Public Land Auction

Antrim, Charlevoix, Emmet

August 20th, 2026

Antrim, Antrim (Dnr), Charlevoix, Charlevoix (Dnr), and Emmet 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.

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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).*

2026 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**

Arenac, Bay, Gladwin **8/3/2026**	**The Thumb Area** **(Huron, Lapeer*, Saint Clair, Sanilac, Tuscola)** **8/4/2026**	**Barry, Calhoun, Kalamazoo, Saint Joseph** **8/5/2026**
Allegan*, Berrien*, Cass, Van Buren **8/6/2026**	**Southern Central Lower Peninsula** **(Clinton, Gratiot, Ionia, Livingston*, Montcalm, Shiawassee)** **8/7/2026**	**Central Lower Peninsula** **(Clare, Isabella, Mecosta, Osceola)** **8/13/2026**
Eastern Upper Peninsula **(Alger*, Chippewa*, Delta*, Luce*, Mackinac, Schoolcraft)** **8/14/2026**	**Western Upper Peninsula** **(Baraga*, Dickinson*, Gogebic, Houghton*, Iron, Keweenaw, Marquette, Menominee*, Ontonagon)** **8/18/2026**	**North Central Lower Peninsula** **(Crawford*, Kalkaska*, Missaukee, Montmorency, Ogemaw*, Oscoda*, Otsego*, Roscommon*)** **8/19/2026**
Antrim*, Charlevoix*, Emmet **8/20/2026**	**North Eastern Lower Peninsula** **(Alcona, Alpena*, Cheboygan*, Iosco*, Presque Isle*)** **8/21/2026**	**Oakland*** **8/25/2026**
Kent, Muskegon, Oceana*, Ottawa **8/26/2026**	**North Western Lower Peninsula** **(Benzie, Grand Traverse, Lake*, Leelanau, Manistee, Mason, Wexford)** **8/27/2026**	**Branch, Hillsdale, Jackson*** **8/28/2026**
Monroe **8/28/2026**	**Saginaw** **9/2/2026**	**Genesee** **9/3/2026**
Minimum Bid Re-Offer Auction **9/25/2026**		**No Reserve Auction** **10/30/2026**

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.

- Antrim
- Charlevoix
- Emmet

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:

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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.
- For property offered by the Oakland County Treasurer, the person did not directly or indirectly hold more than a minimal legal interest in any property that was previously subject to tax-foreclosure pursuant to MCL 211.78k in Oakland County.

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 or 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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the purchased property is located.

iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

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

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

B. Occupied Property

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

9. Additional Conditions

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

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

Pursuant to part 201 of NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-liable purchaser may be required to provide access to the liable party to conduct response activities at the property in the future. Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to whom the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred. Accordingly, the 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. **Please Note: Properties being sold in Antrim County EXCLUDE all mineral rights.**

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:

- Antrim DNR
- Charlevoix 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:

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, 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 recommend that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the DNR exercises its right to cancel the sale. Until the buyer pays for all purchases in full and receives a deed, no activities should be conducted on the site other than:

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

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Antrim

Lot #	Lot Information	Address	Min. Bid
400	**Parcel ID:** 05-01-018-008-00; **Legal Description:** S 215 FT OF N 687.25 FT OF W 250 FT OF NW FRL 1/4 OF NW FRL 1/4. SEC 18 T32N R8W. **Comments:** ~215 ft frontage on east side of US-31, ~250 ft deep. Just south of downtown Atwood and adjoining an industrial park. The only building is an old 2.5-car garage full of man-junk and including an old jeep. The walls are solid cinder block and the roof appears remarkably solid. Apparently there was a residential house here long ago that may have burned down. The land is grassy and flat. There is an old pit well in questionable condition and an old boat in back in same condition. The well may not be connected to the garage. Didn't see any evidence of a septic system, although there may be an old one around somewhere (per assessor card). Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, well/septic status, etc. Please note, personal property is NOT included in the sale. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $346.01	9866 N US 31 ELLSWORTH	$2,351.30
401	**Parcel ID:** 05-04-135-008-00; **Legal Description:** LOT 8 CEDAR RIVER VILLAGE CONDOMINIUM. SEC 4 T29N R7W. **Comments:** Vacant, wooded ~0.92 Acre lot in the Cedar River development that backs up to a large acreage parcel. There is a gentile slope down from the road. Approximately 170 ft frontage on Troon S. Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. More information on the Association can be found in the related links below! **Additional Disclosures:** 68; 16 (see key for full text) **Summer Tax Due:** $57.58	TROON SOUTH	$922.58
402	**Parcel ID:** 05-04-135-161-00; **Legal Description:** LOT 161 CEDAR RIVER VILLAGE CONDOMINIUM. SEC 4 T29N R7W. **Comments:** Vacant, 5-sided ~.83 Acre wooded lot in the Cedar River development. Gradual upslope from road. 115 ft road frontage on Spyglass Hill. Next to a large, beautiful log home. Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. More information on the Association can be found in the related links below! **Additional Disclosures:** 68; 16 (see key for full text) **Summer Tax Due:** $57.58	SPY GLASS HILL	$841.95
403	**Parcel ID:** 05-04-325-023-00; **Legal Description:** LOT 23 OF THE PLAT OF KLAFFENDORF. SEC 3 T29N R7W. **Comments:** Vacant, approximately 1/2 Acre wooded, 5-sided corner lot in the Schuss Mtn development. Approximately 60 ft frontage on Pralognan Ln and 90 ft on Courchevel Ln. Gradual upslope from road. Nice neighbors/houses nearby and elevated views around - this one's a winner! Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. More information on the Association can be found in the related links below! **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $80.92	PRALOGNAN LN	$1,060.91
404	**Parcel ID:** 05-10-017-013-00; **Legal Description:** S 3/4 OF S 1/2 OF N 1/2 OF SE 1/4, EXC THE E 450 FT OF THE S 425 FT THEREOF. SEC 17 T30N R7W. 26 A M/L. **Comments:** This property is occupied, please respect their privacy and keep all viewings to the road. We've been informed by the sheriff's department that this former owner is potentially volatile or aggressive and has made threats toward anyone that tries to remove them. This property was not observed up-close due to occupancy. It is on ~24+ nice rolling acres down an easement on the west side of Carpenter Rd, just NE of Bellaire. On approach there were several large dogs greeting us so be careful when viewing this one. Not much is visible from the road. Records show a fairly modern, approximately 30 ft x 60 ft ranch home with an approximately 30 ft x 40 ft attached garage, and 2 pole barn type buildings, one about 36 ft x 48 ft, and the other about half that size. Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, well/septic status, etc. **Additional Disclosures:** 6; 45; 33; 21; 30; 67 (see key for full text) **Summer Tax Due:** $2,458.95	2660 CARPENTER RD BELLAIRE	$6,320.12

