

Public Land Auction

Western Upper Peninsula

August 16th, 2023

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

2024 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

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.

- Baraga
- Dickinson
- Gogebic
- Houghton
- Iron
- Keweenaw
- Marquette
- Menominee
- Ontonagon

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:

- Dickinson (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-liable purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the 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.

Baraga

Lot #	Lot Information	Address	Min. Bid
800	Parcel ID: 005-500-014-00; Legal Description: SP-P51 L14 & ABAN. ALLEY SUPERVISOR'S PLAT OF IMPERIAL HEIGHTS LOT 14 & THAT PRT OF ABANDONED ALLEY ADJOINING LOT 14. Comments: Extensively burned. Beyond any rational repair. Value is in the land. Plenty 'o debris here. Additional Disclosures: 11; 36 (see key for full text) Summer Tax Due: \$25.98	25639 NELSON ST MICHIGAMME	\$800.40
801	Parcel ID: 044-721-024-00; Legal Description: LOT 24 VILLAGE OF L ANSE SAMARDJIC'S ADD NO 1 LOT 24. Comments: 1.5 story wood frame home in L'Anse. Good steel roof shows no leaks. Natural gas forced air heat. 2 BR 1BA plus a walk-thru bedroom. This home is solid and straight, but needs a deep clean and cosmetic surgery. Might be a good "flip" house. Summer Tax Due: \$1,437.32	40 N SPRUCE ST L ANSE	\$8,133.98
802	Parcel ID: 044-752-024-00; Legal Description: LOT 24 VILLAGE OF L ANSE SICOTTE'S ADD NO 2 LOT 24. Comments: Modern upgrades to this small, efficient home in L'Anse. Vinyl siding and a newer roof. We noticed some warping of some of the paneling on the walls which could indicate there was some water damage at some point. Could be a nice starter or retirement home. Does need some repair to siding, and the ramping in the front is deteriorated and should be removed. There is a shed in front that is also of questionable value. Summer Tax Due: \$579.24	832 LOUIS AVE L'ANSE	\$3,930.82

Dickinson

Lot #	Lot Information	Address	Min. Bid
2300	Parcel ID: 002-673-005-00; Legal Description: MAP #-2387B. LOTS 5-6 BLK 13. MULLEN'S 1ST ADD TO THE VILLAGE OF QUINNESEC. Comments: Renter occupied property in Quinnesec. Modern manufactured or tract style housing. Vinyl siding. General appearances are excellent from curbside. Could not view in detail because of occupancy Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$1,024.76	4575 WABASH ST QUINNESEC	\$5,433.83
2301	Parcel ID: 004-250-149-00; Legal Description: LOT 149 N OF US 2 PLAT OF THE VILLAGE OF VULCAN. Comments: Located next to the BP station in Vulcan. Small commercial building that has been used as a Christmas store and more recently a second hand/rummage type operation. Overall this building is solid. Could be a cute cottage or party shop. Steel roof in decent condition. Very limited parking. Highly visible location. Contains a lot of personal property of the rummage sale grade. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$463.36	W 4716 US 2 VULCAN	\$2,723.68
2302	Parcel ID: 005-233-005-00; Legal Description: SEC 33 T44N R30W NW1/4 OF NE1/4 "EXC" PART BEG AT INT OF E LN WITH S R/W LN OF M-95, TH S 395 FT, TH W ON S LN 260 FT, TH N 291 FT TO S R/W OF M-95, TH NE'LY ON M-95 R/W TO POB, ALSO "EXC" BEG AT A PT 260FT W OF SE COR TH N 291 FT TO S R/W LN OF M-95, TH W TO W LN OF FORTY, TH S 291 FT TO SW COR, TH EON S LN TO POB, "EXC" R/W OF M-95, ALSO "EXC" COM AT THE COR COM TO SEC 27 28 33 & 34, TH W ALG TH SEC LN 1687.40 FT TO POB; TH S 26DEG 19'E 159.90FT, TH ALG A 23DEG 03' CRV TO THE RT 215.92FT, TH S 23 DEG 28'W 382.97 FT, TH S 30 DEG 36' W 271.35 FT, TH S 50.96FT TO THE R/W OF M-95, TH S 64 DEG 07'W ALG THE HWY R/W 73.36FT, TH N 101.04FT, TH N 30DEG 36'E 285.29FT, TH N 23DEG 28' E 378.86 FT, TH ALG A 31 DEG 24' CRV TO THE LEFT 158.58 FT, TH N 26 DEG 19' W 183.57 FT TO THE SEC LN, TH E 73.64 FT TO POB, ALSO "EXC" COM AT A PT ON THE N'LY R/W LN OF M-95 WH PT IS 695.1 FT S & 1307.04 FT W OF THE NE COR OF SEC 33, TH N 0 DEG 29'40" W 100 FT, TH W 411.98 FT TO THE E'LY R/W LN OF KIMBERLY RD, TH S'LY ALG SD RD R/W LN THE FOLL CRS'S: S 23 DEG 28' W 120.36 FT, TH S 30 DEG 36' W 271.35 FT, TH S 47 FT M/L TO THE INT OF THE E LN OF KIMBERLY RD & N R/W OF M-95, TH N 64 DEG 07'E ALG SD M-95 R/W LN 665.68 FT TO THE POB 25.06 AC M/L Comments: 25 acre parcel with frontage on M-95 near Channing and Sagola in northern Dickinson County. This parcel is split by Kimberly Lane that runs right through it. The 2 combined make the total 25 acres. We are told that there was a home here that burned a year ago. The former owner still has personal property (vehicles, equipment, man stuff) here and lives nearby ... perhaps on the back end of the property. We do not suggest prodding around this place. The property includes several acres of marshland. Additional Disclosures: 21; 41 (see key for full text) Summer Tax Due: \$274.06	N 12425 M-95 CHANNING	\$2,023.64
2305	Parcel ID: 051-102-108-00; Legal Description: LOTS 17-18-19 BLOCK 4 KIMBERLY'S 3RD ADDITION Comments: Three platted lots on Milwaukee Avenue. The land rises sharply from the roadside to a higher level where it touches W Stanton Street above. There is a platted, but undeveloped section of Stanton Street to the North of this parcel. Roughly 1/4 acre in size. Summer Tax Due: \$88.31	N MILWAUKEE AVE. IRON MOUNTAIN	\$1,035.71
2306	Parcel ID: 052-090-122-00; Legal Description: LOT 122 VILLAGE OF BREITUNG. Comments: Older two story wood frame home with a bad roof. Has been CONDEMNED by the City of Kingsford. This means that it cannot be legally occupied until it has been brought up to current building code compliance. It appears to have been vacant for years. We could see moisture inside the windows. Mold. Additional Disclosures: 5; 33; 32; 31 (see key for full text) Summer Tax Due: \$763.74	241 BEECH ST KINGSFORD	\$2,475.01
2307	Parcel ID: 052-381-001-60; Legal Description: SO 30 FT LOTS 1 & 2 BLK 1 PLAT OF PINEHURST. Comments: Two story, two bedroom one bath home in Kingsford. Has some nice, original trim features remaining. Oak floors. Modern high efficiency natural gas forced air furnace. The property has been a bank repo as it is marked winterized in January 2020, but they were a little late as we found evidence of freeze damage in the basement. Needs a roof ASAP. The kitchen is spartan and could use a refresh. Grubby but straight and solid. A good flip prospect. Power service has been dropped by the utility provider. Additional Disclosures: 25; 35; 5 (see key for full text) Summer Tax Due: \$1,372.81	108 PARKWAY KINGSFORD	\$15,255.52

2308	Parcel ID: 053-182-016-00; Legal Description: LOTS 16 & 17 BLK 2 BEVERLY'S 1ST ADDITION. Comments: Nice mid-century ranch style home with attached two car garage. Has been overwhelmed by MOLD. The basement has several inches of standing water that is perpetuating that situation. Two bedrooms and a bath. Newer/decent roof. This one will require gutting down to the studs, deep cleaning, sealing and a complete resurfacing. This home appears to be structurally quite sound other than the mold issue and grubbiness. Just west of Norway in a quiet neighborhood Additional Disclosures: 32; 21 (see key for full text) Summer Tax Due: \$892.61	305 C STREET NORWAY	\$4,344.27
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Dickinson (DNR)

Lot #	Lot Information	Address	Min. Bid
10024	Parcel ID: 002-104-006-00; Legal Description: SE1/4 of the SW1/4 Comments: A square 40 acre parcel, zoned Rural Residential and consists of property on Old Carney Lake Road south of the Forest Service Road intersection. It is about 7 miles northeast of Iron Mountain. Old Carney Lake Road goes through the center of the subject but is not a county maintained two-track and legal access to the property is unknown. USGS topographical maps suggest that the north 1/2 of this parcel is marshlands. Topography rises to the south. Additional Disclosures: 75; 43 (see key for full text) Summer Tax Due: TBA	Old Carney Lake Road	\$42,000.00

