore ranch with detached garage. Garage is a man cave or workshop waiting to happen with its's own fuse ceiling furnace . House has soon to be roof issues but is solid. 1 acre parcel <b>Additional Disclosures:</b> 66; 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$292.93</p>	2596 GORTON ROAD LUZERNE	\$1,800.00

# Otsego

Lot #	Lot Information	Address	Min. Bid
5700	<b>Parcel ID:</b> 011-200-000-009-00; <b>Legal Description:</b> LOT 9. CHEROMANCHE SHORES. <b>Comments:</b> Vacant Lot in Gaylord <b>Summer Tax Due:</b> \$8.49	GAYLORD	\$550.00
5701	<b>Parcel ID:</b> 011-520-000-709-00; <b>Legal Description:</b> LOT 709. MICHAYWE NO. 3 <b>Comments:</b> Vacant Lot in Michaywe Association Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Summer Tax Due:</b> \$6.76	ALGONQUIN RD GAYLORD	\$550.00
5702	<b>Parcel ID:</b> 011-520-000-756-00; <b>Legal Description:</b> LOT 756. MICHAYWE NO. 3 <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$6.76	GAYLORD	\$550.00
5703	<b>Parcel ID:</b> 011-520-000-852-00; <b>Legal Description:</b> LOT 852. MICHAYWE NO. 3 <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$6.76	ALGONQUIN RD GAYLORD	\$100.00
5704	<b>Parcel ID:</b> 011-520-000-889-00; <b>Legal Description:</b> LOT 889. MICHAYWE NO. 3 <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$6.76	GAYLORD	\$550.00
5705	<b>Parcel ID:</b> 011-520-001-009-00; <b>Legal Description:</b> LOT 1009. MICHAYWE NO. 3 <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$6.76	GAYLORD	\$550.00
5706	<b>Parcel ID:</b> 011-625-000-017-00; <b>Legal Description:</b> LOT 17. OTSEGO LAKE HOMESITES FIRST ANNEX. <b>Comments:</b> Smaller parcel with a handful of mature trees. <b>Summer Tax Due:</b> \$63.69	GAYLORD	\$850.00
5707	<b>Parcel ID:</b> 020-011-000-105-00; <b>Legal Description:</b> BEG N 1DEG 02MIN E 494.11 FT OF W 1/4 COR, THN 1DEG 02MIN E 261 FT, S 88DEG 27MIN E 1648.45FT, S 44DEG 33MIN E 181.75 FT, S 10DEG 33MIN W136.68 FT, N 88DEG 27MIN W 1755.72FT TO POBSEC 11 PARCEL 21 T29N R1W <b>Comments:</b> 9 plus acre parcel that has a main paved road splitting land in half. Half of parcel has water frontage. mostly wooded, uneven terrain. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$176.48	JOHANNESBURG	\$1,400.00
5708	<b>Parcel ID:</b> 023-170-009-003-00; <b>Legal Description:</b> LOT 3 BLK 9 VILLAGE OF JOHANNESBURG <b>Comments:</b> Vacant parcel with old mobile home pad. <b>Additional Disclosures:</b> 62 (see key for full text) <b>Summer Tax Due:</b> \$82.32	2890 BIRCH ST JOHANNESBURG	\$1,200.00
5709	<b>Parcel ID:</b> 023-180-001-134-00; <b>Legal Description:</b> LOTS 134 & 135 & 136 BLK 1 LITTLE BEAR LAKE SUB <b>Comments:</b> wooded parcel with mostly level terrain, old decaying camper towards the back. <b>Summer Tax Due:</b> \$116.48		\$950.00

5710	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p>(1 of 3)<b>Parcel ID:</b> 023-180-002-213-00;<b>Legal Description:</b> LOT 213 BLK. 2 LITTLE BEAR LAKE SUB <b>Comments:</b> Lots 213, 214 and 215. Partially wooded, on a private road, with older mobile home at 2 outbuildings. <b>Additional Disclosures:</b> 22; 17; 32; 36; (see key for full text)</p> <p>(2 of 3)<b>Parcel ID:</b> 023-180-002-214-00;<b>Legal Description:</b> LOT 214 BLK. 2 LITTLE BEAR LAKE SUB</p> <p>(3 of 3)<b>Parcel ID:</b> 023-180-002-215-00;<b>Legal Description:</b> LOT 215 BLK. 2 LITTLE BEAR LAKE SUB <b>Summer Tax Due:</b> \$124.72</p>	<p>JOHANNESBURG;</p> <p>6913 CRYSTAL ST JOHANNESBURG;</p> <p>JOHANNESBURG</p>	\$2,200.00
5713	<p><b>Parcel ID:</b> 023-190-006-044-00;<b>Legal Description:</b> LOT 44 &amp; 45 BLK 6 1ST ADD TO LITTLE BEAR LAKE <b>Comments:</b> Semi wooded parcel on paved road. <b>Summer Tax Due:</b> \$55.74</p>		\$700.00
5714	<p><b>Parcel ID:</b> 023-260-000-051-00;<b>Legal Description:</b> LOT 51 PLAT OF TOMAHAWK TRAILS <b>Summer Tax Due:</b> \$24.52</p>	JOHANNESBURG	\$600.00
5715	<p><b>Parcel ID:</b> 023-260-000-052-00;<b>Legal Description:</b> LOT 52 PLAT OF TOMAHAWK TRAILS <b>Summer Tax Due:</b> \$15.32</p>	JOHANNESBURG	\$550.00
5716	<p><b>Parcel ID:</b> 023-260-000-053-00;<b>Legal Description:</b> LOT 53 PLAT OF TOMAHAWK TRAILS <b>Comments:</b> Heavily Wooded Lot in Johannesburg <b>Summer Tax Due:</b> \$24.52</p>	JOHANNESBURG	\$600.00
5717	<p><b>Parcel ID:</b> 023-260-000-054-00;<b>Legal Description:</b> LOT 54 PLAT OF TOMAHAWK TRAILS <b>Summer Tax Due:</b> \$21.41</p>	JOHANNESBURG	\$550.00
5718	<p><b>Parcel ID:</b> 023-260-000-059-00;<b>Legal Description:</b> LOT 59 PLAT OF TOMAHAWK TRAILS <b>Summer Tax Due:</b> \$30.65</p>		\$600.00
5719	<p><b>Parcel ID:</b> 023-260-000-081-00;<b>Legal Description:</b> LOT 81 PLAT OF TOMAHAWK TRAILS <b>Summer Tax Due:</b> \$15.32</p>	JOHANNESBURG	\$550.00
5720	<p><b>Parcel ID:</b> 023-260-000-082-00;<b>Legal Description:</b> LOT 82 PLAT OF TOMAHAWK TRAILS <b>Summer Tax Due:</b> \$24.52</p>	JOHANNESBURG	\$600.00
5721	<p><b>Parcel ID:</b> 032-150-000-161-00;<b>Legal Description:</b> LOT 161 PLAT OF RANGER LAKE <b>Comments:</b> Wooded parcel on paved road. <b>Summer Tax Due:</b> \$17.72</p>	GAYLORD	\$600.00
5722	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2)<b>Parcel ID:</b> 032-200-000-072-00;<b>Legal Description:</b> LOT 72 PLAT OF WILDWOOD. SEC 24 T30N R2W. <b>Comments:</b> Wooded double lot (#72 and #73) uneven terrain <b>Additional Disclosures:</b> (see key for full text)</p> <p>(2 of 2)<b>Parcel ID:</b> 032-200-000-073-00;<b>Legal Description:</b> LOT 73 PLAT OF WILDWOOD. SEC 24 T30N R2W. <b>Summer Tax Due:</b> \$64.36</p>	<p>JOHANNESBURG;</p> <p>JOHANNESBURG</p>	\$1,300.00
5724	<p><b>Parcel ID:</b> 032-200-000-101-00;<b>Legal Description:</b> LOT 101 PLAT OF WILDWOOD. SEC 24 T30N R2W. <b>Comments:</b> wooded parcel that is pretty level. <b>Summer Tax Due:</b> \$27.58</p>	JOHANNESBURG	\$700.00
5725	<p><b>Parcel ID:</b> 032-200-000-218-00;<b>Legal Description:</b> LOT 218 PLAT OF WILDWOOD. SEC 24 T30N R2W. <b>Comments:</b> Wooded parcel that is gently sloping <b>Summer Tax Due:</b> \$27.58</p>	JOHANNESBURG	\$650.00
5726	<p><b>Parcel ID:</b> 041-034-300-030-00;<b>Legal Description:</b> S 1/2 OF S 1/2 OF S 1/2 OF N 1/2 OF SW 1/4 W OF CO RD SEC 34 T32N R2W <b>Comments:</b> Wooded parcel that has power and a well to a "camp site". <b>Summer Tax Due:</b> \$124.46</p>	VANDERBILT	\$950.00
5728	<p><b>Parcel ID:</b> 042-010-200-040-03;<b>Legal Description:</b> BEG 819.85 FT N OF W 1/8 COR, TH S86DEG E 200 FT, TH S 231.96 FT, W TO E/L OF CO RD N TO POB SEC 10 T32N R3W <b>Comments:</b> Parcel on Old 27 near Thumb lake road. <b>Additional Disclosures:</b> 66; 34; 64; 36; 65 (see key for full text) <b>Summer Tax Due:</b> \$170.53</p>	10883 OLD 27 N VANDERBILT	\$1,600.00

