

Public Land Auction

North Central Lower Peninsula

August 28th, 2025

Crawford, Kalkaska, Missaukee (Dnr), Missaukee, Montmorency (Dnr), Montmorency, Ogemaw (Dnr), Ogemaw, Oscoda, Otsego, and Roscommon Counties



Location:

Online
www.tax-sale.info

Time:

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

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



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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

- Crawford
- Kalkaska
- Missaukee
- Montmorency
- Ogemaw
- Oscoda
- Otsego
- Roscommon

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:

- Missaukee DNR
- Montmorency DNR
- Ogemaw 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 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 DNR from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Crawford

Lot #	Lot Information	Address	Min. Bid
7700	Parcel ID: 010-14-401-00-309-00; Legal Description: LOT 309 NORTHERN HTS. #2. Comments: Single platted lot. ~80 ft frontage on Timberlane Trl to the NW, ~175 ft deep. Behind roadside culvert, no improved access. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	TIMBERLANE TRL GRAYLING MI	\$481.93
7701	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 010-14-750-00-001-00; Legal Description: LOT 1 SUNSET HILLS SUB CONT .218AC M/L. Comments: This property is occupied. Please respect their privacy. This bundle consists of two platted lots. ~115 ft frontage on Loeffler Dr to the north, ~175 ft on F-97 to the east. Occupied home on the northern portion, south is a cleared sideyard. Two cats, at least one dog inside. Debris in front yard and driveway. Exterior is a little shabby, with some crooked garage doors, incomplete/missing siding, etc. Looks like typical deferred maintenance kind of stuff. Dog crap all over the concrete walkway. Doesn't smell so great around there either. Additional Disclosures: 33; 63; 45; 6 (see key for full text) <i>(2 of 2)</i> Parcel ID: 010-14-750-00-002-00; Legal Description: LOT 2 SUNSET HILLS SUB CONT .219 AC M/L. Summer Tax Due: TBA	5734 LOEFFLER DR GRAYLING MI; 5734 LOEFFLER DR GRAYLING MI	\$6,638.64
7703	Parcel ID: 010-14-800-00-101-01; Legal Description: LOT 101 WARBLER'S HIDEAWAY. Comments: Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	ALPENHOF DR GRAYLING MI	\$528.88
7704	Parcel ID: 040-40-023-11-020-00; Legal Description: E 1/2 OF E 1/2 OF NE 1/4 OF SW 1/4 OF SW1/4 AND W 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4 OF SW 1/4 SEC 23 T26N R2W. Comments: ~166 ft frontage on Diamond Dr (private) to the south, ~675 ft deep. Generally wooded land, with some clearings and paths. Enclosed mobile home w/additions at the end of an overgrown circle driveway. Lots of debris around the structure. It looks worse than it is. It's certainly not pretty on the inside, but there doesn't appear to be any water infiltration or the like. Bathroom is incomplete, and some ceilings are open. The jugs of water everywhere raise a lot of questions about well and septic. Garage addition is passthrough. Living room addition on block foundation. Nice wooded acreage in the rear, with a deer blind erected. Quiet and pleasant area. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 17; 66 (see key for full text) Summer Tax Due: TBA	4253 DIAMOND DR GRAYLING MI	\$3,499.49

7705	<p>Parcel ID: 040-41-006-02-020-00; Legal Description: PARCEL-A COMM AT THE CEN OF SEC 6 T26N R3W TH N00D41'E 1317.48 FT TH N87D12'E 96.30 FT TH N00D41'E 151.60 FT FOR A POB TH N00D41'E 40.00 FT TH N34D22'E 1225.05 FT TH N89D12'E 555.85 FT TH S00D55'W 1150.21 FT TH S87D12'W 428.80 FT TH N02D40'W 80.00 FT TH S87D12'W 240.00 FT TH S02D40'E 80.00 FT TH S87D12'W 260.00 FT TH N44D04'W 87.65 FT TH N14D50'W 216.18 FT TH S53D51'W 229.52 FT TO POB. CONT 22.44 ACRES SURVEY ON FILE. Comments: **Please be aware that this parcel will be monitored by law enforcement if you are choosing to visit** Irregular shaped parcel. ~1220 ft frontage on W Lewiston Grade Rd to the northwest. Several (presumably private) roads wind within. Numerous mobile homes are still on the parcel, some of which are occupied. It is our understanding that evictions are in process for the remaining occupants. It is also worth noting that this parcel has been reportedly without water service for years, seemingly stemming from an issue relating to the State not being able to obtain a water sample. Anybody thinking about purchasing this parcel should be exercising all due diligence regarding what responsibilities ownership will entail, and understand all Terms of Sale. Most (if not all) of the mobile homes within are essentially scrap. One appeared to be occupied at the time of visit, or being actively scrapped. Hard to tell. At least one is burnt all the way down. Some permanent structures within, all in varying shades of disrepair. There may be one block structure worth saving. The central office/domicile appears to be occupied. No contact obtained. All kind of boats, vehicles, and debris everywhere. This clean up effort will be considerable. Nearby motels/lodges appear in good repair. The county treasurer has informed us that municipal water is planned to make it's way to the roadside. The most realistic take on this place is that it's a development property with some improvements and infrastructure in place. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 6; 17; 13; 66; 47; 48 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	243 WOODLAWN BLVD GRAYLING MI	\$38,093.80
7706	<p>Parcel ID: 040-43-033-12-010-00; Legal Description: COMM AT THE S1/4 COR OF SEC 33 T27N R2W FOR A POB TH EAST 60 FT TH NORTH 425 FT TH EAST 270 FT TH NORTH 909 FT TH WEST 701.8 FT TH SOUTH 1334.9 FT TH FT TH EAST 270 FT TH NORTH 909 FT TH WEST 701.8 FT TH SOUTH 1334.9 FT TH EAST 108 FT TH NORTH 330 FT TH EAST 264 FT TH SOUTH 330 FT TO POB CONT 16.84 ACRES. Comments: Irregular shaped parcel, essentially a rectangle with two panhandles coming down to the road. ~108 ft and then another ~60 ft frontage on N Down River Rd (F-32) to the south. ~1434 ft maximum depth, generally ~700 ft wide. Just east of Stephans Bridge Rd, north of the Au Sable River by ~2900 ft. Vacant land, mix of woods, clearings, and paths. Land appears to be fenced in; margin of error on GIS makes it difficult to truly ascertain which side of the fence portions of this parcel actually is, but I'd wager is north of the electric service. Looks like a propane only area. South portion looks to have been cleared for drivable access in the past. Surrounding parcels look nice. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc.</p> <p>Summer Tax Due: TBA</p>	E NORTH DOWN RIVER RD GRAYLING MI	\$971.40
7707	<p>Parcel ID: 064-160-000-005-00; Legal Description: LOT 5 BER-MAR WOODS NO. 1. Comments: Single platted lot. Vacant wooded land; a chunk of trees between two developed parcels. ~100 ft frontage on M-18 to the south, ~200 ft deep. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc.</p> <p>Summer Tax Due: TBA</p>	M-18 ROSCOMMON	\$654.13
7708	<p>Parcel ID: 064-400-000-564-00; Legal Description: LOT 564 INDIAN GLENS OF THE AU SABLE NO. 6. Comments: ~200 ft frontage on Sugar Bush to the west, ~395 ft deep. Vacant land; High, flat, wooded. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc.</p> <p>Summer Tax Due: TBA</p>	SUGAR BUSH ROSCOMMON	\$866.51
7709	<p>Parcel ID: 064-400-000-565-00; Legal Description: LOT 565 INDIAN GLENS OF THE AU SABLE NO. 6. Comments: ~232 ft frontage on Sugar Bush to the west, ~405 ft deep m/l. Vacant land; High, flat, wooded. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc.</p> <p>Summer Tax Due: TBA</p>	SUGAR BUSH ROSCOMMON	\$1,040.83
7710	<p>Parcel ID: 064-400-000-566-00; Legal Description: LOT 566 INDIAN GLENS OF THE AU SABLE NO. 6. Comments: ~290 ft frontage on Sugar Bush to the west, ~340 ft deep m/l. Vacant land; High, flat, wooded. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc.</p> <p>Summer Tax Due: TBA</p>	SUGAR BUSH ROSCOMMON	\$1,119.84

