

Public Land Auction

Bay, Gladwin, Huron DNR, Tuscola

August 4th, 2022

Bay, Gladwin, Huron (Dnr), and Tuscola Counties



Location:

Online
www.tax-sale.info

Time:

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

Printed information is subject to change up to the auction start time. Please check each lot listing closely for updates.





Follow us on Facebook for the latest updates:
www.facebook.com/taxsaleinfo

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

CREATE YOUR ACCOUNT TODAY AT
WWW.TAX-SALE.INFO

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs listed on this page which are included as part of this auction. These Rules and Regulations are not applicable to sales made on behalf of the Michigan Department of Natural Resources. Specific DNR rules are listed elsewhere in this document where applicable.

- Bay
- Gladwin
- Tuscola

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

Auctions are conducted online through www.tax-sale.info. An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs which consist of parcels owned by the Michigan Department of Natural Resources and which are offered for sale in this auction as part of DNR's surplus lands disposition process:

- Huron (DNR)

Michigan DNR Land Sales

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

The attached list of parcels has been approved for sale at public auction by the Michigan Department of Natural Resources (the "DNR"). Each parcel is identified by a sale unit number. The DNR reserves the right to pull parcels from the sale at any time prior to the auction.

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

These properties are subject to any state, county, or local zoning or building ordinances. The DNR does not guarantee the usability or access to any of these lands. The properties are sold based upon their LEGAL DESCRIPTION ONLY (Subdivision name and Lot number, or Metes and Bounds measured description). While effort has been made to ensure that the addresses, parcel sizes, maps, and/or photos are accurate, you are relying on your own investigation and information when purchasing this property. All parcels are sold "as is where is" and there are NO REFUNDS.

B. Know What You Are Buying

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

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

C. Reservations

Pursuant to state statutes, deeds issued may contain the following reservations and stipulations:

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

DNR auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

i. Advance Bidding

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

for the applicable auction and the Active Bidding phase then begins.

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

DNR may, at its discretion, conduct an auction by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked.** You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question.** The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

Auctions are conducted online through www.tax-sale.info. An auction may be conducted in-person with simultaneous online bidding as determined by the DNR.

G. Bids are Binding

A bid accepted at public auction through www.tax-sale.info is a legal and binding contract to purchase. The DNR reserves the right to reject any or all bids.

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

the affidavit required under this or any other provision of these Rules and Regulations.

E. Cancellation Policy

At its sole discretion, the DNR reserves the right to cancel any sale at any time up until delivery of the deed.

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

Parcels sold are subject to property taxes that become due and payable on or after the day of auction, as well as current and future installments of any outstanding bonded assessments. All bidders should contact the appropriate city, village, or township offices to determine if there are any outstanding bonded assessments for future tax years on the properties being offered.

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-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 DNR recommends that a person who is interested in acquiring

property at this auction contact an attorney or an environmental consultant for advice prior to the acquisition of any property that may be contaminated.

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

All property taxes that become due and payable on or after the day of auction will be the responsibility of the buyer. The buyer **is responsible for all other fees and liens that accrue against the property on or after the day of the auction.** These items include, but are not limited to, municipal utility or ordinance fees and condo or property owner association fees or dues. This can also include demolition and other nuisance abatement costs. These fees and expenses are not collected at the auction and must be paid by the buyer after taking title to any purchased property which is subject to such fees and expenses.

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Bay

Lot #	Lot Information	Address	Min. Bid
900	Parcel ID: 010-004-200-330-01; Legal Description: COM 634 FT N OF SW COR OF NE 1/4 OF NE 1/4 TH N 26 FT TH E 50 FT TH S 26 FT TH W 50 FT TO BEG. SEC.4,T14N,R5E Comments: This lot is landlocked behind a house. It is approximately 25ft x 50ft. Looks like small parcel of land may have part of house on it. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$4.30	NORTHVIEW RD BAY CITY	\$587.36
901	Parcel ID: 010-004-200-445-00; Legal Description: COM 1222 FT W & 231 FT N OF SE COR OF NE 1/4 OF NE 1/4 TH W 12.92 FT TH N 85.5 FT TH E 4.92 FT TH N 29.5 FT TH E 8 FT TH S 115 FT TO BEG SEC 4 T14N R5E Comments: Unbuildable lot on Oak Ridge Drive approximately 120ft x 10ft and is an irregular shape and runs between 2 houses. Older neighborhood with decent houses in vicinity. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$5.94	OAKRIDGE RD BAY CITY	\$586.52
902	Parcel ID: 010-032-300-075-00; Legal Description: S 233 FT OF E 58 FT OF W 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4. SEC 32 T15N R5E Comments: This property may be a demolition target. There are live animals (probably raccoons) inside coupled with the heaving floors and lack of walls, makes this one up for bid! Lot is nice and houses in area are nice. Bones of the structure could possibly be useful if you want a real project. Floors are heaved due to freeze damage and LOTS of animal excrement. Not too much trash on the upside. Visible signs of mold in bathroom and other rooms and heavy mold/mildew odor. Signs of roof leakage on cielings as well. Additional Disclosures: 42; 32; 66; 5; 21; 35 (see key for full text) Summer Tax Due: \$391.67	3575 BOY SCOUT RD BAY CITY	\$4,652.45
903	Parcel ID: 030-L05-000-046-00; Legal Description: OUTLOT A NOT FOR RESIDENTIAL USE. LESPERANCE GOLF SUB. Comments: Unbuildable strip of land between two house approximately 5ft x 150ft. Legal description has this labeled as an Outlot and says "Not for Residential Use". Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$10.35	GLEN EAGLE DR BAY CITY	\$613.62
904	Parcel ID: 040-010-400-100-01; Legal Description: COM 975.25 FT W OF SE COR OF SEC TH W 72.50 FT TH N 1309.52 FT TH E 72.50 FT ALG S 1/8 LI TH S TO BEG. SEC.10,T16N,R4E Comments: Deep, wooded lot between two houses (may not be buildable). Approximately 70ft x 1300ft. Looks like a possible drainage ditch/field. Lots of water in the front portion of lot. Additional Disclosures: 41; 9 (see key for full text) Summer Tax Due: \$31.53	E ERICKSON RD PINCONNING	\$1,086.63
905	Parcel ID: 040-011-300-100-00; Legal Description: N 100 FT OF W 50 FT OF E 199 FT OF THAT PT OF NW 1/4 OF SW 1/4 LYG W OF W LI OF MCRR ROW SEC 11 T16N R4E Comments: Small, vacant lot on East Coggins Road. Approximately 50ft x 50ft. Summer Tax Due: \$11.94	E COGGINS RD PINCONNING	\$819.71
906	Parcel ID: 040-011-300-110-00; Legal Description: N 100 FT OF W 50 FT OF E 138 FT OF THAT PT OF NW 1/4 OF SW 1/4 LYG W OF W LI OF MCRR RT. OF WAY. SEC 11 T16N R4E Comments: Small vacant lot on East Coggins Road. Just looks like part of yard for house but 2 small parcels have been separated.This is one of those lots. It is approximately 50ft x 50ft. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$7.85	E COGGINS RD PINCONNING	\$758.56
907	Parcel ID: 070-G10-015-004-00; Legal Description: LOT 4, BLK 15 GREEN AVE ADD. Comments: Vacant urban lot on Yale Street, approximately 50 x 110. It is fenced in behind 2404 7th Street. Additional Disclosures: 23; 44 (see key for full text) Summer Tax Due: \$91.48	YALE ST BAY CITY	\$1,018.66
908	Parcel ID: 100-001-200-060-04; Legal Description: COM AT N 1/4 COR OF SEC TH S 4D 23M E 264.70 FT TH S 67D 58M E 967.07 FT TO A PT ON NLY LI OLD KAWKAWLIN RD TH S 31D 30M W 67.60 FT TH S 58D 30M E 110 FT ALG SLY LI SD RD TO POB TH S 58D 30M E 104.92 FT ALG SD RD TH S 37D 15M W 149.23 FT TH NWLY ALG ARC OF CUR TO LEFT WI CHORD BEARING & DIST OF N 59D 42M W 100.57 FT TH N 35D 31M E 150.98 FT TO BEG. SEC.1,T14N,R4E Comments: Heavily wooded lot on Kawkawlin Road. There is a shed close to the road and a power line(or phone) ran to a post/box. Nice area! Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$263.84	OLD KAWKAWLIN RD BAY CITY	\$2,053.90