406	**Parcel ID:** 05-10-235-137-00; **Legal Description:** UNIT 137 HAWK'S EYE GOLF CLUB CONDOMINIUM. **Comments:** Vacant, wooded approximately ~0.46 Acre 5-sided corner golf course lot in the Hawk's Eye development! Approximately 150 ft frontage on Falcon's Rest and 50 ft on Falcon Spur. Gradual downslope from road. This lot would make a nice site for a walkout house with a deck overlooking the golf course. Nice neighbors/houses around. New house going in across the street. Interested bidders should contact the local government and/or association regarding possible development or use restrictions, such as minimum sq footage requirements, utilities, etc. More information on the Association can be found in the Master Deed in the Related Documents below. **Additional Disclosures:** 68; 16 (see key for full text) **Summer Tax Due:** $54.11		$580.33
407	**Parcel ID:** 05-10-235-337-00; **Legal Description:** UNIT 337 HAWK'S EYE GOLF CLUB CONDOMINIUM. **Comments:** Vacant, wooded, level ~0.45 Acre rectangular lot in the Hawk's Eye development on the golf course! Approximately 100 ft of road frontage. Attention: the road is NOT fully developed in this area - requires further investigation! Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. More information on the Association can be found in the Master Deed in the Related Documents below. **Additional Disclosures:** 68; 16; 8 (see key for full text) **Summer Tax Due:** $54.11		$580.33
408	**Parcel ID:** 05-11-119-016-00; **Legal Description:** E 16 RODS OF S 10 RODS OF SE 1/4 OF THE NE 1/4. SEC 19 T29N R6W. 1.0 A M/L. **Comments:** This is nice, wooded level rectangular lot that is probably buildable on the SW side of Mancelona - on the west side of W Limits Rd near the high school. ~165 ft frontage on West Limits Rd and ~264 ft deep. There is a small amount of personal property near the north line that might belong to the neighbor. Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $192.07		$1,386.89
409	**Parcel ID:** 05-11-120-024-00; **Legal Description:** S 100 FT OF N 150 FT OF W 165 FT OF E 198 FT OF S 1/2 OF SW 1/4. SEC 20 T29N R6W. **Comments:** This ~50 ft long mobile with 'attached' 2-car garage have seen better days. The mobile and garage roofs have probably been leaking for a while, although the structure doesn't appear to be open to the elements (yet). All on a level, grassy lot with ~100 ft frontage on the west side of Darragh Rd by ~160 ft deep, about ~0.34 Acres. The interior was not inspected, but appears to be devoid of personal items, as viewed from a distance. ATTENTION: The former owner lives next door to this parcel (N side), please be respectful of their privacy. We would assume there is a well and septic of unknown condition, but it might be shared with the previous owner's dwelling immediately adjacent. This one warrants some further, in-depth research on well & septic records. Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, well/septic status, etc. **Additional Disclosures:** 17; 33; 5 (see key for full text) **Summer Tax Due:** $452.03	9794 DARRAGH RD MANCELONA	$2,592.73
410	**Parcel ID:** 05-11-200-147-00; **Legal Description:** LOT 147 COUNTRY CLUB MANOR. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
411	**Parcel ID:** 05-11-200-149-00; **Legal Description:** LOT 149 COUNTRY CLUB MANOR. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
412	**Parcel ID:** 05-11-375-064-00; **Legal Description:** LOT 64 LAKE OF THE NORTH VILLA. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$473.63
413	**Parcel ID:** 05-11-375-088-00; **Legal Description:** LOT 88 LAKE OF THE NORTH VILLA. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63

414	**Parcel ID:** 05-11-375-389-00; **Legal Description:** LOT 389 LAKE OF THE NORTH VILLA. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
415	**Parcel ID:** 05-11-375-405-00; **Legal Description:** LOT 405 LAKE OF THE NORTH VILLA. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
416	**Parcel ID:** 05-11-375-466-00; **Legal Description:** LOT 466 LAKE OF THE NORTH VILLA. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
417	**Parcel ID:** 05-11-375-467-00; **Legal Description:** LOT 467 LAKE OF THE NORTH VILLA. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
418	**Parcel ID:** 05-11-375-478-00; **Legal Description:** LOT 478 LAKE OF THE NORTH VILLA. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
419	**Parcel ID:** 05-11-375-635-00; **Legal Description:** LOT 635 LAKE OF THE NORTH VILLA. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
420	**Parcel ID:** 05-11-425-178-00; **Legal Description:** LOT 178 MANISTEE HTS NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$444.62
421	**Parcel ID:** 05-11-425-229-00; **Legal Description:** LOT 229 MANISTEE HTS NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
422	**Parcel ID:** 05-11-425-261-00; **Legal Description:** LOT 261 MANISTEE HTS NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
423	**Parcel ID:** 05-11-425-274-00; **Legal Description:** LOT 274 PLAT OF MANISTEE HTS NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
424	**Parcel ID:** 05-11-425-481-00; **Legal Description:** LOT 506 PLAT OF MANISTEE HTS NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
425	**Parcel ID:** 05-11-450-017-00; **Legal Description:** LOT 556 MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
426	**Parcel ID:** 05-11-450-019-00; **Legal Description:** LOT 558 MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63