Missaukee

Lot #	Lot Information	Address	Min. Bid
4800	<p>Parcel ID: 009-017-008-18; Legal Description: SEC 17 T22N R8W BEG 1057 FT S & 540 FT W OF E 1/4 COR TH W 150 FT, S 370 FT, E 150 FT, N 370 FT TO POB. 1.2741A. Comments: ~150 ft frontage on Rosted Rd to the south, ~380 ft deep. Calculated acreage appears to closer to 1.3, but it appears that the south portion is excluded for the road, leaving closer to 1 acre usable. Nice wooded lot; lot; rows of tall, mature pines throughout. Abandoned mobile home at the end of an overgrown driveway. A few sheds. Everything is beat. Mobile home appears to have been abandoned for some time. I'm not the first person who's been inside. Some vandalism; mobile home has also been left open to the elements, and there appear to be roof issues as well. Personal contents within. Status or existence of well and septic is unknown. Electrical service has been cut, and meter removed. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 17; 5; 21; 47 (see key for full text) Summer Tax Due: \$168.35</p>	10130 W ROSTED RD LAKE CITY	\$2,288.81
4801	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 010-069-026-00; Legal Description: SEC 19 T24N R6W SW 1/4 OF NE 1/4. 40 A. Comments: These bundled parcels total ~80 acres vacant, wooded land. ~1330 ft frontage on N 7 Mile Rd. About double that in depth. Land appears to have never been developed, at least from the roadside. No driveway access. Portions of the land near the roadside lie well below road grade, with some standing water observed. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 7; 41 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 010-069-027-00; Legal Description: SEC 19 T24N R6W SE 1/4 OF NE 1/4. 40 A. Summer Tax Due: \$330.13</p>	N 7 MILE RD LAKE CITY; N 7 MILE RD LAKE CITY	\$6,029.49
4803	<p>Parcel ID: 010-110-010-00; Legal Description: LOT 10 BLK 1 VILLAGE OF MOORESTOWN. Comments: This parcel is occupied. Please respect their privacy. ~66 ft frontage on E Moorestown Rd to the south, ~165 ft deep. ~0.25a. Mobile home N-S on the north portion. South portion is a gutted mobile home (used for storage), concrete pad, minor debris, and an occupied camper trailer. Electric service and well for the adjacent parcel appear to be on this one. Septic service for this parcel appears to be on the adjacent. Good luck working that out. Located roughly kitty corner from the Norwich Twp hall. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 33; 17; 39; 6; 21 (see key for full text) Summer Tax Due: \$85.02</p>	E MOORESTOWN RD LAKE CITY	\$1,841.25
4804	<p>Parcel ID: 010-190-007-00; Legal Description: LOTS 7 & 8 BLK 9 BUTCHERS FIRST ADD VILLAGE OF MOORESTOWN. Comments: ~110 feet frontage on N Wilson Rd to the west, ~155 ft deep. Vacant, wooded land. More vacant wooded land nearby. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: \$8.44</p>	N WILSON RD LAKE CITY	\$707.44
4805	<p>Parcel ID: 015-028-011-00; Legal Description: SEC 28 T23N R6W A PART OF NW 1/4 OF SW 1/4, COM 24 RDS E & 4 RDS N OF SW COR; N 100 FT; E 50 FT; S 100 FT; W 50 FT TO BEG. .1148A. Comments: ~50 ft frontage on E Newman Rd to the south, ~100 ft deep. Lake City is under 8 miles to the west, Merritt under 6 to the east. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: \$2.35</p>	E NEWMAN RD LAKE CITY	\$632.05

Missaukee DNR

Lot #	Lot Information	Address	Min. Bid
10075	<p>Parcel ID: 004-029-002-00; Legal Description: Parcel beginning 13 rods West and 30 rods North of center of Section thence West 16 rods South 10 rods East 16 rods N 10 rods to beginning Comments: The parcel is landlocked 1 acre and has no legal road access. The property is vacant and surrounded by 1 private landowner (i.e. Indian Lakes LC). The property consists of half (north) excessively drained sandy soils with 6 to 18 percent slope and the other half (south) very poorly drained mucky soil with 0 to 2 percent slopes. Half of this parcel appears to have some wooded areas. The parcel is serviced by the Manton Area School District. Per the township assessor Caldwell Township has no zoning. Property Dimensions: 264 ft. (east-west) X 165 ft. (north-south). The subject parcel is situated in Missaukee County Caldwell Township. Parcel is located east of Layman Road north of the Clear Lake Road intersection approximately 9-miles northeast of Cadillac and 5-miles northwest of Lake City. Additional Disclosures: 75; 41; 7; 42 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$2,250.00