909	Parcel ID: 110-020-100-050-01; Legal Description: E 280 FT OF N 350 FT OF W 1/2 OF NE 1/4 OF NW 1/4 SEC 20 T17N R3E Comments: Occupied two story home on W. Cody Estey Road in Pinconning. There is lots of debris and it looks pretty rough from the road. Multiple out buildings and looks like a modular behind house. Nice property and nicer homes in area. Additional Disclosures: 33; 5; 21; 6 (see key for full text) Summer Tax Due: \$102.86	2333 W CODY ESTEY RD RHODES	\$3,150.96
911	Parcel ID: 120-R05-000-007-00; Legal Description: UNIT 7 RIVERSIDE MEADOWS CONDOMINIUM, SEC 22 T17N R4E Comments: Approximately 50ft x 260ft lot in a newer subdivision on Jule Drive. There is also 150ft of frontage and ready to build. Always check w/local unit assessor/zoning to verify your plan prior to bidding. Back is also nicely wooded! Additional Disclosures: 41; 49 (see key for full text) Summer Tax Due: \$46.11	JULE DR PINCONNING	\$2,997.93
912	Parcel ID: 120-R05-000-008-00; Legal Description: UNIT 8 RIVERSIDE MEADOWS CONDOMINIUM, SEC 22 T17N R4E Comments: Approximately 120ft x 230ft lot in a newer subdivision on Jule Drive. 150 ft of frontage and ready to build. Always check w/local unit assessor/zoning to verify your plan prior to bidding. Back is nicely wooded! Additional Disclosures: 41; 49 (see key for full text) Summer Tax Due: \$39.01	JULE DR PINCONNING	\$3,346.73
913	Parcel ID: 120-R05-000-009-00; Legal Description: UNIT 9 RIVERSIDE MEADOWS CONDOMINIUM, SEC 22 T17N R4E Comments: Approximately 120ft x 250ft lot in newer subdivision on Jule Drive. 150ft of frontage and ready to build. Always do your research w/local unit assessor/zoning for your plan. Back is nicely wooded. Additional Disclosures: 41; 49 (see key for full text) Summer Tax Due: \$39.01	JULE DR PINCONNING	\$3,354.79
914	Parcel ID: 140-019-200-370-00; Legal Description: E 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4. EX COM 1976.22 FT W OF E 1/4 COR OF SEC TH W 329.38 FT TH N 149.48 FT ALG W LI OF SD PARC TH S 88D 23M E 10.36 FT TH NELY ALG CURVE TO LEFT 150.29 FT TH NELY ALG CURVE TO RT 168.09 FT TH S 88D 23M E 3.79 FT TH S 192.13 FT TO BEG. SEC.19,T14N,R3E Comments: Vacant lot. Wetland indicators. Mostly wooded facing M-10 exit on service drive type road along Midland. Over 300ft of road frontage. Might be used as commercial. Good visibility from expressway and expressway exit. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$726.57	W MIDLAND RD MIDLAND	\$3,069.14
915	Parcel ID: 140-020-100-090-00; Legal Description: COM AT SW COR OF W 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 TH E 168 FT TH N 232 FT TH W 168 FT TH S 232 FT TO BEG. EX W 15 FT THRF. SEC 20 T14N R3E Comments: Nice two story home on Midland Road. It has a detached garage and large shed. House has newer vinyl siding and a fenced in back yard with a deck. Home is currently occupied and lived in. Nice area and nicer homes. House sits on corner of small street (Skelton Ln) and Midland Rd. Additional Disclosures: 33; 6 (see key for full text) Summer Tax Due: \$2,006.60	2300 W MIDLAND RD AUBURN	\$15,477.90
916	Parcel ID: 160-015-102-008-00; Legal Description: S 11 FT OF LOT 13 & ALL LOTS 14 & 15. ALSO, W 1/2 OF VAC ALLEY ADJ THERETO. BLK 11 RIVERSIDE PARK SUB Comments: Home is currently occupied. It is a 1 story house, vinyl siding and has a detached garage. The yard is also fenced in and property is on a dead end with a cul-de-sac. Nice little house and nice neighborhood. Additional Disclosures: 21; 33; 6 (see key for full text) Summer Tax Due: \$1,216.28	604 PATTERSON AVE BAY CITY	\$5,322.39
917	Parcel ID: 160-016-351-016-00; Legal Description: LOTS 6-7 BLK 2 MRS E P BIRNEYS ADD TO WENONA TO W BC Comments: This property is pretty solid. It definitely needs a little TLC. It has 3 bedrooms, 2 bathrooms and needs pretty much a full restoration. It has coved ceilings and is in generally decent shape. Some evidence of animal droppings and odors. Evidence of roof leakage in a few rooms. Heavy mold/mildew odors. Crawlspace shows foundation is in decent shape (maybe some repairs). Old house and definitely has old character. Kitchen looks original as well as many other features. Houses in vicinity are kept up and generally nicer than this one. Additional Disclosures: 66; 5; 21; 35; 36; 63 (see key for full text) Summer Tax Due: \$977.53	408 STATE ST BAY CITY	\$9,863.95
918	Parcel ID: 160-017-432-006-00; Legal Description: LOT 3 BLK 5 MOSHER & FLYNNS 2ND ADD TO W BC & E 1/2 OF VAC ALLEY ADJ THRT Comments: Occupied 2 story home on Walnut Street. This house has vinyl siding, fenced in back yard with deck. Home looks decent overall but could not go inside or get pictures of the deck. Older neighborhood with older houses. Generally kept up and nicer neighborhood for the age. Quiet street with minimal traffic. Additional Disclosures: 21; 6 (see key for full text) Summer Tax Due: \$636.56	1205 N WALNUT ST BAY CITY	\$2,045.64

919	Parcel ID: 160-020-133-007-00; Legal Description: LOT 2 BLK 2 BLENDS SUB Comments: Occupied 2 story home. It has aluminum siding and looks to be lived in currently. There is also a privacy fence around the backyard. No garage on site. Interesting color scheme. Houses around are nicer than this one but overall looks to be in pretty decent shape. I believe they are repaving the road currently but not 100% sure. Additional Disclosures: 6; 33 (see key for full text) Summer Tax Due: \$1,465.57	709 N WENONA AVE BAY CITY	\$10,733.01
920	Parcel ID: 160-021-487-002-00; Legal Description: E 1/2 OF LOTS 11 & 12 BLK 15 JAMES FRASERS ADD S OF CENTER AVE Comments: House was recently demolished and is now a fresh new lot. Nicer older homes in area and nice street overall. Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$1,135.17	1206 6TH ST BAY CITY	\$8,634.91
921	Parcel ID: 160-022-306-010-00; Legal Description: LOT 14 BLK 28 D H FITZHUGH'S SUB OF OUTLOT S 1 THRU 4 FITZHUGH, FRASER, BIRNEY & WALKERS ADD TO LOWER SAGINAW Comments: Property appears to have personal property currently being used for restoration but not currently livable. The whole house has been gutted and some work has already been done. The floor and incomplete construction makes this place a little dangerous. Bones seem solid (Block structure) and could be fixed up for sure. 2 stories, lower level 1/2 above ground 1/2 below. Not a bad investor house and pretty decent form the outside. Homes in vicinity are comparable if fixed up. Additional Disclosures: 32; 50; 66; 5; 21; 36 (see key for full text) Summer Tax Due: \$771.97	1110 N BIRNEY ST BAY CITY	\$1,467.90
922	Parcel ID: 160-022-401-001-00; Legal Description: THAT PT OF LOT 10 BLK 2 W D FITZHUGH'S ADD TO HIS SUB OF SEC 22 & 27 ETAL LYG S OF LI BEG E LI OF SD LOT 211.7 FT S OF C/L OF FILMORE ST TH W TO PT ON W LI OF TRUMBULL & 218.7 FT S OF C/L OF FILMORE ST Comments: Pretty rough shape overall. Stopped inspection upon finding black mold in the stairwell. There is freeze damage (heaving floors in living room) and a dumpster worth of junk inside. Could be restored but lots of work. Electrical seems a little dated. Evidence of minimal roof leakage. Siding is in poor shape and will lead to more issues for sure if not fixed. Close to "Bay City Loop" bike/walking path. Additional Disclosures: 32; 66; 5; 21; 35; 63 (see key for full text) Summer Tax Due: \$1,395.68	1304 N TRUMBULL ST BAY CITY	\$5,527.30
923	Parcel ID: 160-028-191-007-00; Legal Description: N 26 FT OF LOT 9 & ALL LOT 10 & W 1/2 OF VAC JEFFERSON ST ADJ TO N 10 FT OF SD LOT 10 BLK 270 VILL OF PORTSMOUTH Comments: Vacant lot with a garden. There is also a camper on the lot and some poured cement(old driveway maybe). Camper is not part of the sale. Additional Disclosures: 23; 21 (see key for full text) Summer Tax Due: \$90.62	304 S JEFFERSON ST BAY CITY	\$1,000.19
925	Parcel ID: 160-028-461-010-00; Legal Description: THAT PART OF LOT 1 BEG AT NW CORN OF SD LOT TH ELY 4 FT TH SWLY TO A PT 1 FT E OF SW CORN OF SD LOT TH W TO SW CORN TH N TO POB BLK 27 H M BRADLEY'S ADD TO BC Comments: Small sliver approximately 5ft x 30ft(triangle shape). Property is located in driveway between 2 houses. Additional Disclosures: 23; 9 (see key for full text) Summer Tax Due: \$2.78	1000 S MADISON AVE BAY CITY	\$579.33
926	Parcel ID: 160-032-290-001-00; Legal Description: LOT 1 BLK 42 DAGLISH DIV OF PORTSMOUTH & W 1/2 VAC ALLEY ADJ THRT Comments: This house could be fixed up. It is a 2 bedroom, 1 bath (very odd layout). It may have been remodeled for handicap accessibility/elderly. At least a dumpster (or 2) worth of stuff inside. Evidence of roof leakage seen in at least 1 room. Siding issues on garage and other areas. Only bathroom has access to kitchen and garage. Heavy mold/mildew odors. Lots of debris. Nice fenced in lot and has an attached garage. Additional Disclosures: 66; 5; 21; 32 (see key for full text) Summer Tax Due: \$853.99	300 29TH ST BAY CITY	\$3,597.52
927	Parcel ID: 160-032-441-006-00; Legal Description: E 1/2 OF LOTS 11 & 12 BLK 25 DAGLISH DIV OF PORTSMOUTH Comments: This 3 bed, 1 bath home could be fixed up quick. Minor debris(less than a medium dumpster). Needs roof work but has minimal leakage seen inside. Mostly intact and looks recently vacated (within a few months). Roof definitely needs redone but the siding looks newer. Quiet block and nice homes in vicinity. Additional Disclosures: 66; 5; 21; 63 (see key for full text) Summer Tax Due: \$1,052.48	600 POLK ST BAY CITY	\$5,983.66

