

Public Land Auction

Central UP

August 25th, 2017

Alger, Delta, Dickinson, Marquette, and Schoolcraft Counties



Location:

Holiday Inn Marquette
1951 US-41, Marquette, MI 49855

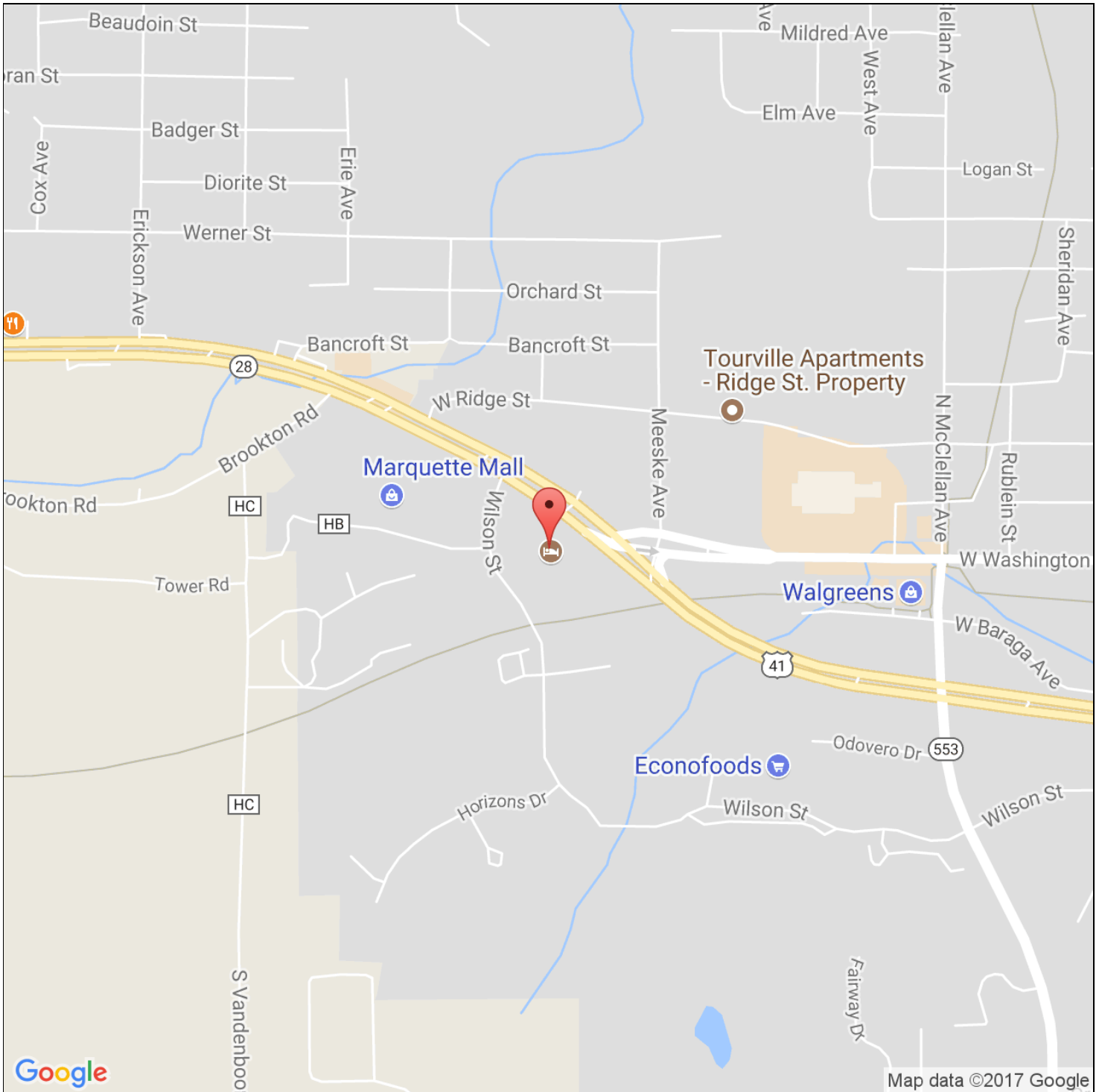
Time:

Registration: 11:30am
Auction: 12:00pm

Printed information is subject to change up to the auction start time. Please listen to the auctioneer closely for updates.

Auction Location

Holiday Inn Marquette: 1951 US-41, Marquette, MI 49855





Facebook.com/TaxSaleInfo

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

(Absentee bids are for those who cannot attend in-person or bid online)

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

- **Photos** and detailed descriptions of properties (where available)
- **Faster check-in/out** with pre-registration online
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Earth links** to satellite images of the area, and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list

We only have about 90 days to review several thousand parcels. We begin about May 1, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** 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.

SAVE TIME AT THE AUCTION

PRE-REGISTER TODAY AT [TAX-SALE.INFO](https://tax-sale.info)

Visiting and viewing property BEFORE auction:

The auction list being furnished is of property that **MAY** be offered. *Many parcels on early lists do not actually proceed to the auction for a variety of reasons.* PLEASE FOLLOW PROPERTIES YOU ARE INTERESTED IN ON THE WEBSITE. They may be removed from the list, which is updated *daily* on the website if the status is changed. If you do not use the internet, please verify current status with the Treasurer's office regularly.

You are NOT AUTHORIZED to enter any buildings, even if they are unlocked or open to access. Entering into a tax auction property to "see it" is **breaking and entering. It is a criminal offense.** Please limit your review to looking through the windows and other external inspection. We will post exterior and interior photos, and provide other commentary as available.

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto 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 (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- **You are NOT AUTHORIZED to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is THEFT AND WILL BE PROSECUTED.** We often ask neighbors to watch property for theft and vandalism and report this to local police. ***You have been warned...***
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT.** Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED.** We suggest reviewing the records of the local ASSESSORS 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 on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
- **NO CASH** will be accepted.
- If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal/business check, money order, Visa, MasterCard, or Discover.
- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
- If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1000.00 must be paid in certified funds.**
- If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal/business check, money order, Visa, MasterCard, or Discover.

Online bidding

- **The full purchase price must be paid in full WITHIN 5 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.
- Online and absentee bidding require a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. 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 Email or Fax.** You will also need to pre-authorize a \$1000 deposit on a major credit card. Contact the auction manager at 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).*

On-site bidding

The doors open **ONE HOUR** before the stated auction time at all of our locations. *Please do not arrive earlier than this, as it delays our setup of the sale.*

2017 AUCTION SCHEDULE - ROUND 1

St Joseph/Branch 7/31/2017 Sturgis, MI	Kalamazoo/Barry 8/1/2017 Kalamazoo, MI	Jackson 8/2/2017 Jackson, MI
Calhoun 8/3/2017 Battle Creek, MI	Van Buren/Cass 8/4/2017 Decatur, MI	Allegan/Ottawa 8/5/2017 West Olive, MI
Wexford/Missaukee 8/10/2017 Cadillac, MI	Montcalm/Ionia 8/11/2017 Sheridan, MI	Mecosta/Osceola 8/12/2017 Big Rapids, MI
Muskegon 8/14/2017 Muskegon, MI	West Central Lakeshore 8/15/2017 Manistee, MI	Grand Traverse/Leelanau 8/16/2017 Traverse City, MI
Northwestern LP 8/17/2017 Boyne Falls, MI	Northeastern LP 8/18/2017 Alpena, MI	Northcentral LP 8/19/2017 Gaylord, MI
Clare/Gladwin 8/21/2017 Clare, MI	Lapeer 8/22/2017 Lapeer, MI	Northern Bay Area 8/23/2017 East Tawas, MI
Eastern UP 8/24/2017 Sault Ste. Marie, MI	Central UP 8/25/2017 Marquette, MI	Western UP 8/26/2017 Watersmeet, MI
Central LP 8/28/2017 Owosso, MI	Bay/Tuscola 8/29/2017 Bay City, MI	St. Clair 8/30/2017 Port Huron, MI
Monroe 8/31/2017 Monroe, MI	Genesee 9/5/2017 Flint, MI	Saginaw 09/6/2017 Saginaw
Kent 9/7/2017 Grand Rapids, MI	Lake 9/8/2017 Baldwin, MI	

Rules and Regulations

1. Registration

Registration will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

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 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 HIS OR HER OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU makes no warranty, guaranty or representation 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.

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. Reservation of Reverter

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.

3. Bidding

A. Overview

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale. **Parcels that do not have online bids and that have not been designated as parcels of interest prior to the start of the sale and in the manner prescribed by the auctioneer are not guaranteed to be offered.** The auctioneer, in their sole discretion, may offer a second request round of unsold parcels after the first round of bidding has been completed at the minimum bid sale only. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

The starting bid prices are shown 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 or auctioneer.

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

C. Bid Increments

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

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

Floor bidders MUST bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

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

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

Absentee bids will be accepted in increments up to the amount that you pre-approve. 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. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info.

G. Bids are Binding

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and 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

- **Live On-Site Bidders**
 - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
 - **NO CASH** will be accepted.
 - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
 - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
 - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
 - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
 - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
 - **The full purchase price must be paid in full WITHIN 5 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.
 - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

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 forfeit any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A 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 will be banned from bidding at all future land auctions. The venue for litigation or arbitration resulting from any disputes or matters involving or arising out of bidding or purchases, whether online or on-site, shall be fixed as Kalamazoo County in the State of Michigan.

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 *de minimus* legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the purchased property is located.
- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

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 did not meet the above requirements at the time their 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 **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. 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

The FGU reserves the right **TO CANCEL ANY SALE, AT ANY TIME, FOR ANY REASON** prior to the issuance of the deed.

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

8. Possession of Property

A. Possession Pending Deed Delivery

It is recommended that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer 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 http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

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.

9. Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at www.tax-sale.info ("**Additional Terms**"). If such Additional Terms apply, they will be listed under the heading "Additional Terms and Conditions" 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. In some cases, the auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed 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, Oral 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: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

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

NOTE: Please review the terms at the top of each online catalog and the addendum pages in the printable sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in a cancellation of the sale and the retention of part or all of the purchase proceeds by the FGU.