5729	<b>Parcel ID:</b> 042-015-200-015-00; <b>Legal Description:</b> COMM AT SE COR OF NW 1/4 OF NW 1/4 TH N 1170 FT, TH W 120 FT, N 150 FT, W 665 FT, S 150 FT, W 205 FT, S 1170 FT, E TO POB. ALL ANGLES 90DEG. SEC 15 T32N R3W <b>Comments:</b> Wooded 28+ Acres! Frontage on Alexander Rd. Indications of wetlands. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$557.69	Alexander Rd. VANDERBILT	\$3,300.00
5730	<b>Parcel ID:</b> 042-015-200-080-00; <b>Legal Description:</b> SE 1/4 OF NW 1/4 & NE 1/4 OF SW 1/4 SEC 15 T32NR3W <b>Comments:</b> Over 78 acres near I-75. Property is adjacent to Lot 5731 in our sale. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$1,693.17	VANDERBILT	\$9,000.00
5731	<b>Parcel ID:</b> 042-015-400-010-00; <b>Legal Description:</b> THAT PART OF NW 1/4 OF SE 1/4 LYING N & W OF I 75 SEC 15 T32N R3W <b>Comments:</b> 15+ Acre Vacant parcel next to I-75 with No road Access. This property is adjacent to Lot 5730 in our sale. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$444.83	VANDERBILT	\$2,700.00
5732	<b>Parcel ID:</b> 043-100-000-030-00; <b>Legal Description:</b> UNIT 30 BLACKBEAR ESTATES SEC 11 T32N-R3W 98 SPLIT FROM 042-011-100-005-03 <b>Comments:</b> Partially wooded vacant lot at the end of a cul-de-sac overlooking the golf course. <b>Summer Tax Due:</b> \$82.94	VANDERBILT	\$900.00
5733	<b>Parcel ID:</b> 060-027-100-005-00; <b>Legal Description:</b> BEG 66 FT S OF INT OF N/L OF NE 1/4 OF NE 1/4 & W/L OF S/H 32, TH S 100 FT, W 200 FT, N 100 FT, E 200 FT TO POB. SEC 27 T31N R4W <b>Comments:</b> Small 3-bedroom single family home just outside of Gaylord. All utilities are intact and the home appears to be in good shape. Full of personal belongings from former owners. This one has potential and would need minimal work to spruce it up and getting ready for move in! <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$596.09	5031 EAST MARTIN LAKE DR GAYLORD	\$5,300.00
5734	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 061-100-000-029-00; <b>Legal Description:</b> LOTS 29, 30 & 37 VILLAGE OF ELMIRA SEC 19 T31N R4W <b>Comments:</b> This sale includes TWO PARCELS, one being a small town grocery and package liquor store, and the second an owners residence. The venture is located on busy M-32 in Elmira, just west of Gaylord, headed for US 131. THERE IS AN OPPORTUNITY FOR THE WINNING BIDDER TO ACQUIRE THE BEER & WINE (SDM) and PACKAGE LIQUOR (SDD) LICENSE AT THE TIME OF THE AUCTION, but it is NOT PART OF THE SALE. The store closure and this sale are the result of medical disability of the former owner. This is a generally well maintained property and it is COMPLETELY equipped and ready to open back up. YOU ARE BIDDING ON THE REAL ESTATE ONLY in this auction, but the winning bidder may have the opportunity to also purchase the SDM and SDD licenses, as well as the personal property/equipment contents of the store, subject to the approval of the Michigan Liquor Control Commission and payment of several outstanding liens which encumber the license. These liens amount to roughly \$120,000. In lieu of that option, you could also operate without alcoholic beverage sales, or find licenses elsewhere. The licenses are in escrow, and the former owner retains the right to sell them, which has been delegated to the auction house to manage. Please see the photos for a definitive description of this property. There is walk-in merchandiser/cooler, and a kitchen that has been used to generate sausage, pizza and deli sandwiches for many years including a buffalo chopper (burger grinder) and band saw for processing meat. The house and the store share a common well and septic system. There is onsite parking for roughly a dozen cars in a gravel parking lot to the east of the building. Also included is a small one car garage that could use some help. The roofs here are newer. Store operates off a 100A service.  (2 of 2) <b>Parcel ID:</b> 061-100-000-030-00; <b>Legal Description:</b> LOT 31 VILLAGE OF ELMIRA SEC 19 T31N R4W <b>Summer Tax Due:</b> \$2,460.33	8869 M-32 WEST ELMIRA;  ELMIRA	\$24,500.00
5736	<b>Parcel ID:</b> 070-016-200-020-10; <b>Legal Description:</b> SPLIT FOR 2003 ROLL, PART OF SE 1/4 OF NW 1/4, PARCEL P-1 SECTION 16 T29N R4W CONT 5.05 ACRES COMM AT S 1/4 CORN OF SEC 16, TH N 00D 19M 40 S W ALG N/S 1/4 LN 3100.67 FT TO POB, TH N 00 D 19M 40S W ALG 1/4 LN 334.39 FT, TH N 89D 49M 34S W 606.24 FT TO PT IN CENTERLINE OF 66 FT EASEMENT D, TH S 16D 30M 15S W ALG CENTERLINE 340.41 FT, TH S 18D 12M 33S W ALG CENTERLINE 9.26 FT, TH S 89D 54M 55E 707.75 FT TO POB SUBJ TO RESERVATIONS, RESTRICTIONS OF RECORD <b>Comments:</b> Wooded acreage parcel that on a hill. Grade is much higher than road <b>Summer Tax Due:</b> \$147.40		\$1,600.00