Gogebic

Lot #	Lot Information	Address	Min. Bid
2600	Parcel ID: 01-32-002-200; Legal Description: SEC. 14 T47N R46W MAP NO. TBE-P56 LOT 22 ANVIL PLAT LOT 22. Comments: Large, solid older two story wood frame home in the Anvil Mine location near Ramsay and Bessemer. The exterior porches and surfaces need some attention, but this is generally a really solid place. Someone really liked pink. Detached one car garage. This house will need a roof in the not too distant future, though right now it appears to be generally leak-free. Forced air heat from a fairly modern high efficiency unit. Oooooold 60 fused electric. There has been freeze damage to plumbing and it's all discombobulated. Three bedrooms and a bath upstairs. Another bedroom on the main floor. Nice lot. Additional Disclosures: 35 (see key for full text) Summer Tax Due: \$259.69	E 7881 E SUMMIT DR BESSEMER	\$3,683.84
2601	Parcel ID: 01-56-300-200; Legal Description: SEC. 14 T47N R46W MAP NO. TBE-P15 2-4 3 VILLAGE OF ANVIL LOTS 2, 3 & 4 BLK 3. Comments: Three platted lots in the Village of Anvil, SE of Bessemer near Ramsay. The road to these parcels is unimproved. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$9.25	W AMELIA (NOT IMPROVED) BESSEMER	\$481.25
2602	Parcel ID: 01-56-401-000; Legal Description: SEC. 14 T47N R46W MAP NO. TBE-P15 10 4 VILLAGE OF ANVIL LOT 10 BLK 4. Comments: One platted lot in the Village of Anvil Location, SE of Bessemer. The road to this parcel is unimproved. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$3.44	(Off) Marble Lane (Unimproved)	\$450.81
2603	Parcel ID: 03-02-056-400; Legal Description: SEC. 33 T48N R47W MAP NO. 103B PRT OF SW1/4 OF NE1/4; BEG AT SW COR OF SD SUB; TH EAST TO SPRING CREEK; TH NW'LY ON CREEK TO POINT 266 FT NORTH OF SW COR OF SD SUB; TH SOUTH 266 FT TO POB. 3.05 ACRES Comments: 3.05 acres in Ironwood Township. This parcel is irregular in shape, as it follows the thread of Spring Creek. It is located to the rear of the property at 11537 Vanderhagen Road. There is no road access to this parcel. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$87.83	(Off) Vanderhagen Road	\$891.34
2604	Parcel ID: 06-21-000-220; Legal Description: SEC. 10 T45N R39W MAP NO. 203D-3 PRT OF SW1/4 OF NW1/4; COM AT W1/4 COR OF SEC 10; TH N00 DEG 08'21"E 18.06 FT TO N'LY R/W LN OF BASS LK RD; TH S89 DEG 37'44"E 419.12 FT; TH N89 DEG 48'48"E 232.21 FT TO POB; TH N00 DEG 08'21"E 699.36 FT; TH S89 DEG 32'28"E 450.22 FT; TH S00 DEG 08'21"W 694.52 FT; TH S89 DEG 32'08"W 113.60 FT; TH S89 DEG 48'48"W 336.63 FT TO POB. 7.21 ACRES M OR L Comments: ~7.21 wooded upland acres near Bass Lake, the Northern Waters casino and Watersmeet in far eastern Gogebic County. Just a hop skip and jump to Wisconsin. Some younger growth maple evident here, mixed in with evergreens and other varieties. Well maintained gravel road. Power at roadside. Would make a nice place for your camp or retreat! Summer Tax Due: \$221.93	Bass Lake Rd, Watersmeet	\$1,557.31
2607	Parcel ID: 51-09-002-000; Legal Description: MAP NO. PQ-21 MCDONALD ADDITION TO WEST BESSEMER; LOTS 11 & 12; BLK 9. Comments: Small wood frame home on a solid foundation in Bessemer. Has been vacant for a bit. Appears to be very straight and solid. Well secured. Appears to still contain personal property of the former owner, so we did not breach the locks. This could be a cute little place in the right hands. Additional Disclosures: 21; 33 (see key for full text) Summer Tax Due: \$499.93	210 Third Ave., Bessemer	\$2,542.11
2608	Parcel ID: 51-12-505-600; Legal Description: MAP NO. PX-56 WEST BESSEMER; SOUTH 70 FT OF LOT 16, BLK 6. Comments: Older wood frame and stucco church building on a small corner lot. Converted to residential use in recent years. Updated steel roof. Appears to be generally straight and sound BUT block foundation is caving into the basement and the building has been "caution" taped off. Will need to be raised and a new foundation placed or this one repaired. Alternative #2 is to move the building to another lot. Additional Disclosures: 33; 34 (see key for full text) Summer Tax Due: \$509.82	608 S MOORE ST BESSEMER	\$4,455.15
2609	Parcel ID: 52-15-477-090; Legal Description: LOT 36 & E 10' OF LOT 35 BLOCK 1 SUPERIOR GARDEN ADD Comments: This one is beyond reasonable repair. The value here is in the land. Additional Disclosures: 11; 36 (see key for full text) Summer Tax Due: \$570.01	746 E LEONARD ST IRONWOOD	\$3,855.20

2610	<p>Parcel ID: 52-15-482-260; Legal Description: THE W 40' OF THE E 50' OF LOT 3 BLOCK 4 GARVEY ADDITION Comments: Good news: The tongue is still attached. Bad news: She's roached. Collapsed and loaded full of trash. Still enough room left to toss the stuff from the yard over the top and take it all in one load. Additional Disclosures: 36; 17 (see key for full text)</p> <p>Summer Tax Due: \$195.54</p>	717 GARVEY IRONWOOD	\$1,133.59
2611	<p>Parcel ID: 52-16-482-040; Legal Description: THE EAST HALF (E1/2) OF LOT 27, AND ALL OF LOTS 28, 29, 30 AND 31, BLOCK 8. LIBERTY HEIGHTS ADD AND SOUTH 10 FEET OF VACATED ALLEY ADJACENT TO SAID LOTS 23-31 Comments: Just a mile inside the state border with Wisconsin. Mid-century 12 unit motel with owners quarters/office building. Most likely was rented as transient housing in its most recent incarnation. The roof leaks in a few spots (Room 4 and owners unit living room). Most of the roof is EPDM and we think the date code says 2010 manufacture date. It is not adhered and there is ponding in areas. The shingle roof on the main building is in rough shape and should be replaced. The EPDM roof is probably midlife and could be salvaged. We did not find any source, or evident hookups for hot water heating, or a boiler for the motel unit heat. Most of the rooms are open to the elements as air conditioners have been cannibalized and the openings left wide open. Step #1 here is a complete decluttering. Nothing at all here is worth saving. Toss it all and start fresh. Many of the door jams have been kicked in and will need new doors and surgery. Most unit bathrooms are ceramic tile and salvageable but many need new vanities. We assume there is freeze damage to the plumbing, however all units have basement access which makes that fairly simple in the day of Pex. Owners quarters has two bedrooms plus an upper floor area. The parking lot is older but serviceable and could be crack-sealed and coated to get a few more years out of it. Speaking of crack, it appears some of the rooms and the motel unit basement have been sites of drug "cooking". Dead cat in room 9. Room 10 is the honeymoon suite. The main building has a breaker panel, while the motel units are on a dated fused electric service that appears to be its own service. With some investment and a lot of elbow grease, this one could be resurrected. Securing the property and emptying it out are first priorities. Additional Disclosures: 48; 5; 35; 13 (see key for full text)</p> <p>Summer Tax Due: \$5,074.01</p>	424 W CLOVERLAND DR IRONWOOD	\$42,895.49
2614	<p>Parcel ID: 52-22-281-270; Legal Description: LOT 7 BLOCK 6 MANSF. CASE & LONGY. Comments: Vacant, single platted lot on Curry St. Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$9.59</p>	112 S CURRY ST IRONWOOD	\$472.09
2615	<p>Parcel ID: 52-22-455-050; Legal Description: PART OF S 1/2 OF SE 1/4 OF SEC 22, T47N, R47W, BEG AT A PT 370.7 FT E OF SW COR OF SUB, TH N 4 DEGREES 44' E, 150.35 FT, TH N 220 FT, TH E 53.7 FT, TH S 220 FT TH S 4 DEGREES 32' W, 150.32 FT TH W 54.2 FT TO POB ACREAGE Comments: Small efficient home and detached one car garage in a quiet neighborhood in Ironwood. Great starter or retirement spot. So small you can heat it with a candle. Vinyl sided. Steel roof. Modern block foundation without obvious issues. Inside the place is grubby and cluttered, but a 30 yard dumpster and some Pine-Sol and you're in business. Floors have some slope on the second floor. Amazingly there are three bedrooms here (one walk-thru). Garage roof has sway and should be lookmed into while it's still horizontal. Newer high efficiency furnace and upgraded electric. Foundation looks good inside and out. This is an efficient little crib.</p> <p>Summer Tax Due: \$568.15</p>	106 W PINE ST IRONWOOD	\$3,119.35
2618	<p>Parcel ID: 52-26-106-080; Legal Description: LOTS 7 & 8 BLOCK 4 NELSON'S ADDITION Comments: Solid older two story home in Ironwood. Does not appear to have been regularly used in a few years, but the utilities are still on. Mostly rummage sale grade contents, but there may be personal effects here that someone may want. There has been a plumbing freeze event in the upper bathroom that has transmitted itself to the dining room and its floor below. Everything here is straight, solid and strong except the front and rear porch/additions which need some attention. House will need a roof soon. Hot water natural gas heat. Three bedrooms and bath up, additional bath on main floor needs some repair to the floor support system. Mid-century remodeling. Has a sauna. Some mold developing in the basement from being closed up. Additional Disclosures: 21; 35; 32 (see key for full text)</p> <p>Summer Tax Due: \$1,097.20</p>	453 E OAK ST IRONWOOD	\$13,225.12