Alger County

Lot #	Lot Information	Address	Min. Bid	Sold For
200	Parcel ID: 001-326-005-00; Legal Description: SEC 26 T47N R20W 2 A NE 1/4 OF SW 1/4 LYG S OF M28 Comments: Parcel fronts 1320 feet along the south side of M-28 west of Christmas, but it is only a few feet deep. We estimate the size at a little less than 2 acres, however once you deduct the highway right-of-way, there probably isn't much here past bragging rights. You will want to verify the dimension and boundary locations of this property prior to bidding. It may not even be enough for outdoor bowling Unbuildable Lands / Too Small; Summer Tax Due: \$1.11	M-28 West, Christmas;	\$400	
201	Parcel ID: 001-537-021-00; Legal Description: PLAT OF CHRISTMAS LOTS 21 & 22, BLK 7 EXC THE N 165' Comments: Parcel sits to the rear of E8049 M-28 in Christmas. It is 165' south of the road. There IS access to it over that front parcel (a path is visible) but whether or not that access is "legal" (ie: an easement) should be investigated prior to bidding. The lands around this are swampy. Please do your homework on this one before bidding. No Road Access; Summer Tax Due: \$35.63	(Behind) E8049 M-28. Christmas;	\$650	
202	Parcel ID: 006-031-004-10; Legal Description: SEC 31 T46N R17W POR OF NE 1/4 OF NE 1/4 COM AT INT OF W R/W LN OF M94 & S R/W LN OF MLSRR, TH SLY ON W R/W LN OF HWY 600' TO SE COR OF LOT CONV, COR BNG 763' S & 33' W OF NE COR, TH W 200', S 100' PAR TO W R/W LN OF HWY, TH E 200', TH NLYALG W R/W LN 100' TO POB Comments: Parcel fronts 100' on M-94 at Shingleton and runs 200' deep. There is (what is left) of a small house on this parcel, but it's pretty well shot. Built on a wooden pier footing system that has rotted away. Boarded and abused. Firewood. The value here is in the land. Dangerous Building; Summer Tax Due: \$142.86	M-94, Shingleton;	\$1,400	
204	Parcel ID: 006-413-128-00; Legal Description: SEC 13 T46N R19W .21 A SW 1/4 OF SE 1/4 COM AT SE COR, TH N89 DEG30'W ALG S LN 1459', TH N0DEG30'E 33' TO POB, TH S89DEG30'E 55', TH N5DEG30'E ALG W LN OF CO RD 160.62', TH N89DEG30'W 19', TH N73DEGW 52.13', TH S0DEG30'W 174.82' TO POB Comments: Parcel is at the NW corner of the intersection of Cedar and Knox Streets in Wetmore. Fronts 55' on Cedar and runs 160 feet to the north more or less. The structure here is probably beyond reasonable restoration, though we have seen worse brought back to life. It has wooden pier footings and no real foundation other than the front porch, which is built slab-on-grade. The roof is old and leaks inside in several places. Curiously, there is natural gas service here, which would indicate that it has been occupied in the not too distant past. There is also a one car garage in poor condition. Both are full of debris. The northern portion of the lot is wetlands. Summer Tax Due: \$30.11	E9598 Cedar Street, Wetmore;	\$700	
205	Parcel ID: 051-190-081-00; Legal Description: ISLAND VIEW ADDITION LOTS 81 & 82 Comments: 67' on Varnum Street. Runs 130' deep to the south. The home here has been stripped down to the studs for a re-do, but has not progressed past that point. The floors are a bit wavy, but sturdy. 7' ceilings on the first floor. The roof is old, but there are no major leaks. There are two bedrooms framed in upstairs and one down. One car attached garage. The mechanicals all need a re-do and a resurfacing in general. Natural gas and municipal water and sewer here. This is worthy of a good look if you're a rehabber ! Summer Tax Due: \$785.46	520 VARNUM ST;	\$5,200	

Delta County

Lot #	Lot Information	Address	Min. Bid	Sold For
1900	Parcel ID: 001-500-008-00; Legal Description: SEC 4 T41N R22W. LOT 8 OF SUPERVISOR'S PLAT OF THE VILLAGE OF PERKINS. Comments: Parcel fronts 100' on Main Street in Perkins. The south boundary has riverfrontage on the Tacoosh River. The lot is roughly 100x200 in size. There is a structure on this one, but the value is clearly in the lot. The structure is collapsing and has been sitting here rotting away for decades. It was originally a log cabin, converted and recovered into a frame building in later years. It's well over 100 years old. The Tacoosh River flows past the south boundary here, and it would make a great focal point for a new home. The river is not large, but it is swift moving and will remain fresh unlike some that are mosquito ponds. Summer Tax Due: \$67.46	5925 Main Street. Perkins;	\$1,700	
1901	Parcel ID: 004-226-010-00; Legal Description: SEC 9 T40N R22W. LOTS 9 & 10 BLK 26 GLADSTONE COMPANY'S FURNACE ADDN. Comments: Wetlands parcel. Could be used in a MDEQ mitigation plan. Or as a frog farm. Wetland Indicators; Summer Tax Due: \$5.56	(Off) Mather Avenue. Gladstone;	\$600	
1902	Parcel ID: 007-113-019-00; Legal Description: SEC 13 T40N R23W. .15 A BEG AT SE COR OF GL5, TH N 89 DEG 51' 34" W 1298.29' TO POB, TH N 0 DEG 23' 10" E 634.73', TH N 89 DEG 27' 59" W 10', TH S 0 DEG 23' 10" W TO A PT 10' W OF POB TH S 89 DEG 51' 34" E 10' TO POB. Comments: We're not sure what you could use this for. It's not even large enough to park a car on. Unbuildable Lands / Too Small; Summer Tax Due: \$16.70	404 N 8TH ST GLADSTONE;	\$750	
1903	Parcel ID: 008-185-015-00; Legal Description: SEC 35 T39N R19W. 1 A COM AT A PT 76 1/2 RDS N & 11/2 RDS E OF SW COR OF SW 1/4 RNG, TH DUE E 209', TH DUE N, AT R ANG 209', TH DUE W AT R ANG 209', TH DUE S AT R ANG 209' TO POB. Comments: This parcel is 209' square. Nice, dry, level open building site on KK Road about 5 miles south of Garden Village off M-183. A peaceful setting for your summer retreat in the middle of Gods Country. Summer Tax Due: \$13.77	KK Road. Garden MI;	\$700	

1904	<p>Parcel ID: 009-123-024-00; Legal Description: SEC 23 T37N R24W. .31 A COM AT SW COR OF GL4, TH E 215', TH N 625' TO POB, TH E 300' M/L TO SHR OF GREEN BAY, TH N 100', TH N 20 DEG E 100' TH W 300', TH S 20 DEG W 100', TH S 100' TO POB EXC S 75' & EXC COM AT SW COR OF GL4, TH E 215', TH N 725', TH N 20 DEG E 100', TH E 115' TO W'LY R/W OF RD & POB TH E 185' TO SHR OF GREEN BAY, TH S 20 DEG W 100', TH S 25', TH W 200' M/L TO W'LY R/W OF RD, TH N'LY ALG RD TO POB. Comments: Parcel is roughly 1/3rd of an acre, and is roughly 125x100 feet in size. Lies to the west of Highlanding Road, a private shared drive. The mobile home here is older, and is in pretty rough condition. There are a couple of apparent issues here: (1) There is an artesian well on the property (they run even without power), and it is feeding plumbing under the trailer that apparently has frozen. So it's running non-stop. (2) The private road here is not located where it is supposed to be. So "technically" the road is covered by trees, and the physical road is on other peoples property. The neighbor across the street claims that the property "has no access", however our experience is that a court would award an easement over the physical road if asked. So take that claim with a grain of salt but also be aware that there could be an argument over the topic. For what its worth, there are other properties further up this road that are allowed to pass over the "road" without objection. The trailer is roached. It appears that the plumbing has frozen, and there are warped floors from that. The floors are noticeably weak and it slopes at the front corner of the living room. It curiously has a dropped acoustic ceiling. It was originally two bedrooms, converted to one. Other than the artesian well issue, this is generally decent land. You may wish to check with the health department on the status of the septic system here, and if they consider the parcel buildable. Claims Of Defect From Third Parties;</p> <p>Summer Tax Due: \$90.24</p>	1035 HIGHLANDING RD HWY M 35 BARK RIVER;	\$1,300	
1905	<p>Parcel ID: 010-182-002-00; Legal Description: SEC 32 T41N R18W. 1 A BEG 280' S OF NE COR OF NE 1/4 OF NE 1/4 TH W 208.7', TH S 208.7', TH E 208.7', TH E TO BDY LN, TH N 208.7' TO POB. Comments: This is a square acre (208.7' x 208.7') parcel in "the boonies". 00.25 road into this parcel crosses the Fishdam River, but the bridge is gated and we assume the bridge is unsafe for vehicular traffic. We came in by way of North 32 Road to the west. We found the lands in this area to be pretty much completely swamp EXCEPT for an ancient mailbox near the edge of this parcel. Traveling further, we found a spot on the parcel that actually would permit you to pull in off the road with a camper and vehicle and have sufficient room to set up camp. In mid summer, the mosquitos here would probably carry small children away. But this might make a great hunting camp in the colder months. But by the same token, there is terrific fishing in the Big Fishdam River ... and that is walking distance from this site. No Power In Area; Seasonal Road;</p> <p>Summer Tax Due: \$30.78</p>	00.25 Road.;	\$950	
1906	<p>Parcel ID: 011-024-013-10; Legal Description: SEC 24 T43N R22W. [20 A] E 1/2 OF NW 1/4 OF NW 1/4. Comments: Parcel fronts 660 feet on the south side of Osier Road, 1/4 mile west of Glenwood (55/100) Road. The front portion of the property (about 10 acres) is mostly open. The land runs 1320 feet deep and the rear wooded area (the other 10 acres), from the treeline to the south, is marshlands according to USGS topographical maps. There is what we think is an old portable classroom, a decapitated mobile and a couple of older travel trailers on the parcel, as well as the remnants of an old frame barn and collapsed camp shack. None of these are habitable. You can walk to downtown Osier from here. A great recreational parcel or homesite. Just a mile west of US 41.</p> <p>Summer Tax Due: \$99.25</p>	7005 OSIER (40TH) ROAD RAPID RIVER;	\$2,100	