Montmorency

Lot #	Lot Information	Address	Min. Bid
5103	Parcel ID: 001-130-000-220-00; Legal Description: T29N R2E SEC 30 BEG 12 RDS W & 445 FT S OF NE COR NW 1/4 OF NE 1/4 AS POB TH W 28 RDS, S 95 FT, E 28 RDS TH N 95 FT TO POB. Comments: ~95 ft x ~465 ft. Gee Trl is off CR 612 and a essentially two track/long driveway. Vacant, fairly clear land, with some abandoned cars and such. It seems possible/likely the septic system for a neighboring parcel is in here. Additional Disclosures: 39; 21 (see key for full text) Summer Tax Due: TBA	LEWISTON	\$798.57
5104	Parcel ID: 001-560-000-043-00; Legal Description: T29N R1E SEC 19 LOT 43 & N 1/2 OF LOT 42 WEST TWIN MOBILE HOME SUB. Comments: ~150 ft frontage on Parkwood Rd the west, ~170 ft deep. Mobile home w/porch addition, detached garage and shed. Under 2000 ft north of West Twin Lake, about 3 miles west of Lewiston center. Front yard is a mess of tree limbs. Minor debris around the structures. Enclosed mobile home is in surprisingly good shape, even more considering the apparent age. There is some damage to the windows, likely allowing rain in at times. Inside is cluttered with remaining contents, and kinda filthy. That being said, floors feel solid, and there isn't visible signs of roof leaks. Garage condition seems great; also packed full of stuff. Additional Disclosures: 21; 17 (see key for full text) Summer Tax Due: TBA	3285 PARKWOOD RD LEWISTON	\$2,979.47
5105	Parcel ID: 002-018-000-280-00; Legal Description: T30N R3E SEC 18 BEG AT S 1/4 POST TH N 102 RDS TH W 61 RDS TH S 102 RDS TH E 61 RDS LESS BEG 312.9 FT E OF SW COR OF NE 1/4 OF SW 1/4 AS POB TH N 2DEG 46MIN E 361.9 FT TH S 87DEG 45MIN E 481.6 FT TH S 2DEG 46MIN W 360.8 FT TH N 87DEG 45MIN W 481.6 FT TO POB. Comments: This property is occupied, please respect their privacy. ~995 ft frontage on Sturgis Rd to the south; ~1324 ft deep along the west side, ~1684 ft deep along the east. Also appears to be accessible via Sturgis Dr in the north. Drivable trails cut in throughout the acreage; much of which has been cleared/thinned. Parcel was occupied at the time of visit, but they appeared to be in the process of moving. Electricity was provided by generator at that time. Didn't get a great look at the house, but we'd hope it's livable enough; and the now displaced renters really didn't want to move. There's certainly some some TLC and deferred maintenance to catch up on. The outbuilding is unremarkable. There appears to be some junk/debris out in the acreage; abandoned/scrap cars and the like. Additional Disclosures: 33; 21; 6 (see key for full text) Summer Tax Due: TBA	13300 STURGIS RD ATLANTA	\$7,073.83
5108	Parcel ID: 003-013-000-830-00; Legal Description: T30N R2E SEC 13 COMM AT S 1/4 CORTH N 537.65 ALG N/S 1/4 TO POB TH N 200.33 FT ALG SD LN TH S 89 DEG E 333.49 FT TTH S 241.63 FT TO SHR LN OF CROOK CREEK TH N 82 DEG W 335.49 FT TO POB CROOKED CREEK FORMING S BDRY LN ALSO A PARCEL DESC AS COM AT S 1/4 COR TH N 737.98 FT TO POB TH N 250 FT TH S 89 DEG E 334.29 FT TH S 250 FT TH N 89 DEG W 333.45 FT TO POB. PARCELS 1 & 2. Comments: ~474 ft frontage on CR 497 to the west, ~322 ft deep. The south boundary is a curving ~334 ft on/along the Crooked Creek. That creek becomes Crooked Lake... right across the street. Also across the street is a DNR access/boat launch. That's cool. Single story house and detached garage/polebarn, gravel circle driveway. Clearing in the north part of the property that looks to be a junkyard. Numerous cars, motorcycles, trailers, appliances, etc on the property. Pole barn was open and appears to be full of contents. The exterior of the house looks... fantastic. Hopefully the inside follows suit, but that's unlikely in the case of an occupied foreclosure. We did not obtain interior access or contact with the occupant(s). Two additional pictures catching a glimpse of the the subject parcel from the DNR access site across the street. Given the location and the exterior of the house, this looks to be a great offering. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: TBA	11155 CO RD 487 ATLANTA	\$6,781.47

5109	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 003-411-000-001-00; Legal Description: T30N R2E SEC 12 LOT 1 AND LOT 2, LESS, E 6 FT. BOTH OF BLK 11 VILLAGE OF ATLANTA. Comments: Frontage on West St to the west and on State St (M32) to the north. Alley frontage to the south. It's a block building and a green space/parking area. It appears that the structure on our subject parcel shares a wall with the adjacent structure to the north. Keep that in mind if you're thinking of doing any demolition. Structure shows clear signs of neglect and deferred maintenance. Roof appears to be failing or collapsing at many points. Lots of fallen ceilings, obvious water stains above, and some mold. Daylight can be seen above here and there. Daylight coming in through some of the rear block walls. Place is packed full of stuff (there's even some beer left in the coolers). Some rooms just appear to be packed full of junk. Exterior could certainly use some attention in terms of general appearance, but the block work could probably stand a good look over. We're told there's a basement; not sure I'd have gone done there even if I found the access. Interested bidders should contact the local government and regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 32; 21; 5 (see key for full text)</p> <p>(2 of 2) Parcel ID: 003-411-000-003-00; Legal Description: T30N R2E SEC 12 EAST 6 FT LOT 2 LOT 3 WEST 9.8 FT LOT 4 ALL IN BLK 11 VILLAGE OF ATLANTA. Summer Tax Due: TBA</p>	<p>12415 STATE ST ATLANTA;</p> <p>12425 STATE ST ATLANTA</p>	\$36,558.27
5113	<p>Parcel ID: 004-109-000-120-00; Legal Description: T31N R4E SEC 9 BEG 315 FT E & 875 FT S OF NW COR OF NW 1/4 OF SW 1/4 AS POB TH W 90 FT TH S 100 FT TH E 90 FT TH N 100 FT TO POB. Comments: ~100 ft frontage on Murray St to the west, ~90 ft deep. 0.2 acres. Avalon lake is ~1000 ft up the road. The cabin here has been long neglected. Some signs of vandalism. Roof looks shot. Fairly bare inside, but it's doubtful there was ever much going on. Daylight coming through in several spots, particularly through the bottom wall panels, and a very noticeable hole where the addition joins. Some water infiltration, ceiling panels sagging and buckling. In spite of all of that, building seems fairly solid. Roof decking visible in the attic space doesn't appear to have rotted for the front (original) half of the building, save for around the chimney. The addition has fared worse. There will certainly be some issues with top and bottom plates on the framing. This is gonna be a project. Unsure regarding well or septic; there is an outhouse. Interested bidders should contact the local government and regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 50; 47; 5 (see key for full text) Summer Tax Due: TBA</p>	17301 E MURRAY ST HILLMAN	\$1,941.53
5114	<p>Parcel ID: 004-290-000-001-01; Legal Description: T31N R4E SEC 21 E 1/2 OF LOT 1 & N 10 FT OF W 1/2 OF LOT 1 PINEOAKS SUB. Comments: GIS maps seem to be showing this one poorly. Subject parcel is described as primarily the WEST half this platted lot... they're showing the opposite. ~10 panhandle of frontage on Pine Oaks Rd to the west, leading back to the ~126 x 140 ft main area. Single story house sits roughly center in that portion. Single wide mobile home at the end of the driveway Branches on the house, some roof damage evident. Localized water infiltration inside. Looks to have been a party house and run into the ground. Holes in drywall, filthy; jugs, garbage, empty bottles, paraphernalia everywhere. Nice rustic appointments in what I'd guess is the original structure. Watch your head. This could be a winner if the roof issues are addressed before too long. Mobile home seems fairly serviceable; notable observed issues were both the toilet and fridge sinking into/through the floor. Interested bidders should contact the local government and regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 66; 5; 17; 21 (see key for full text) Summer Tax Due: TBA</p>	15735 PINE OAKS RD HILLMAN	\$5,651.44
5117	<p>Parcel ID: 007-121-000-070-00; Legal Description: T30N R4E SEC 21 COM AT NE SEC COR TH W 30 RDS TO POB TH W 302 FT, S 132 FT, E 302 FT, N 132 FT TO POB. Comments: ~300 ft frontage on Cohoon Rd to the north, ~132 ft deep. ~0.9 acres. Manufactured home and cleared area on the east half of the parcel, the west half is wooded. Nicely situated parcel, wooded to the west, with a little stream running near/along the south. Unfortunately, this home is probably a total loss. In spite of the power being off, it sounds like the well is continuing to push water, likely a result of freeze damage. You can hear the water gurgling away from the outside. Judging from the visible rot and mold, this has been ongoing for an extended period of time. That being said, the well seems viable. Several downed trees/branches, and other misc debris. Other nearby parcels appear to have abandoned structures as well. Interested bidders should contact the local government and regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 17; 35; 36; 32 (see key for full text) Summer Tax Due: TBA</p>	21895 COHOON RD.	\$3,436.92