2619	<p>Parcel ID: 53-10-000-500; Legal Description: SEC. 16 T47N R45W MAP NO. T4 HILL ADDITION; ASSESSOR'S PLAT NO. 14; LOT 4. 312/443 330/791 365/944 449/7 537/314 577/480 583/643 583/950 642/795 652/336 Comments: We have sold this one four times in the last 15 years. And she keeps coming back like a bad penny. The structure seems generally solid, but the foundation walls are leaning outward a little bit more each time we come to visit. Older roof with localized leaks. Cedar shingle siding needs repair. The home needs all mechanical systems upgraded. Right now she is loaded with trash and difficult to ascertain the condition of as everything is covered under layers of castoff. There is notable decay in sills, ledges, soffits and eaves. A project for the determined investor or rehabber only. Additional Disclosures: 34; 33; 5 (see key for full text)</p> <p>Summer Tax Due: \$600.38</p>	1002 KUIVENEN ST WAKEFIELD	\$3,210.03
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Houghton

Lot #	Lot Information	Address	Min. Bid
3000	Parcel ID: 002-144-013-00; Legal Description: LOTS 13 & 14 BLK D CENTENNIAL HEIGHTS SURFACE ONLY. Comments: OCCUPIED older one story wood frame building just north of Calumet in Centennial Heights. Old roof that we suspect likely leaks. Appears generally solid but cluttered and grubby. There is a steel outbuilding here also, roughly 24'x24' or more. Several disabled vehicles, scrap tires, miscellaneous "man stuff" in the yard. We did not see the inside. Corner double lot Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$414.12	26068 WASHINGTON ST CALUMET	\$3,638.23
3001	Parcel ID: 002-380-071-00; Legal Description: LOT 71 NEWTOWN LOCATION PLAT. Comments: North half of a duplex building. Primitive, spartan conditions here. The shed to the north side should be removed. Generally it is solid and has a good roof, but there are foundation issues (probably repairable) on the north wall. The interior probably needs a cleanout and complete gut out for all new mechanicals and electric. A second floor window was chopped out to permit a door (?). Steel roof. There is an even more primitive shed out back that apparently was occupied at one time. This does have some potential but will need a lot of work. Other half of the duplex does not appear to be regularly occupied and could potentially be for sale. Additional Disclosures: 34 (see key for full text) Summer Tax Due: \$274.29	57047 OSCEOLA RD CALUMET	\$1,906.92
3003	Parcel ID: 014-210-006-00; Legal Description: SEC 10 T54N R33W NE 1/4 OF NW 1/4. 40 A. Comments: Square 40 acre parcel. There is no improved public road access to this parcel, but we see a (possible) two track over other private lands that approaches this parcel from the NE via T30A Road. This land is almost entirely marshlands. Additional Disclosures: 43; 41; 7 (see key for full text) Summer Tax Due: \$197.87	(Off) T30A Trail. Dollar Bay	\$1,555.70
3004	Parcel ID: 014-308-007-00; Legal Description: PART OF LOT 7 60.98 X 90 X 40.19 X 98.47 ASSESSOR'S PLAT OF LINWOOD Comments: This one is straight, square and solid. Updated 100A electrical and forced air natural gas heat. Three bedrooms and a full bath up, with an extra long clawfoot tub. Main floor bath and laundry also. Hardwood floors. This could be a really cute spot with some cosmetic work. Excellent flip candidate. Summer Tax Due: \$690.17	27006 W 21ST ST HUBBELL	\$4,670.60
3007	Parcel ID: 043-280-001-00; Legal Description: LOTS 1 TO 4 INCL BLK 20 M NEUMANN'S ADD TO TORCH LAKE CITY. Comments: 4 platted, adjacent lots in Lake Linden. This is to the South of the two-track road that is the extension of 13th St. The property sits about 10 feet below road grade and has a small creek/drain that may not cooperate with any effort to build. Summer Tax Due: \$158.54	13TH ST LAKE LINDEN	\$1,439.75

Iron

Lot #	Lot Information	Address	Min. Bid
3300	Parcel ID: 001-020-080-00; Legal Description: SEC 20 T43N R34W COM 744.5' N & 33' E OFSW COR OF NW 1/4 OF SE 1/4, TH N 240', TH E 200', TH S 240', TH W 200' TO POB Comments: Located just north of US 2 on Reiman Road in the Bates School area. Solid construction and appears to have had generally attentive maintenance over time. Steel roof in good condition. No leaks seen. On a crawlspace. Natural gas hot water baseboard heat. The electric service was inaccessible but we believe it is 100a breakers. Carpet and subfloor missing in the living room = pet damaged, but the smell wasn't overpowering and could be mitigated. 2 bedrooms and a bath. Decent kitchen. One car detached garage. Has been vacant 2-3 years. This could be a real decent home in a country setting without a lot of work. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$965.73	120 REIMAN RD IRON RIVER	\$8,379.20
3301	Parcel ID: 002-080-063-75; Legal Description: SEC 30 T43N R32W TH S 400' OF E 650' OF SE 1/4 OF SW 1/4 5.9 A M/L Comments: 5.9 acre parcel is 400' x 650' in size. There is no improved road to this parcel. It appears to be part of the old Tobin Mine and much of the land has steep topography. Additional Disclosures: 7; 49 (see key for full text) Summer Tax Due: \$28.50	(Off) Carpenter Road	\$754.89
3302	Parcel ID: 002-265-012-30; Legal Description: SEC 15 T43N R33W PART OF SW 1/4 OF SE 1/4 COM AT NE COR OF FORTY, TH N 89 DEG 01' 06" W 70.35 FT, TH S 01 DEG 45' 20" E ALG W'LY ROW OF LIND RD 758.0 FT TO POB. TH CONT S 01 DEG 45' 20" E 300 FT, TH N 89 DEG 01' 06" W 450.0 FT, TH N 01 DEG 45' 20" W 300 FT, TH S 89 DEG 01' 06" E 450.0 FT TO POB. 3.10 A M/L Comments: Parcel fronts 300' on the west side of Lind Road, and runs 450' deep. Parcel is gently rolling and low, but not visibly wet. Nicely wooded in a mixture of varieties. Sits about 5' below road grade. Paved, county maintained road. The parcel to the south has been cleared and you will find that corner marked at the road. Summer Tax Due: \$199.98	Lind Road, Crystal Falls	\$2,708.81
3303	Parcel ID: 002-500-006-00; Legal Description: SEC 30 T43N R32W MENAPACE'S TOBIN LOCATION PLAT LOT 6. Comments: Older 1.5 story wood frame home in the Tobin Location west of Crystal Falls. This one is actually a lot more solid than it looks from the outside. Someone began the process of gutting this for a rehab, and then quit. The rear addition has some foundation issues, but the main portion of the house seems to be generally solid, straight and square. This will require all new mechanicals and resurfacing. Has a fairly new roof. Shed out front is marginal but serves utility purposes for storage. This should be considered a shell. ~0.21 acres. Additional Disclosures: 34; 50 (see key for full text) Summer Tax Due: \$504.02	108 2ND ST TOBIN LOC CRYSTAL FALLS	\$4,172.96
3304	Parcel ID: 007-604-008-00; Legal Description: SEC 34T43N R35W LOHFF'S WOODLAWN ADDITION TO THE VILLAGE OF IRON RIVER NOW STAMBAUGH TOWNSHIP LOTS 8 & 9 BLK 4 & ABAN 10' ALLEY ADJ & E THERETO (60' X 116' M/L) .16AM/L Comments: Vacant parcel off Theodore Street. Parcel does not front on an improved street. The platted street ends north of where this parcel is located. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$62.68	(Off the end of) Theodore Street	\$893.31