1907	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 011-112-005-00; Legal Description: SEC 12 T42N R23W. 40 A NE 1/4 OF NW 1/4. Comments: Parcels 1907 and 1908 are each "square 40's", being 1320x1320 in size each. Parcel 1907 has no improved road access, and may be tough to get into, so we are offering the two as a single sale. Combined, the parcels front 1320' on the east side of L Road, and run 2640' deep. You will want to access this from M-35 via Cedar 36th Lane to the north, as L Road from the south is primitive. The property has a gentle roll to it, with the front portion being open lands with a few evergreens, and the rear wooded. USGS topographical maps indicate that there is a marshland section that includes the entire rear 40 and a portion of the front one past the treeline as well. We marked the approximate SW corner of the front 40 along the road with some orange survey tape around a tree. There is the skeleton of a mobile home (aluminum stripped), a collapsed barn and an old garage building here ... all of which are in tough shape. The garage has some potential, but the other two are goners. The home is a classic old farmhouse. It has a newer block foundation underneath, but it rather Spartan inside. It has no "bedrooms" but there is a large living and presumably dining room on the main floor. Maple hardwood floors. The second floor is unfinished and could be a great master suite. The home appears to have been inhabited mostly as a recreational use property through as recently as 2013-4. This could be made into a great home or a perfect hunt camp !!</p> <p>(2 of 2) Parcel ID: 011-112-006-00; Legal Description: SEC 12 T42N R23W. 40 A NW 1/4 OF NW 1/4. Summer Tax Due: \$316.92</p>	L Road. Rock;	\$5,800	
1909	<p>Parcel ID: 012-302-001-00; Legal Description: SEC 29 T41N R21W. LOTS 1&2&3 BLK 2 PLAT OF RAPID RIVER. Comments: This is an older home in Rapid River that has been converted to a duplex. The lower floor was secure and we were unable to access it without leaving it wide open, so it's a chef's surprise. But based on what we saw in the upper unit, it's cluttered and dirty, but straight and solid. The home appears to be in need of a new roof, but it's tough to get a good look at it because it is surrounded by trees and brush. The upper floor of this one has a door that has been busted up, and it is inhabited by feral cats (and a couple dead ones). There is a large, 2 car garage on the alley. It also is trash filled. There is an auto in here that we have no title to. It is not included in this sale. We would summarize here by saying that this one needs to be cleaned out (and aired out), deep cleaned and resurfaced. The structure seems solid enough. It just needs attention. We have a difficult time getting in and around this one because of the debris. Summer Tax Due: \$255.59</p>	7861 Cleveland Street, Rapid River;	\$7,100	
1910	<p>Parcel ID: 012-308-005-00; Legal Description: SEC 29 T41N R21W. LOT 5 BLK 8 PLAT OF RAPID RIVER. Comments: This is a smaller 2-3 bedroom home in Rapid River. It has had some low grade remodeling done that is incomplete. The building has a newer roof and we did not see evidence of leaks. The inside is cluttered with general debris. Based on the slope of the floors, we suspect this may be on a wooden pier footing system that is not in the best of condition. This one could probably be rehabbed, but it will take some work. There is a fairly modern 2 car garage to the rear. To be honest, the garage may be of more value than the house. It is in pretty decent condition, and contains just a little bit of clutter. Summer Tax Due: \$175.33</p>	7835 WASHINGTON ST RAPID RIVER;	\$6,400	

1911	Parcel ID: 012-400-008-00; Legal Description: SEC 20 T41N R21W. LOT 8 OF JOHN GRANDCHAMP SUBDIVISION. Comments: This is a newer singlewide with a shingled roof *and* a stick built two car garage just north of Rapid River. The garage is the better of the two. The mobile appears to have been vacant since about 2014. The plumbing here has frozen and the entire floor system (pressboard) sponged it up and has warped, buckled and is weak and needs pretty much a complete strip and replacement. The issue with mobiles is whether the substructure is also engineered (laminated pressboard) material. That can be the difference between a restorable unit and junk. The value here is in the land, garage, well and septic. Freeze Damage; Summer Tax Due: \$457.60	10845 T.6 LANE RAPID RIVER;	\$4,700	
1912	Parcel ID: 013-011-023-00; Legal Description: SEC 11 T40N R19W. 1 A COM 32 RDS S & 70 RDS E OFNW COR OF GL3 TH N 16 RDS, TH W 10 RDS, TH S 16 RDS, TH E 10 RDS TO POB. Comments: We looked for access to this parcel and did not find any. It is one acre, 165 (east-west) by 264' (north-south) and is between LL Road and 23.75 Lane. There may be a physical road into this area at the curve on 23.75, but it's private land and gated. So we could not get in. Some research may demonstrate an easement for access if this one interests you, but it has no public road frontage. No Road Access; Summer Tax Due: \$9.81	(Off) LL Road. Nahma;	\$650	
1914	Parcel ID: 013-601-011-00; Legal Description: SEC 21 T40N R19W. LOT 11 BLK 1 OF SUPERVISORS PLAT #1. Comments: We suspect there may have been a home on this parcel in the past. It now contains just two solitary, antiquated SatTV dishes. Would make an excellent spot for a vacation place, or you could install a communication center to talk to the aliens on the dishes. This is at the northern edge of the Nahma central district and there are severaql attractions within walking distance. Summer Tax Due: \$23.39	8171 River GG Street, Nahma.;	\$1,300	
1915	Parcel ID: 014-053-045-00; Legal Description: SEC 3 T39N R23W. 4.61 A BEG 238.8' S OF NE COR OF SE 1/4 OF SE 1/4, TH W 870.99' TH S 230' TH E 870.99' TH N 230' TO POB. Comments: Parcel fronts 230 feet along the west side of M Street, and runs 870 feet deep = 4.6 acres. This parcel is really nicely wooded in hundreds of younger red pine trees. The mobile here is of the 1960's vintage. It is in pretty solid condition, tho we did notice one area along the hallway where the wall facing the driveway seems to have some bowing perhaps from the water that runs off the small gutter that empties where the wrought iron back porch railing meets the foundation. The mobile is well set on a block crawlspace foundation. 2 bedrooms, one bath. Clean. Straight. Solid. The two car steel garage is also solid and nice. Roughly 30x30. Concrete floor. This would won;t need much work. Bring your checkbooks. It will be popular. Summer Tax Due: \$303.54	6981 M Road;	\$3,000	

1916	<p>Parcel ID: 014-121-001-00; Legal Description: SEC 18 T39N R22W. LOT 1 BLK 1 OF PLAT OF VILLAGE OF WELLS & ADJACENT ALLEY. Comments: At the NE corner of the intersection of Third Street and Third Avenue in Wells. This structure is in pretty tough condition. The garage (we think it's a garage) on the north side has collapsed. The two entry doors to the home are either blocked from the inside, or the frames are bowing to the degree that if we enter, we won't be able to resecure them. So we did not enter this one. The core structure here "looks" straight. The roof is not bad. But it has been open to the elements (lots of broken windows and holes) and we assume there are critters living here. There is some soot/discoloration at points that infer there may have been a fire here. It will be difficult to assess the condition of this one until it has been emptied out. There is debris inside the building and all over the yard. This one is a grab bag. Nice corner lot in wells. Natural gas here. A performance bond in the amount of \$20,000.00 to ensure demolition of structures is required in order to purchase this lot. Evidence of the posting of a CASH PERFORMANCE BOND or equivalent surety, shall be presented to the Seller or its designee for acceptance within 5 days of the auction. The seller has the unilateral right to accept, reject or require modification to the proposed instrument. If an acceptable bond or surety is not presented within the period, the sale shall be canceled for non-performance without refund. The purchaser has NO RIGHT TO POSSESSION or entry upon the property until the issuance and recording of the deed. Structural Issues;</p> <p>Summer Tax Due: \$42.33</p>	6454 N 3RD ST WELLS;	\$2,500	
1917	<p>Parcel ID: 041-257-005-00; Legal Description: SEC 17 T39N R18W. LOT 5 BLK 7 OF VILLAGE OF GARDEN SUB. Comments: This parcel contains an older 3 BR (2 up, 1 down) home in the center of the Village of Garden. The home is straight and solid. We did not see any evidence of roof leakage. It has a pretty decent, 24x30 2 car detached steel garage to the rear. The garage needs 2 new overhead doors. It has wooden floors over dirt. There are a couple of small framed workshop rooms as well toward the house. The roof is older, and missing a few shingles, but we did not notice any leaks inside.</p> <p>Summer Tax Due: \$179.38</p>	6343 STATE ST GARDEN;	\$3,700	
1919	<p>Parcel ID: 051-350-2930-335-004; Legal Description: LOT 4 OF BLK 18 OF THE S H SELDEN ADDITION Comments: Older home that could use a coat of paint. Has had a handicap ramp added to the front porch. The porch roof has been modified and the siding there is a bit chopped up. This is "kind of" a duplex, but we'd check with zoning folks on whether it is legitimate. The second floor (which may not have been used in eons) has a separate exterior entrance, but it does not have a kitchen. It's not exactly clear how it originally connected to the main level, as the whole layout is a little awkward ... with the entrance to the 2nd floor being in the bathroom (?) The main floor unit is modern, clean and straight. We did notice a hump in the hardwood floor in the kitchen, but this may be from the house being closed up. We did not see any evidence of frozen plumbing that would have caused this. Hot water heat, newer boiler. Upgraded wiring. This would be a stellar property for conversion back into a single family unit.</p> <p>Summer Tax Due: \$927.15</p>	212 SOUTH 19TH STREET ESCANABA;	\$4,600	
1920	<p>Parcel ID: 052-059-019-00; Legal Description: LOT 19 BLK 59 1ST ADDITION TO CITY OF GLADSTONE. Comments: Older 1.5 story home on a quiet residential street in Gladstone. Exterior is asphalt shingle sided. Has a decent looking roof that did not appear to leak. The inside is a bit messy, but not stinky. Looks like it has been vacant perhaps a year to 18 months. Generally solid and straight, with a few creaky floors mostly upstairs. 2 bedrooms, 1.5 baths. With some updating, this could be a pretty nice place. How water heat. No obvious signs of freeze damage to the plumbing. Fenced yard with alley service.</p> <p>Summer Tax Due: \$450.24</p>	1012 MINNESOTA AVENUE GLADSTONE;	\$12,500	

1921	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 052-241-011-00; Legal Description: . LOT 11, 12, 13, 14 BLK 1 BRODENE'S 1ST ADDITION OF CITY OF GLADSTONE. Comments: Sales 1921 and 1922 are adjacent vacant lots at the north end of Gladstone off of N 15th Street. These parcels have no improved road access. There is a platted street between these two parcels, but it has never been built either, and may even be vacated (abandoned). The lands here are low and moist. Unimproved Roads;</p> <p><i>(2 of 2)</i> Parcel ID: 052-242-009-00; Legal Description: . LOT 9, 10 BLK 2 BRODENE'S 1ST ADDITION OF CITY OF GLADSTONE. Summer Tax Due: \$10.16</p>	N 15th Street, Gladstone;	\$1,100	
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Dickinson County