427	**Parcel ID:** 05-11-450-069-00; **Legal Description:** LOT 624 PLAT OF MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
428	**Parcel ID:** 05-11-450-070-00; **Legal Description:** LOT 625 PLAT OF MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
429	**Parcel ID:** 05-11-450-071-00; **Legal Description:** LOT 626 MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
430	**Parcel ID:** 05-11-450-138-00; **Legal Description:** LOT 693 MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
431	**Parcel ID:** 05-11-450-151-00; **Legal Description:** LOT 706 MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
432	**Parcel ID:** 05-11-450-273-00; **Legal Description:** LOT 828 MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $45.38		$818.28
433	**Parcel ID:** 05-11-450-320-00; **Legal Description:** LOT 875 MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
434	**Parcel ID:** 05-11-450-346-00; **Legal Description:** LOT 901 MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36	6758 WRENWOOD CIR (VACANT) ELMIRA	$809.63
435	**Parcel ID:** 05-11-450-430-00; **Legal Description:** LOT 985 MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
436	**Parcel ID:** 05-11-450-431-00; **Legal Description:** LOT 986 MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36	6897 HOLBROOK CT (VACANT) ELMIRA	$809.63
437	**Parcel ID:** 05-11-450-471-00; **Legal Description:** LOT 1026 PLAT OF MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
438	**Parcel ID:** 05-11-450-478-00; **Legal Description:** LOT 1033 PLAT OF MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
439	**Parcel ID:** 05-11-450-486-00; **Legal Description:** LOT 1041 MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23

440	**Parcel ID:** 05-11-450-615-00; **Legal Description:** LOT 1170 MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
441	**Parcel ID:** 05-11-500-212-00; **Legal Description:** LOT 212 VALLEYRIDGE HEIGHTS EAST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
442	**Parcel ID:** 05-11-500-230-00; **Legal Description:** LOT 230 VALLEYRIDGE HEIGHTS EAST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
443	**Parcel ID:** 05-11-500-281-00; **Legal Description:** LOT 281 VALLEYRIDGE HEIGHTS EAST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
444	**Parcel ID:** 05-11-500-314-00; **Legal Description:** LOT 314 VALLEYRIDGE HEIGHTS EAST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
445	**Parcel ID:** 05-11-500-318-00; **Legal Description:** LOT 318 VALLEYRIDGE HEIGHTS EAST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
446	**Parcel ID:** 05-11-500-322-00; **Legal Description:** LOT 322 VALLEYRIDGE HEIGHTS EAST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
447	**Parcel ID:** 05-11-500-370-00; **Legal Description:** LOT 370 VALLEYRIDGE HEIGHTS EAST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $45.38		$787.57
448	**Parcel ID:** 05-11-500-371-00; **Legal Description:** LOT 371 VALLEYRIDGE HEIGHTS EAST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $45.38		$787.57
449	**Parcel ID:** 05-11-500-372-00; **Legal Description:** LOT 372 VALLEYRIDGE HEIGHTS EAST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $45.38		$556.60
450	**Parcel ID:** 05-11-525-007-00; **Legal Description:** LOT 7 VALLEYRIDGE HEIGHTS WEST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
451	**Parcel ID:** 05-11-525-067-00; **Legal Description:** LOT 67 VALLEYRIDGE HEIGHTS WEST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36	9748 MONTROSE DR (VACANT) MANCELONA	$473.63
452	**Parcel ID:** 05-11-525-095-00; **Legal Description:** LOT 95 VALLEYRIDGE HEIGHTS WEST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63

453	**Parcel ID:** 05-11-525-096-00; **Legal Description:** LOT 96 VALLEYRIDGE HEIGHTS WEST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
454	**Parcel ID:** 05-11-525-225-00; **Legal Description:** LOT 225 VALLEYRIDGE HEIGHTS WEST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
455	**Parcel ID:** 05-11-525-254-00; **Legal Description:** LOT 254 VALLEYRIDGE HEIGHTS WEST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
456	**Parcel ID:** 05-11-525-300-00; **Legal Description:** LOT 300 VALLEYRIDGE HEIGHTS WEST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
457	**Parcel ID:** 05-11-525-387-00; **Legal Description:** LOT 387 VALLEYRIDGE HEIGHTS WEST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
458	**Parcel ID:** 05-11-525-428-00; **Legal Description:** LOT 428 VALLEYRIDGE HEIGHTS WEST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$622.77
459	**Parcel ID:** 05-11-525-562-00; **Legal Description:** LOT 562 VALLEYRIDGE HEIGHTS WEST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $26.49		$767.23
460	**Parcel ID:** 05-11-525-584-00; **Legal Description:** LOT 584 VALLEYRIDGE HEIGHTS WEST. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63
461	**Parcel ID:** 05-11-575-054-00; **Legal Description:** LOT 54 WHISPERING PINES. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $27.37		$770.30
462	**Parcel ID:** 05-11-575-062-00; **Legal Description:** LOT 62 WHISPERING PINES. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$473.63
463	**Parcel ID:** 05-11-575-181-00; **Legal Description:** LOT 181 WHISPERING PINES. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $27.37		$770.30
464	**Parcel ID:** 05-11-575-186-00; **Legal Description:** LOT 186 WHISPERING PINES. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $27.37		$446.65
465	**Parcel ID:** 05-11-575-251-00; **Legal Description:** LOT 251 WHISPERING PINES. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $37.36		$809.63