3305	<p>Parcel ID: 041-500-001-00; Legal Description: FIRST ADDITION OF ALPHA PARCEL I: PART OF OUTLOT NO 1 OF FIRST ADDITION TO ALPHA AND PART OF OUTLOT NO 1 OF PLAT OF ALPHA DESC AS FOLLOWS: COMM AT NW COR OF SW 1/4 OF SE 1/4 SEC 12; TH S00D00'08" W ALG N/S 1/4 LN OF SEC 12 27' TO POB; TH N 89D55'32" E ALG N BOUNDARY LN OUTLOT NO 1 OF THE FIRST ADDITION TO ALPHA 89.65'; TH S00D11'05" E 37.33'; TH S14D08'06" E 33.42'; TH S00D16'39" W 82.19' TO INTERSEC OF WSTRLY ROW OF EAST CENTER ST; TH S39D27'01" W ALG WSTRLY ROW OF EAST CENTER ST 73.79' TO INTERSEC OF NTHRLY ROW OF CENTER ST; TH ALG CURVED ROW TO L CHORD BEARING N77D30'45" W CHORD DISTANCE 51.89' TO INTERSEC OF N/S 1/4 LN SEC 12; TH CONT ALG CURVED ROW L CHORD BEARING S80D39'33" W CHORD DISTANCE 38.96'; TH N00D00'08" E PARALLEL TO N/S 1/4 LN 95.56' TO INTERSEC OF SE COR OF PORTER SCHOOL GYMNASIUM; TH CONT N00D00'08" E 108.25' TO INTERSEC OF N BNDRY LN OUTLOT NO 1 OF PLAT OF ALPHA; TH N89D52'57" E 38.45' TO POB. TOTAL 0.6 A. Comments: Located in the central "loop" in Alpha, the Porter School was built in 1918 and a gymnasium next door soon after. The school district sold the property to the township in 1971, and it was then resold to a chain of private owners after 2005. It has now reverted to the County Treasurer due to unpaid taxes. After consideration of rehabilitation, repurposing and sale options; the cost of asbestos abatement; and the limited public funding sources for such a project locally, the decision has been made to either find a suitable developer for or demolish this building. Allowing the building to remain dormant without funding for its maintenance, or to sell the property to a party without the means or experience to properly rehabilitate it is not an option. The building is presently secure and generally solid, and has had the benefit of having a good roof and remaining intact during the time since the school district sold it in 1971. However it is nearing the point of requiring substantial resources to maintain, and it could easily become a blight and attractive nuisance for vandals. *** A successful bidder for this property will be required to, within ten days of the auction date, furnish a verifiable surety bond or cash equivalent into escrow with a party approvable by the seller, in an amount sufficient to either (a) demolish the building and remediate the site, or (b) rehabilitate the building and property under a plan acceptable to the seller. We believe the proper scope of rehabilitation is in the vicinity of \$3,000,000. *** Acceptance of a proposal under either scenario is subject to the sole and unilateral approval of the seller. *** ANY PARTY DESIROUS OF BIDDING WOULD BE ADVISED TO NEGOTIATE SUCH A PROPOSAL IN ADVANCE OF THE AUCTION DATE TO BE ASSURED OF ITS SUFFICIENCY. Such advance proposal submission is not a requirement, but it greatly improves the likelihood of a successful bid. *** Any bidder that does not meet these requirements within ten days of the auction date will have their bid canceled and the sale will be void and of no effect. *** The building is not available for inspection or viewing prior to the sale unless the potential bidder has provided a preliminary plan and provided suitable financial and professional references to illustrate their ability to perform the same. *** There is no possession right to this property post-auction until a submitted plan and its accompanying surety have been accepted and approved by the seller and the deed issued and recorded. *** Seller reserves the right to cancel this sale until the recording of the deed for any reason it deems necessary. *** The building contains asbestos. *** The mechanical, electrical and other systems in the building are all obsolete and will require replacement in their entirety. Please note: This sale is of the original school building portion only. The adjacent auditorium/gymnasium portion of the building is NOT included in this sale. Additional Disclosures: 65; 35 (see key for full text) Summer Tax Due: \$999.23</p>	402 MAIN ST ALPHA	\$11,047.26
3306	<p>Parcel ID: 041-547-006-00; Legal Description: PLAT OF ALPHA LOT 6 BLK 7. Comments: House is loaded with garbage to the degree that entry is difficult. The doors cannot even be opened. The roof has been leaking on this situation for some time, and it has become a rotting stinking brew. It is difficult to determine the condition of this building until this debris has been removed. The structure appears to be straight and square, but it is impossible to determine its actual condition until it is emptied. Additional Disclosures: 66; 5 (see key for full text) Summer Tax Due: \$32.41</p>	509 THIRD STREET ALPHA	\$7,249.70
3307	<p>Parcel ID: 041-581-015-00; Legal Description: 1ST ADD TO PLAT OF ALPHA LOT 15 & W 1/2 OF LOT 16 BLK 1. Comments: This is a pleasant home from curbside distance. It is located in Alpha, south of Crystal Falls. It has a newer roof and has a good general appearance. It appears to have a modern, high efficiency bottle gas forced air furnace based on visible venting. It is served by an alley and has a detached concrete block garage that exhibits past stress and settling cracks that have been repaired. ~0.16 acres. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$588.41</p>	212 FOURTH STREET ALPHA	\$3,641.23

3308	Parcel ID: 041-587-010-00; Legal Description: 1ST ADD TO PLAT OF ALPHA LOTS 11 & 12 & E 1/2 OF LOT 10 BLK 7. Comments: You'll want to pass on this one. Large hole in the roof transmits water right to the basement, where it has been collecting for some time. The yard is loaded with disabled autos, equipment and all kinds of castoff and debris. The house has extensive rot. Has a junk RV that lays across the front yard and is sticking out into the street. ~0.26 acres. Additional Disclosures: 36; 33; 5; 66 (see key for full text) Summer Tax Due: \$387.47	312 SECOND STREET ALPHA	\$7,228.62
3310	Parcel ID: 051-204-015-00; Legal Description: SEC 1 T42N R35W 1ST ADD TO PLAT OF CASPIAN LOT 15 BLK 4. Comments: Older 1.5 story wood frame home in Caspian. This one has a bad roof and every storm is doing a little more damage. The second floor has flooring issues and will require a stripping to redo. The main floor damage is centralized to the center near the kitchen, but there is mold developing in a few spots so you'll need to strip away some wall and ceiling areas to determine the extent of the damage for repair. The house is generally straight and square. Basement is super clean and foundation looks great. Modern high efficiency furnace and older 60a fused electric service. Much potential here. Additional Disclosures: 5; 32 (see key for full text) Summer Tax Due: \$327.09	317 EAST FIRST STREET CASPIAN	\$6,396.08
3311	Parcel ID: 052-100-097-00; Legal Description: LOT 97 VILLAGE OF CRYSTAL FALLS LOT 97 (325 SUPERIOR AVE) Comments: Historic two-story wood frame building in downtown Crystal Falls "on the hill". Has been converted into four tiny units; three one bedroom apartments, and a main floor front unit that has display window space and flexible use. Each unit has a gas wall furnace and separate electric meters. We only saw one gas service. Upper floor units served by exterior staircase. Pretty spartan rental units. Lower level front was used as a grow space. Roof appears to be decent. Income potential with good management. Additional Disclosures: 18 (see key for full text) Summer Tax Due: \$621.96	325 SUPERIOR AVE CRYSTAL FALLS	\$18,868.60
3312	Parcel ID: 052-160-396-00; Legal Description: SECOND ADDITION TO THE VILLAGE OF CRYSTAL FALLS LOT 396 & TH S 5 FT OF LOT 397. Comments: The rear half of this one is rotten and needs demolition. The front half is two-story but sits on a foundation that is collapsing into the basement. This would require a substantial investment to remediate. Additional Disclosures: 33; 34; 36; 5 (see key for full text) Summer Tax Due: \$358.11	404 N SIXTH ST CRYSTAL FALLS	\$5,617.88
3313	Parcel ID: 053-109-019-50; Legal Description: CITY OF GAASTRA W 30' OF LOT 19 & ALL OF LOT 20 BLK 9. Comments: Older singlewide roof-over in Gaastra. Detached two car garage. This one appears to have been well maintained over time and needs a new person to love it. Inside it is worn and dated. A little grubby, but straight and solid. Roof/ceiling all seem good. There is a frame addition to one side that serves as a third bedroom and a laundry room to the rear. Older 60a fused electric service and mid-century (original) natural gas furnace. This one won't take too much to bring up to a livable standard. Good solid garage. ~0.17 acres. Additional Disclosures: 17; 21 (see key for full text) Summer Tax Due: \$346.51	35 Oakwood Ave	\$4,615.41
3314	Parcel ID: 053-202-034-00; Legal Description: SINGLER'S & LONG'S CLOVERLAND ADDITION TO CITY OF GAASTRA LOTS 34 THRU 37, BLK 2. Comments: Older one story wood frame home in Gaastra. This one has a bad roof and is grubby and full of debris, but the basic structure is straight and solid. The foundation has an issue hat needs further investigation at the front right corner, but we don't think it is severe. Inside ceilings are down from the leaking roof. Electric service is updated 100a service. Old shed out front and the olther outbuildings are all past their prime and should be removed. Fuel oil heat with a somewhat modern furnace. Additional Disclosures: 5; 34 (see key for full text) Summer Tax Due: \$282.43	12 NOWICKI RD	\$4,841.51
3315	Parcel ID: 054-125-010-00; Legal Description: PLAT OF VILLAGE (NOW CITY) OF IRON RIVER E 5' OF LOT 10 & ALL OF LOT 11 BLK 25 Comments: This is a good, solid, straight classic bungalow style home in Iron River. It's pretty grubby, but thats all superficial. Hardwood floors, a fireplace and trim still in very original condition. Two bedrooms and a full basement with hot water boiler heat and a modern electric service. She needs a roof. It is leaking a little bit around the fireplace, but otherwise it's pretty solid still. Spartan kitchen and bath could use the investment in an upgrade. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$920.89	22 W BOYINGTON ST IRON RIVER	\$6,067.98
3317	Parcel ID: 054-424-003-00; Legal Description: PLAT OF MINCKLER ADDITION-VILLAGE OF IRON RIVER LOTS 3-4, BLK 4. Comments: Two platted lots on N Ninth Street, ~0.27 Acres. Fenced. Rolls upward from the street Summer Tax Due: \$59.47	N NINTH AVE IRON RIVER	\$778.16