Lot #	Lot Information	Address	Min. Bid	Sold For
2000	<p>Parcel ID: 002-005-008-20; Legal Description: SEC 5 T39N R30W A STRIP OF LAND 100.00 FT WIDE ACROSS THE NW X NE, NE X NE BEING THE FORMER WISC MICH RR R/W 50.00 FT IN WIDTH ON EACH SIDE OF C/L OF SURVEYED AND LOCATED LINE. Comments: This parcel was a Wisconsin & Michigan railroad right-of-way. It may have been abandoned, but that is unclear. It runs east to west, and across the entire NE 1/4 of Section 5. That would start (on the east) at the end of Dawn South Lake Road, and run west to the centerline of the Section. Curiously, the tracks are still in place here, and these have usually been harvested by the railway prior to abandonment. So you may wish to confirm the location of the line and question any party with a contractual right (or easement) to use it before disturbing the infrastructure. There is substantial value to the steel track and the gravel bed. Whether you would have a right to remove and sell them is a question you will want to be sure of the answer to prior to bidding. If this is only land ownership and you don't have ownership of the actual track material, you could end up in deep poo-poo if you tried to remove them. Please make sure what you're bidding on here, folks. Easement Or Access Across;</p> <p>Summer Tax Due: \$316.42</p>	Railroad right-of-way;	\$1,500	
2001	<p>Parcel ID: 002-127-023-00; Legal Description: SEC 27 T40N R30W THE S 1/2 OF THE S 1/2 OF THE W 1/2 OF THE NW 1/4 X SW 1/4 PARCEL CONTAINS 5.00 ACRES M/L. Comments: Parcel fronts 330' (north-south) along East Bar D Drive and runs 660 feet east deep more or less. There is a trail (power line) that runs from the very SW corner of the parcel to the NE. This is a parcel that is nicely wooded and would qualify as a maple grove. Some ferns, a few evergreen and some other mixed woods in here also. This would make a really nice building site for a new home !</p> <p>Summer Tax Due: \$450.31</p>	E BAR D RANCH DR IRON MOUNTAIN MI 49801;	\$2,500	
2002	<p>Parcel ID: 002-481-015-00; Legal Description: LOTS 15-16-17-18-19-20-21 BLK 1. FIRST ADD TO EAST BREITUNG. Comments: Parcel sits 150 feet to the rear of 218 S VanBuren Street. It is 130 feet (north-south) x 350 feet (east-west). Technically, this parcel fronts on Coolidge Avenue, but this section of the road was never built. So you should check to see if the street here was ever officially "vacated" (abandon) by the city, or if the right to use this as a public roadway (driveway) still exists. Level, open lands. Unimproved Roads;</p> <p>Summer Tax Due: \$186.31</p>	COOLIDGE AVE KINGSFORD MI 49802;	\$1,300	
2003	<p>Parcel ID: 003-179-019-10; Legal Description: SEC 29 T42N R29W THE E 66 FT OF THAT PART OF SE 1/4 OF NW 1/4 DESC AS:BEG AT THE SW COR OF THE NORDIC PLAT WHICH PT IS 2360.6' S & 1980.8' E OF NW COR OF SEC 29, TH S 0 DEG 01'15" E 278.30 TO S LN OF FORTY, TH E ALG S LN OF FORTY 360.44 FT, TH N 278.30 FT TO SE COR OF SD PLAT, TH W 360.38 FT TO THE POB.1.19 A M/L Comments: This parcel is 66 feet wide (east-west) and 278.3 feet north-south. It runs along Sturgeon Ln and crosses over the river. The parcel contains an aging BRIDGE that crosses the Sturgeon River and provides access to several properties. Those properties are likely holders of either an express, implied or prescriptive easement which means that they probably have a legal right to use the bridge, but no obligation to maintain it. A purchaser may assume the legal responsibility for its repair. So please pay attention to what you're bidding on here</p> <p>Summer Tax Due: \$17.53</p>	Sturgeon Lane, Felch;	\$450	

2004	Parcel ID: 004-014-043-00; Legal Description: SEC 14 T39N R29W PART OF NW 1/4 OF NW 1/4 LYING S OF C&NW RR R/W BEG AT A PT ON THE S LN OF SD FORTY 296.68 FT W OF THE SE COR THEREOF, TH N 7 DEG 48' E 236 FT TO S R/W OF C&NW RR R/W, TH N 62 DEG 08' W ALG R/W 60 FT, TH S 15 DEG 35' W 110.4 FT, TH S 6 DEG E APPROX 150 FT TO S LN OF SD FORTY, TH E ALG S LN APPROX 60 FT TO POB .36 AC M/L Comments: This parcel is mostly or completely located UNDER Spruce Street in Vulcan. It is being sold subject to the rights of others to use that road. In other words, it's of little practical use. And that's why we have it. If there is land that is not under the road ... it would be a sliver located east of it ... where the pine trees are. We think. Unbuildable Lands / Too Small; Summer Tax Due: \$56.81	N1229 RIVER RD CO RD 577 VULCAN MI 49892;	\$600	
2006	Parcel ID: 005-104-016-00; Legal Description: SEC 4 T42N R30W PART OF SE 1/4 OF SW 1/4 LYING E OF M-95 R/W DESC AS FOLLOWS, COM AT A PT WH IS PT OF INTERSECTION OF E LINE SD FORTY & E LINE OF R/W HWY M-95, TH IN A NW'LY DIR ALG E LINE R/W M-95 500 FT, TH DUE E TO A PT ON E LINE SD FORTY, TH S ALG E LINE TO POB. 1.50 A. Comments: On M-95 near the Wells Grade Road. 1.5 acre parcel contains an older mobile in decent condition, a one car garage outbuilding, and a newer 2 car steel garage. The mobile home is well maintained. We did not see any sign of long standing or serious roof leaks other than one at the kitchen skylight that is showing a little mold. It appears that the last use was about 2014. The outbuilding is solid and merchantable. The 2 car 24'x24' garage has a concrete floor and is in excellent condition. 4" submersible pump and well. With very little effort, this one is ready to roll. Has 500 feet of frontage on the highway. Personal Property; Summer Tax Due: \$601.08	N9316 M-95. Sagola;	\$3,100	
2007	Parcel ID: 005-111-004-00; Legal Description: SEC 11 T42N R30W ALL THAT PART OF NW1/4 OF NW1/4 LYING N OF CO RD Comments: Parcel is probably about 20 feet wide after discounting road right-of-way. North of Wells Grade Road, at the intersection with a trail that runs north from the east side of Section Eleven Lake. Unbuildable Lands / Too Small; Summer Tax Due: \$35.08	Wells Grade Road. Sagola.;	\$500	
2008	Parcel ID: 005-219-021-00; Legal Description: SEC 19 T44N R30W W 330 FT OF THE E 660 FT ON THE N 660 FT OF THE SE1/4 OF SE1/4 "EXC" THE E 100 FT THEREOF 3.48 AC M/L Comments: Parcel is 220' (east-west) x 660' (north-south) = 3.48 acres. This one is over a mile up a logging grade road that was all torn up when we were there in early June after heavy rain. We didn't make it all the way in. If you want to give it a whirl (with a 4WD) after it dries up a bit, take Sawyer Lake Road to County Camp Road, go west a little over 1/2 mile, and then turn right onto the (Sjobergs Camp) road where we have placed a directional sign. Head north another 1.5 mile or so and you're there. We are working to get a description of what is on the parcel. We believe it is a camp. Summer Tax Due: \$335.46	(Off) County Camp Road. Channing.;	\$1,900	
2009	Parcel ID: 005-303-004-00; Legal Description: LOT 5, BLK 3 BURTON HANSON'S SUBD. Comments: Parcel fronts 50 feet on Bell Avenue in Channing. Runs 142 feet deep. Level dry lands with homes on both sides. Summer Tax Due: \$25.35	BELL AVE CHANNING MI 49815;	\$500	

2010	Parcel ID: 005-323-015-00; Legal Description: LOTS 15 TO 18 INC BLK 3 ORIGINAL PLAT OF THE VILLAGE OF CHANNING. Comments: One story home in Channing. it is straight and solid, and the roof is in fair condition. Aluminum siding. Two outbuildings. Space heater. Sits on a crawlspace that has standing water in it that will need to be sumped out. The floor plan has been chopped up to introduce a stairway that leads to an attic space that apparently was being planned for use as a sleeping area (?) or storage space. That stairway takes up a portion of what we believe was the living room. The floor plan here is a bit odd. This one is solid and worth rehabbing. Summer Tax Due: \$331.88	N11720 Railroad Avenue. (AKA 403 Railroad) Channing;	\$2,800	
2011	Parcel ID: 005-507-006-50; Legal Description: EAST 2 FT LOT 6 & LOT 7 BLK 7 SUPERVISOR'S PLAT OF THE VILLAGE OF SAGOLA. Comments: Older two story house in Sagola. Occupied by a renter. Because it is occupied we could not view it in detail. We did observe that it has a fairly recent roof on it. Needs siding and general upgrading. Occupied; Summer Tax Due: \$284.06	206 CHANNING AVE CHANNING MI;	\$2,600	
2012	Parcel ID: 005-566-011-00; Legal Description: LOTS 11 & 12 BLK 6 SUPERVISOR'S PLAT OF MCGINLEY'S 2ND ADDITION. Comments: Parcel sits east of Channing at the intersection of two streets (Carey and Fifth Street) that have never been finished. Parcel is 256' east-west x 151' north to south. Unimproved Roads; Summer Tax Due: \$80.59	(Unimproved) Fifth at Carey Sreet. Channing;	\$750	
2013	Parcel ID: 051-000-151-00; Legal Description: SEC 30 T40N R30W PART OF THE NW 1/4 X SW 1/4 BEGINING 687.38 FT S & 673.78 FT W OF THE NE CORNER, TH S 76 DEG 26' 00" W 82.40 FT, TH N 18 DEG 03' 00" W 31.69 FT, TH N 37 DEG 01' 00" E 106.18 FT, TH S 28 DEG 26' 00" E 37.91 FT, TH S 21 DEG 00' 00" E 5.72 FT, TH S 56 DEG 06' 00" W 21.17 FT, TH S 27 DEG 35' 00" E 55.85 FT TO THE POB (A/K/A PARCEL 40-A OF AN UNRECORDED PLAT) Comments: Parcel is irregular in shape. Fronts 82 feet on Kimberly Avenue, and 106 feet on the alley type street to its rear. The home here is generally straight and solid, but the foundation exhibits numerous points of decay. These issues have not transmitted themselves to the interior, but given time, they will. You'll want to take a good look at the foundation on this prior to bidding. This home has one small (childs) bedroom down, and a single room upstairs. It is a bit grubby, and appears to not have been regularly occupied in possibly 15+ years. There are visible indicators of frozen plumbing. The toilet is in multiple pieces The roof here is older, but does not leak. The furnace and other mechanicals here are in decent condition and should be serviceable. Not a bad starter or retirement place if you are willing to put the elbow grease into it. Freeze Damage; Summer Tax Due: \$791.92	720 KIMBERLY AVE IRON MOUNTAIN MI 49801;	\$4,500	