466	**Parcel ID:** 05-11-575-363-00; **Legal Description:** LOT 363 WHISPERING PINES. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $27.37		$770.30
467	**Parcel ID:** 05-13-175-010-00; **Legal Description:** LOT 457 MANISTEE HTS NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
468	**Parcel ID:** 05-13-200-009-00; **Legal Description:** LOT 532 MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$412.58
469	**Parcel ID:** 05-13-200-041-00; **Legal Description:** LOT 1199 PLAT OF MANISTEE HTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
470	**Parcel ID:** 05-13-250-093-00; **Legal Description:** LOT 93 PLAT OF NORTHERN HTS NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
471	**Parcel ID:** 05-13-250-112-00; **Legal Description:** LOT 112 PLAT OF NORTHERN HTS NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
472	**Parcel ID:** 05-13-250-130-00; **Legal Description:** LOT 130 PLAT OF NORTHERN HTS NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
473	**Parcel ID:** 05-13-250-195-00; **Legal Description:** LOT 195 NORTHERN HTS NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
474	**Parcel ID:** 05-13-250-203-00; **Legal Description:** LOT 203 NORTHERN HTS NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$747.10
475	**Parcel ID:** 05-13-250-231-00; **Legal Description:** LOT 231 NORTHERN HTS NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
476	**Parcel ID:** 05-13-250-259-00; **Legal Description:** LOT 259 NORTHERN HTS NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.55		$791.72
477	**Parcel ID:** 05-13-250-280-00; **Legal Description:** LOT 280 NORTHERN HTS NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.55		$783.45
478	**Parcel ID:** 05-13-275-065-00; **Legal Description:** LOT 367 NORTHERN HEIGHTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.55		$783.45

479	**Parcel ID:** 05-13-275-108-00; **Legal Description:** LOT 410 NORTHERN HEIGHTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
480	**Parcel ID:** 05-13-275-124-00; **Legal Description:** LOT 426 PLAT OF NORTHERN HEIGHTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
481	**Parcel ID:** 05-13-275-155-00; **Legal Description:** LOT 457 NORTHERN HEIGHTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
482	**Parcel ID:** 05-13-275-172-00; **Legal Description:** LOT 474 NORTHERN HEIGHTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.55		$791.72
483	**Parcel ID:** 05-13-275-192-00; **Legal Description:** LOT 494 NORTHERN HEIGHTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
484	**Parcel ID:** 05-13-275-193-00; **Legal Description:** LOT 495 NORTHERN HEIGHTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
485	**Parcel ID:** 05-13-275-275-00; **Legal Description:** LOT 577 PLAT OF NORTHERN HEIGHTS NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
486	**Parcel ID:** 05-13-300-287-00; **Legal Description:** LOT 287 PLAT OF NORTHOVER HILLS. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
487	**Parcel ID:** 05-13-300-359-00; **Legal Description:** LOT 359 PLAT OF NORTHOVER HILLS. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
488	**Parcel ID:** 05-13-300-380-00; **Legal Description:** LOT 380 PLAT OF NORTHOVER HILLS. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.55		$783.45
489	**Parcel ID:** 05-13-300-543-00; **Legal Description:** LOT 543 PLAT OF NORTHOVER HILLS. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
490	**Parcel ID:** 05-13-325-039-00; **Legal Description:** LOT 39 PLAT OF PINE VIEW NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$747.10
491	**Parcel ID:** 05-13-325-068-00; **Legal Description:** LOT 72 PLAT OF PINE VIEW NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37

492	**Parcel ID:** 05-13-325-083-00; **Legal Description:** LOT 87 PLAT OF PINE VIEW NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
493	**Parcel ID:** 05-13-325-110-00; **Legal Description:** LOT 115 PLAT OF PINE VIEW NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.55		$791.72
494	**Parcel ID:** 05-13-325-145-00; **Legal Description:** LOT 152 PLAT OF PINE VIEW NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.55		$791.72
495	**Parcel ID:** 05-13-325-266-00; **Legal Description:** LOT 273 PINE VIEW NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
496	**Parcel ID:** 05-13-325-267-00; **Legal Description:** LOT 274 PINE VIEW NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
497	**Parcel ID:** 05-13-350-022-00; **Legal Description:** LOT 299 PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
498	**Parcel ID:** 05-13-350-128-00; **Legal Description:** LOT 405 PLAT OF PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$747.88
499	**Parcel ID:** 05-13-350-182-00; **Legal Description:** LOT 459 PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
500	**Parcel ID:** 05-13-350-183-00; **Legal Description:** LOT 460 PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
501	**Parcel ID:** 05-13-350-184-00; **Legal Description:** LOT 461 PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
502	**Parcel ID:** 05-13-350-211-00; **Legal Description:** LOT 488 PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.55		$791.72
503	**Parcel ID:** 05-13-350-219-00; **Legal Description:** LOT 496 PLAT OF PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34	10304 PENCIL LAKE RD ELMIRA	$755.37
504	**Parcel ID:** 05-13-350-232-00; **Legal Description:** LOT 509 PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37