5737	<p><b>This lot is a "bundle" comprised of 4 parcels</b></p> <p>(1 of 4) <b>Parcel ID:</b> 072-160-000-023-00; <b>Legal Description:</b> LOT 23 HEDLEY L. &amp; DOROTHY M. TURNER SUBD. NO. 1 <b>Comments:</b> Wooded uneven terrain, lower than road grade with a ravine. Lots 23 through 26 <b>Additional Disclosures:</b> (see key for full text)</p> <p>(2 of 4) <b>Parcel ID:</b> 072-160-000-024-00; <b>Legal Description:</b> LOT 24 HEDLEY L. &amp; DOROTHY M. TURNER SUBD NO 1</p> <p>(3 of 4) <b>Parcel ID:</b> 072-160-000-025-00; <b>Legal Description:</b> LOT 25 HEDLEY L. &amp; DOROTHY M. TURNER SUBD NO 1</p> <p>(4 of 4) <b>Parcel ID:</b> 072-160-000-026-00; <b>Legal Description:</b> LOT 26 HEDLEY L. &amp; DOROTHY M. TURNER SUBD NO 1  <b>Summer Tax Due:</b> \$42.84</p>	<p>GAYLORD;</p> <p>GAYLORD;</p> <p>GAYLORD;</p> <p>GAYLORD</p>	\$2,200.00
5741	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 072-160-000-056-00; <b>Legal Description:</b> LOT 56 HEDLEY L. &amp; DOROTHY M. TURNER SUBD. NO. 1 <b>Comments:</b> Wooded bundle of parcels, lots 56 and 57 terrain looks slightly uneven <b>Additional Disclosures:</b> (see key for full text)</p> <p>(2 of 2) <b>Parcel ID:</b> 072-160-000-057-00; <b>Legal Description:</b> LOT 57 HEDLEY L. &amp; DOROTHY M. TURNER SUBD. NO. 1  <b>Summer Tax Due:</b> \$21.42</p>	<p>GAYLORD;</p> <p>GAYLORD</p>	\$1,100.00
5743	<p><b>This lot is a "bundle" comprised of 4 parcels</b></p> <p>(1 of 4) <b>Parcel ID:</b> 072-160-000-069-00; <b>Legal Description:</b> LOT 69 HEDLEY L. &amp; DOROTHY M. TURNER SUBD. NO. 1 <b>Comments:</b> Wooded parcel bundle of lots number 69 through 72 <b>Additional Disclosures:</b> (see key for full text)</p> <p>(2 of 4) <b>Parcel ID:</b> 072-160-000-070-00; <b>Legal Description:</b> LOT 70 HEDLEY L. &amp; DOROTHY M. TURNER SUBD. NO. 1</p> <p>(3 of 4) <b>Parcel ID:</b> 072-160-000-071-00; <b>Legal Description:</b> LOT 71 HEDLEY L. &amp; DOROTHY M. TURNER SUBD. NO. 1</p> <p>(4 of 4) <b>Parcel ID:</b> 072-160-000-072-00; <b>Legal Description:</b> LOT 72 HEDLEY L. &amp; DOROTHY M. TURNER SUBD. NO. 1  <b>Summer Tax Due:</b> \$42.84</p>	<p>GAYLORD;</p> <p>GAYLORD;</p> <p>GAYLORD;</p> <p>GAYLORD</p>	\$2,200.00
5747	<p><b>Parcel ID:</b> 072-180-000-133-00; <b>Legal Description:</b> LOT 133 &amp; 134 INDIAN HILLS <b>Comments:</b> Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text)  <b>Summer Tax Due:</b> \$40.73</p>	<p>TACOMA TRL</p> <p>GAYLORD</p>	\$800.00
5748	<p><b>Parcel ID:</b> 072-180-000-173-00; <b>Legal Description:</b> LOT 173 INDIAN HILLS <b>Comments:</b> Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text)  <b>Summer Tax Due:</b> \$20.66</p>	<p>TACOMA TRL</p> <p>GAYLORD</p>	\$650.00
5749	<p><b>Parcel ID:</b> 072-180-000-174-00; <b>Legal Description:</b> LOT 174 INDIAN HILLS <b>Comments:</b> Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text)  <b>Summer Tax Due:</b> \$20.66</p>	<p>TACOMA TRL</p> <p>GAYLORD</p>	\$650.00
5750	<p><b>Parcel ID:</b> 072-180-000-197-00; <b>Legal Description:</b> INDIAN HILLS LOT 197 UNBUILDABLE LOT <b>Comments:</b> Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text)  <b>Summer Tax Due:</b> \$20.66</p>	<p>SHIAWASSEE</p> <p>TRL GAYLORD</p>	\$650.00

5751	<b>Parcel ID:</b> 072-180-000-302-00; <b>Legal Description:</b> LOTS 302 & 303 INDIAN HILLS <b>Comments:</b> Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$26.09	TURKEY FOOT TRL GAYLORD	\$700.00
5752	<b>Parcel ID:</b> 072-270-000-060-00; <b>Legal Description:</b> LOT 60 OKEMOS TRAILS <b>Comments:</b> Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.99	OKEMOS TRL GAYLORD	\$600.00
5753	<b>Parcel ID:</b> 072-270-000-083-00; <b>Legal Description:</b> LOTS 83 & 84 OKEMOS TRAILS <b>Comments:</b> Vacant Lot in Lake Arrowhead Assoc. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$29.35	OKEMOS TRL GAYLORD	\$650.00
5754	<b>Parcel ID:</b> 072-280-000-035-00; <b>Legal Description:</b> LOT 35 PENCIL LAKE NORTH <b>Comments:</b> Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.64	LOUISE DR ELMIRA	\$650.00
5755	<b>Parcel ID:</b> 072-280-000-056-00; <b>Legal Description:</b> LOT 56 PENCIL LAKE NORTH <b>Comments:</b> Vacant Lot in Lakes of the North AssociationLakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements.. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.44	LOUISE DR ELMIRA	\$650.00
5756	<b>Parcel ID:</b> 072-280-000-106-00; <b>Legal Description:</b> LOT 106 PENCIL LAKE NORTH <b>Comments:</b> Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$22.99	TIMBER TRL ELMIRA	\$650.00
5757	<b>Parcel ID:</b> 072-280-000-107-00; <b>Legal Description:</b> LOT 107 PENCIL LAKE NORTH <b>Comments:</b> Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.44	TIMBER TRL ELMIRA	\$650.00
5758	<b>Parcel ID:</b> 072-280-000-108-00; <b>Legal Description:</b> LOT 108 PENCIL LAKE NORTH <b>Comments:</b> Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.44	TIMBER TRL ELMIRA	\$650.00