2014	<p>Parcel ID: 051-000-252-11; Legal Description: SEC 32 T40N R30W SW 1/4 X NW 1/4 COMM W 1/4 CNR SEC 32; TH S 89 DEG 36' 00" ALG THE E/W 1/4 LINE SEC 32 1307.92' TO SE CNR OF THE SW 1/4 X NW 1/4; TH N 0 DEG 47' 40" E ALG E LINE OF SW 1/4 X NW 1/4 553.78' TO A FOUND PIN; TH N 68 DEG 45' 09" W 403' TO A FOUND PIN; TH N 45 DEG 30' 33" W 43.39 ' TO A SET CAPPED PIN AND POB; TH N 45 DEG 30' 33" W 223.7'; TH N 15 DEG 50' 22" W 147.36'; TN N 44 DEG 19' 20" E 35.2' TO A SET CAPPED PIN; TH N 23 DEG 50' 25" W 144.83' TO A SET CAPPED PIN ON THE S'ELY AS BUILT 66' WIDE R/W OF "TOWER DRIVE"; TH S'WLY 344' M/L TO A FOUND 1" PIPE; TH S 00 DEG 57' 41" W 299.72' TO A FOUND PIPE; TH S 89 DEG 37' 47" E 546.54' TO POB. 3.57 AC M/L**2014 SPLIT OF 000-252-10**</p> <p>Comments: Parcels 2014 and 2015 are being sold as a single parcel, as 2015 has no road access. Together, these parcels = 10.65 acres more or less. This property is located due east of iron Mountain at the old Pewabic Mine site. That's right ... you can own your own iron mine ! Properties like this come with a certain amount of potential liability, so please be aware that the property includes a mine shaft This is nice wooded property with some scenic views of the panorama ovewr Iron Mountain and Kingsford to the south. It is high and dry, and the local radio and TV station towers are just a few hundred feet to the north. There are no buildings on this property. Access is by a road about 100 feet past the old metal barn (on B Street ... NOT on our parcels) that we have marked with a piece of orange survey tape and a sign.</p> <p>Summer Tax Due: \$67.24</p>	East "B" Street. Millie Hill;	\$700	
2015	<p>Parcel ID: 051-000-252-20; Legal Description: SEC 32 T40N R30W SW 1/4 X NW 1/4 BEG NE CNR SW 1/4 X NW 1/4, TH N 89DEG 48' 30" W ALG N LINE OF SD QTR 301.64' TH S 44 DEG 22' 26" W 451.35' TH S 15 DEG 54' E 147.33' TH S 45 DEG 45' 33" E 267.03' TH S 68 DEG 45' E 403' M/L TOA POINT ON E LINE OF SW 1/4 X SW 1/4; TH N 0 DEG 47' 40" E ALG SD LINE 796.32' TO POB, EXCEPT COMM W 1/4 CNR SEC 32 T40N R30W, TH S 89DEG 36' E ALG E-W 1/4 LINE SEC 32 1307.92' TO SE CNR OF SW 1/4 X NW 1/4; TH N 0DEG 47' 40" E ALNG E LINE OF SW 1/4 X NW 1/4 1350.10' TO REBAR PIN AT NE CNR AND POB; TH N 89DEG 37' 47" W ALG N LINE SW 1/4 X NW 1/4 332.38' TO CAPPED REBAR PIN ON E-LY CURVED 66' R/W OF TOWER DRIVE; TH S'WLY 102.74' ALG A CURVE TO THE R WHICH HAS A DELTA ANGLE OF 19DEG 37' 20", A RADIUS OF 300' AND A CHORD WHICH BEARS S 49DEG 32' 46"W 102.74'; TH S 82DEG 14' 10" E 412.29' TO S SET CAPPED REBAR PINE ON E LINE OF SW/1 4 X NW 1/4; TH N 0DEG 47' 40" E ALG SD LINE 119.9' TO POB. .82 AC 7.08 AC M/L **2012 SPLIT OF 000-252-00 & 000-252-01**2015 SPLIT PORTION TO 000-252-25**</p> <p>Summer Tax Due: \$145.68</p>	TOWER DR IRON MOUNTAIN MI 49801;	\$1,100	

2016	<p>This lot is a "bundle" comprised of 3 parcels</p> <p>(1 of 3) Parcel ID: 051-101-529-00; Legal Description: THE WEST 1/2 OF LOT 4 BLOCK 12 HAMILTON & MERRYMAN'S 3RD ADDITION Comments: We are combining 3 parcels into one sale. This sale includes two 50x60 foot parcels, as well as one that is 120x150 feet in size. They form one contiguous parcel. This property sits to the south of the home at 418 S Pewabic Street. It is a rolling hillside parcel and Pewabic Street ends at its north line. The street beyond this point is unimproved and it may have been vacated (abandon) in the past. You'll want to check local (city) records on the status of Pewabic Street. PLEASE NOTE: We are also offering a parcel that is not immediately adjacent, but is very close by to the west as sale 2019. If you are interested in these parcels, you probably will have an interest in that one as well. NOTE #2: The street names on the original plat maps have changed over time. 5th Street and 6th Street have been reversed ...</p> <p>(2 of 3) Parcel ID: 051-101-530-00; Legal Description: THE WEST 1/2 OF LOT 5 BLOCK 12 HAMILTON & MERRYMAN'S 3RD ADDITION</p> <p>(3 of 3) Parcel ID: 051-101-532-00; Legal Description: LOTS 6-7-8 AND THE WEST 1/2 OF THE VACATED PORTION OF PEWABIC STREET ADJACENT TO LOTS 6-7-8 (VACATED 05-17-1999 LIBER 383 PAGE 961) BLOCK 12 HAMILTON & MERRYMAN'S 3RD ADDITION Summer Tax Due: \$374.53</p>	<p>416 PEWABIC ST IRON MOUNTAIN MI 49801;</p> <p>416 PEWABIC ST IRON MOUNTAIN MI 49801;</p> <p>416 PEWABIC ST IRON MOUNTAIN MI 49801;</p>	\$2,700	
2019	<p>Parcel ID: 051-101-536-00; Legal Description: LOT 10 BLOCK 12 HAMILTON & MERRYMAN'S 3RD ADDITION Comments: Parcel is 40 feet (east-west) x 185 feet (north to south). Located on the east side of the alley between Millie Street and (vacated) Pewabic Street. Our sale #2016 (which is three more parcels) are located just a few feet east of this one. Rolling uplands with brush and a few trees. NOTE: The street names on the original plat maps have changed over time. 5th Street and 6th Street have been reversed ... Summer Tax Due: \$37.90</p>	<p>(Off) MILLIE ST IRON MOUNTAIN MI 49801;</p>	\$550	

2020	<p>Parcel ID: 052-011-003-00; Legal Description: SEC 11 T39N R31W PART OF NW 1/4 OF NE 1/4 BEG AT NE'TLY COR LT 130TRAMONTINES 2ND ADD TO VILL OF KINGSFORD;TH S 53 DEG 43' 28" W 140.8 FT; TH N 42 DEG 23' 28" W 8.84 FT; TH N 32 DEG 23' 00" W 25.25 FT; TH S 35 DEG 28' 51" W ALG WT'LY LN OF LNDS DESC GL 620/457 162.09 FT;TH S 54 DEG 31' 39" E 20.13 FT;THS 35 DEG 28' 51" W 85 FT; TH N 54 DEG 31' 39" W 20.13 FT; TH S 35 DEG 28' 51" W 254.70 FT TO MEANDER COR MENOMINEE RIVER; TH N 49 DEG 14' 27" W ALG RIVER198.75 FT;TH N 47 DEG 55' 32" W 184.45; TH N 38 DEG 00' 45" W 249.13 FT; TH N 38 DEG 39' 20" E 266.92 FT; TH N 52 DEG 08' 12" E 61.16 FT; TH N 40 DEG 18' 15" E 304.93 FT; TH N 89 DEG 00' 10" E 85.66 FT; TH N 00 DEG 59' 28" W 111.87 FT; TH S32 DEG 20' 28" E ALG STH'LY ROW LN RIVERVIEW DR 674.13 FT; TH S 46 DEG 01' 38" E 12.57 FT TO POB. DESC INC PART OF TRAMONTINE'S SECOND ADDITION. 10.02 AC (CONDO PROJECT) EXC CONDO UNITS 1,2,13,14,25,26,41,42,115,115A,117 117A Comments: This is a sale of development rights for 32 unbuilt units (16 duplexes) at the "River Pointe" condo project in Kingsford. This is NOT a sale of "land", but instead the right to build the 16 duplex buildings that are required by the Master Deed, which you can find recorded at the County Register of Deeds office in Iron Mountain. If you'd like to have a look at the structure required by the Master Deed, there are already 5 duplex units built here that are examples. This project sits along the banks of the Menominee River, with Wisconsin right across the way. The seller reserve the right to create a deed restriction, prohibiting the "splitting" of these unbuilt units for resale prior to the physical construction and issuance of certificates of occupancy for each two unit duplex building. This would permit a successor developer the opportunity to build one at a time, but would discourage speculators from trying to "flip" condos that do not even exist. If you have a sincere interest in this project, please consult with the office of the County Treasurer or the auction house prior to bidding. Condominium;</p> <p>Summer Tax Due: \$7,029.08</p>	RIVER POINTE PARKWAY KINGSFORD MI 49802;	\$44,750	
2021	<p>Parcel ID: 052-090-090-00; Legal Description: LOT 90 VILLAGE OF BREITUNG. Comments: This roof is really bad, and has been leaking so long that it has GRASS growing inside. The entire structure is soaked, rotted and molding. It may be restorable, but you'd have to gut (and mow) it first to be able to get to the substructure and see for sure. It appears to have been a duplex conversion. it has been neglected for a long, long time. Lot is 50' on the street x 125' deep. Roof Issues; Dangerous Building;</p> <p>Summer Tax Due: \$445.09</p>	125 S. BIRCH ST KINGSFORD MI 49802;	\$2,700	
2023	<p>Parcel ID: 052-407-006-00; Legal Description: LOT 6 BLK 7 RIVERVIEW ADDITION NO 2 VILLAGE OF KINGSFORD. Comments: Parcel fronts 50' on Long Avenue and runs 130 feet more or less deep to the north. Located just past the waste water treatment plant on Long Avenue. The home has been upgraded with a newer roof, vinyl siding and dropped acoustic ceilings. The east soffit at the roof edge has deteriorated, perhaps from ice, and it needs to be restored. This has caused some water damage inside, along the east wall as well. The soffits, eaves and gutters look iffy in a few other spots as well, so you may want to investigate those. Newer furnace and electric. There is some garbage to haul off here.</p> <p>Summer Tax Due: \$719.83</p>	1620 LONG AVE KINGSFORD MI 49802;	\$3,200	
2024	<p>Parcel ID: 052-471-005-00; Legal Description: LOT 5 BLK 11 SKIDMORE'S ADD NO 1 TO THE VILLAGE OF BREITUNG Comments: Parcel is 50 feet wide x 125 feet deep. Between 312 and 320 Roseland Street. Alley service to this parcel. Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$127.69</p>	316 ROSELAND ST KINGSFORD MI 49802;	\$700	

2025	Parcel ID: 052-486-024-00; Legal Description: LOTS 24 TO 28 INC BLK 16 SKIDMORE'S ADD NO 2 TO THE VILLAGE OF BREITUNG. Comments: Hillside parcel fronts 250' along the north side of Fox Street, and runs 130' deep. Paved maintained streets, municipal utilities, natural gas. Deer ! Summer Tax Due: \$191.55	336 FOX DRIVE KINGSFORD MI 49802;	\$1,200	
2026	Parcel ID: 053-001-001-00; Legal Description: 1 ENTIRE BLK 1 EXC TH W 180 FT VILLAGE OF NORWAY. Comments: This home has been update and is efficient to operate. Small one bedroom home with 3 outbuildings on the alley-like setting known as 16th Avenue. The home has vinyl siding and a merchantable roof. Wraparound wood deck and two large sliding glass doors for lots of natural light. Heated with a natural gas space heater. The outbuildings are in decent condition. Overall this is a great property for the single person or couple that don't have a lot of "stuff". We did notice some deflection in the kitchen floor, which appears to have a newer subfloor in it ... there may be some work to do underneath to make this sturdy again. The building has a couple of small additions to it, and the substructure under this portion (kitchen and bath) seems to be a little weaker than the rest of the house. NOTE: The brown steel storage building next to this home is NOT on this parcel. Summer Tax Due: \$304.94	130 13TH AVE NORWAY MI 49870;	\$950	