928	Parcel ID: 160-032-441-007-00; Legal Description: LOT 10 BLK 25 DAGLISH DIV OF PORTSMOUTH & E 1/2 VAC ALLEY ADJ THRT Comments: The buyer would probably need to demo this house. There is lots of mold and extreme sanitation issues. Heavy mold/mildew/animal odors. Extensive roof leakage and caving in ceilings. Lots of debris, garbage and personal property. Didn't get into every room but got a good overall look. Hold your nose and bid away! Additional Disclosures: 66; 5; 21; 35; 34; 36; 65 (see key for full text) Summer Tax Due: \$1,046.19	604 POLK ST BAY CITY	\$8,109.64
929	Parcel ID: 160-033-108-002-00; Legal Description: E 1/2 OF LOTS 1 & 2 BLK 112 DAGLISH DIV OF PORTSMOUTH Comments: This large home could be a 2 unit or large single family home. It has 4 bedrooms, 2 bathrooms, lots of debris. This home is very old and did not inspect basement due to live and loud raccoon sounds (got a picture from the top of steps). Debris indicates occupancy in the last year or 2. Bones of structure seem solid but i need of lots of repairs. Some roof leakage seen but not extreme. House could be turned (back?) into multi unit. Looks like somebody combined both units at some point. Old (obsolete) kitchen upstairs. Close to commercial. Additional Disclosures: 21; 35; 36; 45; 63 (see key for full text) Summer Tax Due: \$1,173.08	402 LAFAYETTE AVE BAY CITY	\$6,862.15
930	Parcel ID: 160-033-205-017-00; Legal Description: LOT 15 BLK 1 EXC W 105 FT LUDWIK DANIELS ADD TO BC Comments: Small strip of land behind 1111 Van Buren. Unbuildable and approximately 5ft x 50ft. This is a landlocked parcel behind a home. Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$82.71	1111 S VANBUREN ST BAY CITY	\$924.39
931	Parcel ID: 180-023-200-120-01; Legal Description: BEG @ PT ON W LN WATERS ST S01D25'E 90 FT FROM N 1/8 LN NW 1/4 SEC 23, TH CONT S01A,Â°25'E 10 FT, TH W 100 FT, TH N01D25'W 10 FT, TH E 100 FT TO POB, SEC 23 T17N R4E, 0.02 AC Comments: Small strip of land on North Water Street. It is approximately 10ft x 100ft, located between two houses. Land is not buildable. Additional Disclosures: 23; 9; 44 (see key for full text) Summer Tax Due: \$10.04	N WATER ST PINCONNING	\$633.91
932	Parcel ID: 180-B15-000-005-00; Legal Description: LOT 5 BRAZEAU SUB Comments: This 2 bedroom, 1 bathroom home is built on a crawlspace so there are no basement worries! This could probably be fixed up pretty quick. There is some mold/mildew odors and roof leakage seen along with minor debris. Not too much personal property, less than a dumpster's worth. Yard is decent size for in town. Close to town and could be a nice rental for sure! Additional Disclosures: 32; 66; 21; 5 (see key for full text) Summer Tax Due: \$3,348.64	516 S MERCER ST PINCONNING	\$4,258.51
934	Parcel ID: 180-P05-011-011-00; Legal Description: E 1/2 OF LOTS 10-11-12 BLK 11 VILLAGE OF PINCONNING Comments: Recently demolished. Looks like cleanup is being done currently. Lot is mostly cement pad (building gone). Contamination indicators. Decent commercial area. Additional Disclosures: 13; 42; 23; 66 (see key for full text) Summer Tax Due: \$511.27	217 W 3RD ST PINCONNING	\$27,593.34
999911	Parcel ID: 120-R05-000-007-00; Legal Description: UNIT 7 RIVERSIDE MEADOWS CONDOMINIUM, SEC 22 T17N R4E Comments: Approximately 50ft x 260ft lot in a newer subdivision on Jule Drive. There is also 150ft of frontage and ready to build. Always check w/local unit assessor/zoning to verify your plan prior to bidding. Back is also nicely wooded! Additional Disclosures: 41; 49 (see key for full text) Summer Tax Due: TBA	JULE DR PINCONNING	\$2,997.93
999912	Parcel ID: 120-R05-000-008-00; Legal Description: UNIT 8 RIVERSIDE MEADOWS CONDOMINIUM, SEC 22 T17N R4E Comments: Approximately 120ft x 230ft lot in a newer subdivision on Jule Drive. 150 ft of frontage and ready to build. Always check w/local unit assessor/zoning to verify your plan prior to bidding. Back is nicely wooded! Additional Disclosures: 49; 41 (see key for full text) Summer Tax Due: TBA	JULE DR PINCONNING	\$3,346.73
999913	Parcel ID: 120-R05-000-009-00; Legal Description: UNIT 9 RIVERSIDE MEADOWS CONDOMINIUM, SEC 22 T17N R4E Comments: Approximately 120ft x 250ft lot in newer subdivision on Jule Drive. 150ft of frontage and ready to build. Always do your research w/local unit assessor/zoning for your plan. Back is nicely wooded. Additional Disclosures: 49; 41 (see key for full text) Summer Tax Due: TBA	JULE DR PINCONNING	\$3,354.79

Gladwin

Lot #	Lot Information	Address	Min. Bid
2200	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 010-025-400-007-00; Legal Description: SEC 25 17 2W COM 165FT N OF SE COR OF SEC TH W 528FT TH N 165FT TH E 528FT TH S 165FT TO POB EXC E 264FT THEREOF. Comments: This is a bundle of two parcels. See below for description of second parcel. 1 acre of flat, mostly wooded lot with dense vegetation. There is a small and shallow pond in the center of the parcel. A portion of the northeast has been cleared for a clothesline. Appears to be a sideyard parcel for the parcel directly to south. Additional Disclosures: 44; 41 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 010-025-400-011-00; Legal Description: SEC 25 17 2W PARCEL COM 16RD W OF SE COR OF SEC TH N 10RD TH W 16RD TH S 10RD TH E 16RD TO POB PART OF SE 1/4. Comments: It looks as though there was a home near the garage. Garage has steel siding and roof that appear in good condition. The dirt floor inside is washed out, and the garage itself is full of debris. 200+ feet paved frontage on Lyle road. There's a drainage culvert along the road, with a gravel driveway crossing from the road. Additional Disclosures: 21; 62 (see key for full text) Summer Tax Due: \$206.66</p>	W LYLE RD; 3020 W LYLE RD	\$4,000.00
2202	<p>Parcel ID: 010-032-200-009-10; Legal Description: SEC 32 17 2W PART OF NW 1/4 DESC AS COM AT NW COR TH E 204.75FT TH S 327.15FT TH W 204.75FT TH N 327.15FT TO POB. Comments: 1.54 acres, mostly covered in thick vegetation and birch forest. A portion of the north section is cleared and fenced, and may have a garden. Paved road frontage, ~300 ft on Bard, ~200 on Lyle. Summer Tax Due: \$84.74</p>	W LYLE RD BEAVERTON	\$1,300.00
2203	<p>Parcel ID: 030-040-000-003-00; Legal Description: 17 1E SUPVS PLAT OF ALBERT WHITNEY SUB LOT 3 & PART OF LOT 4 BEG AT SW COR OF SD LOT 4 TH S 89DEG 24MIN 52SEC E ALONG S LOT LINE OF SD LOT 4 63.37FT TH N 79DEG 49MIN 28SEC W 60.27FT TO W LINE OF SD LOT 4 TH S 0DEG 16MIN 55SEC W 10FT TO POB EXC THAT PART OF LOT 3 BEG AT NE COR OF SD LOT 3 TH S 27DEG 17MIN 32SEC W 10FT TH N 79DEG 49 MIN 28SEC W 53.37FT TO N LINE OF LOT 3 TH S 89DEG 24MIN 52SEC E ALONG SD N LINE 53.13FT TO POB. DESC CORR 8/16/18. Comments: Home was occupied at time of visit, so no interior pictures were taken. Less than 50 feet of gravel road frontage. Gravel driveway. .14a parcel with small single story home. Both home and property appear to be well maintained. Additional Disclosures: 21; 33; 6 (see key for full text) Summer Tax Due: \$164.20</p>	1253 DENTON CREEK BEAVERTON	\$4,500.00
2204	<p>Parcel ID: 030-070-000-059-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 59 ASSESSOR'S PLAT OF. Comments: Gravel road frontage on McCollum. Land is flat. The center is fairly clear, with thick trees around the perimeter. Ground is rutted from vehicle use. Neighbors may also be using it for a burn pit. Summer Tax Due: \$77.83</p>	3860 MCCOLLUM RD BEAVERTON	\$3,700.00
2205	<p>Parcel ID: 030-070-000-072-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 72 ASSESSOR'S PLAT OF. Comments: Around 50 feet of Dirt road frontage on McCollum. Land is flat and generally clear. Some large, mature trees along the perimeter. This lot is currently being used for a pass-through. Summer Tax Due: \$37.36</p>	3899 MCCOLLUM RD BEAVERTON	\$1,400.00
2206	<p>Parcel ID: 030-070-000-081-00; Legal Description: 17 1E APPLE-BLOSSOM SUB LOT 81 ASSESSOR'S PLAT OF. Comments: Dirt road frontage on two sides. Cleared land, with some large, mature trees at the perimeter. Center of parcel looks to be a drainage runoff point. Appears to be well maintained. Summer Tax Due: \$28.90</p>	3963 MCCOLLUM RD	\$3,000.00
2207	<p>Parcel ID: 030-107-000-005-00; Legal Description: 17 1E GRANTS SUB, ASSESSORS PLAT OF LOT 5. Comments: .19 acre lot with 40~ feet of gravel road frontage on Grant. Paved driveway. Land is generally clear, with a few mature trees near the boundaries. Main structure is a mobile home that has been added onto and built over. Interior has been demolished. Roof is in bad shape, and it looks like critters have invaded the attic space through the soffit. Additional Disclosures: 50; 17; 5 (see key for full text) Summer Tax Due: \$407.88</p>	4156 GRANT RD	\$8,500.00
2208	<p>Parcel ID: 030-145-000-045-10; Legal Description: 17 1E LAUREL SUB LOTS 45-46-47 & 48 EXC E 50FT OF LOTS 47 & 48. Comments: 1.04 acres of lightly wooded land with gravel road frontage on Burling. Gravel driveway. The garage has roof issues, but seems sound otherwise. The mobile home is in dire condition. A portion of the roof has collapsed, and the door has been left open. Additional Disclosures: 17; 5 (see key for full text) Summer Tax Due: \$438.62</p>	1111 BURLING DR BEAVERTON	\$27,250.00