3318	Parcel ID: 055-340-102-00; Legal Description: SEC 36 T43N R35W LINDWALL & WESTERBERG ADDITION BEING PRT OF OUTLOT 4 IN NW 1/4 OF NE 1/4 SEC 36 BEG 87.41' E & 10' S OF NE COR OF LINDWALL & WESTERBERG'S PLAT OF OUTLOT NO 4 ASSESSORS PLAT NO 2, TH E 273.16' M/L, TH S 123.6' M/L, TH W 273.16' M/L, TH N 123.7' M/L TO POB. Comments: Parcel fronts 273' on 2nd Street which also shows as Blossom on Google Maps, and runs 123' deep. Level, open lands. Summer Tax Due: \$204.78	2nd Street, Iron River	\$1,393.01
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Keweenaw

Lot #	Lot Information	Address	Min. Bid
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Marquette

Lot #	Lot Information	Address	Min. Bid
4400	<p>Parcel ID: 52-05-017-056-00; Legal Description: SEC 17 T45N R24W PART OF SW 1/4 OF SW 1/4 COMM AT A PT ON NLY R/W OF C & NW RWY 1205' NWLY FROM INT OF SAIDR/W & S LINE OF SAID SEC TH NELY AT RT ANG 230' TO POB TH NELY ON SAME BEARING 100' TH NWLY AT RT ANG 267' TH SWLY AT RT ANG 100' TH SELY AT RT ANG 267' TO POB PARCEL 16. ALSO INCLUDES FO 172-2-1 FOR 06 Comments: Wood frame home with cedar shake siding in Little Lake. It appears to still be occupied at the time of our visit in May. Older roof. Lots of clutter to dispose of in the yard. Natural gas. We did not have the opportunity to view it in detail because of the occupancy. It appears to be generally solid, but grubby and in need of updates. Detached two car garage is also full of castoff, and probably needs a new overhead door. Additional Disclosures: 21; 6 (see key for full text)</p> <p>Summer Tax Due: \$343.77</p>	463 N SORENSEN DR	\$4,142.72
4401	<p>Parcel ID: 52-05-210-025-00; Legal Description: SEC 10 T45N R26W THAT PART OF SW 1/4 OF SW 1/4 BEG AT SE COR OF SW 1/4 OF SW 1/4 TH RNG N 600' TH AT LEFT ANGLE RNG W 425' TH S TO WATERS EDGE OF HORSESHOE LAKE TH SELY 425' TO POB. Comments: This sale is a portion of the former Horseshoe Lake campground just NW of Gwinn. Zoned LR Lake Residential. This operation has been closed by legal order of the township, but is still supervised by the former owner and family members. They WILL NOT welcome being approached, and we advise that you view this from a distance. The property is 3.9 acres and has about 425' of frontage on Horseshoe Lake. There is a substantial amount of debris in this area that will need to be removed in any cleanup effort. Junk vehicles, equipment, general man-stuff is all over the parcel. We have been informed by the adjacent property owner that there is no Septic Tank on this lot, it is located on their lot and not accessible. This is unverified, however we strongly encourage you to do thorough research on this with the Local Municipality to ensure this is suited for your needs. Additional Disclosures: 33; 67; 21; 6 (see key for full text)</p> <p>Summer Tax Due: \$1,004.25</p>	840 N HORSESHOE LK LN	\$12,739.45
4402	<p>Parcel ID: 52-05-323-016-00; Legal Description: PLAT OF GWINN LOT 16 BLK 23 Comments: 1.5 story, wood frame home with detached one car garage in Gwinn. This is a DUPLEX and this is the west/left side only. Mid-century modernization and aluminum siding. Shingle roof in mid-life condition. This one is generally straight and solid, but cosmetically challenged. This has been used as a grow house for pot recently, and there are still remnants of equipment laying around. Could be put back into useful condition with minimal effort. The electric service has been dropped by the utility provider. Natural gas wall furnace. The other side of this unit IS OCCUPIED ... so please limit your inspection to the west unit only.</p> <p>Summer Tax Due: \$345.33</p>	216 N ELM ST	\$6,072.91
4403	<p>Parcel ID: 52-05-375-014-00; Legal Description: NEW SWANZY SUB NO 4 LOT 50. Comments: Single wide mobile home in a trailer park in New Swanzy. Occupied by a renter at the time of our visit in May. Nice fenced yard. Natural gas heat. Trailer is older and could use some TLC. Additional Disclosures: 21; 6; 17 (see key for full text)</p> <p>Summer Tax Due: \$94.94</p>	125 E SANDS ST	\$4,690.93
4404	<p>Parcel ID: 52-05-380-009-00; Legal Description: NEW SWANZY SUB NO 5 LOT 98. Comments: Older mobile on a small lot in a trailer park in the New Swanzy section of Gwinn. A couple of abandon vehicles adorn the yard. Appears to have been vacant about 5 years. Evidence of roof leaks. Missing skirting under the trailer infers freeze damaged plumbing is likely. Trailer still has the tongue attached for easier removal. The power service here has been dropped by the utility provider. Additional Disclosures: 21; 17 (see key for full text)</p> <p>Summer Tax Due: \$108.02</p>	178 E SANDS ST	\$4,016.15
4405	<p>Parcel ID: 52-05-465-027-00; Legal Description: ASSESSOR'S PLAT OF THE AUSTIN LOC. LOT 27. Comments: South/right side unit of duplex structure just west of Gwinn in the Austin Location. Older wood frame unit is likely on a wood pier footing system and not a foundation. We did not see access to the crawlspace. Appears to have been a bank repo at one point and is "broom clean". Has a one story addition to the side that was a small garage originally. Steel roof with no signs of leaks. Upgraded 100a electric service. Natural gas furnace in the dining room for cozy dining experiences. Two bedrooms up, main floor bath and a kitchen large enough for a square dance. There is restorable pine plank flooring under two layers of carpet. This has some potential. Additional Disclosures: 25 (see key for full text)</p> <p>Summer Tax Due: \$199.81</p>	204 N LOW ST	\$3,319.47