5759	<b>Parcel ID:</b> 072-280-000-439-00; <b>Legal Description:</b> LOT 439 PENCIL LAKE NORTH <b>Comments:</b> Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.44	NORTHWOOD DR ELMIRA	\$650.00
5760	<b>Parcel ID:</b> 072-280-000-483-00; <b>Legal Description:</b> LOT 483 PENCIL LAKE NORTH <b>Comments:</b> Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.44	HIDDEN LAKE TRL ELMIRA	\$600.00
5761	<b>Parcel ID:</b> 072-280-000-494-00; <b>Legal Description:</b> LOT 494 PENCIL LAKE NORTH <b>Comments:</b> Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.44	HIDDEN LAKE TRL ELMIRA	\$650.00
5762	<b>Parcel ID:</b> 072-280-000-508-00; <b>Legal Description:</b> LOT 508 PENCIL LAKE NORTH <b>Comments:</b> Vacant Lot in Lakes of the North Association. Lakes of the North is a group of 19 subdivisions that straddles the Otsego-Antrim county line. Amenities include camping, a private airport, clubhouse (with pool) equestrian stables and a winter sports area. See their linked website for information on these features, as well as info on association fees and other association requirements. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.44	NORTHWOOD DR ELMIRA	\$600.00
5763	<b>Parcel ID:</b> 072-300-000-161-00; <b>Legal Description:</b> LOTS 161 & 162 SOUTHERN TRAILS <b>Comments:</b> Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$26.09	MACATAWA TRL GAYLORD	\$650.00
5764	<b>Parcel ID:</b> 072-300-000-342-00; <b>Legal Description:</b> LOTS 342 & 343 SOUTHERN TRAILS <b>Comments:</b> Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$47.16	AU SABLE TRL GAYLORD	\$850.00
5765	<b>Parcel ID:</b> 072-300-000-346-00; <b>Legal Description:</b> LOTS 346 & 347 SOUTHERN TRAILS <b>Comments:</b> Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$49.30	GAYLORD	\$850.00
5766	<b>Parcel ID:</b> 072-310-000-013-00; <b>Legal Description:</b> LOTS 13 & 14 TURNER & SONS SUB NO. 1 <b>Comments:</b> Wooded parcel, lots 13 and 14 <b>Additional Disclosures:</b> (see key for full text) <b>Summer Tax Due:</b> \$38.59	PINE GROVE RD GAYLORD	\$700.00
5767	<b>Parcel ID:</b> 072-310-000-074-00; <b>Legal Description:</b> LOTS 74 & 75 TURNER & SONS SUB. NO. 1 <b>Comments:</b> Mostly wooded parcel with ORV trail running through, lots 74 and 75 <b>Additional Disclosures:</b> (see key for full text) <b>Summer Tax Due:</b> \$38.59	PINE GROVE RD GAYLORD	\$700.00

5768	<b>Parcel ID:</b> 072-320-000-069-00; <b>Legal Description:</b> LOT 69 TUSCOLA TRAILS <b>Comments:</b> Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$4.28	GAYLORD	\$550.00
5769	<b>Parcel ID:</b> 072-320-000-080-00; <b>Legal Description:</b> LOT 80 TUSCOLA TRAILS <b>Comments:</b> Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.96	GAYLORD	\$600.00
5770	<b>Parcel ID:</b> 072-320-000-083-00; <b>Legal Description:</b> LOT 83 TUSCOLA TRAILS <b>Comments:</b> Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.99	GAYLORD	\$600.00
5771	<b>Parcel ID:</b> 072-320-000-090-00; <b>Legal Description:</b> LOT 90 TUSCOLA TRAILS <b>Comments:</b> Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.96	GAYLORD	\$600.00
5772	<b>Parcel ID:</b> 072-320-000-118-00; <b>Legal Description:</b> LOT 118 TUSCOLA TRAILS <b>Comments:</b> Vacant Lot in Lake Arrowhead Association. Lake Arrowhead is a community of six plats surrounding Buhl Lake (a/k/a Lake Arrowhead) Amenities include a campground. Private roads. Purchasers are subject to association fees and deed restrictions. Please see the linked HOA website for maps and details. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$12.96	GAYLORD	\$600.00
5773	<b>Parcel ID:</b> 091-190-000-027-00; <b>Legal Description:</b> LOT 27 ENCHANTED FOREST SEC 36 T29N R3W <b>Comments:</b> Semi wooded parcel, with grade higher than road, sloping upward. Some down trees. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$25.72	FREDERIC	\$750.00
5774	<b>Parcel ID:</b> 091-190-000-197-00; <b>Legal Description:</b> LOT 197 ENCHANTED FOREST SEC 35 T29N R3W <b>Comments:</b> Semi wooded parcel with uneven terrain. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.81	FREDERIC	\$600.00
5775	<b>Parcel ID:</b> 091-190-000-274-00; <b>Legal Description:</b> LOT 274 ENCHANTED FOREST SEC 36 T29N R3W <b>Comments:</b> Vacant semi wooded lot, uneven terrain. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$30.01	FREDERIC	\$750.00
5776	<b>Parcel ID:</b> 091-190-000-306-00; <b>Legal Description:</b> LOT 306 ENCHANTED FOREST SEC 36 T29N R3W <b>Comments:</b> Semi wooded parcel with lots of down trees. Uneven terrain. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$23.57	FREDERIC	\$700.00