505	**Parcel ID:** 05-13-350-236-00; **Legal Description:** LOT 513 PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.55		$758.72
506	**Parcel ID:** 05-13-350-305-00; **Legal Description:** LOT 582 PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
507	**Parcel ID:** 05-13-350-331-00; **Legal Description:** LOT 608 PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
508	**Parcel ID:** 05-13-350-332-00; **Legal Description:** LOT 609 PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
509	**Parcel ID:** 05-13-350-368-00; **Legal Description:** LOT 645 PLAT OF PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$1,517.59
510	**Parcel ID:** 05-13-350-383-00; **Legal Description:** LOT 660 PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.55		$783.45
511	**Parcel ID:** 05-13-350-465-00; **Legal Description:** LOT 742 PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$437.16
512	**Parcel ID:** 05-13-350-466-00; **Legal Description:** LOT 743 PINE VIEW NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$437.16
513	**Parcel ID:** 05-13-400-021-00; **Legal Description:** LOT 21 SNOWCREST HEIGHTS. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.55		$453.43
514	**Parcel ID:** 05-13-400-060-00; **Legal Description:** LOT 60 SNOWCREST HEIGHTS. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
515	**Parcel ID:** 05-13-400-079-00; **Legal Description:** LOT 79 SNOWCREST HEIGHTS. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
516	**Parcel ID:** 05-13-400-094-00; **Legal Description:** LOT 94 SNOWCREST HEIGHTS. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$437.16
517	**Parcel ID:** 05-13-400-339-00; **Legal Description:** LOT 339 SNOWCREST HEIGHTS. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37

518	**Parcel ID:** 05-13-450-033-00; **Legal Description:** LOT 33 PLAT OF WINTERHAVEN. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.02		$752.93
519	**Parcel ID:** 05-13-450-090-00; **Legal Description:** LOT 90 PLAT OF WINTERHAVEN. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.02		$752.93
520	**Parcel ID:** 05-13-450-111-00; **Legal Description:** LOT 111 PLAT OF WINTERHAVEN. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.02		$752.93
521	**Parcel ID:** 05-13-450-290-00; **Legal Description:** LOT 290 PLAT OF WINTERHAVEN. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.02		$752.93
522	**Parcel ID:** 05-13-450-295-00; **Legal Description:** LOT 295 PLAT OF WINTERHAVEN. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.02		$752.93
523	**Parcel ID:** 05-13-450-300-00; **Legal Description:** LOT 300 PLAT OF WINTERHAVEN. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.02		$752.93
524	**Parcel ID:** 05-13-450-448-00; **Legal Description:** LOT 448 PLAT OF WINTERHAVEN. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.02		$752.93
525	**Parcel ID:** 05-13-475-154-00; **Legal Description:** LOT 154 WINTERSET NO 1. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $10.55		$832.35
526	**Parcel ID:** 05-13-500-013-00; **Legal Description:** LOT 223 WINTERSET NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$276.31
527	**Parcel ID:** 05-13-500-213-00; **Legal Description:** LOT 423 WINTERSET NO 2. **Comments:** Vacant Parcel located in Lakes of the North Association. More information on the Lakes of the North Association can be found by visiting the link to the association website below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $6.34		$755.37
528	**Parcel ID:** 05-45-200-020-00; **Legal Description:** LOT 18 EXCEPT S 8 FT THEREOF FRANKIE WOODRUFF'S ADD. **Comments:** This is a cute, small and basic 3 bedroom home on an approximately ~0.21 Acre (about 75 ft wide * 120 ft deep) level, grassy. corner lot on the NE side of Mancelona. It has an attached one-car garage plus a detached one-car garage and a shed to boot! There is a decent amount of personal items in all the structures, most of it junk. Overall, this home looks to be pretty well maintained and recently vacated. With some paint, carpet, and elbow grease you could move right in. All kitchen appliances are intact, sans the range/oven. Extra features are a newer air conditioner, a 90+ furnace, and a garage door opener. The panel looks like an older 100 amp service. This would make someone a nice starter home. Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $1,200.25	401 E DIVISION MANCELONA	$5,570.91

529	**Parcel ID:** 05-45-235-016-00; **Legal Description:** LOT 50 PLAT OF PLEASANT VIEW NO 2. **Comments:** Vacant, approximately 0.35 Acre wooded lot on a quiet street on the NW side of Mancelona. Approximately 120 ft frontage on the east side of Hillview St. and 130 ft deep. Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. **Additional Disclosures:** 23 (see key for full text) **Summer Tax Due:** $47.07		$844.21