2209	Parcel ID: 030-246-000-225-00; Legal Description: 17 1E SUPERVISORS PLAT WHITNEY BEACH NO 2 LOT 225. Comments: 50~ ft paved road frontage on S Whitney. Dirt/Gravel driveway. Mobile home is in dire condition. The roof has collapsed in spots and is actively taking in water. The floor is heaved to the point that the entry door is difficult to open. Additional Disclosures: 32; 21; 17 (see key for full text) Summer Tax Due: \$220.91	2597 S WHITNEY BEACH RD	\$2,400.00
2210	Parcel ID: 060-055-000-145-00; Legal Description: 20 1W BERKSHIRE REALM SUB LOT 145. Comments: 120~feet paved frontage on Cumberland. Parcel is shaped like a slice of pizza. Used as a trailer campsite, as are many of the parcels in the area. Flat, with overgrown vegetation. Some larger pines near the road. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$112.97	CUMBERLAND CIRCLE GLADWIN	\$4,100.00
2211	Parcel ID: 060-080-000-074-00; Legal Description: 20 1W FAIRFIELD REALM SUB LOT 74. Comments: 60~feet road frontage on Fairfield. Dirt/grass driveway. Very flat. Very clear. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$88.84	FAIRFIELD WAY GLADWIN	\$1,400.00
2212	Parcel ID: 060-091-000-308-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 308. Comments: 100~ feet paved road frontage on Track Iron Trail. No driveway. There's a par 4 to the south. Property is dotted with small trees. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$170.88	TRACK IRON TRAIL GLADWIN	\$1,800.00
2213	Parcel ID: 060-091-000-368-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 368. Comments: Near 75 feet of paved road frontage on Linksvew. Drainage culvert along road. Dirt driveway. Appears to have hook ups for an RV or bus. Land is flat and generally clear, but overgrown. Some landscaping features remain. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$44.73	LINKSVIEW WAY GLADWIN	\$1,200.00
2214	Parcel ID: 060-091-000-372-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 372. Comments: About 75 feet of frontage on Bye, and near 50 feet on Linksvew. Lots of trees and damp soil. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$150.12	BYE WAY GLADWIN	\$3,300.00
2215	Parcel ID: 060-091-000-373-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 373. Comments: About 75 feet of road frontage. Drainage culvert alongside road. No driveway. Soil is quite damp, some of the older trees have uprooted. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$101.10	BYE WAY GLADWIN	\$1,600.00

2216	Parcel ID: 060-091-000-374-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 374. Comments: Sugar Springs Roughly 75 feet of paved road frontage. Culvert along road. Mostly forested with damp soil. The NE corner has several felled trees. No driveway. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$44.73	BYE WAY GLADWIN	\$1,200.00
2217	Parcel ID: 060-091-000-499-00; Legal Description: 20 1W HIGHLANDER REALM NO 2 LOT 499. Comments: Cleared and flat vacant lot. Less than 100 feet paved road frontage. Drainage culvert at road. Near a golf course and developing residential subdivision. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$94.97	HIGHLANDERS WAY GLADWIN	\$1,600.00
2218	Parcel ID: 060-093-000-539-00; Legal Description: 20 1W HIGHLANDER REALM NO 4 LOT 539. Comments: Near 100 feet paved road frontage on Dormie. No driveway. Land slopes down to the east. Lightly wooded, mostly young pines. Golf greens directly north. Nice neighborhood. near Sugar Springs golf course Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$120.25	DORMIE DRIVE GLADWIN	\$2,000.00
2219	Parcel ID: 060-130-000-216-00; Legal Description: 20 1W KINGS REALM SUB LOT 216. Comments: Near 50 feet of paved road frontage on Kings Way. Drainage along road. No driveway. Flat, and lightly wooded. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$76.58	KINGS WAY GLADWIN	\$1,400.00
2220	Parcel ID: 060-150-000-107-00; Legal Description: 20 1W MANCHESTER REALM SUB LOT 107. Comments: .37 acre parcel. 75~ feet road frontage on Manchester. No driveway. Thick brush, but no real tree cover. Gently slopes to a high point at near the center of the parcel. Near to many lakes. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$79.21	MANCHESTER WAY GLADWIN	\$1,500.00
2221	Parcel ID: 060-165-000-090-00; Legal Description: 20 1W SALISBURY REALM LOT 90. Comments: 100~ feet of paved road frontage on Salisbury. There's a creek entering this property from the west. No obvious driveway. The vegetation is dense, but the trees aren't very robust. Most of the land is soupy, but a southern portion is high and dry. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 41; 16 (see key for full text) Summer Tax Due: \$99.07	SALISBURY DR GLADWIN	\$1,700.00
2222	Parcel ID: 060-195-000-073-00; Legal Description: 20 1W NORTH-WESTCHESTER REALM LOT 73. Comments: .37 acres with paved road frontage on Westchester and Butman. No driveway. The ground is soupy. Densely wooded. I spooked some deer. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 41; 16 (see key for full text) Summer Tax Due: \$24.27	WESTCHESTER DR GLADWIN	\$1,300.00

2223	Parcel ID: 060-195-000-094-00; Legal Description: 20 1W NORTH-WESTCHESTER REALM LOT 94. Comments: Cleared and gently rolling .33 acre vacant land. Paved road frontage on Westchester. This neighborhood is mostly RV sites, but a few properties have permanent housing. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$94.97	WESTCHESTER GLADWIN	\$1,400.00
2224	Parcel ID: 060-200-000-246-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 246. Comments: .34 acres with single story home and unattached garage. Large front and side decks. 3 season porch in rear. Fairly modern interior. Exterior needs some TLC, but is in good repair. The electricity was still active, and the kitchen refrigerator was running. This is a cute property in a nice location.Road frontage on Winchester. Fully paved Driveway with additional side parking. Within a mile are: Several lakes, boat launches, and a golf course. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 21; 16 (see key for full text) Summer Tax Due: \$392.98	5394 WINCHESTER WAY GLADWIN	\$4,800.00
2225	Parcel ID: 060-200-000-292-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 292. Comments: 150~ feet frontage on Armchester. No driveway. Hilly and thickly wooded. Slopes towards a marsh at the north of the property. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 41; 16 (see key for full text) Summer Tax Due: \$113.36	ARMCHESTER CT GLADWIN	\$1,700.00
2226	Parcel ID: 060-200-000-293-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 293. Comments: 120~ ft paved road frontage on Armchester. No driveway. Drainage culvert alongside road. Property has thick pine growth. Terrain is hilly, sloping down to the east and north. The north gives way to marsh. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 41; 16 (see key for full text) Summer Tax Due: \$119.48	ARMCHESTER CT GLADWIN	\$1,700.00
2227	Parcel ID: 060-325-000-015-00; Legal Description: 20 1W CASTLEVIEW CONDOMINIUM UNIT 15. Comments: 150~ feet paved frontage on Castleview. Borders Hockaday road to west. Flat and clear. Golf greens in eye shot to north. Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$131.74	CASTLEVIEW DR GLADWIN	\$1,800.00
2229	Parcel ID: 110-011-300-002-02; Legal Description: SEC 11 18 1E PART OF NW 1/4 OF SW 1/4 BEG S 89DEG 28MIN 40SEC E ALONG E-W 1/4 LINE 332.55FT FROM W 1/4 COR TH CONT S 89DEG 28MIN 40SEC E 332.56FT TH S 0DEG 9MIN 45SEC E 1312.93FT TO S 1/8 LINE TH N 89DEG 32MIN 52SEC W 335.08FT TH N 0DEG 3MIN 6SEC W 1313.81FT TO POB. Comments: 9.9 acres, with 250~ ft paved road frontage on M-61. Gravel driveway, possibly shared with neighbor to the east. Northern acre cleared for homestead. House with attached garage via breezeway, and a large storage shed. There is a lot of debris hidden in the overgrowth, such as trailer axles, fuel tanks, etc. The roof is tarped and collapsing. The garage was used as an automotive/small engine workshop. There's an ATV path headed south into the thick forest that makes up the bulk of the property. Additional Disclosures: 21; 32; 5 (see key for full text) Summer Tax Due: \$1,013.87	1060 E M61 GLADWIN	\$5,700.00
2230	Parcel ID: 110-420-010-031-00; Legal Description: 18 1E WOODLAND TERRACE SUB BLK 10 LOTS 31 & 32. Comments: ~60~ ft gravel road frontage. Wooded and overgrown. There's a lot of standing water, possibly from road drainage. Seems to have been a camp site. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$13.28	BIRWOOD ST GLADWIN	\$950.00