5777	<b>Parcel ID:</b> 091-200-000-471-00; <b>Legal Description:</b> LOT 471 ENCHANTED FOREST NO 2 SEC 36 T29N R3W <b>Comments:</b> Semi wooded parcel with some down trees. Parcel is at road grade and then slopes downward. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.29	FREDERIC	\$650.00
5778	<b>Parcel ID:</b> 091-200-000-526-00; <b>Legal Description:</b> LOT 526 ENCHANTED FOREST NO 2 SEC 25 T29N R3W <b>Comments:</b> Semi wooded parcel with mature Pines, grade is slightly lower than road. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.29	FREDERIC	\$650.00
5779	<b>Parcel ID:</b> 091-210-000-570-00; <b>Legal Description:</b> LOT 570 ENCHANTED FOREST NO 3 SEC 36 T29N R3W <b>Comments:</b> Semi wooded parcel on cul de sac. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$21.44	FREDERIC	\$700.00
5780	<b>Parcel ID:</b> 091-210-000-572-00; <b>Legal Description:</b> LOT 572 ENCHANTED FOREST NO 3 SEC 36 T29N R3W <b>Comments:</b> Semi wooded parcel with small swamp area in front and back half of parcel is hillside. on cul de sac. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Additional Disclosures:</b> 41; 16 (see key for full text) <b>Summer Tax Due:</b> \$29.86	FREDERIC	\$700.00
5781	<b>Parcel ID:</b> 091-210-000-648-00; <b>Legal Description:</b> LOT 648 ENCHANTED FOREST NO 3. SEC 36 T29N R3W. <b>Comments:</b> Semi wooded parcel that grade is higher than road. Some down trees. Enchanted Forest is a very nice development in the Guthrie Lakes area about halfway between Gaylord and Grayling. Private paved roads. nicely wooded parcels and a clubhouse for recreational activities. Community boat launch. Please see the linked website for association fees and other requirements of purchasers. <a href="http://www.efpoa.com/">http://www.efpoa.com/</a> <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.29	FREDERIC	\$650.00
5782	<b>Parcel ID:</b> 091-310-000-312-00; <b>Legal Description:</b> LOT 312 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5783	<b>Parcel ID:</b> 091-310-000-320-00; <b>Legal Description:</b> LOT 320 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5784	<b>Parcel ID:</b> 091-310-000-342-00; <b>Legal Description:</b> LOT 342 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$550.00

5785	<b>Parcel ID:</b> 091-310-000-350-00; <b>Legal Description:</b> LOT 350 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$600.00
5786	<b>Parcel ID:</b> 091-310-000-542-00; <b>Legal Description:</b> LOT 542 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5787	<b>Parcel ID:</b> 091-310-000-577-00; <b>Legal Description:</b> LOT 577 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5788	<b>Parcel ID:</b> 091-310-000-652-00; <b>Legal Description:</b> LOT 652 MICHAYWE NO. 2 SEC 3 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Assoc. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5789	<b>Parcel ID:</b> 091-320-001-086-00; <b>Legal Description:</b> LOT 1086 MICHAYWE NO. 4 SEC 1 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$600.00
5790	<b>Parcel ID:</b> 091-320-001-121-00; <b>Legal Description:</b> LOT 1121 MICHAYWE NO 4. SEC 1 T29N R3W. <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5791	<b>Parcel ID:</b> 091-320-001-125-00; <b>Legal Description:</b> LOT 1125 MICHAYWE #4 SEC 1 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5792	<b>Parcel ID:</b> 091-320-001-126-00; <b>Legal Description:</b> LOT 1126 MICHAYWE NO 4. SEC 1 T29N R3W. <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5793	<b>Parcel ID:</b> 091-320-001-153-00; <b>Legal Description:</b> LOT 1153 MICHAYWE NO. 4 SEC 2 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.29	GAYLORD	\$650.00

5794	<b>Parcel ID:</b> 091-320-001-158-00; <b>Legal Description:</b> LOT 1158 MICHAYWE NO. 4 SEC 2 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5795	<b>Parcel ID:</b> 091-340-001-191-00; <b>Legal Description:</b> LOT 1191 MICHAYWE NO. 6 SEC 1 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$350.00
5796	<b>Parcel ID:</b> 091-380-001-458-00; <b>Legal Description:</b> LOT 1458 MICHAYWE NO. 12 SEC 3 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$300.00
5797	<b>Parcel ID:</b> 091-390-001-553-00; <b>Legal Description:</b> LOT 1553 MICHAYWE NO. 13 SEC 11 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5798	<b>Parcel ID:</b> 091-390-001-701-00; <b>Legal Description:</b> LOT 1701 MICHAYWE NO. 13 SEC 11 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.29	GAYLORD	\$650.00
5799	<b>Parcel ID:</b> 091-391-001-780-00; <b>Legal Description:</b> LOT 1780 MICHAYWE NO 14 T29N R3W SEC 11 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$19.29	GAYLORD	\$650.00
5800	<b>Parcel ID:</b> 091-391-001-909-00; <b>Legal Description:</b> LOT 1909 MICHAYWE NO 14. SEC 11 T29N R3W. <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5801	<b>Parcel ID:</b> 091-392-002-012-00; <b>Legal Description:</b> LOT 2012 MICHAYWE NO 15. SEC 2 T29N R3W. <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5802	<b>Parcel ID:</b> 091-392-002-013-00; <b>Legal Description:</b> LOT 2013 MICHAYWE NO 15 T29N R3W SEC 2 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00

5803	<b>Parcel ID:</b> 091-392-002-014-00; <b>Legal Description:</b> LOT 2014 MICHAYWE NO 15 T29N R3W SEC 2 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5804	<b>Parcel ID:</b> 091-392-002-017-00; <b>Legal Description:</b> LOT 2017 MICHAYWE NO 15 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$25.28	GAYLORD	\$700.00
5805	<b>Parcel ID:</b> 091-392-002-023-00; <b>Legal Description:</b> LOT 2023 MICHAYWE NO 15 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.99	GAYLORD	\$650.00
5806	<b>Parcel ID:</b> 091-392-002-024-00; <b>Legal Description:</b> LOT 2024 MICHAYWE NO 15 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.99	GAYLORD	\$650.00
5807	<b>Parcel ID:</b> 091-392-002-025-00; <b>Legal Description:</b> LOT 2025 MICHAYWE NO 15 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5808	<b>Parcel ID:</b> 091-392-002-026-00; <b>Legal Description:</b> LOT 2026 MICHAYWE NO 15 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5809	<b>Parcel ID:</b> 091-392-002-027-00; <b>Legal Description:</b> LOT 2027 MICHAYWE NO 15 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5810	<b>Parcel ID:</b> 091-392-002-028-00; <b>Legal Description:</b> LOT 2028 MICHAYWE NO 15 T29N R3W <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$14.99	GAYLORD	\$650.00
5811	<b>Parcel ID:</b> 091-392-002-057-00; <b>Legal Description:</b> LOT 2057 MICHAYWE NO 15. SEC 11 T29N R3W. <b>Comments:</b> Vacant Lot in Michaywe Association. Michaywe' is a large, all season resort community just south of Gaylord off I-75. Please see the linked website for a full listing of amenities. Be aware that there are ASSOCIATION FEES of \$480 per lot (adjacent lots can be combined for a discount) and deed restrictions for purchasers of these parcels. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$17.14	GAYLORD	\$650.00
5812	<b>Parcel ID:</b> 091-410-015-007-02; <b>Legal Description:</b> WLY 75FT OF LOTS 8 & 9 OF BLK 15, OTSEGO LAKE VILLAGE T29N R3W <b>Comments:</b> Very small Parcel on Old 27 <b>Summer Tax Due:</b> \$22.23	S OLD 27 GAYLORD	\$700.00