Montmorency DNR

Lot #	Lot Information	Address	Min. Bid
10076	<p>Parcel ID: 003-021-000-090-01, 003-021-000-210-01, 003-021-000-180-00;Legal Description: Northeast 1/4 of Southwest 1/4 EXCEPT that part North of the thread of Thunder Bay River AND Northwest 1/4 of Southeast 1/4 EXCEPT that part North of the thread of Thunder Bay River ALSO E1/2 of the E1/2 of the SE1/4 of the SW1/4 except 33 ft off S side for road right of way Comments: The subject property is a 14.75 acre vacant riverfront parcel of land situated on the Thunder Bay River. Subject parcel is T-shaped and has approximately 2000' of river frontage that runs on the northern border of the property (east/west). Interested parties should contact the township/county for zoning information. The subject property is a mainly wooded piece of land. The northern portion of the property near the river is very poorly drained with mucky soils. During a personal inspection of this property it was quite difficult to access the Thunder Bay River. Subject property is covered by wetlands (approx. 50%) to the north near the river. This information regarding the wetlands were identified on NWI and MIRIS maps and identifies soil areas which include wetland soils. The parcel is surrounded by two adjacent landowners to the south and west of the property. The property is serviced by Atlanta Community School District. The listing is composed of local parcels #s 003-021-000-090-01 003-021-000-210-01 and 003-021-000-180-00. The subject parcel is situated in the Township of Briley within the County of Montmorency. Subject is located east & south of M-32 and west of County Road 487. Approximately 3.5-miles southwest of Atlanta and approximately 7.5-miles northeast of Lewiston. The subject has road frontage on Fritz Road at the curve with Riverbend Drive. Additional Disclosures: 74; 42; 41; 30; 75 (see key for full text) Summer Tax Due: TBA</p>		\$55,125.00
10077	<p>Parcel ID: 007-109-000-240-00, 007-109-000-290-00;Legal Description: S1/2 of the SW1/4 AND NW1/4 of the SW1/4 Except the W 208.00 ft and Except the E 19 acres Comments: The subject property is a forested vacant 94+ acre parcel that is surrounded by 5 private landowners. The parcel has legal road access on the south side of M-32 between the Thunder Bay River bridge and Ulshaffer Road about 6 miles southwest of Hillman MI. Most of the property is composed of somewhat poorly drained loamy sand with 0 to 6% slopes. There are some poorly drained muck soils in the southwestern part of the property. Rust Township has zoned the property within the FR " Forest Recreation which requires 1-acre and 165 foot of road frontage to build onsite. The property meets zoning specifications to build as it has ~480 foot of frontage on M-32. Interested buyers should contact Rust Township regarding permitting if interested in building on the subject property. MDOT ROW easement in place for M32. Additional Disclosures: 75; 74; 42; 41 (see key for full text) Summer Tax Due: TBA</p>		\$99,500.00
10078	<p>Parcel ID: 007-122-000-160-00, 007-122-000-180-00, 007-122-000-210-00, 007-121-000-180-00; Legal Description: Section 21 - SE1/4 of the NE1/4 AND Section 22 - W1/2 of the SW 1/4 ALSO SW1/4 of the NW1/4 except Railroad r/w Comments: The subject property is a forested vacant 157.8-acre parcel that is surrounded by 8 private landowners. The parcel does not have legal road access (i.e. landlocked) and is located southeast of the Cohoon Road and Klein Road intersection about 7 miles southwest of Hillman MI. Weber Creek flows through the property. Most of the property is composed of poorly drained muck soils with 0 to 2% slopes. There are some areas of poorly to moderately well drained sandy soils with 0 to 6% slopes in the southwestern part of the property. Rust Township has zoned the property within the FR " Forest Recreation District which requires 1-acre and 165 feet of width to build onsite. The property meets zoning specifications to build but would likely require an access easement from an adjacent landowner. Interested buyers should contact Rust Township regarding permitting if interested in building on the subject property. In 1954 the State of MI issued an easement to Consumers Power for an electric power lines which goes through the northern part of the property. Additional Disclosures: 42; 41; 7; 74; 75 (see key for full text) Summer Tax Due: TBA</p>		\$83,000.00

Ogemaw DNR

Lot #	Lot Information	Address	Min. Bid
10100	<p>Parcel ID: 011-010-004-20; Legal Description: NE1/4 of the SE1/4 except a parcel of land in SE corner containing 6 acres railroad right of way Comments: The subject property is a forested vacant 34-acre parcel that is surrounded by 4 private landowners. The parcel does not have legal road access (i.e. landlocked) and is located a 1/8-mile northeast of Saginaw Street north of the Maes Road intersection about 5 miles northwest of West Branch MI. Ogemaw County GIS includes 6-acres in the SE corner of the quarter-quarter but the legal excludes a parcel of land in SE corner containing 6 acres and the railroad right of way. The railroad crosses the western part of the property. The western half of the property is composed of mucky peat/sand soils. The eastern part of the property is composed of well drained sandy soils with 6 to 18 % slopes. Ogemaw County has zoned the property within the A/RP "Agricultural / Rural Preservation District which requires 1-acre and 200 foot of road frontage to build onsite. The property would likely need an easement from an adjacent landowner to meet zoning specifications to build. Interested buyers should contact Ogemaw County regarding permitting if interested in building on the subject property. There is a Saginaw Bay Pipeline Company Easement through the property. Legal description via TR deed describes RR in SE corner. The RR appears to be in the western part of the QQ and DNR believes the intent was to deed the State of MI the entire QQ. Buyer beware in regards to the RR interest. Additional Disclosures: 75; 42; 7; 30; 39 (see key for full text) Summer Tax Due: TBA</p>		\$25,500.00
10101	<p>Parcel ID: 011-010-004-40; Legal Description: SW1/4 of the SE1/4 except that part of N1/2 of the NW1/4 of the SW1/4 of the SE1/4 lying W of traveled road and except the West 495 feet of S1/2 of the NW1/4 of the SW1/4 of the SE1/4 also except W 495 ft of N1/2 of the SW1/4 of the SW1/4 of the SE1/4 Comments: The subject property is a 31-acre parcel that is adjacent to 9 private landowners. The parcel is located on Saginaw Street north of the Maes Road intersection about 5 miles northwest of West Branch MI. The property is composed of excessively drained sandy soils with 6 to 35% slopes. Some poorly drained muck soil on the eastern border. The parcel is zoned within the A/RP Agricultural/Rural Preservation District which requires 1-acre and a minimum lot width of 200 foot to meet local zoning to build requirements. The subject property does meet local zoning to build as standalone parcel based on the local zoning ordinance. Interested buyers should contact Ogemaw Township if interested in building on the property. Lastly there is a pipeline easement on the parcel. Additional Disclosures: 42; 30; 74; 75 (see key for full text) Summer Tax Due: TBA</p>		\$77,000.00