2231	Parcel ID: 110-430-014-033-00; Legal Description: 18 1E WOODLAND TERRACE ANNEX SUB BLK 14 LOTS 33 & 34. Comments: Spruce St ends 75-100 ft from the parcel. Land is flat, wooded, and has standing water. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$16.69	SPRUCE ST GLADWIN	\$1,000.00
2232	Parcel ID: 130-170-005-020-00; Legal Description: 19 1E SMALLWOOD SHORES SUB BLK 5 LOTS 20-21. Comments: Small cabin on .15 acres. Paved road frontage on on Maple and Center. Paved parking pad in front of structure, driveway entrance on Center. Land is flat and overgrown. The interior is in bad condition, likely due to roof issues. The chimney doesn't look in great shape either. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$294.29	CENTER AVE GLADWIN	\$2,900.00
2235	Parcel ID: 030-145-000-044-10; Legal Description: 17 1E LAUREL SUB LOT 44 EXC THAT PART COM AT NE COR OF LOT 43 TH S 87DEG 43MIN 33SEC E 40FT TH S 120FT M/L TO S LINE OF LOT 44 TH W 75FT M/L ALONG S LOT LINE TO SW COR OF SD LOT 44 TH N 18DEG 34MIN 33SEC E 131.08FT TO POB. Comments: Lots of large old trees in area. The property is in a nice recreational community. The structure itself is in rough shape and far from livable. It's been open to elements for some time. Lots of misc. debris in and around the structure. >100 of gravel road frontage on Burling Dr. Property boundaries are an irregular shape. Additional Disclosures: 63; 62; 17; 5 (see key for full text) Summer Tax Due: \$106.53	1109 BURLING DR BEAVERTON	\$23,250.00
9992207	Parcel ID: 030-107-000-005-00; Legal Description: 17 1E GRANTS SUB, ASSESSORS PLAT OF LOT 5. Comments: .19 acre lot with 40~ feet of gravel road frontage on Grant. Paved driveway. Land is generally clear, with a few mature trees near the boundaries. Main structure is a mobile home that has been added onto and built over. Interior has been demolished. Roof is in bad shape, and it looks like critters have invaded the attic space through the soffit. Additional Disclosures: 50; 17; 5 (see key for full text) Summer Tax Due: TBA	4156 GRANT RD	\$8,500.00
9992220	Parcel ID: 060-150-000-107-00; Legal Description: 20 1W MANCHESTER REALM SUB LOT 107. Comments: .37 acre parcel. 75~ feet road frontage on Manchester. No driveway. Thick brush, but no real tree cover. Gently slopes to a high point at near the center of the parcel. Near to many lakes. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	MANCHESTER WAY GLADWIN	\$1,500.00
9992222	Parcel ID: 060-195-000-073-00; Legal Description: 20 1W NORTH-WESTCHESTER REALM LOT 73. Comments: .37 acres with paved road frontage on Westchester and Butman. No driveway. The ground is soupy. Densely wooded. I spooked some deer. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 41; 16 (see key for full text) Summer Tax Due: TBA	WESTCHESTER DR GLADWIN	\$1,300.00
9992225	Parcel ID: 060-200-000-292-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 292. Comments: 150~ feet frontage on Armchester. No driveway. Hilly and thickly wooded. Slopes towards a marsh at the north of the property. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 41; 16 (see key for full text) Summer Tax Due: TBA	ARMCHESTER CT GLADWIN	\$1,700.00

9992226	Parcel ID: 060-200-000-293-00; Legal Description: 20 1W WINCHESTER REALM SUB LOT 293. Comments: 120~ ft paved road frontage on Armchester. No driveway. Drainage culvert alongside road. Property has thick pine growth. Terrain is hilly, sloping down to the east and north. The north gives way to marsh. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. Additional Disclosures: 41; 16 (see key for full text) Summer Tax Due: TBA	ARMCHESTER CT GLADWIN	\$1,700.00
9992229	Parcel ID: 110-011-300-002-02; Legal Description: SEC 11 18 1E PART OF NW 1/4 OF SW 1/4 BEG S 89DEG 28MIN 40SEC E ALONG E-W 1/4 LINE 332.55FT FROM W 1/4 COR TH CONT S 89DEG 28MIN 40SEC E 332.56FT TH S 0DEG 9MIN 45SEC E 1312.93FT TO S 1/8 LINE TH N 89DEG 32MIN 52SEC W 335.08FT TH N 0DEG 3MIN 6SEC W 1313.81FT TO POB. Comments: 9.9 acres, with 250~ ft paved road frontage on M-61. Gravel driveway, possibly shared with neighbor to the east. Northern acre cleared for homestead. House with attached garage via breezeway, and a large storage shed. There is a lot of debris hidden in the overgrowth, such as trailer axles, fuel tanks, etc. The roof is tarped and collapsing. The garage was used as an automotive/small engine workshop. There's an ATV path headed south into the thick forest that makes up the bulk of the property. Additional Disclosures: 21; 32; 5 (see key for full text) Summer Tax Due: TBA	1060 E M61 GLADWIN	\$5,700.00

Huron (DNR)

Lot #	Lot Information	Address	Min. Bid
99087	Parcel ID: 08-014-015-00; Legal Description: Com 1624.26 ft. S of the NW cor of Sec; th E 283.8 ft. M or L to RR R.O.W.; th SW'ly 30 ft. M or L; th W 280.5 ft. M or L; th N 25.74 ft. to P.O.B. Comments: Frontage on Kuhl Road and RR Tracks Property Dimensions are ~283' (north line) X 30' (west line along RR tracks) X ~280' (south line) X ~25' (east line along Kuhl Road); Forested. 0.18 Acres Additional Disclosures: 41; 75 (see key for full text) Summer Tax Due: TBA	Kuhl Rd	\$300.00

Tuscola

Lot #	Lot Information	Address	Min. Bid
6200	Parcel ID: 003-300-000-0610-00; Legal Description: SEC 33 T10N R7E LOT 61 OAK GROVE SUB. Comments: ~0.46 acre parcel with 100 ft paved road frontage on Pine Ct. Lot is extremely overgrown. Nice tree coverage in the front and rear. Bordered by farm land to the north. On the lot sits the crushed up remnants of some kind of a trailer or mobile home. A single car garage remains, which looks ramshackle. It's possible the garage was attached to the home, because no service door exists. A flatbed trailer sits in front of the garage. Additional Disclosures: 42; 21 (see key for full text) Summer Tax Due: \$205.22	8690 PINE CT CLIO	\$6,205.24
6201	Parcel ID: 005-013-000-1300-00; Legal Description: SEC 13 T11N R10E COM AT A PT THAT IS N 88 DEG 31' 50" E 160 FT & S 01 DEG 28' E 200 FT & N 84 DEG 05' E 330.47 FT FROM W 1/4 COR OF SEC, TH CONTN N 84 DEG 05' E 283.01 FT, TH N 04 DEG 05' 50" W 169.23 FT, TH S 85 DEG 24' 50" W 33 FT, TH N 04 DEG 05' 50" W 47 FT, TH S 85 DEG 24' 50" W 150 FT, TH S 47 FT, TH S 60 DEG 20' 07" W 37.15 FT, TH S 79 DEG 20' 28" W 66.79 FT ALG TRAVERSE LN ALG SHAY LAKE, TH S 04 DEG 05' 50" E 153.01 FT TO POB. 1.25 A. (PARCELS G & H & S 47 FT OF LOT 211 SHAY LAKE SUB) Comments: 1.25 acres vacant land. North portion (roughly .5 acre) is improved and clear. The rest is wooded and wet. Corner lot on Lakeview Dr, with 280 ft gravel road frontage on the south, and 170 ft on the east. There is a little shack hidden in the bushes. Neighbors are possibly using some of the north portion for temporary storage. Roughly 140 ft of waterfront. Additional Disclosures: 39; 41 (see key for full text) Summer Tax Due: \$22.15	LAKEVIEW DR SILVERWOOD	\$2,460.51
6202	Parcel ID: 005-013-510-0300-00; Legal Description: SEC 13 T11N R10E LOTS 3 & 4 SHAY LAKE SUB. Comments: ~0.24 acres vacant, flat, unimproved, wooded land. 100 ft gravel rd frontage on Shay Lake Rd. Summer Tax Due: \$11.00	V/L SHAY LAKE RD SILVERWOOD	\$1,326.96
6203	Parcel ID: 005-013-510-0500-00; Legal Description: SEC 13 T11N R10E LOT 5 SHAY LAKE SUB. Comments: ~0.12 acres of vacant, unimproved, flat, wooded land, with 50 ft of gravel road frontage on Shay Lake Rd. Parcel is located at a tee, with a row of mailboxes near the north boundary. Summer Tax Due: \$6.99	V/L SHAY LAKE RD SILVERWOOD	\$1,276.16
6204	Parcel ID: 005-013-510-2200-00; Legal Description: SEC 13 T11N R10E LOT 22 SHAY LAKE SUB. Comments: ~0.12 acres vacant, unimproved, flat and wooded land. Road access appears to be platted, but unimproved. Summer Tax Due: \$3.99	V/L SHAY LAKE RD (OFF) SILVERWOOD	\$1,238.68
6205	Parcel ID: 005-013-510-2300-00; Legal Description: SEC 13 T11N R10E LOT 23 & LOT 24 SHAY LAKE SUB. Comments: ~0.24 acres of vacant, unimproved, flat and wooded land. Road access appears to be platted, but unimproved. Summer Tax Due: \$5.99	V/L SHAY LAKE RD (OFF) SILVERWOOD	\$1,263.57
6206	Parcel ID: 005-013-510-3400-00; Legal Description: SEC 13 T11N R10E LOT 34 SHAY LAKE SUB. Comments: ~0.12 acres vacant, unimproved, wooded wetlands. Road appears to be platted, but does not yet exist. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$6.99	V/L GIFFORD DR (OFF) SILVERWOOD	\$1,304.12
6207	Parcel ID: 005-013-510-3500-00; Legal Description: SEC 13 T11N R10E LOT 35 SHAY LAKE SUB. Comments: ~0.12 acres of vacant, unimproved, wooded and wet land. It appears the roads are platted, but don't yet exist. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$6.99	V/L GIFFORD DR (OFF) SILVERWOOD	\$1,304.12
6208	Parcel ID: 005-013-510-8800-00; Legal Description: SEC 13 T11N R10E LOT 88 SHAY LAKE SUB. Comments: ~0.12 acres of improved, clear, generally flat land. 50 ft of gravel road frontage on Fernwood Dr. Corner lot. Summer Tax Due: \$6.99	V/L FERNWOOD AVE SILVERWOOD	\$1,312.28
6209	Parcel ID: 005-013-510-8900-00; Legal Description: SEC 13 T11N R10E LOTS 89 & 90 SHAY LAKE SUB. Comments: ~0.24 acre parcel of improved, flat land. 100 ft gravel road frontage on Fernwood Dr. Trees line the road and rear of the property. Property is extremely overgrown and difficult to traverse. The exterior looks long neglected. The north of the roof is collapsing. Accordingly, so is the floor underneath. The rest of the floor felt solid underfoot, although there are roof issues in other areas. Additional Disclosures: 21; 5; 22 (see key for full text) Summer Tax Due: \$140.13	FERNWOOD AVE SILVERWOOD	\$4,347.88