Antrim DNR

Lot #	Lot Information	Address	Min. Bid
10013	**Parcel ID:** 05-11-015-002-00; **Legal Description:** NW1/4 of the NE1/4. **Comments:** The subject property is a ~40-acre vacant parcel which had much of the timber harvested off it around 10 years ago. The subject property is located about Â¼ of a mile east of Fairmont Court and does not have an acquired easement to access the property (i.e. landlocked). Fairmont Court is a county-maintained road according to the Antrim County Act 51 map. Fairmont Court is a diagonal dirt path that connects Mancelona Road to Crestwood Drive. There is a mineral well located on the property with an access road leading to Fairmont Court. This access trail is not a legal means to access the subject parcel as it crosses private ownership. The subject parcel is located southeast of the Fairmont Court and Crestwood Drive intersection about 8 miles east of Mancelona MI. The area is comprised of well drained sandy soil with 0 to 18% slopes. Mancelona Township is not zoned. The State of MI will be retaining mineral rights to the property as the oil and gas rights are currently under lease. **Additional Disclosures:** 7; 30; 75; 74; 42; 27 (see key for full text) **Summer Tax Due:** TBA		$30,000.00
10014	**Parcel ID:** 05-11-015-012-00; **Legal Description:** NW1/4 of the NW1/4. **Comments:** The subject property is a ~40-acre vacant parcel which had much of the timber harvested off it around 10 years ago. The subject property has legal access to Fairmont Court which is a county-maintained road according to the Antrim County Act 51 map. Fairmont Court is a diagonal dirt path that connects Mancelona Road to Crestwood Drive. There is a mineral well located on the property with an access road leading to Fairmont Court. The subject parcel is located just south of the Fairmont Court and Crestwood Drive intersection about 8 miles east of Mancelona MI. The area is comprised of well drained sandy soil with 0 to 18% slopes. Mancelona Township is not zoned. The State of MI will be retaining mineral rights to the property as the oil and gas rights are currently under lease. **Additional Disclosures:** 74; 30; 75; 42; 27 (see key for full text) **Summer Tax Due:** TBA		$52,500.00
99910014	**Parcel ID:** 05-11-015-012-00; **Legal Description:** NW1/4 of the NW1/4. **Comments:** The subject property is a ~40-acre vacant parcel which had much of the timber harvested off it around 10 years ago. The subject property has legal access to Fairmont Court which is a county-maintained road according to the Antrim County Act 51 map. Fairmont Court is a diagonal dirt path that connects Mancelona Road to Crestwood Drive. There is a mineral well located on the property with an access road leading to Fairmont Court. The subject parcel is located just south of the Fairmont Court and Crestwood Drive intersection about 8 miles east of Mancelona MI. The area is comprised of well drained sandy soil with 0 to 18% slopes. Mancelona Township is not zoned. The State of MI will be retaining mineral rights to the property as the oil and gas rights are currently under lease. **Additional Disclosures:** 30; 75; 74; 42; 27 (see key for full text) **Summer Tax Due:** TBA		$52,500.00

Charlevoix

Lot #	Lot Information	Address	Min. Bid
1600	**Parcel ID:** 007-450-003-00; **Legal Description:** HAY 520 A PLAT OF NORTH CHARLEVOIX SHORES LOT 3. **Comments:** One can almost see the sandy beach from here! This wooded lot would be a great parcel, if it's not too wet. Generally this is not a wet area, but this one is on the hillside side of the road. If the drains crossing the highway are capable then wetness shouldn't be an issue. Also the neighbor's house is very close to the lot line. Do your research on this one. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 41; 73 (see key for full text) **Summer Tax Due:** $33.59	US 31 N CHARLEVOIX	$801.21
1603	**Parcel ID:** 012-118-010-00; **Legal Description:** SW 1/4 OF SE 1/4. SEC 18 T38N R10W. 40A. **Comments:** This property is surrounded by private owners, and has no known legal access. We were unable to visit the property in person, so all information is to the best of our knowledge and should be thoroughly researched. This property would be a great expansion to one of the adjoining property owners. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 81; 7 (see key for full text) **Summer Tax Due:** $176.33	MRS REDDING'S TRL BEAVER ISLAND	$3,396.93
1604	**Parcel ID:** 012-476-059-00; **Legal Description:** BEAVER SANDS #2 LOT 59. **Comments:** This property measures ~2.38 acres, with frontage on Eastside Dr. We were unable to conduct a follow-up visit prior to Auction, so all information is to the best of our knowledge. Plat map is located in the pictures for reference. This property is not too far from the Lake with public access close at Bill Wagner Public Beach! Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 81 (see key for full text) **Summer Tax Due:** $60.22	EAST SIDE DR BEAVER ISLAND	$1,471.94
1605	**Parcel ID:** 012-650-009-00; **Legal Description:** PEBBLE BEACH SUBD LOT 9. **Comments:** This property is a vacant parcel measuring ~0.64 acres. We were unable to conduct a follow up visit prior to auction, so all information is the the best of our knowledge and should be thoroughly researched. Plat Map is present in the photos for reference. Located not too far from the lake. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 81 (see key for full text) **Summer Tax Due:** $24.56	EAST SIDE DR BEAVER ISLAND	$951.89
1606	**Parcel ID:** 013-550-039-00; **Legal Description:** FONT LAKE SUBD LOT 39. **Comments:** This property is a vacant parcel measuring ~0.68 acres. We were unable to conduct a follow up visit prior to auction, so all information is the the best of our knowledge and should be thoroughly researched. Plat map in the photos for reference. Located not too far from the lake. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 81 (see key for full text) **Summer Tax Due:** $18.99	LEONARD LN BEAVER ISLAND	$918.27
1607	**Parcel ID:** 014-028-022-10; **Legal Description:** COM AT S1/4 COR SEC 28 T32N R7W TH N0DEG35'03"E AL N&S1/4 LI 1311.64 FT TH S89 DEG36'58"E AL 1/8 LI OF SD SEC 333 FT THS0DEG35'03"W PARA WI SD N&S1/4 LI 1311.31FT TO C/L OF ROGERS RD TH N89DEG 40'21"W AL SEC LI & CEN OF ROGERS RD 333 FT TO POB BEING PT OF SW1/4 OF SE1/4 SEC28 T32N R7W EX:A 33 FT WIDE RD R/W FOR ROGERS RD. 10.02 A. **Comments:** This approximately 333' (road front) x 1311' (deep) 10 acre property is OCCUPIED, so we werenâ€™t able to get very close, but the older mobile home appears to be in fair condition. The shed/garage appears a bit ramshackle, but the property overall looks relatively clean. Assume there is a septic and well, condition unknown. Do your research! This is an attractive property in the country, yet close to town on a paved road and in an area of nicer homes. Topo maps show the front 2/3 wooded, with the rear part field/grassy. Gently rolling and no wetlands indicated. This would make a great homesite. **Additional Disclosures:** 33; 21; 17; 6 (see key for full text) **Summer Tax Due:** $657.38	9455 ROGERS RD EAST JORDAN	$5,382.59