4407	Parcel ID: 52-06-015-009-00; Legal Description: SEC 15 T45N R29W .45 A THE N 100' OF S 250' OF W 200' OF SE 1/4 OF SE 1/4. Comments: Parcel is 100' x 200' in size. Located in the Casey Lake area. There is a small, primitive camp shack on this parcel that has not been occupied in a while. The roof needs replacement and the lower/left side has developed a pretty substantial leak that will require some rood joist and deck repair. No power service to this building, but it is available at the road. Pitcher pump and a bath-with-a-path/two holer. Parcel is on both sides of the road. Please note the tax map is showing the parcel boundaries to the south and east of where they should be. Summer Tax Due: \$34.98	119 N CASEY LAKE RD	\$956.22
4408	Parcel ID: 52-09-520-046-00; Legal Description: WESTERN ADD TO VILLAGE OF MICHIGAMME LOTS 245 TO 247 INCL. Comments: Three platted lots in the village of Michigamme. Low lands. The road to these lots has not been improved. Summer Tax Due: \$86.63	W Lake St (unimproved) - Michigamme	\$1,001.28
4409	Parcel ID: 52-09-520-060-00; Legal Description: WESTERN ADD TO VILLAGE OF MICHIGAMME LOT 269. Comments: Older vinyl sided two story home in Michigamme. Wood frame construction. Detached two car garage. House, garage and yard are full of debris. There are indications that tbhis house was upgraded in the past. Former owner deceased ... current occupants unknown. This place looks unoccupied, but we are assured that there are numerous people "staying there" and there are light and traffic in the evening hours. So there will be eviction necessary here. Roof is bad in spots. Generally grubby, trash strewn and in need of a good scrubbing. Has potential. Additional Disclosures: 66; 21; 6; 33 (see key for full text) Summer Tax Due: \$903.93	335 W MAPLE ST MICHIGAMME	\$8,521.76
4410	Parcel ID: 52-11-113-026-00; Legal Description: SEC 13 T50N R27W PART OF SE 1/4 OF SE 1/4 BEG 50' E OF NW COR THEREOF TH E TO CO RD 550 TH SE'LY ALG R/W 199.5' TH S 53 DEG 10' W 330.19' TH N 358.9' TO POB. Comments: Older singlewide trailer with a couple of additions near Big Bay north of Marquette. Former owner deceased, last occupant incarcerated. Some personal property on location including a wide assortment of "man stuff" (ATVs, vehicles, tools etc). Lots of general debris and trash. Wood heat and bottle gas fiored air. Older shingle roof isn't leaking. 100A electrirc service. 3 bedrooms including one in framed addition to the north side. Also has a shop right off the living room. Could be rehabbed without too much effort. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$557.45	6051 CO RD 550 MARQUETTE	\$2,994.91
4411	Parcel ID: 52-11-159-012-30; Legal Description: SEC 9 T51N R27W W 387' OF E 987' OF NW 1/4 OF SW 1/4 LYING E'LY OF CO RD KK Comments: Great little summer cottage north of Big Bay. On an open crawlspace ... would be difficult to heat in the winter but does have a wood stove. Cozy, efficient, modern construction. 1.45 acre wooded lot in an area of similar camps. There is a 100A electric service here, and we see a septic line but did not find the well. 2BR/1BA. Cute little spot this will be a popular property! Summer Tax Due: \$798.42	Huron Mountain Club Rd / County Road KK	\$2,996.85
4412	Parcel ID: 52-11-171-049-00; Legal Description: SEC 21 T51N R27W PART OF NE 1/4 OF SE 1/4 BEG AT A PT WHERE W'LY R/W LINE OF CO RD 550 INT S LINE OF SAID SUB; TH N 66' TO P.O.B.; TH W 330'; TH N 66'; TH E 330'; TH S 66' TO P.O.B. Comments: Vacabnt lot. Runs 66' along Big Bay Road and is 330' deep. The road frontage is entirely behind the guardrail and we're not sure how you would access it. Rolls downhill to the north. On a paved, county maintained road. Located north of the house at N3487 Big Bay Road. Summer Tax Due: \$29.14	Big Bay Road	\$711.11
4414	Parcel ID: 52-12-030-074-00; Legal Description: SEC. 30 T46N R29W PART OF GOVT LOT 5 BEG 588.2' S OF N LINE OF SAID LOT & 279' E OF E BANK OF RIVER TH S17 DEG W 50' TH SW 209' TO A PT TH S10DEGE 225' TH W 225' TO A PT ON E BANK OF RIVER TH N'LY ALG BANK 490' TO A PT TH E 279' TO POB. Comments: 2.3 acres. Roughly 450 feet on the Michigamme River. Log cabin is in pretty decent condition. Has one bedroom area on one side of the front porch, plus a sleeping loft area. Spartan bathroom and efficiency kitchen. The land is generally high and dry with some marshy area near the entry. This is on a shared, private road with several other riverfront parcels. It is not county maintained. The interior is well preserved and would be a quick and easy move-in. Roof is not too old, Bottle gas wall furnace. Dust off your checkbook, because this one will be very popular! Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$1,020.57	7561 HONEYSUCKLE LN REPUBLIC	\$2,569.22
4415	Parcel ID: 52-12-106-004-00; Legal Description: SEC. 6 T45N R30W 80 A S 1/2 OF SE 1/4. Comments: 80 Acres of vacant land near Little Chief Lake. Aerial mapping shows that most of this parcel is likely to be wetlands and also has a creek running through it. There is no road access that we know of. Additional Disclosures: 41; 7 (see key for full text) Summer Tax Due: \$395.88	REPUBLIC	\$2,380.01

4416	Parcel ID: 52-12-122-015-30; Legal Description: SEC 22 T45N R30W 3.63A BEG AT NW COR OF NE 1/4 OF SE 1/4 TH E 543.31' TH S36DEG24'E 52.47' TH S6DEG29'W 102.68' TH S18DEG31'E 242.06' TH S49DEG50'W 70.25' TO TRAVERSE LINE OF HORSESHOE LAKE TH N30DEG7'W 125.14' TH S65DEG34'W 164.60' TH N30DEGW 439.08' TO POB. INCLUDES LAND TO WATERS EDGE Comments: Parcel is low and marshy. May not have any area that will support onsite septic. GTerrain drops sharply from road to lake level. Summer Tax Due: \$886.93	HORSESHOE LAKE RD REPUBLIC	\$5,690.68
4418	Parcel ID: 52-12-408-008-00; Legal Description: VILLAGE OF IRON CITY LOTS 9, 10, 11 & 12 BLK 8. Comments: Parcel has no improved road to it. Appears to be marshy and unlikely to support construction. A great frog farm or cattail ranch! Walking distance to downtown Republic (North). About 1/2 acre in size Additional Disclosures: 10 (see key for full text) Summer Tax Due: \$18.45	(Off) Fourth Street (unimproved)	\$671.19
4419	Parcel ID: 52-14-016-002-22; Legal Description: SEC 16 T46N R25W .274 A PART OF NE 1/4 OF SE 1/4 BEG 474' S OF NE COR THEROF TH S 66' TH S89DEGW 189.86' TO CO RD NB C/L TH N15DEGE 68.66' TH N89DEGE 171.72' TO POB. Comments: 1/4 acre lot at the SE corner of County Road NM and Carr Road. Brushy pines and sandy soils. There is a small portable shed/camper near here built out of a snowmobile trailer type unit. It is not attached to the land and it is not clear if it is located on this land or not but either way it is not included in the sale. Quiet area not far from Sawyer and Gwinn. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$12.51	County Road NM	\$649.32
4420	Parcel ID: 52-14-016-002-23; Legal Description: SEC 16 T46N R25W .274 A PART OF NE 1/4 OF SE 1/4 BEG AT NE COR THEROF S 324' ALG E LINE THEROF TH S89DEGW 131.25' TO CO RD NB C/L TH N14DEGE 336.68' TO N LINE SAID SUB TH E ALG N LINE TO POB. Comments: Narrow, triangular piece of land that runs along the east side of NM Road. Not large enough to build on. About 1/4 acre. Several driveways encroach on this parcel. Not of much use to any except those property owners. Additional Disclosures: 9 ; 39 (see key for full text) Summer Tax Due: \$12.51	County Road NM, Sands	\$649.32
4421	Parcel ID: 52-18-231-008-00; Legal Description: SEC 31 T42N R25W THAT PART OF NE 1/4 OF SE 1/4 BEG 283.6' S & 380' E OF NW COR THEREOF; TH S TO S LINE OF SAID SUB; TH E 490' TH N 600' TH NW'LY 650' M/L TO POB. Comments: Parcel is irregular in shape, and about 9.5 acres in size. Located at the end of County Road SC, which is seasonal PRIVATE, GATED and not regularly maintained. We do not see a deeded easement or right to use the gated road. The land is shown as predominately marshland on USGS topographical maps. Parcel has frontage on the Ford River in the southern end of Marquette County. The south boundary of this parcel is the Delta-Marquette County line. The road into this parcel is gated more than 1/4 mile from the structure that is on the river. The private road crosses two other parcels of land, and we did not breach the lock there to gain access. Assessment records indicate a structure, but topographical maps suggest that may be on an adjacent parcel in Delta County. There is no power here. Additional Disclosures: 43; 33 (see key for full text) Summer Tax Due: \$63.76	(Off) County Road SC	\$1,108.10
4422	Parcel ID: 52-18-412-016-00; Legal Description: SEC 12 T42N R26W 40 AC NW 1/4 OF SE 1/4. Comments: This is a square 40 (39.78 acres) that fronts on County Road 426 in Wells Township. There is a rather spartan camp type building in the center of the parcel, down a long, gated drive. There are two or three ponds. There is power service to the building. It is located on a paven County Road just west of Arnold. The land is low at the roadfront, and rises about twenty feet to the rear. A great camp property! We did notice recent tire tracks inside the gate, indicating that someone with the key to the lock has been there fairly recently. So there may still be some claim to possession. Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$665.18	CO RD 426	\$4,106.96
4423	Parcel ID: 52-51-250-110-00; Legal Description: NELSON'S ADDITION LOT 110 & S 1/2 OF VACATED ALLEY BETWEEN LOTS 110 & 112. Comments: Older two story wood frame home in Ishpeming. Cedar shingle siding that needs a little patching here and there. The roof is a patchwork of shingle and likely near the end of useful life. Sloping lot. Porches have been removed and not replaced. We did not have the opportunity to view this in detail because of the occupancy. Appears to be generally solid but in need of attention and repair. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$508.99	206 OAK ST ISHPEMING	\$3,092.90