6210	Parcel ID: 005-013-510-9400-00; Legal Description: SEC 13 T11N R10E LOT 94 SHAY LAKE SUB. Comments: ~0.12 acres vacant, unimproved, wet and wooded land. Road access is platted, but does not yet exist. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$3.99	V/L FERNWOOD AVE (OFF) SILVERWOOD	\$1,253.01
6211	Parcel ID: 005-013-511-2000-00; Legal Description: SEC 13 T11N R10E LOT 120 SHAY LAKE SUB. Comments: ~0.12 acres of vacant, unimproved, wet and wooded land. 50 ft gravel road frontage on Pinecrest. No driveway. Land is low lying, with very wet and muddy soil. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$6.99	V/L PINECREST AVE SILVERWOOD	\$1,312.28
6212	Parcel ID: 005-013-511-7400-00; Legal Description: SEC 13 T11N R10E LOT 174 SHAY LAKE SUB. Comments: ~0.12 acres of vacant, unimproved, wooded land. 100 ft of gravel road frontage on Lakeview, and another 50 on Mary (signage states Fredcrest). No driveway access. Summer Tax Due: \$6.99	V/L MARYS & LAKEVIEW AVE SILVERWOOD	\$1,312.28
6213	Parcel ID: 005-013-512-2000-00; Legal Description: SEC 13 T11N R10E LOT 220 SHAY LAKE SUB. Comments: ~0.12 acres of vacant, unimproved, wet and wooded land. Roads are platted, but unimproved. There is a nearby creek feeding into this parcel, and the soil is very wet with some standing water. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$6.99	MARYS RD SILVERWOOD	\$1,304.12
6214	Parcel ID: 005-013-512-2100-00; Legal Description: SEC 13 T11N R10E LOTS 221 & 222 SHAY LAKE SUB. Comments: ~0.24 acres of vacant, unimproved wooded land. Roads are platted, but improved. Land grades down slightly to the south and west. Summer Tax Due: \$6.99	MARYS RD SILVERWOOD	\$1,304.20
6215	Parcel ID: 005-013-512-2300-00; Legal Description: SEC 13 T11N R10E LOT 223 SHAY LAKE SUB. Comments: ~0.12 acres of vacant, unimproved, wooded land. Land grades downwards slightly to the south and west. Access roads are platted but unimproved. Summer Tax Due: \$3.99	NO ROAD SILVERWOOD	\$1,911.38
6216	Parcel ID: 005-013-512-5300-00; Legal Description: SEC 13 T11N R10E LOTS 253-254 SHAY LAKE SUB. Comments: ~0.24 acres of vacant, unimproved, wet and wooded land. 100 ft of gravel road frontage on Jaywood Dr. Land is generally low lying, with very wet and muddy soil. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$11.00	V/L JAYWOOD DR SILVERWOOD	\$1,384.35
6217	Parcel ID: 005-014-550-2850-01; Legal Description: SEC 14 T11N R10E LOT 28 SHAY LAKE HEIGHTS SUB NO 1. Comments: ~0.36 acres of vacant, wooded, unimproved land. Parcel appears to have platted roads that do not yet exist. Summer Tax Due: \$5.99	S ANDERSON BLVD SILVERWOOD	\$612.44
6218	Parcel ID: 005-014-550-3800-00; Legal Description: SEC 14 T11N R10E N 1/2 OF LOT 38 SHAY LAKE HEIGHTS SUB NO 1. Comments: ~0.14 acres vacant, flat, improved land. There is part of slab foundation on this parcel, continuing into the parcel to the north. Lawn is maintained. There are some personal effects sitting on the property, such as a small trailer, burn pit, and some lawn chairs. The situation with any former septic system is unknown. Additional Disclosures: 39; 44; 21 (see key for full text) Summer Tax Due: \$18.57	EDMUND PL SILVERWOOD	\$1,504.36
6219	Parcel ID: 005-014-550-5100-00; Legal Description: SEC 14 T11N R10E N 1/2 OF LOT 51 SHAY LAKE HEIGHTS SUB NO 1. Comments: ~0.16 acres of vacant, unimproved, wooded land. Very thick undergrowth. No driveway access. 50 ft gravel driveway frontage on Edmund. Summer Tax Due: \$3.25	EDMUND PL SILVERWOOD	\$1,238.67
6220	Parcel ID: 005-014-550-5150-00; Legal Description: SEC 14 T11N R10E S 1/2 OF LOT 51 SHAY LAKE HEIGHTS SUB NO 1. Comments: ~0.16 acres of flat, improved, overgrown land with 125 ft of gravel road frontage on Arden Park Dr, and another 50 ft on Edmund. Driveway access is also overgrown and easy to miss. Single story home needs a lot of work. Lots of flaking and peeling paint on the siding, fascia, window casing, etc. It's probable that some of these pieces will be rotted and in need of replacing. There's a tree rubbing against the roofline, and a few spots where shingles look in poor shape. Water leaks to the interior have been minimal. Looks like the water pump is dead. Interior is generally intact, and appears to have been undisturbed for years. Summer Tax Due: \$52.80	ARDEN PARK DR SILVERWOOD	\$2,775.67
6221	Parcel ID: 005-014-563-1700-00; Legal Description: SEC 14 T11N R10E LOT 317 SHAY LAKE HEIGHTS SUB NO 2. Comments: ~0.19 acres of vacant, unimproved, flat, wooded land. 60 ft gravel road frontage on Birch Dr. Parcel sits in between two abandoned homes being reclaimed by nature. Summer Tax Due: \$9.00	BIRCH DR SILVERWOOD	\$1,348.33

6222	<p>Parcel ID: 005-014-610-5500-00; Legal Description: SEC 14 T11N R10E LOT 55 SHAY LAKE RESORTS SUB. Comments: ~0.51 acres of improved, gently rolling, and clear land. 130 ft of gravel road frontage on Center Rd. It looks as a neighbor has been keeping much of the grass mowed, but everything near a structure or tree is very overgrown. Single story home has some shingle deterioration. The large deck has numerous loose boards, and has experienced some sagging. The exterior of the home otherwise looks good. The interior of the home is dated, but in fair condition. Appliances are gone. Evidence of minor roof leak in a bedroom. There's some loose floorboards near the water heater and pump. Looks like there's some insulation coming from a duct, so likely an issue with the ductwork in the ceiling as well.</p> <p>Summer Tax Due: \$142.63</p>	4801 CENTER RD SILVERWOOD	\$4,286.08
6223	<p>Parcel ID: 005-017-000-1700-00; Legal Description: SEC 17 T11N R10E COM AT A PT THAT IS 264 FT W OF SE COR OF W 1/2 OF NW 1/4, TH W 120 FT, TH N 181.5 FT, TH E 120 FT, TH S 181.5 FT TO POB. .5 A. Comments: ~0.5 acres of vacant, flat, and grassy land. This looks like it may have been used for pasture or crops in decades past. Gravel road frontage on E Blackmore Rd.</p> <p>Summer Tax Due: \$17.80</p>	BLACKMORE RD MAYVILLE	\$1,403.43
6224	<p>Parcel ID: 011-023-000-0410-00; Legal Description: SEC 23 T11N R9E S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 DESC AS: BEG 660.89 FT N OF E 1/4 COR OF SEC, TH N 330.44 FT, S 89 DEG 46' 25" W 1321.19 FT, S 329.92 FT, N 89 DEG 47' 46" E 1320.71 FT TO POB. 10.02 A. Comments: This property was OCCUPIED at the time of visit. 9.97 acre parcel, with gravel road frontage on Lobdell Rd. Dirt/gravel circle driveway. Single story home with outbuildings. Home is surrounded by boats, trucks, trailers, various appliances, and yard equipment. Home looks good from the road, but there are some unattached shingles. The front looks in tact, so likely blown over from the rear. One garage with not doors. Another building, likely a pole barn, somewhat hidden from view. Additional Disclosures: 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$524.50</p>	5224 LOBDELL RD MAYVILLE	\$10,520.24
6225	<p>Parcel ID: 013-016-200-0600-00; Legal Description: SEC 16 T12N R9E COM AT A PT THAT IS 46 RDS 14 FT E OF N 1/4 COR OF SEC, TH E 70 FT, TH S 264 FT, TH W 77 FT, TH N 116 FT, TH N 09 DEG 55' 34" E 40.61 FT, TH N 108 FT TO POB. .45 A. Comments: ~0.45 acres of improved, flat, and generally clear land. 70 ft of paved road frontage on E Dixon Rd, with gravel driveway. Numerous trees line the boundaries and rear. The yard is extremely overgrown, with plenty of debris hiding within. The east side of the structure has seen some fire, resulting in severe roof damage. The rest of the home while a bit shabby, looks decent enough. There's a trailered boat sitting in the drive. The interior has incomplete wiring, with no circuits reaching the service panel. Plumbing also appears incomplete. It appears drywall was hung and mudded before calamity struck. The floor feels a little springy in some spots. Foundation appears to be a combination of slab and block, neither of which are visible through all the growth and debris. Additional Disclosures: 42; 11; 50; 5; 32 (see key for full text)</p> <p>Summer Tax Due: \$142.36</p>	1657 E DIXON RD CARO	\$3,381.97
6226	<p>Parcel ID: 014-015-000-1150-00; Legal Description: SEC 15 T12N R8E BEG AT W 1/4 COR OF SD SEC, RNG TH E 200 FT, S 300 FT, W 200 FT, N 300 FT TO POB. 1.38 A. Comments: 1.38 acre parcel of improved, generally clear, gently rolling land, with 300 ft of paved road frontage on S Ringle Rd. Numerous trees line the front and sides, with farm land to the rear. Land grades down to the east. Foliage is overgrown and unkempt. Paved driveway leading to the garage. The exterior of the structure looks in good condition besides cosmetic issues. Some of the roof shingles appear damaged, but no damage was seen inside. An abandoned car sits near the driveway. This is a large home and it is FULL of personal property. There's a strong odor coming from the unplugged refrigerator in the kitchen. The interior of the home is generally filthy, but looks complete and intact otherwise. The large, unfinished, walk out basement has some mold accumulating in the northeast. Additional Disclosures: 32; 21 (see key for full text)</p> <p>Summer Tax Due: \$440.99</p>	2283 S RINGLE RD VASSAR	\$7,140.86