Marquette County

Lot #	Lot Information	Address	Min. Bid	Sold For
4000	Parcel ID: 52-02-121-067-00; Legal Description: SEC 21 T47N R24W PRT OF TH NW1/4 OF TH SW1/4 BEG 33FT E AND 221FT S OF TH NW COR THEREOF; TH S 66FT; TH N 86DEG 36' E 275FT; TH N 100.82FT; TH S 86DEG 36' W 121.35FT; TH S 34.82FT; TH S 86DEG 36' W 154.44FT TO POB. .51AC Comments: Parcel is irregular in shape. Fronts 66 feet on Little Lake Road and runs 275 feet deep. This parcel is part or all marshlands. There is a bit of upland near the road, but it may be difficult to locate onsite septic here. Check with the health department if your intended use is anything beyond recreational. Wetland Indicators; Summer Tax Due: \$12.08	303 LITTLE LAKE RD MARQUETTE;	\$700	
4001	Parcel ID: 52-02-420-011-00; Legal Description: DANA ESTATES LOT 11. Comments: This one has lots of potential for a rehabber with a strong stomach. There is a large amount of garbage that's been there for a while, and the whole house has has been used as a pet litterbox. Even with some intense scrubbing these smells will probably linger. It is being sold AS IS, with the buyer being responsible for any cleanup after purchase. This is located just a couple miles east of metro Marquette off M-28 in Chocolay Township. It's a late century one story ranch with rb&nb siding and a full basement. This could be a really great "flip" house if you're serious about investing some cleanup and elbow grease. We don't get many homes in this area at the auction. Sanitation Issues And Garbage; Animal Damaged; Summer Tax Due: \$421.65	144 DANA LN MARQUETTE;	\$5,400	
4002	Parcel ID: 52-03-435-022-00; Legal Description: GOLDMINE LAKE HEIGHTS LOT 22. Comments: This garage (with living quarters above) is OCCUPIED and immediately adjacent to an occupied home, and we did not get a detailed view of it. Large 2 car garage with mother-in-law apartment potential upstairs. Paved driveway. The garage is shingled and might be older than the home next door. Gold Mine Lake is across the street. Access to the lake unknown. Occupied; Dnvi; Summer Tax Due: \$445.62	21 GOLD DR ISHPEMING;	\$3,100	
4003	Parcel ID: 52-05-056-024-00; Legal Description: SEC 6 T44N R25W THE S 150' OF NE 1/4 OF SW 1/4 LYING E OF CO RD 557. Comments: This is a small, modern cabin nestled on a wooded lot a few miles south of Gwinn on County Road 557. It looks like there has been freeze damage to the plumbing here, and you'll need to replace the subflooring in a few areas and refinish some of the knotty pine, but other than that this is a really solid little one bedroom getaway. It has a sauna as well as a storage building and also an outdoor grill. And it's wired for DirecTV ! This one is calling your name ! In a weekend you could have the water issue rectified and then let your creative juices flow ! This could be a stellar little getaway up north !! Freeze Damage; Summer Tax Due: \$167.44	1094 S CO RD 557 GWINN;	\$2,900	
4005	Parcel ID: 52-05-380-002-00; Legal Description: NEW SWANZY SUB NO 5 LOT 91. Comments: Late century OCCUPIED single wide mobile in Gwinn. Because it is occupied, we did not have the opportunity to view it in detail, however it appears to be maintained and in generally merchantable condition. Mobile Home; Dnvi; Occupied; Summer Tax Due: \$136.95	140 E SANDS ST GWINN;	\$2,200	

4006	Parcel ID: 52-05-380-015-00; Legal Description: NEW SWANZY SUB NO 5 LOT 104. Comments: Mobile is occupied by the son of the former owner, who is deceased. Appears to be a 70's era mobile and is worn but generally merchantable. We did not have the opportunity to view the interior as it is occupied. It is served by municipal water and natural gas. Occupied; Mobile Home; Dnvi; Summer Tax Due: \$89.76	164 N PLAINS ST GWINN;	\$3,200	
4007	Parcel ID: 52-05-380-020-00; Legal Description: NEW SWANZY SUB NO 5 LOT 109. Comments: This is a late century home in Gwinn, about 20 miles south of Marquette. It is a modular, and the plumbing has burst, saturating the pressboard floors (some of which were recovered in plywood. The roof is old, but we did not see evidence of leaking. With some resurfacing and a retooling of the plumbing, this one can be put right back into productive use. Home is on a block crawlspace. Has been vacant about 3 years. Municipal water and natural gas here. Has a one car detached garage, 4 bedrooms and 2 baths. This one has potential but will require some investment of time and materials. Freeze Damage; Summer Tax Due: \$585.81	183 E SANDS ST;	\$11,000	
4008	Parcel ID: 52-06-227-005-60; Legal Description: SEC 27 T47N R29W S 406' OF SW 1/4 OF NW 1/4 UNDIVIDED 1/4 INTEREST Comments: Parcel is 406 feet north-south x 1320 feet east-west in dimension. Located on and after the curve on County Road FALL. The east half of the parcel is served by a seasonal road. This is a 1/4 undivided interest, which is shared ownership. Keep in mind that you must have consent of all owners to make physical improvements to split-ownership lands. According to USGS topographical maps, the east portion of this parcel is marshlands and the west half has some uplands and is more open. The maintained road here is rocky and can be rutted seasonally. Seasonal Road; Fractional Ownership; Summer Tax Due: \$62.15	County Road FALL. Humboldt;	\$950	
4009	Parcel ID: 52-08-016-002-00; Legal Description: SEC. 16 T48N R25W THE W 150' OF E 410' OF N 330' OF NE 1/4 OF SE 1/4 OF LYING S OF FAIR AVE. Comments: This home was occupied at the time of our visit in June, so we could not get a detailed view of it. However it appears to be well maintained and in overall good condition. It is a large two story or possibly tri-level design home. The roof appears to be merchantable. All municipal utility services and natural gas, and just a short distance to NMU campus. This would be a great family home or flip project. Occupied; Dnvi; Summer Tax Due: \$1,012.28	1919 W FAIR AVE MARQUETTE;	\$11,500	
4010	Parcel ID: 52-08-330-027-00; Legal Description: TROWBRIDGE PARK SUB. NO. 4 LOTS 66 TO 68 INCL. Comments: This is a late century raised ranch style home on Werner Street in Marquette. Because the property is occupied, we did not have the opportunity to view it in detail. However it appears to be well kept. It has a 2 car attached garage and walkout basement with potential as finished space. The roof on this home would appear to be nearing the end of its life and a buyer will want to factor in replacement. The occupant of this home would appreciate it if you did NOT trespass on the property to inspect. While it may appear to be vacant, it is very much occupied, and the person there does not like third party contact. Dnvi; Occupied; Summer Tax Due: \$714.98	2244 WERNER ST MARQUETTE;	\$7,200	

4012	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 52-09-500-073-00; Legal Description: VILLAGE OF MICHIGAMME LOT 64. Comments: This one was still occupied at the time of our visit in early June, but they were in the process of moving out. We did not have the opportunity to view it in depth because of the occupancy. It is an older (1960's era) mobile that appears to be in merchantable condition. This is located immediately north of the old school building in Michigamme. There are two parcels being sold as one unit here. Dnvi;</p> <p>(2 of 2) Parcel ID: 52-09-500-074-00; Legal Description: VILLAGE OF MICHIGAMME LOT 65. Summer Tax Due: \$271.37</p>	<p>208 W LAKE ST MICHIGAMME;</p> <p>208 W LAKE ST MICHIGAMME;</p>	\$6,400	
4014	<p>Parcel ID: 52-11-113-018-00; Legal Description: SEC 13 T50N R27W THE W 350' OF N 450' OF THAT PART OF SW 1/4 OF SE 1/4 LYING E OF CO RD 550. Comments: About a dozen miles north of Marquette out the Big Bay Road. Parcel runs 350' east-west and 450' north-south = 3.61 acres. There is an old trailer on the property that is in poor condition. There might be a shallow well under the trailer somewhere, but we didn't see one elsewhere in the yard. The trailer has some structural issues from snow load, and the floor is bad in the center section near the kitchen. This is a real nice piece of land in a quiet resort area. Summer Tax Due: \$134.23</p>	N1364 Johnson Road (County Road KCI);	\$1,200	
4015	<p>Parcel ID: 52-11-500-003-00; Legal Description: BAY VIEW PLAT LOT 3. Comments: This is what people always say they're looking for at our sales ... a little "get away up north". Big Bay is a quaint little village along the shore of Lake Superior about 20 miles north of Marquette. This is a small 1.5 story home that has been modernized in the last 10 years with vinyl siding and hot water (boiler) heat. We did see several places where the boiler piping has split from freeze damage. With any luck the boiler itself was undamaged, but we make no guarantees. The floors in this house are hardwood (maple) and have some noticeable deflection and sagging. However they still feel solid and we suspect they've been like this for a long time. With some repair to heating and cosmetic rehabbing, this could be a real cute little hideaway. 3 bedrooms up, one bath, down. Also a narrow one car garage out back that could be saved. Personal Property; Freeze Damage; Summer Tax Due: \$559.91</p>	201 Deutsch Street, Big Bay;	\$3,600	
4016	<p>Parcel ID: 52-12-105-012-10; Legal Description: SEC 5 T45N R30W W 18' OF GOVT LOT 2 LYING S OF CO RD. Comments: Just in time for summer fun, we offer this 18 foot wide strip of land near Little Chief Lake in Richmond Township. Could be used for lawn bowling or a skateboard park. Unbuildable Lands / Too Small; Summer Tax Due: \$12.53</p>		\$650	
4018	<p>Parcel ID: 52-12-510-048-00; Legal Description: MQT IRON MINING CO 1ST ADD TO REPUBLIC PLAT. LOT 110. Comments: Older 2 story frame home has been updated. Inside looks better than the outside, which is in need of some attention. The interior features a partly vaulted ceiling and some modern wood wall treatment. The roof is older, but we did not see any visible leaks. The basement is damp, but not wet. Probably would dry out just from regular habitation and has potential as additional living space. There is a bedroom and bath on the main floor and a master bedroom/loft space upstairs, overlooking the living room. One car attached garage. This one wouldn't take a great deal of work to put back together. Fuel oil forced air heat. Fenced yard. Summer Tax Due: \$902.06</p>	229 HEMLOCK ST REPUBLIC;	\$14,750	