4424	<p>Parcel ID: 52-51-300-124-00; Legal Description: CLEVELAND IRON MINING CO'S ADDITION LOT 124. Comments: Older vinyl sided two story home in Ishpeming. Some damage to siding but repairable. Bad rear deck is rotten and needs replacement. Roof is newer and in pretty solid condition. The front porch needs to be removed and replaced, as its footings have given way and it is now way out of square. There is also some floor sway inside, but it's manageable. Modern natural gas forced air furnace. Home is rather plain but has potential to be a good solid family home.</p> <p>Summer Tax Due: \$597.41</p>	406 S THIRD ST	\$8,246.87
4425	<p>Parcel ID: 52-51-419-011-00; Legal Description: LAKE SUPERIOR IRON CO'S SUBDIVISION LOT 11 BLK. 19. Comments: This home on the outskirts of Ishpeming was really sharp in its day. Recent neglect has caused some decay .. but you can save it! Most immediately, the large front picture window has been vandalized and it's wide open. The next and most substantial concern is the east foundation wall, which is exhibiting cracks and will need some surgery to stabilize. The home has an existing masonry fireplace and nice mid-century wood trim that is still in very nice condition. It will also need a roof as there are a couple of localized leaks that you'll want to address before snow flies. The power here has been dropped by the utility provider, so you'll need to work on that. Has a newer high efficiency natural gas forced air furnace. Detached one car garage comes with the usual clutter. Additional Disclosures: 34 (see key for full text)</p> <p>Summer Tax Due: \$545.70</p>	446 'E' ST ISHPEMING	\$7,337.74
4427	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 52-51-561-004-00; Legal Description: ASSESSOR'S PLAT OF THE NEBRASKA LOCATION LOT 4 Comments: Vacant parcel at the intersection of E Johnson and S 4th Street. Additional Disclosures: 23 (see key for full text)</p> <p>(2 of 2) Parcel ID: 52-51-561-006-00; Legal Description: ASSESSOR'S PLAT OF THE NEBRASKA LOCATION LOT 6. Comments: Two story, wood frame home in Ishpeming on 1/2 acre lot. This parcel is being sold together with the adjacent vacant lot that provides access. Home has a newer roof. There is a one story addition that seems to be leaking around new skylights, and there are some things there that need to be fixed. Also has an older log storage building and a sauna building. Heated with a space heater. Incomplete construction inside will need some effort to bring to completion. 3 bedrooms and a full bath upstairs. Newer, decent back deck. Additional Disclosures: 50; 23 (see key for full text)</p> <p>Summer Tax Due: \$525.98</p>	<p>S FOURTH ST ISHPEMING;</p> <p>405 S FOURTH ST ISHPEMING</p>	\$9,079.01
4429	<p>Parcel ID: 52-51-561-011-60; Legal Description: ASSESSOR'S PLAT OF THE NEBRASKA LOCATION .14A PART OF LOT 11 BEG 31' N OF SW COR THEREOF TH S87DEGE 20' TH N02DEGE 298' TH N87DEW 20' TH S ALG ROW OF 4TH ST 298' TO POB. (LOT 11-C) Comments: This is a 20' wide strip of land that runs along the sidewalk, west of the Jasperlite Senior Housing property in Ishpeming. It's 20' x 298' in dimension. Shuffleboard anyone? We're not sure what use this would have to anyone other than Jasperlite ...</p> <p>Additional Disclosures: 9 (see key for full text)</p> <p>Summer Tax Due: \$486.46</p>	4th Street. Ishpeming.	\$5,014.85
4430	<p>Parcel ID: 52-51-565-056-00; Legal Description: PART OF THE SW 1/4 OF SEC 9 T47N R27W BEG AT THE NE COR OF LOT 33 OF SUNCLIFFE NO 1 TH N 71 DEG 28' 35" E 85'; TH S 12 DEG 47' 04" E 120'; TH S 71 DEG 28' 35" W 85'; TH N 12 DEG 47' 04" W 120' TO POB. Comments: This home is OCCUPIED by a relative of the deceased former owners. This is a quality built, modern construction unit with some signs of deferred maintenance. We have not seen the interior because of occupancy, but we believe it to be one story with a vaulted ceiling. 2 car attached garage. Roof is older and in fair condition. Consult the attached assessment detail card for details. Additional Disclosures: 6; 21; 33 (see key for full text)</p> <p>Summer Tax Due: \$1,687.18</p>	1067 RIVERVIEW DR ISHPEMING	\$12,450.32
4431	<p>Parcel ID: 52-52-006-800-20; Legal Description: LAKEVIEW HEIGHT'S SUBD. LOT-2 Comments: This home is OCCUPIED and we did not have the opportunity to view it in detail. It is clearly a well maintained, well built example of modern architecture. It is located on a bluffview lot overlooking the Lake Superior shoreline in one of Marquette's nicer neighborhoods. One car attached garage. Wood frame construction. Vaulted ceilings. See the attached assessors card for detail on this property. Additional Disclosures: 6; 21; 33 (see key for full text)</p> <p>Summer Tax Due: \$5,038.63</p>	3 MARQUETTE DR MARQUETTE	\$7,312.89

4433	<p>Parcel ID: 52-53-705-013-00; Legal Description: A PARCEL OF LAND IN S 1/2 OF SW 1/4 SEC 5 & N 1/2 OF NW 1/4 SEC 8-47-26 BEG AT SW COR SEC 5, TH N 4 DEG 22' 43" W 157', TH N 85 DEG 34' 24" E 143.84', TH N 18 DEG 3' 34" E 351.77' TH N 89 DEG 12' 28" E 690.68', TH S 55 DEG 48' 45" E 428.30' TH S 85 DEG 57' 24" E 444.49 ', TH S 42 DEG 0' 34" E 316.46', TH S 6 DEG 46' 51" W 213.08' TH S 4 5 DEG 13' 02" W 317.93', TH N 88 DEG 56' 53" W 1692.03', TH N 0 DEG 17' 16" E 400' TO POB. CONTS APPROX 33.6 AC. (PARENT PARCEL) Comments: This sale is of the 33.67 Tracy Mine property outside Negaunee. This mine has not been in operation for some time. It operated extensively from 1951 to 1971 and contained one 1500 foot deep shaft. This property is secured and we did not have the opportunity to view it in detail. We found several online sources of information about the history and attributes of this mine. The property was listed for sale at a price of \$699,000 recently. Litigation was introduced in May 2023 to try to recover possession. The outcome of that is pending at this time. Additional Disclosures: 20; 33; 36 (see key for full text) Summer Tax Due: \$4,171.85</p>	401 TRACY RD NEGAUNEE	\$10,552.78
9994411	<p>Parcel ID: 52-11-159-012-30; Legal Description: SEC 9 T51N R27W W 387' OF E 987' OF NW 1/4 OF SW 1/4 LYING E'LY OF CO RD KK Comments: Great little summer cottage north of Big Bay. On an open crawlspace ... would be difficult to heat in the winter but does have a wood stove. Cozy, efficient, modern construction. 1.45 acre wooded lot in an area of similar camps. There is a 100A electric service here, and we see a septic line but did not find the well. 2BR/1BA. Cute little spot this will be a popular property! Summer Tax Due: TBA</p>	Huron Mountain Club Rd / County Road KK	\$2,996.85
9994422	<p>Parcel ID: 52-18-412-016-00; Legal Description: SEC 12 T42N R26W 40 AC NW 1/4 OF SE 1/4. Comments: This is a square 40 (39.78 acres) that fronts on County Road 426 in Wells Township. There is a rather spartan camp type building in the center of the parcel, down a long, gated drive. There are two or three ponds. There is power service to the building. It is located on a paven County Road just west of Arnold. The land is low at the roadfront, and rises about twenty feet to the rear. A great camp property! We did notice recent tire tracks inside the gate, indicating that someone with the key to the lock has been there fairly recently. So there may still be some claim to possession. Additional Disclosures: 33 (see key for full text) Summer Tax Due: TBA</p>	CO RD 426	\$4,106.96
9994430	<p>Parcel ID: 52-51-565-056-00; Legal Description: PART OF THE SW 1/4 OF SEC 9 T47N R27W BEG AT THE NE COR OF LOT 33 OF SUNCLIFFE NO 1 TH N 71 DEG 28' 35" E 85'; TH S 12 DEG 47' 04" E 120'; TH S 71 DEG 28' 35" W 85'; TH N 12 DEG 47' 04" W 120' TO POB. Comments: This home is OCCUPIED by a relative of the deceased former owners. This is a quality built, modern construction unit with some signs of deferred maintenance. We have not seen the interior because of occupancy, but we believe it to be one story with a vaulted ceiling. 2 car attached garage. Roof is older and in fair condition. Consult the attached assessment detail card for details. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: TBA</p>	1067 RIVERVIEW DR ISHPEMING	\$12,450.32