Oscoda

Lot #	Lot Information	Address	Min. Bid
5700	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 001-225-077-00; Legal Description: T26N R1E SEC 25 - W 150' OF S 75' OF N 1275' OF NW 1/4 OF SW 1/4. .26A. Comments: This bundle of two parcels combines for ~0.5 acres, with ~150 ft frontage on Deeter Rd to the west, ~150 ft deep. Single story home and detached garage. Cleared land with good tree coverage. Cottage isn't looking too hot. Chimney has collapsed. Looks like there was a tarp over the roof that has now rotted away. Interior certainly has some issues. Some evident water infiltration, and resulting mold. Some ceiling collapse. Some kind of critters have been enjoying the insulation. That boiler and baseboard heating looks dicey. No garage access obtained or desired. Consider it a bonus if it's worth keeping. The lot itself is nice. The neighborhood seems great. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 32; 5 (see key for full text)</p> <p>(2 of 2) Parcel ID: 001-225-078-00; Legal Description: T26N R1E SEC 25 - W 150' OF S 75' OF N 1200' OF NW 1/4 OF SW 1/4. .26 A. Summer Tax Due: \$485.58</p>	LUZERNE; 2363 S DEETER ROAD LUZERNE	\$2,611.82
5702	<p>Parcel ID: 001-302-051-00; Legal Description: T26N R2E SEC 02 - E 1/4 OF W 1/2 OF E 1/2 OF NE 1/4 OF SW 1/4. 2.50 A. Comments: Vacant, unimproved, wooded land. ~82 ft wide, ~1321 ft deep. Parcel does not front Lahmen Trl directly; Lehman Trl appears to pass through a parcel owned by Consumer's Energy. However, adjacent and nearby parcels have been developed and seem to have secured access. This one may be more difficult; land appears to grade sharply down from the property line. It's trees all the way down. Might get wet down there. Located just NW of Mio, just north of the Mio Dam pond/Au Sable river. Additional Disclosures: 41; 49 (see key for full text) Summer Tax Due: \$71.51</p>		\$693.12
5703	<p>Parcel ID: 001-328-008-10; Legal Description: T26N R2E SEC 28 - N 338.5' OF E 642.99' OF NE 1/4 OF SW 1/4. 5 A. M/L. Comments: ~344 ft frontage on Pierce Rd to the east, ~644 ft on Park Rd to the north. Mostly wooded land. NW corner is fairly clear. Assessor records indicate there was a mobile home here, with 1000 gal septic and 100 ft well. I couldn't even find a driveway. Electric utility crosses in the eastern portion. Drainage culvert near the middle portion, with a little stream running through. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$202.28</p>		\$1,027.30
5704	<p>Parcel ID: 001-425-001-60; Legal Description: T26N R1E SEC 25 - LENROY VALLEY LOT 11 BLK 1. Comments: ~80 ft frontage on Lenroy Valley Rd to the NW, ~205 ft. Vacant land. Appears to have been used for a buffer lot/additional yard space by the parcel to the SW (available as auction lot 5705). Parcel is essentially hillside. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: \$44.59</p>	2159 LENROY VALLEY ROAD MIO	\$967.84
5705	<p>Parcel ID: 001-425-001-70; Legal Description: T26N R1E SEC 25 - LENROY VALLEY LOT 12 BLK 1. Comments: ~78 ft frontage on Lenroy Valley Rd to the NW, ~200 ft deep. ~0.36a. Single story cabin/cottage. ~776 sq ft, on slab. Little house on a hill. Cabin appears to be long abandoned and neglected. The roof on the addition is collapsing. It's rotting away on the main structure. Some of the interior is down to studs, and it appears there was a bathroom install barely underway before abandonment. There could be some life left in the original structure, but you're gonna wanna get down to the studs. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 50; 22; 32; 5 (see key for full text) Summer Tax Due: \$386.55</p>	2159 LENROY VALLEY ROAD MIO	\$3,214.83

5706	Parcel ID: 004-020-010-00; Legal Description: T27N R2E SEC 20 - 1 A. E 20 RDS OF N 8 RDS OF S 32 RDS OF NE 1/4 OF NW 1/4. Comments: ~132 ft frontage on Richardson Rd to the west, ~329 ft deep. ~1.0a. It appears Richardson runs through the eastmost portion of the parcel, likely leaving the usable acreage around ~0.9. Mobile home/cottage ~672 sq ft. 1000 gal septic, 50 ft well indicated by assessor. There's an outhouse on site. No interior access gained. Structure appears to be an old mobile home with an addition that is bigger than itself. Trees leaning against the roofline. Some window damage. Meter has been removed. No interior access gained, but the interior seems surprisingly clean from what can be seen through the windows. No real idea what's inside. Neighboring parcels look nice. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 17; 5; 33 (see key for full text) Summer Tax Due: \$402.73	1419 RICHARDSON ROAD MIO	\$2,658.29
5707	Parcel ID: 004-035-012-00; Legal Description: T27N R2E SEC 35 - .43 A W 150' OF E 650' OF S 125' OF SE 1/4 OF SW 1/4. Comments: ~150 ft frontage on W Cherry Creek Rd the south, ~125 ft deep. Cherry Creek road appears to pass through the southmost portion of this parcel, leaving somewhere around ~0.32 usable acres. Looks like there's a one room cabin that's been reclaimed by nature in there. Junk may be on this parcel, it might just be over the line to the north. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 30; 41 (see key for full text) Summer Tax Due: \$49.07	808 W CHERRY CREEK ROAD MIO	\$583.35
5708	Parcel ID: 005-675-264-00; Legal Description: T28N R1E SEC 12 - WOODRIDGE ESTATES #2 LOT 264. Comments: Vacant platted lot. ~80 ft frontage on Valleywood Rd to the west, ~235 ft deep. Moon Lake under ~500 ft to the north. Cool little area, lots of vacation cottages around. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: \$50.02	5120 VALLEYWOOD DRIVE LEWISTON	\$577.35
5709	Parcel ID: 005-770-008-00; Legal Description: T28N R1E SEC 9 - UNIT 8 GARLAND SANCTUARY WOODS. Comments: ~140 ft x ~325. Parcel shape is out of square. Platted road frontage indicated to the west. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 8; 68 (see key for full text) Summer Tax Due: \$71.20	NORTH STAR COURT LEWISTON	\$797.84
5710	Parcel ID: 005-786-033-00; Legal Description: T28N R1E SEC 16 - GARLAND WOODS ON THE FOUNTAINS GOLF COURSE II LOT 33. Comments: ~225 ft frontage on Klarich Way to the E/SE, ~215 ft deep, narrowing to the west. Fronting golf greens to the west. Used to be able to get back to these parcels, but it appears to be entirely gated from all points of access now. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: \$45.30		\$726.02
5711	Parcel ID: 005-792-131-00; Legal Description: T28N R1E SEC 22- LOT 131 GARLAND WOODLANDS. Comments: Vacant parcel in the undeveloped portion of the Garland Association. We have no way of knowing if it ever will be developed. Interested bidders should contact the local government and/or regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16; 8 (see key for full text) Summer Tax Due: \$48.54		\$697.31
5712	Parcel ID: 006-450-003-00; Legal Description: T26N R3E SEC 18 - VILL. OF MIO LOTS 3 & 4 BLK 50. Comments: ~125 ft frontage on E 8th St to the north, ~125 ft on S Cass St to the west. Single story home, ~964 sq ft. Right in Mio, near municipal owned properties. Land is elevated and mostly clear. Lots of garbage outside the buildings. Obvious roof issues from the exterior. Some sign of that on the interior, but things may have not gotten too far gone. Floors have some slope to them. Could just be settlement, floors feel solid. That wood might refinish real nice... Ceilings have some sag to them as well. Interior is super banged up. If that furnace works, it's probably gonna need all the junk pulled out of it. Some newer windows. There's enough to like here to at least consider the project. There's also two outbuildings. Unlikely to be worth much note except one appears to have had its own electric and gas service. It's full of garbage. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 5; 21; 66 (see key for full text) Summer Tax Due: \$613.63	300 E 8TH STREET MIO	\$12,576.81