4019	Parcel ID: 52-13-026-013-00; Legal Description: SEC 26 T46N R26W PART OF SW 1/4 OF SW AT INT OF E R/W OF M-35 & S LINE OF SAID SUB TH NW'LY ALG ROW 517.53' TO POB TH N'LY ALG ROW 100' TH E 150' TH S'LY PAR WITH M-35 100' TH W 150' TO POB. Comments: Parcel fronts 100' along the east side of M-35, just south of the intersection with County Road MTA. Runs 150 feet deep. This parcel has a power service and has been used as a campspot by former owners. There is an older RV here as well as a camper ... and they are NOT included in the sale as we have no title to them. This appears to be buildable land if you were so inclined. There is what appears to be the makings of a shallow well setup inside the rear of the utility shed here that may have some utility for you. Personal Property; Summer Tax Due: \$50.89	4998 M-35;	\$800	
4023	Parcel ID: 52-51-500-001-00; Legal Description: PART OF LOT 1 LYING W OF PLAT OF ISHPEMING BEG 1' N & 201' W OF NE COR OF NW 1/4 OF SW 1/4 SEC 34 T48N R27W TH E 100' TH S 50' TH W 100' TH N 50' TO POB. Comments: Parcel is 100' east-west and 50' north south. May not actually front on the public street. Check local records to determine the exact location of this. Our topo maps indicate that a structure existed here at one time, but we see no evidence of this on the ground. Access and terrain are both potential issues with this parcel. Summer Tax Due: \$87.67	CO RD 573 / Deer Lake Ave.;	\$1,100	
4024	Parcel ID: 52-51-556-075-00; Legal Description: US STEEL CORP ASSESSOR'S PLAT #1 OF HARD ORE EXTENSION. LOT 75. Comments: This is an older, decor-challenged home in Ishpeming. 2 bedrooms plus a walk-thru and one bath. The floors bow and weave here from settling, but we think it has probably been this way for eons. There is some deterioration and cracking in the foundation, but it is likely older than new. Back deck is in need of repair or replacement. It could use a resurfacing and a fresh color palate. The roof is older, and has some sketchy shingle areas, but we did not see signs of leaking indoors. Heat is hot water and there could be some freeze damage to the boiler and piping. One car detached garage. Vinyl siding. This one has potential for the skilled handyman or rehabber. Summer Tax Due: \$556.42	210 W JOHNSON ST;	\$4,900	
4025	Parcel ID: 52-51-556-123-00; Legal Description: US STEEL CORP ASSESSOR'S PLAT #1 OF HARD ORE EXTENSION LOT 123 LESSEE. Comments: ATTN: No Online Bidding for this Parcel. Parcel is located on S Main Street, right across the street from Ishpeming Automotives LLC shop building. Small vacant lot. Check with city zoning folks about permitted uses. Walking distance to downtown ! SURFACE RIGHTS ONLY. The subsurface here is owned by third parties. Vul - Vacant Urban Lot; Summer Tax Due: \$61.84	321 S MAIN ST;	\$900	

Schoolcraft County

Lot #	Lot Information	Address	Min. Bid	Sold For
5900	Parcel ID: 002-004-017-00; Legal Description: SEC 4 T44N R13W E 200' OF W 520' OF N 445' OF SE1/4 OF NE1/4. 2.09 ACRES. Comments: Small, older home with detached 2 car garage in Germfask. This home is OCCUPIED, so we did not have the opportunity to view it in detail. It appears to be in generally merchantable condition and well kept. This is located just up the road from an entrance to the Seney National Wildlife Refuge, which is thousands of acres of federally managed wildlife habitat. They do allow hunting on that property, and this could be an absolutely GREAT camp location near that resource. Property fronts 200 feet on Robinson Road and runs 445 feet deep. Occupied; Dnvi; Summer Tax Due: \$193.34	1277 ROBINSON STREET GERMFASK MI 49836;	\$1,700	
5901	Parcel ID: 003-110-003-40; Legal Description: SEC 10 T43N R16W TH SE 1/4 OF SW 1/4 OF NE 1/4. 10 ACRES. Comments: Parcel is several hundred feet offroad and has deeded easement from the East. It sits to the rear of the homes at 5024 N Aldrich Road , and 5075 N Southside Road. There is no improved drive across the Aldrich Road parcel, and the Southside Road access road is underdeveloped, but visible on aerial photos. The parcel is 660' x 660' which = 10 acres. THERE IS A RECORDED 66' EASEMENT to this parcel running over the South line of the N 1/2 of the SE 1/4 of the NE 1/4 from Southside Road. This easement is recited at Liber 109 Page 844 (dated 1982) and runs perpetually with the lands. Level, wooded property. A nice recreation parcel. The parcel is wooded, dry and level in nature. Summer Tax Due: \$55.67	(Off) Southside Road;	\$1,300	
5902	Parcel ID: 005-003-001-00; Legal Description: SEC 3 T41N R15W FRL NE 1/4 OF NE 1/4. 40 A. Comments: This is a "square 40" 1320x1320 feet in size m/l ... located just north of the County Airport on Lasich Road. It is level, wooded lands, and is traversed by a small creek which makes it great wildlife habitat ! We have marked the NW and NE corners of the property (approximately) with red surveyors tape ... as well as the entrance to the property ... which is an overgrown two track with several trees blocking it at the road. The property is densely wooded and we did see wetlands indicators, but there is likely a good amount of uplands according to the USGS topographical maps once you are away from the creek. This would make a great camp property, but still be convenient to town ! Summer Tax Due: \$178.54	Lasich Road. Manistique;	\$2,900	
5903	Parcel ID: 005-011-009-00; Legal Description: SEC 11 T41N R15W SE 1/4 OF NE 1/4 N OF RR R/W EXC BEG AT A PT 33' E OF NW COR TH S 250' TH E 250' TH N 250' TH W 250' TO POB. .64 A. Comments: Parcel is 2/3 acre, and is situated north and west of the railroad grade in the SE/NE of Section 11. This parcel does not have any improved road access. It does have a trail that reaches it across the property of other parties on Duck Trail Road, but we cannot be certain of the legal right to use the trail. If you're interested in this parcel, we strongly suggest that you review title records to determine whether or not there are easements over the trail (or any other route) to reach it. No Road Access; Summer Tax Due: \$5.33	(Off) Duck Trail Road. Manistique;	\$550	

5904	<p>Parcel ID: 051-091-025-00; Legal Description: CHICAGO LUMBERING CO ADD TO VILL OF MSTQPRT OF LOT 5 BLK 1 BEG 445.5' S OF NE COR OF BLK 1 TH S 51.5' TH W 132' TH N 51.5' TH E 132' TO POB. Comments: Older 3 bedroom home in Manistique. Has an older, but serviceable roof. The floors are straight and solid. The exterior is dated, but is decent condition. Inside, the place could use a resurfacing, new kitchen and bath. Mechanicals are dated but not ancient. This one could be rehabbed into an attractive home or rental property. Has a detached one car garage with steel siding, and a hobby room with its own exterior entrance on the back end of the home.</p> <p>Summer Tax Due: \$722.81</p>	163 N. CEDAR ST MANISTIQUE MI 49854;	\$8,200	
5906	<p>Parcel ID: 051-151-016-00; Legal Description: LOT 16 BLK 1 DANIEL HEFFRON ADD TO VILL OF MANISTIQUE. Comments: So small you can heat it with a flashlight. Siding could use some work. Roof is older, and we saw a few signs of leaking inside, but it isn't soaked. Two bedrooms and one bath. Needs a general interior and exterior resurface, but it has great potential as a starter or retirement place for someone on a budget. natural gas is at the street, has never been brought to the building.</p> <p>Summer Tax Due: \$160.62</p>	113 S. SECOND ST MANISTIQUE MI 49854;	\$2,000	
5907	<p>Parcel ID: 051-155-003-00; Legal Description: N 1/2 OF LOT 3 & ALL LOTS 4 & 5 BLK 5 OF DANIEL HEFFRON'S ADD TO VILL OF MANISTIQUE Comments: A home has been removed from this parcel, and it now contains just a couple of small outbuildings. It fronts 125' on 4th Street and runs 132 feet deep. Nice BIG lot for inside the city. All municipal utilities and natural gas here ! Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$130.23</p>	115 N. FOURTH ST MANISTIQUE MI 49854;	\$6,500	
5908	<p>Parcel ID: 051-213-018-00; Legal Description: LOT 18 BLK 13 OF LAKESIDE ADD CITY OF MANISTIQUE Comments: This is a vacant parcel at the NW corner of the intersection of Michigan and Saginaw Streets. USGS topographical maps indicate a small stream traverses this property. It is densely wooded with brush. Both streets here are paved and have municipal utility service and natural gas available. Would make an excellent addition to a neighboring property. Waterfront !</p> <p>Summer Tax Due: \$68.34</p>	MICHIGAN AVE MANISTIQUE MI 49854;	\$850	
5909	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 051-214-002-00; Legal Description: LOT 2 BLK 14 OF LAKESIDE ADD TO CITY OF MANISTIQUE. Comments: These are two adjacent vacant lots on Michigan Avenue, just west of the intersection with Saginaw Street. They are densely wooded with brush. Paved city street and municipal utility service with natural gas available. Would make an excellent addition to a neighboring property.</p> <p>(2 of 2) Parcel ID: 051-214-003-00; Legal Description: LOT 3 BLK 14 OF LAKESIDE ADD TO CITY OF MANISTIQUE.</p> <p>Summer Tax Due: \$138.16</p>	MICHIGAN AVE MANISTIQUE; MICHIGAN AVE MANISTIQUE MI 49854;	\$1,400	
5911	<p>Parcel ID: 051-315-004-00; Legal Description: LOT 4 BLK 5 MC CANNA BROS ADD TO CITY OF MANISTIQUE. Comments: A home once stood here that burnt down, and has since been demolished. This is now a vacant lot ready for you to build on!</p> <p>Summer Tax Due: \$599.17</p>	209 N. FOURTH ST MANISTIQUE MI 49854;	\$4,800	