Menominee

Lot #	Lot Information	Address	Min. Bid
4700	Parcel ID: 008-414-012-00; Legal Description: SEC 14 T35N R29W PRT OF NE 1/4 OF NW 1/4; COM S 750'; TH E PARALLEL WITH N LN 990' TO POB; TH E 165'; TH N AND PARALLEL TO W LN TO S LINE OF CO. RD.; TH WSTRLY ALG S LN OF CO. RD. TO POB; THS PARALLEL TO W LN TO POB. Comments: Modern 3 bedroom, 1.5 bath home on a 1.79 acre parcel near the fabulous Menominee River in the NW corner of the county. Older roof on the main building isn't leaking but looks like it is nearing end-of-life. Attached 2+ car garage and shop. Clear, level, dry yard with good grass. A little bit of personal property here, but for the most part it has been vacated. Modern high efficiency furnace in a small Michigan basement off the garage. Older electric service. Plumbing may have been winterized ... can't be sure as some of it is in disarray. This home has been updated and more appears to have been in process. Most of the home is on a crawlspace. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$265.67	N8894 SANTOSA LN 22 STEPHENSON	\$5,155.85
4701	Parcel ID: 013-324-005-00; Legal Description: SEC 24 T39N R26W PRT OF SE 1/4 OF NE 1/4 COM AT NE COR; TH S 1320', W 1135', NE ALG CO RD 400 TO POB. 17 A. Comments: Parcel is triangular in shape. Nice rolling an a mix of varieties. County maintained gravel road, good soils, and power at roadside. Just NE of Powers and north of US 2 Summer Tax Due: \$38.41	CO RD 400 POWERS	\$1,035.16
4702	Parcel ID: 043-723-008-00; Legal Description: SEC 16 T38N R26W LOTS 8 & 9 BLK 3 ORIGINAL PLAT OF VILLAGE OF POWERS. Comments: The home here was torn down some time ago. All that's left is a shed, natural gas service, the clothes line, sidewalk and lamp post. Two platted lots in Powers, right on Main St. This is probably large enough to support a home. Check with the zoning folks. Municipal water, natural gas and power here. Summer Tax Due: \$467.35	N15937 MAIN ST POWERS	\$5,056.87
4703	Parcel ID: 051-004-900-00; Legal Description: SEC 2 T31N R27W PART OF GL#3 DESC AS BEG AT NE COR OF 6TH AVE & 6TH ST, TH E 57.15', TH N 92.85', TH W 57.15', TH S 92.85' TO POB Comments: Two story, double storefront in Menominee. It has the strange feature of being part brick, and part wood frame. The wood frame section to the front has a lot of floor sway. The brick section is more square and straight. The entire structure is discombobulated and half stripped. This one really needs to be completely gutted and all mechanical systems updated and then resurfaced. Amateurish steel roof. Pretty grubby and dirty. The second floor is a myriad of rooms and was probably a boarding house or similar multi-user residential use in its earlier incarnations. The wiring, plumbing and heating here are all trash. Corner lot. Additional Disclosures: 50; 47 (see key for full text) Summer Tax Due: \$1,114.21	554 6TH AVE MENOMINEE	\$5,030.26
4704	Parcel ID: 051-005-910-00; Legal Description: ASSESSORS PLAT NO 4 LOT 19 Comments: A home burned here and was removed by the city some time ago. One block from Lake Michigan. You can see the water from the sidewalk. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$122.21	511 13TH AVE MENOMINEE	\$1,392.91
4705	Parcel ID: 051-021-030-00; Legal Description: STEPENSONS 3RD ADD S 52 FT OF LOT 5 BLK 3 Comments: Bring the hedge clippers for this one. Behind all that greenery is actually a house! It is nearly impossible to ascertain the condition of this one, because you literally can't move around it either inside or out. The exterior is layered in shrubbery that has been allowed to wildly overgrow. While it is a very nice privacy screen, it's also impenetrable. Inside, the house is a hoarded mess of unsanitary garbage and clutter. Some doors are completely blocked by furniture and debris. There are things living in here based of the sounds. Oddly the power is on. We could not see enough of this house to give it a fair assessment, and that really won't be possible for anyone until it is accessable and emptied. Additional Disclosures: 33; 66 (see key for full text) Summer Tax Due: \$580.31	1708 16TH ST MENOMINEE	\$2,935.54

Ontonagon

Lot #	Lot Information	Address	Min. Bid
5500	Parcel ID: 01 133 012 30; Legal Description: SEC 33 T49N R42W PAR IN SE 1/4 OF SE 1/4 OF SW 1/4, BEING THE E 33 FT OF W 83 FT OF E 627 FT OF S 138 FT. .10 A. Comments: Parcel is 33' wide x 138' long. Not large enough to build on. Level, open land Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$3.42	M-28, Bergland	\$438.07
5502	Parcel ID: 02 411 003 40; Legal Description: SEC 11 T53N R37W PAR OF LD IN NE 1/4, COM AT SE COR OF LOT 13 OF WOLF CREEK ACRES, S 48 DEG 38'10"W 50 FT TO POB, S 41 DEG 21'50" E 140 FT S 48 DEG 38'10"W 100 FT, N 41 DEG 21'50"W 140 FT, N 48 DEG 38' 10" E 100 FT TO POB. .32 A. Comments: Mid century cabin on a 1/3 acre lot, near Misery Bay in Lake Superior. Wood frame construction and about 720 square feet. Built on wood pier footing system, so there is a small crawlspace. Well and septic. Wood floors and ceilings, One bedroom. Additional Disclosures: 33 (see key for full text) Summer Tax Due: \$512.15	4413 WOLF CREEK ACRES BOHEMIA TOWNSHIP	\$2,720.60
5503	Parcel ID: 02 411 003 58; Legal Description: SEC 11 T53N R37W COM AT E1/4 COR OF SEC 11, S 87 DEG 10'10"W 1,046.27 FT, DUE N 186 FT TO POB, S 87 DEG 10'10"W 120 FT, DUE N 100 FT N 87 DEG 10'10"E 120 FT, DUE S 100 FT TO POB. .28 A M/L. Comments: Parcel does not have an improved road. It is 100'x 120' in size. This is nice upland property, but you'll have to get a road in to it ... or at least a path. Easement rights unknown. You'll need to investigate the chain of title here. Summer Tax Due: \$48.40	(Off) Wolf Creek Acres Road	\$632.96
5504	Parcel ID: 02 411 003 63; Legal Description: SEC 11 T53N R37W GL1 & F12 L-92 P-543 COM @ THE NE COR OF LOT 13 OF WOLF CREEK ACRES SUBDIVISION POB, S 41 DEG 21'50"E 80 FT, S 48 DEG 38'10"W 50 FT, N 41 DEG 21'50"W 80 FT, N 48 DEG 38'10"E 50 FT TO POB. .09 A Comments: Parcel does not have an improved road. It is 50'x 80' in size. This is nice upland property, but you'll have to get a road in to it ... or at least a path. Easement rights unknown. You'll need to investigate the chain of title here. Summer Tax Due: \$93.12	(Off) Wolf Creek Acres Road	\$861.41
5505	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 02 411 045 00; Legal Description: SEC 11 T53N R37W LOT 5 OF WOLF CREEK ACRES. .28 A M/L Comments: Modern wood frame cabin on lots across the road from Misery Bay on Lake Superior! We are selling two adjacent parcels together. One contains a cabin and the well, and the other serves as storage and general yard (and maybe the septic location). The cabin is spartan and unfinished, but habitable with minimal work as a camp spot. Two bedrooms. We may have missed the bathroom when we were there, or maybe there isn't one (?). 100A electric service. There is personal property here that we do not have title to and it is not included in this sale. Steel roof in good condition. Additional Disclosures: 21 (see key for full text) (2 of 2) Parcel ID: 02 411 046 00; Legal Description: SEC 11 T53N R37W LOT 6 OF WOLF CREEK ACRES. .28 A M/L Summer Tax Due: \$441.04	4373 WOLF CREEK ACRES ROAD BOHEMIA TOWNSHIP; BOHEMIA TOWNSHIP	\$2,815.53
5507	Parcel ID: 02 411 049 10; Legal Description: SEC 11 T53N R37W LOTS 9, 10, 11 PLAT OF WOLF CREEK ACRES. .85 A M/L Comments: Three platted lots = 0.85 of an acre at Misery Bay. There is a disabled truck and an older camper that we *think* are within the boundaries of this parcel. We do not have title to either of these, so they're not included. There is a power service to this parcel. We're guessing that there was a culvert and drive to this land that has been removed ... or that these things were brought onto the lot from another direction as there is a drain/creek between the road and the lands. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$250.87	4435 Wolf Creek Acres	\$1,544.28
5509	Parcel ID: 06 304 013 00; Legal Description: SEC 12 T47N R38W LOT 13 BLOCK 4 OF PLAT OF JOSEPHINE. Comments: Located between parcels that front on Main and Spruce Streets in Trout Creek. It is a small, single platted lot with no improved street that reaches it. First Street is platted, but was never improved. Level, open, dry lands. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$7.98	(Unimproved) First St. Trout Creek	\$466.72
5510	Parcel ID: 10 423 005 00; Legal Description: LOTS 5 & 6, BLOCK 23 OF VILLAGE OF ROSENDALE. Comments: **PLEASE NOTE** Aerial Image shows a house on this property. Rockland Township has recently demolished the home so it is being offered as a VACANT LOT to interested bidders. SEV may not accurately reflect the value of the property with the house demolished. Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$50.39	602 NATIONAL AVE ROCKLAND TOWNSHIP	\$941.04

Additional Disclosures Key

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

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

7: This parcel does not front on a public or privately deeded improved road. Often times there are easements in the recorded chain-of-title that provide legal access to such parcels but other times there are not. You should thoroughly research this parcel's access rights prior to bidding. It can require expensive, complicated, and time consuming legal proceedings to secure legal access to landlocked parcels that do not have easements for ingress and egress.

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

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.

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

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.

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.

18: The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

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

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

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

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

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

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**.

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

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.

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.

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

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.