5713	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 005-114-001-33; Legal Description: T28N R1E SEC 14 - S 50' OF N 545.5' OF E 1/4 OF NE 1/4 OF NE 1/4. 0.38 A. Comments: ~150 ft frontage on Stickfort Rd to the east, ~330 ft deep. ~964 sq ft mobile home. Public water and sewer indicated by assessor. Looks long abandoned. Likely has taken a hit from a tree branch or two. Deck is in poor condition. Rear door has been entered in the past; the explorers appear to have left the place in tact. Some water damage to flooring in that, some spots are very soft. Popped seam in the drywall ceiling in the living room addition. Place does not appear to be in bad condition otherwise. Surprising. Outbuildings are unremarkable. Lots of downed tree branches. Abandoned car and trailer. Interested bidders should contact the local government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 17; 5; 47 (see key for full text)</p> <p>(2 of 2) Parcel ID: 005-114-001-34; Legal Description: T28N R1E SEC 14 - S 100' OF N 645.5' OF E 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4. 0.76A. Summer Tax Due: \$625.38</p>	<p>4943 STICKFORT ROAD LEWISTON;</p> <p>4943 STICKFORT ROAD LEWISTON</p>	\$5,618.14
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Roscommon

Lot #	Lot Information	Address	Min. Bid
6000	Parcel ID: 001-600-023-0000; Legal Description: 241 LOT 23 RUNNING DEER ESTATES. Comments: ~80 ft frontage on Skyline Dr to the east, ~285 ft deep. Parcel shape out of square. Vacant, wooded land. Looks to have been a campsite. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	239 SKYLINE DR ROSCOMMON	\$16,396.13
6001	Parcel ID: 002-002-012-0100; Legal Description: THAT PART OF SE1/4 OF SW1/4 SEC 2 T22N R2W LYING SWLY OF I-75. Comments: Vacant, triangular parcel on the SW side of the I-75 ROW. No known legal road access. ~230 ft on the long side, ~155 and ~165 on the short sides. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 8 (see key for full text) Summer Tax Due: TBA	M-55	\$893.90
6002	Parcel ID: 003-012-011-0060; Legal Description: COM AT SW COR OF SW 1/4 OF SW 1/4 SEC 12TH N 1316.7 FT TH E 998 FT FOR POB TH S 264 FT TH E 83 FT TH N 264 FT TH W 83 FT TO POB PART OF SW 1/4 OF SW 1/4 SEC 12 T22N R3W. Comments: Vacant, wooded parcel. ~80 x 265 ft. Aerial imagery suggests it may be swampy. About a half mile east of East Bay Houghton Lake. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 8 ; 4 1 (see key for full text) Summer Tax Due: TBA	W WEST BRANCH RD VACANT	\$832.34
6003	Parcel ID: 003-235-165-0000; Legal Description: LOTS 165 & 166 DEER RUN ESTATES. Comments: ~200 ft frontage on Deer Run Blvd to the east, ~165 ft deep. Vacant, wooded land. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	DEER RUN BLVD VACANT	\$961.60
6004	Parcel ID: 003-235-211-1000; Legal Description: LOT 211 & SW 1/2 OF LOT 210 DEER RUN ESTATES. Comments: ~145 ft frontage on Northland Dr to the SE, ~170 ft deep. Wooded lot, looks to have been cleared for trailer/mobile home in the past. Some disturbed soil (possible septic?). Area is mostly mobile homes and modulares, sprinkled in with some newer permanent structures. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	NORTHLAND DR VACANT PRUDENVILLE	\$965.74
6005	Parcel ID: 003-235-329-0000; Legal Description: LOT 329 DEER RUN ESTATES. Comments: ~80 ft road frontage on Antelope Dr, ~160 ft deep. Fire damaged mobile home w/addition occupies most of the property. It appears to be a total loss. Looks like it was a modular sitting on a block foundation; which might still be okay. Also likely to have well and septic. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 17; 11; 16; 21 (see key for full text) Summer Tax Due: TBA	202 ANTELOPE DR PRUDENVILLE	\$2,973.58
6006	Parcel ID: 003-485-027-0000; Legal Description: LOTS 27 & 28 LAKE JAMES-WOODLAND. Comments: ~120 ft frontage on Lake James Dr to the east, ~185 ft deep. Irregular parcel shape. South end of the development, near a canal off the lake proper. Vacant, wooded land. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. We've offered this before. Might be worth checking association fees. https://www.lakejamesmi.com/ Additional Disclosures: 16 (see key for full text) Summer Tax Due: TBA	LAKE JAMES DR VACANT PRUDENVILLE	\$1,457.56
6007	Parcel ID: 004-012-002-0150; Legal Description: COM AT N1/4 COR SEC 12 T24N R3W TH N85DEG37'E 277.2 FT TH S00DEG03'E 650.0 FT FOR POB TH N85DEG37'E 152.0 FT TH S00DEG03'E 16.1 FT TH S85DEG37'W 152.0 FT TH N00DEG03'W 16.1 FT TO POB 0.0558 AC. Comments: ~16 x 150 ft. No known legal access. Adjacent to school district parcels to the south. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 7; 9 (see key for full text) Summer Tax Due: TBA	W SUNSET DRIVE ROSCOMMON	\$668.21

6009	<p>Parcel ID: 005-019-005-0060; Legal Description: E 5 A OF W 30 A OF NE 1/4 OF NW 1/4 SEC 19 T23N R2W. 5 A. Comments: Vacant, wooded land. ~165 ft wide, ~1318 ft deep. Parcel has no true frontage on Russell Lake Rd; The north boundary of the parcel is ~190 south of the median, with the intervening portion evidently owned by Michigan DNR. Other similarly situated neighboring parcels appear to have either secured access across or purchased the intervening land outright. Utility easement appears to pass through the north portion of this parcel. Aerial imagery and topographic mapping suggests significant portions of this parcel are wet or mucky. Judging from the neighboring parcels, the north portion could be a buildable area. A junky mobile home appears to be on the adjacent parcel. I-75 is just over a half mile to the east, Houghton Lake is ~5 miles to the west. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 30; 41; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	E RUSSELL LAKE RD	\$1,465.13
6010	<p>Parcel ID: 005-106-004-0060; Legal Description: 11681 CHIPWAY DR COM AT NW COR OF SE 1/4 OF NE 1/4 SEC 6 TH S 88 DEG 45' E ALONG FENCE LINE 300 FT FOR POB TH S 15' W 150 FT TH S 88 DEG 45' E 290 FT TO CEN OF PUBLIC RD TH ALONG CEN OF PUBLIC RD N 8 1/2 DEG E 153FT TO FENCE LINE TH N 88 DEG 45' W 312 FT TO POB PART OF SE 1/4 OF NE 1/4 SEC 6 T24N R2W. 1 A. Comments: ~135 ft frontage on Chipway Dr to the east, ~300 ft deep. Assessor lists the acreage at 1; this is likely less in practical terms considering the road appears to pass through eastmost portion. Cottage is collapsing. Looks like there is (was?) septic. Lots of cut up logs near the roadside. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 33; 36 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	11681 CHIPWAY DR ROSCOMMON	\$1,508.95
6011	<p>Parcel ID: 006-450-009-0000; Legal Description: LOTS 9-10 NORTHWAY. Comments: Two platted lots. ~100 ft frontage on Victory to the north, ~220 ft deep. Mobile home in the westmost portion of the parcel. Houghton Lake is ~1200 ft to the east. Just northwest of the intersection of M55 and Old 27. Clear flat lot, mature trees giving shade. Older mobile home w/addition. Block foundation doesn't look good. Loose/missing blocks in a portion, bowing in and out in others. Mobile home doesn't appear to sitting firmly on top. Addition looks incomplete, also has a failing roof. Usually, the mobile is the worst part of these situations, but this one is surprisingly in tact. The south bedroom seems like it might have seen some water infiltration, but the rest is... fine. Windows are definitely an issue, and it's not gonna win any beauty contests. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 17; 34; 5; 50 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	111 VICTORY HOUGHTON LAKE	\$5,087.36
6012	<p>Parcel ID: 007-350-234-0000; Legal Description: LOTS 234 & 235 HILLCREST. Comments: Vacant wooded land. ~100 ft frontage on Acorn Rd to the NE, ~95 ft deep. Higgins Lake ~1600 ft north. Several roads in the subdivision have been vacated, making some methods of GPS navigation difficult. Acorn Rd seems to be Oak Rd on the plat maps. This road is essentially two track. Natural gas is in the subdivision, uncertain if it's down this particular stretch of the road.</p> <p>Summer Tax Due: TBA</p>	ACORN RD ROSCOMMON	\$1,906.14
6013	<p>Parcel ID: 008-016-005-0040; Legal Description: 3683 W LANSING RD COM 220 FT E OF NW COR OF NE 1/4 OF NW 1/4 SEC 16 T23N R3W TH S 142 FT TH E 44 FT TH N 142 FT TH W 44 FT TO POB. Comments: ~44 ft frontage on W Lansing Rd to the north, ~142 ft deep. ~0.14 acres. ~1.5 miles north of Houghton Lake, ~2.25 south of Higgins. Structure is at the rear of the parcel, and appears to be constructed right up to the property line. Single story home w/attached single car garage. The detached garage just to the south is not on this parcel. Shaggy lawn, good tree coverage. Parcel appears to be in fair condition within and without. Certainly will need/want some TLC and updates. Some rodent and pet damage evident. Roof looks near end of life. Some nearby parcels have natural gas, some have propane. Nearby parcels also on well/septic; this likely would be too. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 63; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	3683 LANSING RD ROSCOMMON	\$3,629.93