5813	<b>Parcel ID:</b> 102-510-000-003-00; <b>Legal Description:</b> UNIT 3 CLASSIC DRIVE ESTATES CONDO <b>Comments:</b> Perfect lot to build on, close to downtown Gaylord, level parcel, smaller trees. may have association fees. <b>Additional Disclosures:</b> 68 (see key for full text) <b>Summer Tax Due:</b> \$469.03	636 S CLASSIC DR GAYLORD	\$2,400.00
9995707	<b>Parcel ID:</b> 020-011-000-105-00; <b>Legal Description:</b> BEG N 1DEG 02MIN E 494.11 FT OF W 1/4 COR, THN 1DEG 02MIN E 261 FT, S 88DEG 27MIN E 1648.45FT, S 44DEG 33MIN E 181.75 FT, S 10DEG 33MIN W136.68 FT, N 88DEG 27MIN W 1755.72FT TO POBSEC 11 PARCEL 21 T29N R1W <b>Comments:</b> 9 plus acre parcel that has a main paved road splitting land in half. Half of parcel has water frontage. mostly wooded, uneven terrain. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> TBA	JOHANNESBURG	\$1,400.00

## Roscommon

Lot #	Lot Information	Address	Min. Bid
6000	<b>Parcel ID:</b> 003-015-016-0025; <b>Legal Description:</b> COM 165FT E OF NW COR OF SE 1/4 OF SE 1/4 SEC 15 FOR POB TH S88DEG45'E 306FT TH S0DEG35'09"E 663.13FT TH N88DEG59'W 471FT TH N0DEG35'09"W 396FT TH S88DEG45'E 165FT TH N0DEG35'09"W 264FT TO POB - PART OF SE 1/4 OF SE 1/4 SEC 15 - T22NR3W. <b>Comments:</b> Older middle school building in Prudenville with multiple class rooms, gym and office. There is some vandilism and water damage. <b>Additional Disclosures:</b> 5; 47; 65 (see key for full text) <b>Summer Tax Due:</b> \$652.40	PEACH TREE AVE PRUDENVILLE	\$10,500.00
6001	<b>Parcel ID:</b> 003-235-011-0000; <b>Legal Description:</b> LOT 11 DEER RUN ESTATES. <b>Comments:</b> OCCUPIED <b>Additional Disclosures:</b> 6 (see key for full text) <b>Summer Tax Due:</b> \$53.61	105 DEER RUN BLVD PRUDENVILLE	\$2,000.00
6002	<b>Parcel ID:</b> 003-235-106-0000; <b>Legal Description:</b> LOT 106 DEER RUN ESTATES. <b>Comments:</b> Parcel with older mobile home that needs to be removed, just south of Houghton Lake. <b>Additional Disclosures:</b> 36; 64 (see key for full text) <b>Summer Tax Due:</b> \$52.60	1930 W EMERY RD PRUDENVILLE	\$2,000.00
6003	<b>Parcel ID:</b> 003-235-121-0000; <b>Legal Description:</b> LOT 121 DEER RUN ESTATES. <b>Comments:</b> Corner parcel that is partially wooded with a hand full of down and dead trees. <b>Summer Tax Due:</b> \$12.45	VACANT	\$800.00
6004	<b>Parcel ID:</b> 003-500-001-0000; <b>Legal Description:</b> LOT 1 LEVEL PARK. <b>Comments:</b> Nice two bedroom ranch home that is close to Houghton Lake. <b>Summer Tax Due:</b> \$188.41	3290 S GLADWIN RD PRUDENVILLE	\$4,300.00
6005	<b>Parcel ID:</b> 004-004-026-0080; <b>Legal Description:</b> COM AT NW COR OF LOT 4 SEC 4 TH E 250 FT TH S 200 FT TH W 250 FT TH N 200 FT TO POB PART OF LOT 4 SEC 4 T24N R3W. 1.15 A. <b>Comments:</b> Newer custom built commercial building. corner of Roscommon RD and E Higgins Lake DR. Great office and garage space. Close to I75 <b>Summer Tax Due:</b> \$2,337.29	3975 W FEDERAL HWY ROSCOMMON	\$27,500.00
6006	<b>Parcel ID:</b> 004-024-004-0020; <b>Legal Description:</b> NE 1/4 OF SE 1/4 OF NE 1/4 SEC 24 T24N R3W. 10 A. <b>Comments:</b> Wooded 10 acre parcel on seasonal road. <b>Additional Disclosures:</b> 40 (see key for full text) <b>Summer Tax Due:</b> \$227.64	WHEELER ROAD ROSCOMMON	\$1,800.00
6008	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 004-224-216-0000; <b>Legal Description:</b> LOT 216 HIGGINS LAKE HIGHLANDS 4. <b>Comments:</b> Older mobile home with a roof structure built over and with 2 add on.  (2 of 2) <b>Parcel ID:</b> 004-224-217-0000; <b>Legal Description:</b> LOT 217 HIGGINS LAKE HIGHLANDS 4. <b>Comments:</b> Older mobile home with a roof structure built over and with 2 add on. <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$217.14	W MARL LAKE ROAD ROSCOMMON;  5122 W MARL LAKE ROAD ROSCOMMON	\$3,000.00
6009	<b>Parcel ID:</b> 005-102-002-0040; <b>Legal Description:</b> COM AT E 1/8 LINE OF SEC 2 TH W ALONG M76 146.1 FT FOR POB TH S 59' W 260 FT TH W AND PARALLEL WITH M76 145 FT TH N 260 FT TO M76 TH E ALONG HWY 145 FT TO POB PART OF NW 1/4 OF NE 1/4 SEC 2 T24N R2W. .86 A. <b>Comments:</b> Parcel contains and older log home or cottage. Fixer upper has potential. a couple small out building. <b>Additional Disclosures:</b> 6; 5 (see key for full text) <b>Summer Tax Due:</b> \$17.22	4710 E MICHIGAN HWY ROSCOMMON	\$1,400.00
6010	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 005-520-008-0000; <b>Legal Description:</b> LOT 8 MALONE ANNEX. <b>Comments:</b> Wooded parcel that contain lots number 8 and 9. Mature trees <b>Additional Disclosures:</b> (see key for full text)  (2 of 2) <b>Parcel ID:</b> 005-520-009-0000; <b>Legal Description:</b> LOT 9 MALONE ANNEX. <b>Summer Tax Due:</b> \$32.00	ROSCOMMON;  ROSCOMMON	\$1,700.00
6012	<b>Parcel ID:</b> 005-560-015-5000; <b>Legal Description:</b> LOT 15 EXC NE'LY 125 FT THEREOF PLEASANT ACRES. <b>Comments:</b> Semi wooded parcel that contains a small shed that needs to be torn down. <b>Additional Disclosures:</b> 36 (see key for full text) <b>Summer Tax Due:</b> \$18.20	ROSCOMMON	\$950.00