6227	<p>Parcel ID: 014-036-000-2400-00; Legal Description: SEC 36 T12N R8E COM AT A PT THAT IS E 655.68 FT FROM NW COR OF SEC TH E 33 FT, TH S 1319.28 FT, TH E 621.56 FT, TH S 1317.73 FT, TH W 653.45 FT, TH N 2638.57 FT TO POB EX COM AT A PT THAT IS 1311.35 FT E & 1317.72 FT S OF NW COR, TH CONTN S 1251.73 FT TO A PT 66 FT N OF E & W 1/4 LN, TH W 243.49 FT, TH N 1252.31 FT, TH E 243.50 FT TO POB. 13.79 A. Comments: 13.68 acres, with ~30 ft paved road frontage on W Sanilac Rd. Less than an acre of this parcel is cleared, with over 9 acres forested, and 3.5 of wooded wetlands. Parcel shape is irregular. The 'driveway' is over 1200 ft and follows the electric utility poles. The clearing at the end of the driveway is littered with multiple cars, parts, tires, and trailers in the overgrowth. The structure is being swallowed by nature. It's hard to see clearly through all of the growth, but the roof is coming down. The interior is packed full of garbage and belongings, and doesn't look safe to traverse. Additional Disclosures: 17; 21; 5; 36 (see key for full text)</p> <p>Summer Tax Due: \$287.19</p>	3485 W SANILAC RD (OFF) VASSAR	\$4,900.04
6228	<p>Parcel ID: 014-500-009-0400-00; Legal Description: SEC 9 T12N R8E E 60.5 FT OF LOT 7 BLK 1 PLAT OF VILL OF WATROUSVILLE. Comments: ~0.23 acres improved, cleared, and generally flat land, with 60 ft of paved road frontage on Caro Rd. Land is overgrown. There is a well head hidden in the growth. The north of the property abuts farmland.</p> <p>Summer Tax Due: \$37.74</p>	V/L W CARO RD VASSAR	\$2,264.42
6229	<p>Parcel ID: 014-500-015-0300-00; Legal Description: SEC 15 T12N R8E COM 13 RDS S OF NW COR OF SD SEC, TH S 7 RDS 6 FT, TH E 8 RDS, TH N 7 RDS 6 FT, TH W 8 RDS TO POB. VILL OF WATROUSVILLE. Comments: ~0.37 acres of improved, gently rolling and cleared land, with 120 ft of paved road frontage on S Ringle Rd. Several trees line the road side, and the rear has a full tree line. Gravel driveway. The yard is extremely overgrown. The exterior of the home looks to be in great repair. The siding might need a power wash. Looks to be a single wide prefab sitting on a block foundation. The interior is a bit grimy and cluttered, but the place looks in tact and fully functional. Posted as winterized.</p> <p>Additional Disclosures: 21; 17 (see key for full text)</p> <p>Summer Tax Due: \$142.44</p>	2029 RINGLE RD VASSAR	\$2,806.73
6231	<p>Parcel ID: 020-031-700-0800-00; Legal Description: SEC 31 T11N R8E LOT 8 WOODLAND ACRES SUB. Comments: ~0.84 acres of mostly improved and cleared land. 120 ft paved road frontage on Swaffer Rd. Appears to be a side yard parcel to and occupied by home to west. There's a steel sided and roofed pole barn on the west end. Lots of vehicles in various states of repair and associated debris near the barn. There are a couple of large burn pits visible from the roadside as well. Additional Disclosures: 44; 33; 6; 21 (see key for full text)</p> <p>Summer Tax Due: \$73.46</p>	V/L SWAFFER RD MILLINGTON	\$1,868.25
6232	<p>Parcel ID: 021-034-000-0200-02; Legal Description: SEC 34 T10N R9E COM AT A PT THAT IS N 01 DEG 06' 53" W 400 FT FROM E 1/4 COR OF SD SEC, TH CONTN N 01 DEG 06' 53" W 150 FT, TH S 88 DEG 53' 07" W 264 FT, TH S 01 DEG 06' 53" E 150 FT, TH N 88 DEG 53' 07" E 264 FT TO POB. .91 A. Comments: ~0.91 acres of land, with 150 ft gravel road frontage on Edwards Rd. Looks to have been manicured at one point, but is now waist deep in overgrowth. Lots of tree cover near the road and rear, and several more near the central pond. The nearby home and pole barn to the north ARE NOT on this parcel.</p> <p>Additional Disclosures: 41; 44 (see key for full text)</p> <p>Summer Tax Due: \$8.62</p>	9698 EDWARDS RD FOSTORIA	\$1,264.92
6233	<p>Parcel ID: 023-024-000-1900-00; Legal Description: SEC 24 T14N R7E COM 544 FT E OF S 1/4 COR, TH N 372 FT, TH W 56 FT, TH S 75 FT, TH W 110 FT, TH S 297.5 FT, TH E 166 FT TO POB. 1.24 A. Comments: 1.23 acres of improved and flat land. Plenty of trees are lining the property. ~165 ft gravel road frontage on W Cass City Rd, with gravel driveway. The air around the house smells of gas or something slightly acid. Unsure of the source. Lots of agricultural land and oil derricks nearby. The land is very overgrown, and some debris pokes out here and there. There is ramshackle outbuilding that is occupied by raccoons. A semi trailer, gazebo, and a fallen structure can also be seen. House has visible roof issues. Soffits and fascia are also rotting out. The interior looks recently updated. No appliances installed. Garage can't be too old; modern framing is visible and looks in great shape, but the floor is still dirt. The first and second floor both look pretty well done, although the ceilings are showing damage from the roof leaks. The bad news: There's an inch or two of standing water in the basement. It doesn't look there is any foundation damage, and furnace, water heater, and pump are on blocks and look to be unaffected.</p> <p>Additional Disclosures: 50; 5 (see key for full text)</p> <p>Summer Tax Due: \$284.22</p>	6210 W CASS CITY RD AKRON	\$5,393.02