1608	**Parcel ID:** 014-035-031-10; **Legal Description:** N 225FT OF W 385FT OF N1/2 OF SE1/4. SEC 35 T32N R7W. CONT 2A M/L. SP1085 FROM 035-031-00. **Comments:** Got junk? If not, buy this place and you'll have plenty of it! This property, on a gravel road a few miles South of East Jordan, is littered with junk and garbage of all imaginable kinds. The mobile reeks of pet urine and the roof/floor is showing signs of water damage. A couple steps in and it's apparent that the structure is not safe for entry. The pole barn may be redeemable, however it's open to the elements and filled with junk. Bring a couple dumpsters with you if you're game to take this one on, you'll need them. Also there are several vehicles, trailers, and lawn care equipment scattered about the property; mostly in deplorable shape. These are NOT included in the sale, these are considered personal property. On the plus side there probably is a well and septic, although with all the junk scattered about, and tall weeds, we could not find the well. Also, take note that the pole barn may encroach on DNR property next door, at least per county GIS maps. Do your research! The 225' (road front) x 385' (deep) almost 2 acre property itself is decent - in a nice area and very buildable. **Additional Disclosures:** 66; 5; 17; 39; 36; 63; 21 (see key for full text) **Summer Tax Due:** $209.58	5508 BELLAIRE RD EAST JORDAN	$1,857.11
1613	**Parcel ID:** 012-751-010-00; **Legal Description:** WICKLOW BEACH NO 1 LOT 10. **Comments:** This vacant parcel measures ~0.91 acres and offers ~100 feet of frontage on Lake Michigan! A plat map is included in the photos for reference. We were unable to conduct a follow-up visit prior to the Auction, so this information is to the best of our knowledge and should be thoroughly researched before bidding. The lot is wooded, but once cleared it could offer beautiful views of, and access to, the lake. There appear to be several homes on similarly sized lots in the area. This could be a wonderful building site, but prospective buyers should do their due diligence and contact the local municipality regarding potential development and other use restrictions, such as minimum square footage requirements, utilities, setbacks, wetlands, and any other applicable regulations **Additional Disclosures:** 81 (see key for full text) **Summer Tax Due:** $384.49	EAST SIDE DR BEAVER ISLAND	$6,492.46
1614	**Parcel ID:** 051-103-019-00; **Legal Description:** COLLINGS & CRANES ADD TO VILL OF BOYNE LOT 19 BLK 3. **Comments:** This approximately 0.19 acre wooded lot is just east of Park St on the north end of town. It's on a 2-track that apparently was intended to be 'Crane St.' but was never developed. By the looks of the GIS map, neighboring blocks (4 lots in a row) in this 'sub' were acquired by a single owner and combined to create single properties with frontage on Park St. The trees on this parcel are mostly cedar and the land is moist. Interested bidders should contact the local government and/or association regarding possible development considerations or use restrictions like minimum sq footage requirement, suitability for septic systems and wells, utilities, etc. **Additional Disclosures:** 42; 41; 8; 51; 23 (see key for full text) **Summer Tax Due:** TBA	CRANE ST, BOYNE CITY	$100.00

Charlevoix DNR

Lot #	Lot Information	Address	Min. Bid
10024	**Parcel ID:** 012-011-020-00; **Legal Description:** Beginning at a point 808 ft. S of N line & 1008 ft. W of E line of E1/2 SE1/4 of Lot 1 running th. E parallel with said N line for 100 ft. th. S parallel with said E line for 50 ft. th. W parallel with N line for 100 ft. th. N parallelwith E line to place of beg. to be known as Citizen's Realty Co. Lots 413 and 414 of Block 1 of Citizen's Realty Co. Plat of Sec. 11. **Comments:** The subject property is small ~0.11-acre property located north of East Side Drive near Kilty Point in the southeastern part of Beaver Island. The property is fully surrounded by 1 private landowner (Schnur) and does not have legal road access to East Side Drive (i.e. landlocked). Peaine Township has zoned the property within the R-1 Single Family Residential District which requires 100000 sq. foot (2.3 acres) and 200 foot of width. The subject parcel does not meet local zoning to build as a standalone parcel. Interested buyers are encouraged to contact Peaine Township with zoning and tax questions. **Additional Disclosures:** 7; 75; 42; 9 (see key for full text) **Summer Tax Due:** TBA		$540.00
10025	**Parcel ID:** 012-012-011-00; **Legal Description:** Beg 133 ft S of N line and 833 ft E of W line of NWfrl1/4 of SW1/4 Sec. 12 (Being in what otherwise known as Lot 3 said section) E parallel with N line 25 ft S parallel with W line 100 ft, W parallel with N line 25 ft, N parallel with W line to place of beg. Said lots to be known on Citizen's Realty Records as Lot 172 Block 4 Citizen's Realty Plat. **Comments:** The subject property is small ~0.06-acre property located west of East Side Drive near Kilty Point in the southeastern part of Beaver Island. The property is fully surrounded by 2 private landowners and does not have legal road access to East Side Drive (i.e. landlocked). Peaine Township has zoned the property within the R-1 Single Family Residential District which requires 100000 sq. foot (2.3 acres) and 200 foot of width. The subject parcel does not meet local zoning to build as a standalone parcel. Interested buyers are encouraged to contact Peaine Township with zoning and tax questions. Parcel dimensions are 25 ft X 100 ft. **Additional Disclosures:** 7; 75; 42; 9 (see key for full text) **Summer Tax Due:** TBA		$300.00
10026	**Parcel ID:** 013-525-049-00; **Legal Description:** Donegal Bay Subdivision: Lot 49 **Additional Disclosures:** 49; 75; 42 (see key for full text) **Summer Tax Due:** TBA		$40,000.00