6013	<b>Parcel ID:</b> 006-013-007-0105; <b>Legal Description:</b> COM AT NE COR GOVT LOT 3 SEC 13 TH S 575 .6 FT FOR POB TH S 89 DEG 50' W 334.4 FT TH S ALG ELY LINE OF CO RD 97 FT M/L TH N 89 DEG 50' E 334.4 FT TH N 97 FT TO POB PART OF GOVT LOT 3 SEC 13 T23N R4W <b>Comments:</b> Parcel that has creek bed running through that goes to Houghton Lake. <b>Additional Disclosures:</b> 10; 41 (see key for full text) <b>Summer Tax Due:</b> \$34.68	E HOUGHTON LAKE DR HOUGHTON LAKE	\$1,400.00
6014	<b>Parcel ID:</b> 007-428-034-0000; <b>Legal Description:</b> LOT 34 BLK 8 MICH CENTRAL PARK. <b>Comments:</b> Wooded Parcel North of Phoenix Ave Roscommon <b>Summer Tax Due:</b> \$9.35	ROSCOMMON	\$650.00
6015	<b>Parcel ID:</b> 007-615-011-0000; <b>Legal Description:</b> LOT 11 BLK 95 3RD ADD TO MICH CENTRAL PARK. <b>Summer Tax Due:</b> \$4.50	ROSCOMMON	\$600.00
6016	<b>Parcel ID:</b> 007-749-021-0000; <b>Legal Description:</b> LOTS 21 TO 24 INCL BLK 39 SHOPPENEGONS LODGE <b>Comments:</b> wooded corner parcel on corner of Canton St and Bismark Blvd. <b>Summer Tax Due:</b> \$126.31	ROSCOMMON	\$1,300.00
6017	<b>Parcel ID:</b> 008-022-009-0020; <b>Legal Description:</b> LOT 6 SEC 22 T23N R3W. 23.80 A. <b>Comments:</b> 23 acre parcel with no road access. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$115.09	HOUGHTON LAKE	\$2,300.00
6018	<b>Parcel ID:</b> 008-025-013-0040; <b>Legal Description:</b> S 12 RDS OF N 32 RDS OF NE1/4 OF NE1/4 OF SE1/4 SEC 25 T23N R3W 3A <b>Comments:</b> Small old cottage in rough shape. should be torn down, surrounded by trees. <b>Additional Disclosures:</b> 64; 36 (see key for full text) <b>Summer Tax Due:</b> \$160.99	1449 N ROSCOMMON RD ROSCOMMON	\$3,500.00
6019	<b>Parcel ID:</b> 008-385-077-0000; <b>Legal Description:</b> LOT 77 HIGGINS-HOUGHTON HIGHLANDS. <b>Comments:</b> older mobile home in decent shape with two add ons. easy fixer uper. <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$65.90	221 MAPLEWOOD DR ROSCOMMON	\$1,700.00
6021	<b>Parcel ID:</b> 010-256-052-0000; <b>Legal Description:</b> LOT 52 HOUGHTON - ST HELEN LAKES DEVELOPMENT. <b>Comments:</b> Vacant wooded parcel. <b>Summer Tax Due:</b> \$26.12	TOWNER RD SAINT HELEN	\$1,900.00
6022	<b>Parcel ID:</b> 010-327-016-0190; <b>Legal Description:</b> COM AT SW COR OF E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 SEC 27 T23N R1W TH E 120 FT TH N 288 FT FOR POB TH W 135 FT TH N 42 FT TH E 15 FT TH N 33 FT TH E 120 FT TH S 75 FT TO POB. <b>Comments:</b> Vacant parcel that used to contain mobile home, still standing are the deck and shed. <b>Summer Tax Due:</b> \$54.63	9891 ARTESIA BEACH RD SAINT HELEN	\$2,100.00
6023	<b>Parcel ID:</b> 010-327-016-0200; <b>Legal Description:</b> COM AT SW COR OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 SEC 27 T23N R1W TH E 120 FT TH N 213 FT FOR POB TH W 135 FT TH N 75 FT TH E 135 FT TH S 75 FT TO POB <b>Comments:</b> Parcel that contains a mobile home and small log cabin. Both are in need of work. <b>Additional Disclosures:</b> 17 (see key for full text) <b>Summer Tax Due:</b> \$81.95	9893 ARTESIA BEACH RD SAINT HELEN	\$3,000.00
6025	<b>Parcel ID:</b> 011-370-062-0000; <b>Legal Description:</b> LOT 62 HILLTOP. <b>Comments:</b> Small parcel with mature trees close to Houghton Lake <b>Summer Tax Due:</b> \$13.25	HAZEL HOUGHTON LAKE	\$800.00
6027	<b>This lot is a "bundle" comprised of 2 parcels</b>  (1 of 2) <b>Parcel ID:</b> 011-450-221-0000; <b>Legal Description:</b> LOT 221 LAKEVIEW HEIGHTS. <b>Comments:</b> Nice wooded parcels, lots 221 and 222, with mature trees. corner parcel <b>Additional Disclosures:</b> (see key for full text)  (2 of 2) <b>Parcel ID:</b> 011-450-222-0000; <b>Legal Description:</b> LOT 222 LAKEVIEW HEIGHTS. <b>Summer Tax Due:</b> \$40.64	MARQUETTE HOUGHTON LAKE;  MARQUETTE HOUGHTON LAKE	\$1,700.00
6029	<b>Parcel ID:</b> 011-450-231-0000; <b>Legal Description:</b> LOTS 231 & 232 LAKEVIEW HEIGHTS. <b>Comments:</b> Small wooded parcel that grade is higher than road then slopes into a small ravine <b>Summer Tax Due:</b> \$32.37	CHAMPLAIN HOUGHTON LAKE	\$1,100.00