6234	<p>Parcel ID: 023-029-000-2300-00; Legal Description: SEC 29 T14N R7E COM AT PT WHICH IS 744.1 FT N & 472.3 FT E OF INTERS OF C L OF M-25 & N & S LN OF SEC TH N 60 DEG 30" E 32 FT, S 29 DEG 30' E 133.2 FT, S 60 DEG 50 ' E 32 FT, S 29 DEG 30" W 132.9 FT TO POB. Comments: ~0.1 acres of flat and overgrown land. ~30 ft paved road frontage on Willett Rd. Structure is in awful shape. The roof is rotting. Raccoons have taken over the inside. Interior pictures taken from the doorway only. Lots of debris is hiding in the brush. Additional Disclosures: 5; 63; 36 (see key for full text)</p> <p>Summer Tax Due: \$67.10</p>	9188 WILLETT RD FAIRGROVE	\$4,033.00
6235	<p>Parcel ID: 023-029-001-1500-00; Legal Description: SEC 29 T14N R7E COM 233 FT S OF NE COR OF SE 1/4 OF SE 1/4, TH W 125 FT, TH S 190 FT, TH E 125 FT, TH N 190 FT TO POB. Comments: Please note: This property is condemned by the township and will be the responsibility of the buyer to demolish or remediate any code violates that may be present. ~0.54 acres of wooded land. 120 ft paved road frontage on Quanicassee Rd. This home is beyond any kind of help. The roof is gone and the walls are caving in. It is becoming one with nature. Additional Disclosures: 33; 5; 36; 31 (see key for full text)</p> <p>Summer Tax Due: \$84.40</p>	4163 QUANICASSEE RD FAIRGROVE	\$6,272.41
6236	<p>Parcel ID: 035-034-000-0700-00; Legal Description: SEC 34 T14N R11E COM 20 RDS W OF NE COR OF SW 1/4 OF NW 1/4, TH S 4 RDS, TH W 7 RDS, TH N 4 RDS, TH E 7 RDS TO POB EX E 5.61 FT THEREOF. VILL OF CASS CITY. Comments: ~0.16 acres of improved, flat, grassy land with 60 ft paved road frontage on S Sherman St. Gravel driveway. Grass near the structure is overgrown. The county is keeping it from getting too far gone. There is debris and personal property surrounding the building. Tools, lawn equipment, and a lot of miscellany. Structure looks good from the outside. Both the roof and exterior appointments look recent. Can't see any foundation through vinyl cladding. The interior is something else. Lots of garbage and personal possessions. Strong dog odor, possibly urine. The carpet is filthy, and much of the building is down to subfloor. Floor looks to be sinking in spots. The upstairs has experienced a fire. Not strong enough to melt the siding or leave any clear roof damage, but virtually everything upstairs has been affected. Wiring and plumbing appear, and some walls and ceiling are incomplete, whether pre or post fire. Additional Disclosures: 50; 66; 21; 63; 11 (see key for full text)</p> <p>Summer Tax Due: \$1,242.40</p>	4325 S SHERMAN ST CASS CITY	\$7,178.95
6237	<p>Parcel ID: 035-500-371-0500-00; Legal Description: ELK-C T14N R11E LOT 5 BLK A KELLANDS ADD VILL OF CASS CITY. Comments: Property was OCCUPIED at the time of visit. ~0.2 acres improved, flat, and clear land, with several large trees along the roadside and boundaries. 68 feet paved road frontage on Pine St, and another 132 on Brooker. Driveway access on Brooker. Unattached one car garage also on Brooker. Home has older siding and roof that look their age. A portion of the roofline has a sagging gutter and fascia damage, likely from ice. Personal property and debris surrounds the home. Windows are covered by blankets and sheets from the inside. Portions of the chain link fence have been crushed. This is the worst looking property within eyeshot, and it generally looks like a nice area. Additional Disclosures: 5; 33; 21; 6 (see key for full text)</p> <p>Summer Tax Due: \$1,623.68</p>	6306 PINE ST CASS CITY	\$11,907.30
6238	<p>Parcel ID: 037-500-110-0300-00; Legal Description: ELM-D-33 T14N R10E COM 8 RDS 12 FT S OF NE COR OF BLK 10, TH W 123 FT TO CEN OF 2ND ST, TH N 30 FT, TH E 123 FT, TH S 30 FT TO POB. VILL OF GAGETOWN. Comments: ~0.09 acre lot with 30 ft of paved road frontage on Lincoln, and 30 ft of gravel road frontage on 2nd at the rear. The structure sits on the east half of the parcel. The remainder is overgrown grasses, sloping down to the west. The building is beat. The ripples in the roofline also describe the floor below. Portions of the floor have sunk at least 6 inches. Daylight is visible through boarded windows and the rear door. It's packed full of contents on the ground floor. Contents can be described as a little bit of everything. It doesn't look like there are any utilities run to the building except electric. It looks like there has been an attempt to reframe and deck part of the ceiling, but that was incomplete. Next door to the post office. Additional Disclosures: 21; 22 (see key for full text)</p> <p>Summer Tax Due: \$92.00</p>	6481 LINCOLN ST GAGETOWN	\$1,897.55
6239	<p>Parcel ID: 037-500-122-0100-03; Legal Description: ELM-D-21 T14N R10E LOTS 1 & 2 BLK 2 JAMES CLEAVER'S ADD VILL OF GAGETOWN. Comments: Property was OCCUPIED at the time of visit. ~0.32 acres of improved, clear land. 130 ft of paved road frontage on Center St. Gravel driveway. At the time of visit, there was a vehicle in the driveway, several children's bikes around the house, a trampoline, etc. There was also a dog barking from the inside. Utilities appear to be running. The exterior looks in fair shape, with no obvious defects on what can be observed of the roof. Additional Disclosures: 45; 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,362.31</p>	4811 CENTER ST GAGETOWN	\$13,883.18

6240	<p>Parcel ID: 050-009-200-1200-00; Legal Description: SEC 09 T12N R9E COM 13 1/3 RDS N OF SE COR OF NE 1/4 OF NE 1/4, TH W 12 RDS, TH N 13 1/3 RDS, TH E 12 RDS, TH S 13 1/3 RDS TO POB. EXC COM AT A PT THAT IS S 00 DEG 45' 15" W 881.86 FT FROM NE COR OF SEC, TH S 00 DEG 45' 15" W 75 FT, TH N 88 DEG 23' 45" W 198 FT, TH N 00 DEG 45' 15" E 75 FT, TH S 88 DEG 23' 45" E 198 FT TO POB .65 ACRES Comments: ~0.66 acres of improved, flat, generally clear land. Numerous large trees dot the front and side yards, with a thick stand near the west boundary. 150 ft paved road frontage on S Colling Rd, with a paved driveway apron. The home is in disrepair. Roof is collapsing with very visible holes. Numerous holes in the siding. Cracked and loose foundation blocks. Broken windows. Open doors. Most of the interior plaster has fallen off the lath. The floorboards looks as if they have been taking on water for some time. Many of them feel spring loaded, or without much underneath. Additional Disclosures: 34; 5; 50; 36; 42 (see key for full text)</p> <p>Summer Tax Due: \$1,759.13</p>	1094 S COLLING RD CARO	\$9,548.00
6241	<p>Parcel ID: 051-500-272-0700-00; Legal Description: T11N R7E LOT 7 & ALLEY BET LOTS 2 & 7 BLK 2 HARRINGTON'S ADD CITY OF VASSAR. Comments: ~0.25 acres improved, cleared, and grassy land. There's a line of trees on Saginaw Street. Currently accessed via Huron Ave, to the north. There may be some or all of a garage on the parcel. Likely being used by the house/property to the north. There are also vehicles and a lawnmower. Additional Disclosures: 44; 39; 21 (see key for full text)</p> <p>Summer Tax Due: \$161.54</p>	VASSAR	\$812.62
9996224	<p>Parcel ID: 011-023-000-0410-00; Legal Description: SEC 23 T11N R9E S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 DESC AS: BEG 660.89 FT N OF E 1/4 COR OF SEC, TH N 330.44 FT, S 89 DEG 46' 25" W 1321.19 FT, S 329.92 FT, N 89 DEG 47' 46" E 1320.71 FT TO POB. 10.02 A. Comments: This property was OCCUPIED at the time of visit. 9.97 acre parcel, with gravel road frontage on Lobdell Rd. Dirt/gravel circle driveway. Single story home with outbuildings. Home is surrounded by boats, trucks, trailers, various appliances, and yard equipment. Home looks good from the road, but there are some unattached shingles. The front looks in tact, so likely blown over from the rear. One garage with not doors. Another building, likely a pole barn, somewhat hidden from view. Additional Disclosures: 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	5224 LOBDELL RD MAYVILLE	\$10,520.24
9996225	<p>Parcel ID: 013-016-200-0600-00; Legal Description: SEC 16 T12N R9E COM AT A PT THAT IS 46 RDS 14 FT E OF N 1/4 COR OF SEC, TH E 70 FT, TH S 264 FT, TH W 77 FT, TH N 116 FT, TH N 09 DEG 55' 34" E 40.61 FT, TH N 108 FT TO POB. .45 A. Comments: ~0.45 acres of improved, flat, and generally clear land. 70 ft of paved road frontage on E Dixon Rd, with gravel driveway. Numerous trees line the boundaries and rear. The yard is extremely overgrown, with plenty of debris hiding within. The east side of the structure has seen some fire, resulting in severe roof damage. The rest of the home while a bit shabby, looks decent enough. There's a trailered boat sitting in the drive. The interior has incomplete wiring, with no circuits reaching the service panel. Plumbing also appears incomplete. It appears drywall was hung and mudded before calamity struck. The floor feels a little springy in some spots. Foundation appears to be a combination of slab and block, neither of which are visible through all the growth and debris. Additional Disclosures: 42; 32; 5; 11; 50 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	1657 E DIXON RD CARO	\$3,381.97

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.

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

11: This parcel includes structures which have been damaged by fire. It is up to the auction purchaser to determine if this property can be restored to a safe condition and to comply with all relevant local regulations and building codes. Please research thoroughly prior to bidding.

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

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

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.

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

31: This parcel has been posted as "Condemned" by the local building authority. Properties are generally condemned when they are deemed substandard, unsafe, or otherwise unfit for use and habitation. Condemned property **must** be rehabilitated to meet local building codes **prior to use or occupancy**. A building is not automatically slated for demolition when condemned. However, this does not necessarily mean that demolition will not also be pursued by the

local unit. Please check with the local building official before bidding to determine the specific status and requirements for this property.

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.

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

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.

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

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

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

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.

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

44: This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.

45: Our inspectors encountered aggressive dogs in the vicinity of this parcel. Please **exercise caution** if you choose to assess this property in person.

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.

48: This parcel appears to have been subject to harvesting of electrical, plumbing, mechanical systems, or other building components. Buildings are sometimes targeted by criminals that steal or "harvest" items such as copper plumbing, wiring, furnaces, water heaters, fixtures, hardwood flooring, etc. This building should be considered incomplete due to such harvesting and may require substantial investment to reequip.

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

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

62: This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check

local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.

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

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 been 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.***

75: The State of Michigan reserves a property right in aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines, or other relics and also reserving the right to explore and excavate for the same as provided under Article III, part 761 of PA 451 of 1994 as amended.