Emmet

Lot #	Lot Information	Address	Min. Bid
2300	**Parcel ID:** 09-14-30-100-002; **Legal Description:** COM 495 FT E OF NW COR OF SEC, TH S 132 FT, E 165 FT, N 132 FT, W 165 FT TO POB. .5 A. SECTION 30, T36N, R4W. **Comments:** This approximately 45 ft long * 40 ft wide old church is on the south side of Brutus Rd just east of Ayr Rd, and is in reasonably good condition; with a newer furnace and pressure tank. Looks like 200 Amp service but the outside line/post is damaged, possibly due to last year's ice storm. Overall, the exterior is rougher than the interior. The main roof is metal and the addition roofs are shingled. There is a lot of church stuff (personal items) in this one; pews, a piano, an organ, etc. The neighbor has his motor home parked 'for sale' in the lot, and there is a large, old boat parked next to it and of unknown ownership. If you've been thinking of starting a church, here is your opportunity! Please note that personal property is NOT included with the sale. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $360.82	3108 E BRUTUS RD ALANSON	$2,355.69
2302	**Parcel ID:** 11-13-11-200-001; **Legal Description:** COM AT NE COR OF NE Â¼ OF SECTION 11, RUNNING TH W 8 RDS, S 20 RDS, E 8 RDS & TH N 20 RDS TO POB. SECTION 11, T36N, R5W. **Comments:** This wooded ~0.67 acre is on the SE corner of N Conway Rd and Tower Rd, both 2-tracks in this area. Nice hardwoods on the gently rolling property, surrounded by state land. A great place to get (far) away from people! Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, road maintenance, utilities, etc. **Additional Disclosures:** 43 (see key for full text) **Summer Tax Due:** $145.15		$1,663.99
2303	**Parcel ID:** 11-13-18-200-005; **Legal Description:** COM AT SW COR OF NE Â¼ OF SECTION 18, RUNNING TH E 10 RDS, TH N 16 RDS, TH W 10 RDS, TH S 16 RDS TO POB. 1 AC. SECTION 18, T36N, R5W. **Comments:** This one is ~ 1 acre on the north side of Serva Rd, about 1/2 mile east of Welscheimer Rd. Nice hardwoods on the flat property adjoining state land. Power appears to be almost 1/2 mile away. Interested bidders should contact the local government and/or association regarding possible development or use restrictions like minimum sq footage requirement, utilities, etc. **Additional Disclosures:** 43 (see key for full text) **Summer Tax Due:** $145.15		$1,663.99
2304	**Parcel ID:** 52-18-10-126-156; **Legal Description:** BAY HARBOR YACHT DOCKS, THE, CONDO #153, UNIT 56. SECTION 10, T34N, R6W. **Additional Disclosures:** 16; 15 (see key for full text) **Summer Tax Due:** $832.10	BAY HARBOR	$6,605.37

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.

15: This lot is part of a condominium development. A condominium is a form of land ownership which is divided up into individual "units." Owners are required to be part of the applicable condominium association (COA) which includes rules and regulations related to the use and ownership of each unit. Additional restrictions will be spelled out in the development's **master deed.** Condominiums also ***include association fees*** which can be significant. Some condominium units delegate things like exterior maintenance and repair to the COA whereas the owner remains responsible for the unit's interior. However, there are many varieties of condominiums including residential and commercial interior space, condo subdivision lots, condo boat slips, condo campsites and others. Prospective bidders should ***carefully review and understand the master deed, COA rules and regulations, and investigate association fees prior to bidding.***

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 buyerâ€™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.

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

27: In some cases, a party other than the surface land owner may own the right to explore for and remove oil, natural gas, and other minerals from a property. Such "severed" mineral rights generally include the right to enter upon the surface of the land in order to prospect or remove minerals located beneath the surface. If you are purchasing property of any substantial size (over a few acres), you may wish to investigate whether the mineral rights are included in the sale or if they have been severed and are owned by third parties. Significant mineral interests are held by the State of Michigan. Read more about mineral interests held by the State by following this link to Michigan state-owned mineral resources. Even if not owned by the State, mineral rights may have been sold to third parties or retained by a previous owner. Oil, gas, and other severed mineral interests are not affected by property tax foreclosure. Furthermore, due to the

complicated nature of mineral abstracting, such severed interests have not been examined during the foreclosure process. ***Severed mineral interest are not included as part of this sale.*** If the mineral interests have not been severed, such interests *are* included. However, it is the sole responsibility of a prospective purchaser to determine the state of any mineral interests associated with this property prior to bidding. Seller makes no representations or warranties regarding the state of title to any mineral interests associated with this parcel.

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.

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.

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-as, where-is" without warranty based upon the assessed legal description.

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

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

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

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

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

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.

51: This property appears to part of a plat which was established before modern zoning ordinances where in effect and may include lots which are not large enough to build on based upon modern requirements. It may be necessary to assemble a group of such lots to meet current land use regulations. Interested parties should contact the local land use office for additional information and conduct other appropriate research prior to bidding to ensure that this parcel is suitable for your intended purposes.

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.

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

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.***

73: This property may not be suitable for the installation of onsite sewage disposal. High water table indicators were observed and/or similar issues exist in the surrounding area. In some jurisdictions holding tanks and berm/mound sewage systems may not be allowed, making many sites unbuildable. Please consult with the local health department for requirements specific to this property.

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.

81: We were unable to conduct a follow-up inspection of this parcel following foreclosure. Therefore, information that we obtained previously may now be outdated or inaccurate. In particular, *the photo(s) listed for this property may not accurately reflect the current condition or existence of structures on the property.* Whether or not the property is occupied may also have changed since our last inspection. Any prospective bidder should verify the condition of this parcel with their own research and visual inspection prior to bidding.