6014	<p>Parcel ID: 008-025-013-0100; Legal Description: 1329 N ROSCOMMON RD S1/2 OF N1/2 OF SE1/4 OF NE1/4 OF SE1/4 & S1/2 OF SE1/4 OF NE1/4 OF SE1/4 SEC 25 T23N R3W. 7 1/2 A. Comments: ~480 ft frontage on M18 (N Roscommon Rd) to the east, ~650 ft deep. Portions of M18 appear to run through the eastmost portion. Aerial imagery and topographic suggest this parcel is predominately wet or mucky throughout the west and central portions. ~3.5 miles east of Houghton Lake. Land across the street appears to be State owned (Backus Creek State Game area). Cottage in NE corner of the parcel, a mobile home can be found further back. There's a little stream near the cottage. It's cute; but the mosquitoes love it too. Mobile appears to be long since abandoned; doubtful you'll find any joy there. Cabin is in bad, but not dire shape. It's probably gonna want to come down to studs, and much of that has already been done. Roof is cooked, water damage within. Floors seem solid. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 32; 41; 21; 17; 50; 5 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	1329 N ROSCOMMON RD ROSCOMMON	\$4,608.99
6016	<p>Parcel ID: 010-232-011-1300; Legal Description: COM AT W 1/4 COR SEC 32 TH S0DEG25'00"W ALG W SEC LINE 1314.50 FT TO AN IRON PIPE AT NW COR GOVT LOT 4 TH S88DEG57'00"E ALG N LINE OF GOVT LOT 4 1037.40 FT TH S54DEG03'02"W 674.80 FT TH S35DEG10'08"E 99.98 FT TH S54DEG02'20"W 400 FT TH S32DEG54'33"E 100 FT TH N56DEG54'49"W 206.56 FT FOR POB TH CONT N56DEG54'49"W 66.04 FT TH N83DEG53'04"E 447.97 FT TH S01DEG01'49"W 66 FT TH S83DEG53'04"2 488.67 FT TH N35DEG10'08"W 41.24 FT TO POB PART OF GOVT LOT 4 SEC 32 T22N R1W. Comments: ~66 ft frontage on Penny Ln to the east, ~450 ft deep. Appears to be known as Twin Lakes Ct, and also appears to be in active use as the sole ingress/egress for several nearby parcels. It also appears that electric passes through the center. It's unlikely this parcel has much practical use. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 52; 30 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	CAMPGROUND RD	\$1,256.44
6017	<p>Parcel ID: 010-323-010-0150; Legal Description: 10051 LAWNDAL COM AT NW COR OF NW 1/4 OF SW 1/4 SEC 23TH S 559.9 FT TH E 378 FT FOR POB TH N 100 FT TH E 76 FT TH S 100 FT TH W 76 FT TO POB PART OF S 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 SEC 23 T23N R1W. Comments: Vacant land, mostly clear and flat. ~76 ft frontage on Lawndale to the south, 100 ft deep. Some personal possessions in the north portion; jetskis and such. Small shed in NW corner. Pretty much at the dead. Gravel road could use a grade. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	10051 LAWNDAL SAINT HELEN	\$450.49
6018	<p>Parcel ID: 010-327-013-0120; Legal Description: COM AT SE COR OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4 SEC 27 T23N R1W TH N 71 FT FOR POB TH W 200 FT TH N 60 FT TH E 200 FT TH S 60 FT TO POB. Comments: ~60 ft frontage on St Helen Rd to the east, ~200 ft deep. St Helen Road appears to run through the eastmost portion. ~0.27 calculated acres. Across the street from the PD, FD, and Township Library. Older single wide mobile home tucked in the back. Mobile high, land grades down to the north. Adjacent parcel to north may be encroaching into this parcel with shed and some kind of tarp structure. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 17; 39; 33 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	1389 N ST HELEN RD SAINT HELEN	\$2,081.84
6019	<p>Parcel ID: 010-327-013-0305; Legal Description: COM AT SW COR OF NE1/4 OF NE1/4 OF SE1/4 SEC 27 T23N R1W TH N165.75FT FOR POB TH E120FT TH N165FT TH W120FT TH S165FT TO POB 0.45A. Comments: Vacant, generally flat and clear land. ~120 ft frontage on Woody (aka Woodie) Dr to the south, ~200 ft deep. Portions of Woody Dr appear to run through the southmost portion of the parcel. An unaffixed shed and some debris/personal property remain. Trailers, incomplete car, and all the stuff you'd think would come along. Looks like a former mobile home site. Well located, have to assume there's a septic hookup. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 30; 21 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	9889 WOODY DR SAINT HELEN	\$1,996.70