6030	<b>Parcel ID:</b> 011-472-037-0000; <b>Legal Description:</b> LOT 37 MAPLE GROVE #2. <b>Comments:</b> Parcel once had a mobile home now its just the pad. Parcel is clear of tree and debris. <b>Additional Disclosures:</b> 62 (see key for full text) <b>Summer Tax Due:</b> \$9.67	108 STANDARD ST HOUGHTON LAKE	\$1,400.00
6031	<b>Parcel ID:</b> 055-737-005-0000; <b>Legal Description:</b> LOT 5 EXC SWLY 40 FT BLK 37 VILLAGE OF ROSCOMMON <b>Comments:</b> HOME IS OCCUPIED <b>Additional Disclosures:</b> 6 (see key for full text) <b>Summer Tax Due:</b> \$601.94	209 N SIXTH ST ROSCOMMON	\$8,300.00
6032	<b>Parcel ID:</b> 011-541-446-0000; <b>Legal Description:</b> LOT 446 SOUTH HOUGHTON LAKE FOREST ESTATES. <b>Comments:</b> Nice wooded parcel that is in a well kept area and well kept homes around. Close to Houghton Lake <b>Summer Tax Due:</b> \$20.32	PEPPERELL HOUGHTON LAKE	\$1,100.00
6033	<b>Parcel ID:</b> 007-310-031-0000; <b>Legal Description:</b> LOT 31 HIAWATHA SUBDIVISION <b>Comments:</b> Small 2 bedroom, one bath vertical log cabin not far from the SW corner of Higgins Lake. Has been vacant for a fortnight. Needs a roof. The ancient electrical system (60A) has been dropped from service by the utility company. The primary issue with this one is the slab-on-grade floor and (lack of) sufficient footings. There is a crack running from the kitchen along the west wall of the cabin, and the floor has dropped an inch or two, showing some daylight nder the west wall just to the side of the door on that side. It appears that the cabin was built on a thin (2 or 3 inch) slab-on-grade and may not have any sort of footing to support that weight bearing for the wall. This could be corrected ... or doctored with floor leveler as a cowboy carpenter remedy for now. <b>Summer Tax Due:</b> \$240.25	7982 CHEROKEE DR, ROSCOMMON	\$3,200.00
6034	<b>This lot is a "bundle" comprised of 7 parcels</b>  (1 of 7) <b>Parcel ID:</b> 003-016-008-0120; <b>Legal Description:</b> COM AT E 1/4 COR SEC 16 T22N R3W TH W 3210 FT FOR POB TH W 300 FT TH N 208 FT TH E 300 FT TH S 208 FT TO POB. 1.43 A. <b>Comments:</b> All of the heavy hitters are right across the street. McDonalds. WalMart. Home Depot. The chains and the regional retailers are all well represented on this stretch of M-55 along the southern shore of Houghton lake at Prudenville. This sale consists of seven adjacent parcels of land and total roughly 48.29 acres if you include road right-of-ways and other easements. USGS topo maps indicate that a substantial part of this property is wetlands indicator, marshland and likely even outright swamp. There exists the opportunity to develop a wetlands mitigation proposal to make the land along the commercial corridor a viable commercial development location. You'll want to engage the expertise of a reputable environmental engineer in making this analysis BEFORE bidding. This is a heavily travelled commercial corridor with great traffic counts. There is municipal water and sewer service here we believe (you will want to verify that) as well as natural gas. <b>Additional Disclosures:</b> 41 (see key for full text)  (2 of 7) <b>Parcel ID:</b> 003-016-008-0140; <b>Legal Description:</b> COM AT E 1/4 COR SEC 16 T22N R3W TH W 2910 FT FOR POB TH W 300 FT TH N 208 FT TH E 300 FT TH S 208 FT TO POB. 1.43A.  (3 of 7) <b>Parcel ID:</b> 003-016-003-0100; <b>Legal Description:</b> COM AT E 1/4 COR SEC 16 T22N R3W TH W 2610 FT FOR POB TH W 300 FT TH N 208 FT TH E 300 FT TH S 208 FT TO POB. 1.43A  (4 of 7) <b>Parcel ID:</b> 003-016-003-0082; <b>Legal Description:</b> COM AT E 1/4 COR SEC 16 TH W ON E & W 1/4 LINE 2190FT TH N 43FT TO POB TH N 165FT TH W 220FT TH S 208FT TH E 112FT TH N 43FT TH E 108FT TO POB - PART OF SW 1/4 OF NE 1/4 SEC 16 T22NR3W  (5 of 7) <b>Parcel ID:</b> 003-016-008-0060; <b>Legal Description:</b> COM AT E 1/4 COR SEC 16 TH N89DEG47'W ALG 1/4 LINE 3510FT TH N0DEG13'E 353FT FOR POB TH N89DEG47'W 360.55FT TO SELY COR OF LOT 89 OF REC PLAT OF CHIPPEWA VILLAGE # 2 TH N34DEG37'W ALG ELY LINE OF SAID LOT 201.2FT TH S89DEG47'E 475.45 FT TH S0DEG13'W 165.18FT TO POB PART OF NW 1/4 OF SEC 16 T22NR3W 1.59AC  (6 of 7) <b>Parcel ID:</b> 003-016-002-0100; <b>Legal Description:</b> COM AT 1/4 COR BET SEC 15 & 16 TH W 2410 FT TH N 33 FT TO R/W OF M-55 FOR POB TH N 175 FT TH E 220 FT TH N 1320 FT TH W 1320 FT TH S 1320 FT TH E 900 FT TH S 175 FT TH E 200 FT TO POB SEC 16 T22N R3W.  (7 of 7) <b>Parcel ID:</b> 003-222-089-0000; <b>Legal Description:</b> LOT 89 CHIPPEWA VILLAGE #2. <b>Summer Tax Due:</b> TBA	W HOUGHTON LK DR HOUGHTON LAKE;  W HOUGHTON LK DR HOUGHTON LAKE;  W HOUGHTON LK DR HOUGHTON LAKE;  W HOUGHTON LK DR HOUGHTON LAKE;  CHIPPEWA TR HOUGHTON LAKE;  W HOUGHTON LK DR HOUGHTON LAKE;  CHIPPEWA TR HOUGHTON LAKE	\$13,250.00

9996032	<b>Parcel ID:</b> 011-541-446-0000; <b>Legal Description:</b> LOT 446 SOUTH HOUGHTON LAKE FOREST ESTATES. <b>Comments:</b> Nice wooded parcel that is in a well kept area and well kept homes around. Close to Houghton Lake <b>Summer Tax Due:</b> TBA	PEPPERELL HOUGHTON LAKE	\$1,100.00
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## 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 [here](#). It is your responsibility to determine if this parcel is suitable for your desired use.

**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.

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

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

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

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

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

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

**36:** This parcel includes a structure which should be considered **DANGEROUS**. This building has suffered structural damage which creates substantial risk of harm from falling through damaged areas or collapse from above. It may also contain extensive debris which could fall or collapse, rusty nails, broken glass, and other hazards. **You are not permitted to enter this or any other structure offered at tax sale. You should limit your inspection only to**

***what can be safely observed from the building's exterior.*** Trespassers are subject to prosecution.

**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.

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

**47:** This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and doorjamb, and other damage which can add to the cost of repair and rehabilitation. You should conduct your own research prior to bidding on this parcel.

**49:** This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

**50:** The previous owner of this parcel undertook a construction or rehabilitation project which has not been completed. We have attempted to describe the degree to which the project has been finished, but the building should be 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.

**64:** The structure(s) on this parcel have been slated for **demolition** by the local unit of government prior to sale. As such, it is being presented here as a vacant lot. You should confirm the status of this parcel as well as the allocation of the cost of demolition prior to bidding.

**65:** A visual inspection indicated that this parcel **may** contain asbestos in the form of insulation on piping, boilers, or other structural components. However, no formal testing was conducted and the presence of asbestos has not be confirmed. There are other insulation products that are similar in appearance. According to the U.S. Environmental Protection Agency, asbestos is not likely to cause significant health risk when left undisturbed. See this [EPA publication](#) for additional information. It is the responsibility of the winning bidder to take proper safety precautions and conduct testing and/or removal efforts if deemed appropriate.

**66:** This property is unsanitary and poses a potential health hazard because of raw food garbage, backed up sewer lines, or other similar waste. Such conditions can attract rodents, wild animals, and other vermin. You should bid accordingly and be prepared to mitigate the situation immediately upon purchase.

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