6020	Parcel ID: 010-418-024-0000; Legal Description: LOT 24 DILLON MANOR. Comments: ~80 ft frontage on Manor Ct to the east, ~140 ft deep. ~0.25a. Single story cottage. Efficient little house, detached single car garage. Pleasant rural residential neighborhood. House appears fair from the exterior. Roof appears on the newer end. Interior is down to studs, so this is going to be a project regardless. There appear to be some degree of septic issue. Some junk and debris remains out back in/around the garage. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 72; 50; 21 (see key for full text) Summer Tax Due: TBA	109 MANOR CT SAINT HELEN	\$4,555.11
6021	Parcel ID: 011-202-012-0230; Legal Description: COM 672.8 FT S & 33 FT E OF NW COR OF LOT 3 SEC 2 TH E 77 FT TH S 30 FT TH W 77 FT TH N 30 FT TO POB PART OF GOVT LOT 3 SEC 2 T22N R4W .06A. Comments: ~30 x 77 ft. No known legal access. Vacant, wooded land. Located near the W Houghton Lake Dr and Knapp Rd intersection. It's close to the lake, though. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 9; 8 (see key for full text) Summer Tax Due: TBA	R.O.W. HOUGHTON LAKE	\$869.91
6022	Parcel ID: 011-202-012-0255; Legal Description: COM 732.8FT S & 33FT E OF NW COR LOT 3 SEC 2 FOR POB TH N30FT TH E 77FT TH S30 FT TH W 77FT TO POB - PART OF GOVT LOT 3 SEC 2 T22N R4W. Comments: ~30 x 77 ft. No known legal access. Vacant, wooded land. Located near the W Houghton Lake Dr and Knapp Rd intersection. It's close to the lake, though. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 8; 9 (see key for full text) Summer Tax Due: TBA	R.O.W. HOUGHTON LAKE	\$869.91
6023	Parcel ID: 011-202-012-0290; Legal Description: COM 912.8 FT S & 33 FT E OF NW COR OF LOT 3 SEC 2 TH E 77 FT TH N 30 FT TH W 77 FT TH S 30 FT TO POB PART OF PART OF GOVT LOT 3 SEC 2 T22N R4W .04A. Comments: ~30 x 77 ft. No known legal access. Vacant, wooded land. It's close to the lake, though. Located near the W Houghton Lake Dr and Knapp Rd intersection. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 9; 8 (see key for full text) Summer Tax Due: TBA	R.O.W. HOUGHTON LAKE	\$844.86
6024	Parcel ID: 011-210-013-0190; Legal Description: 103 ROBINSON LN COM AT E1/4 COR SEC 10 TH S1DEG45'E ALG SEC LN 923.16 FT TH N89DEG58'W 209.25 FT FOR POB TH N89DEG58'W 112.1FT TH S1DEG28'28"E 399.06 FT TH S89DEG59'E 114.12 FT TH N1DEG45'24"W 399.21 FT TO POB PART OF S1/2 OF NE1/4 OF SE1/4 SEC 10 T22N R4W PARCEL 2 1.04A. Comments: ~112 ft frontage on Robinson Lane to the north, ~399 ft deep. ~1.04 acres. Single story house near roadside. Driveway in NE. Decent tree coverage around the structure. Interior mostly clear, with more trees in the S/SW. SW of Houghton Lake by ~3900 ft. House appears in fair condition from the exterior. Older three tab shingle roof might want replacing. Two car garage. Dogs in fenced in rear area, which appears contain a good amount of junk/debris. Junk/debris also line the driveway, and obstruct the access to the house. Unsure if the caution tape at the roadside is municipal or occupant in origin, it could very well be either. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 33; 6; 45; 21 (see key for full text) Summer Tax Due: TBA	103 ROBINSON LN HOUGHTON LAKE	\$5,174.00
6025	Parcel ID: 011-350-099-1000; Legal Description: LOTS 99 & 101 HIGHLAND GROVE. Comments: Irregular shaped parcel. ~96 ft frontage on W Houghton Lake Dr to the west, ~102 ft on Simmer St to the north. Unsure if residential or commercial. ~800 ft west of the lake. Appears to have contained a now demolished structure. Ready to build. Numerous business and residences nearby. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 42 (see key for full text) Summer Tax Due: TBA	6780 W HOUGHTON LAKE DR HOUGHTON LAKE	\$6,269.84
6026	Parcel ID: 011-523-023-1000; Legal Description: LOTS 23, 24 & 25 BLK 3 SOUTH HOUGHTON HEIGHTS. Comments: Triangular shape parcel. Nominal frontage on W Houghton Lake Dr. ~150 ft frontage on Grand Rapids to the NW, ~180 ft on Simmer St to the south. Right on the main drag, with the lake ~900 to the east. Looks to be a recent demolition site; now a clear lot, ready to build. Numerous businesses and residences nearby. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 42 (see key for full text) Summer Tax Due: TBA	6800 W HOUGHTON LAKE DR HOUGHTON LAKE	\$10,034.42

6027	Parcel ID: 011-541-418-0000; Legal Description: LOT 418 SOUTH HOUGHTON LAKE FOREST ESTATES. Comments: Triangular shaped parcel. ~120 ft frontage on Goldenrod Dr to the NW. ~215 ft deep. Vacant wooded land. Fairly developed area. Nice parcels nearby. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: TBA	GOLDENROD HOUGHTON LAKE	\$951.53
6028	Parcel ID: 011-542-887-0000; Legal Description: LOT 887 SOUTH HOUGHTON LAKE FOREST ESTATES #2. Comments: Vacant Wooded land. ~80 ft frontage on Radcliff Dr to the north, ~170 ft deep. Fairly developed subdivision. Seems nice, likely well established given the mature trees on the lots. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: TBA	RADCLIFF HOUGHTON LAKE	\$951.53
6029	Parcel ID: 011-570-004-1000; Legal Description: 6585 W HOUGHTON LAKE DRIVE LOTS 4 TO 7 INCL & LOT 22 WESTMORELAND. Comments: Irregular shaped parcel. ~200 ft frontage on W Houghton Lake Dr (M55) to the NE. Generally ~166 ft deep. Some additional frontage on Washington Ave to the west. Houghton Lake is under 700 ft to the NE. Neighboring Little Boots diner to the north, which has been pretty reliable. Parcel appears to have been the site of a now demolished motel. Looks like a clear building site now. Seems like a prime location. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 42 (see key for full text) Summer Tax Due: TBA	6585 W HOUGHTON LAKE DR HOUGHTON LAKE	\$12,608.81
6030	Parcel ID: 055-800-054-0000; Legal Description: 1125 ROBINSON ST LOTS 54 TO 57 WILDWOOD ACRES. Comments: ~350 ft frontage on Robinson St to the south, ~440 ft deep. ~550 ft frontage on the South Branch Au Sable River to the N/NW. Single story house w/ two car garage, believed to be occupied. Looks well maintained. Structure in SW corner of parcel, pond in SE. There appear to be small bridges crossing a river inlet here and there. North of parcel is wooded. Pretty cool parcel. Hard to imagine there's anything notably wrong with the place. Dogs heard barking within. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: TBA	1125 ROBINSON ST ROSCOMMON	\$11,330.27

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.

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

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

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

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

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

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

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

bidding.

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

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**.

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

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

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

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

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

52: This parcel is what we refer to as a 33'/66'. We frequently see foreclosed parcels that are either 33 or 66 feet wide. These parcels are often a result of existing or former road rights of way. A common road right of way is 66 feet wide. Half of that is 33 feet. There are two common scenarios that we see. **Scenario 1:** A land owner splits a tract of land and creates a common easement parcel for access. They might then quit paying taxes on the parcel with road frontage knowing that the easement would remain even after foreclosure. Such easements are generally either 33 or 66 feet wide. **Scenario 2:** Rural land generally runs to the *center* of any public road on which it fronts whereas subdivided land usually runs to the *edge* of the road right-of-way. Sometimes during surveys or other splits, half of the right-of-way (usually 33 feet) can become orphaned, effectively turning to no-man's-land. Potential bidders should be aware that 33 and 66 foot wide parcels are **very likely to include easements**. That means that there are people who have a *right to use the property* even though they do not own the land. It is unlawful to cut off access over a 33 or 66 foot parcel where an

easement already exists. Even if an easement doesn't already exist, courts will frequently create such an easement to prevent a neighboring parcel from becoming landlocked. Potential bidders should consider that this parcel likely has little value and cannot be used to landlock a neighboring parcel when there is no other path for ingress and egress.

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

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

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

72: There is evidence that the septic/drainfield system has been modified, excavated or otherwise disturbed. This suggests that the system may be inoperable or in need of replacement. You may wish to have an expert evaluate it or consult with the local health department for additional information.

74: The State of Michigan reserves all rights to mineral, coal, oil and gas lying on, within or under the sale properties except sand, gravel, clay or other non-metallic minerals along with associated rights as provided under Article 1, Part 5 of PA 451 of 1994 as amended.

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.