5915	<p>Parcel ID: 051-406-018-00; Legal Description: LOT 18 BLK 6 OF RIVERSIDE ADD TO CITY OF MANISTIQUE. Comments: Really sharp "grandma" house property on a well cared for corner lot in Manistique. Two bedrooms and one down, plus a "walk thru" bedroom up. One bath. This is a well maintained home with newer architectural series shingles on the roof and newer vinyl siding. It also has a newer natural gas forced air furnace and upgraded wiring. There is a noticeable dip in the living room floor. The home is on a crawlspace as far as we can tell, and you may need to open the floor to repair this as we saw no access to the crawl. You won't be able to play marbles in the living room until you fix it. This is a sharp home. If you're looking for something pretty darned close to move in ready, this may be it. NOTE: The neighbor has things stored in the shed on the property. If you start poking around there, you'll get to meet him. The things in the shed (and some other items still in the home) are not included in the sale. Personal Property;</p> <p>Summer Tax Due: \$682.91</p>	446 N. DELTA AVE MANISTIQUE MI 49854;	\$4,900	
5916	<p>Parcel ID: 051-564-011-00; Legal Description: LOTS 11 12 & 13 BLK 4 WEST END ADD CITY OF MANISTIQUE Comments: Parcel is located in a wetlands area and will not support construction. Roads were never built. Has use primarily to adjacent property owners or for recreational use. Unimproved Roads;</p> <p>Summer Tax Due: \$10.30</p>	HIAWATHA ST MANISTIQUE MI 49854;	\$550	
5917	<p>Parcel ID: 051-568-003-00; Legal Description: LOT 3 BLK 8 OF WEST END ADD TO CITY OF MANISTIQUE. Comments: Parcel is located in a wetlands area and will not support construction. Roads were never built. Has use primarily to adjacent property owners or for recreational use. Unimproved Roads;</p> <p>Summer Tax Due: \$7.22</p>	MARQUETTE AVE MANISTIQUE MI 49854;	\$500	
5918	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 051-581-001-00; Legal Description: LOT 1 BLK 1 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. Comments: Triple lot bundle in located on Mackinac Avenue, north and west of the intersection with Center Street. The total size of the three lots is roughly 148.50' along the road and 135' deep to the west. It is wooded in a brushy dense vegetation.</p> <p><i>(2 of 3)</i> Parcel ID: 051-581-002-00; Legal Description: LOT 2 BLK 1 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE.</p> <p><i>(3 of 3)</i> Parcel ID: 051-581-003-00; Legal Description: LOT 3 BLK 1 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE.</p> <p>Summer Tax Due: \$195.33</p>	Mackinac Avenue at Center Street. Manistique.; RIVERSIDE ADDITION MANISTIQUE MI 49854; RIVERSIDE ADDITION MANISTIQUE MI 49854;	\$2,400	

5921	<p>This lot is a "bundle" comprised of 4 parcels</p> <p>(1 of 4) Parcel ID: 051-582-003-00; Legal Description: LOT 3 BLK 2 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. Comments: Many of the parcels in this part of town have significant wetlands indicators. Many are served by unimproved roads that were platted and not built, some vacated by the city over the years. This group includes 4 adjacent lots. They are accessible by North Mackinac Avenue, which is essentially an ATV trail in this section.</p> <p>(2 of 4) Parcel ID: 051-582-004-00; Legal Description: LOT 4 BLK 2 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE.</p> <p>(3 of 4) Parcel ID: 051-582-015-00; Legal Description: LOT 15 BLK 2 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE.</p> <p>(4 of 4) Parcel ID: 051-582-016-00; Legal Description: LOT 16 BLK 2 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. Summer Tax Due: \$34.76</p>	<p>RIVERSIDE ADDITION MANISTIQUE MI 49854;</p> <p>RIVERSIDE ADDITION MANISTIQUE MI 49854;</p> <p>RIVERSIDE ADDITION MANISTIQUE MI 49854;</p> <p>RIVERSIDE ADDITION MANISTIQUE MI 49854;</p>	\$1,800	
5925	<p>Parcel ID: 051-585-019-00; Legal Description: LOT 19 BLK 5 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. Comments: Parcel is located in a wetlands area and will not support construction. Roads were never built. Has use primarily to adjacent property owners or for recreational use. Unimproved Roads; Summer Tax Due: \$5.18</p>	DAVIS ST MANISTIQUE MI 49854;	\$500	
5926	<p>Parcel ID: 051-587-002-00; Legal Description: LOTS 2 & 3 BLK 7 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. Comments: Parcel is located in a wetlands area and will not support construction. Roads were never built. Has use primarily to adjacent property owners or for recreational use. Unimproved Roads; Summer Tax Due: \$17.45</p>	DAVIS ST MANISTIQUE MI 49854;	\$550	
5927	<p>Parcel ID: 051-588-011-00; Legal Description: LOT 11 BLK 8 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. Comments: Parcel is located in a wetlands area and will not support construction. Roads were never built. Has use primarily to adjacent property owners or for recreational use. Unimproved Roads; Summer Tax Due: \$8.69</p>	DAVIS ST MANISTIQUE;	\$500	
5928	<p>Parcel ID: 051-700-187-00; Legal Description: SEC 12 T41N R16W PRT OF GOV'T LOTS 1 & 3 BEG 126' W OF THW LN OF MAPLEAVE & 1217' S OF TH N LN SD SEC 12 & 1027.70' W OF TH E LN OF SD SEC TH S 277.16' TH W 126' TH N 277.16' TH E 126' TO POB .8A Comments: This home is occupied, and they're not keen on people looking around, so please view from a distance as we did. This is an older frame home and a separate detached 2 car garage with fenced yard. The home is one story with steel roof. There is a large lot here, over 1/2 acre, with 277' on Iron Street and 127' deep. Occupied; Dnvi; Summer Tax Due: TBA</p>	303 N. IRON ST MANISTIQUE MI 49854;	\$5,700	
5929	<p>This lot is a "bundle" comprised of 5 parcels</p> <p>(1 of 5) Parcel ID: 051-091-026-00; Legal Description: PRT OF LOT 4 BLK 1 OF CHICAGO LBR CO ADD, BEG ON W'LY LN OF CEDAR ST, TH 497' S'LY FROM NE COR, TH W'LY 132', TH THRU AN > OF 84 DEG 40 M S'LY 38.15', TH THRU AN > OF 88 DEG 23 M E'LY 127.38', TH 91 DEG 37 M N'LY 38' TO POB. Comments: NOTE: The purchaser will be required to furnish a personal guarantee and cash performance bond in the amount of \$100,000.00 to assure ability to perform any required clean up or repairs that may be necessary after purchase. Evidence of the posting of a CASH PERFORMANCE BOND or equivalent surety, shall be presented to the Seller or its designee for acceptance within 5 days of the auction. The seller has the unilateral right to accept, reject or require modification to</p>	<p>157 N. CEDAR ST MANISTIQUE MI 49854;</p> <p>521 N. DELTA AVE MANISTIQUE MI 49854;</p> <p>429 N. DELTA AVE</p>	\$19,000	

the proposed instrument. If an acceptable bond or surety is not presented within the period, the sale shall be canceled for non-performance without refund. The purchaser has NO RIGHT TO POSSESSION or entry upon the property until the issuance and recording of the deed. Older 2 story home. This is a stalled rehab project that is incomplete. It appears that this was used as a duplex, and the conversion effort was amateur. There is a lot still to be done here, but the "bones" appear to be straight and solid. The side porch on the main floor has a bad roof, but it has not seriously impacted the rest of the structure "yet". The mechanicals here are incomplete and dated, tho there is a newer natural gas forced air furnace on the main level. This house is generally straight and solid, it's just in need of a complete strip out and re-do. Are you up for the challenge ? Incomplete Construction;

MANISTIQUE
MI 49854;

441 N.
ALGER AVE
MANISTIQUE
MI 49854-
8904;

236 WESTON
AVE
MANISTIQUE
MI 49854;

(2 of 5) **Parcel ID:** 051-402-006-00; **Legal Description:** LOT 6 BLK 2 OF RIVERSIDE ADD TO CITY OF MANISTIQUE. **Comments:** This one still contains substantial personal property belonging to the last owner. We did not have the opportunity to view it in detail. It is an older frame structure with newer steel roof. This building is subject to demolition if a grant, which has been applied for, is funded. Please keep in mind that the seller reserves the right to demolish this structure. If it is your intention to purchase it for rehabilitation, we'd suggest that you discuss this with the treasurers office BEFORE bidding. Personal Property; Demo Target; Dnvi;

(3 of 5) **Parcel ID:** 051-405-004-00; **Legal Description:** LOT 4 BLK 5 OF RIVERSIDE ADD TO CITY OF MANISTIQUE EXC A STRIP 10' WIDE OFF S SIDE. **Comments:** Older 1.5 story home in Manistique on a 56' x 171.5' deep lot on Delta Avenue. The home is grubby and cosmetically challenged, but generally straight and sound. There are two bedrooms and a third storage type room that could be a child bedroom but has no window to meet egress code. The roof is older, but we saw no evidence of leaks. Has a newer furnace and water heater, but the electric service is as old as George Burns. This would be a good project for someone that is interested in an interior and exterior resurfacing project with "good bones". Insulated walls. Could use new siding and roof, tho what is here is serviceable. We did not see an entrance to the crawlspace.

(4 of 5) **Parcel ID:** 051-406-002-00; **Legal Description:** LOT 2 BLK 6 OF RIVERSIDE ADD. **Comments:** Home needs an interior and exterior rehab and resurface. The roof and foundation here are both sketchy, but neither have transmitted those weaknesses to the interior, "yet". There is a lot of rot in the eaves and soffits that has probably crept inward to the roof system. The hardwood floor is buckled, a sign of either moisture or frequently of frozen plumbing. It is missing its front porch, and the second floor is only partially completed. This home is on a list of those to potentially be demolished with grant funds that have been applied for. The seller reserves the right to demo this home whether or not it is sold. If you have interest in purchasing this home for rehab, we STRONGLY suggest that you contact the office of the County Treasurer in Manistique prior to bidding to work out details and spare it from the wrecking ball. Demo Target;

(5 of 5) **Parcel ID:** 051-700-205-00; **Legal Description:** SEC 12 T41N R16W PRT OF GOV'T LOT 2 BEG AT A PT IN TH NWLY R/W LN OF WESTON AVE 1,271.9' NE'LY FROM INT OF NLY LN OF DEER ST & TH NWLY LN OF WESTON AVE TH NELY ALG TH NWLY LN OF WESTON AVE 65' TH 90DEG NWLY 175' TH 90 DEG SWLY PARALLEL TO SD WESTON AVE LN 65' TH 90 DEG SELY 175' TOTL NWLY R/W LN OF WESTON AVE TH POB. **Comments:** This one has been a frequent flyer several times over the years. This time we've put it on a special list of properties to be demolished, assuming the grant application is funded. The home is boarded and needs everything. A foundation, roof, all the mechanicals (has a newer electric service, but the innards are incomplete) ... inside ... outside it needs everything. It probably needs a bulldozer the most of all. If you have interest in rehabbing this property, please remember that the seller is reserving the right to demolish it whether or not the grant is funded. So please contact the County

	<p>Treasurers office BEFORE you bid if you have a hankering to make Weston Avenue your new address. The value here is probably in the 65x175 foot lot. Dnvi; Boarded; Demo Target;</p> <p>Summer Tax Due: \$2,304.62</p>			
5930	<p>Parcel ID: 051-700-257-00; Legal Description: SEC 12 T41N R16W PRT OF GOVT LOT 3 BEG 245' N OF INT OF W LN OF CEDAR ST & N LN OF ELM ST, TH CONT NLY 52', TH WLY 251.6' TO R/W OF RR TRACK, TH SWLY 55.36', TH ELY 269.3' TO POB. Comments: The outside of this one is fairly fresh and should not need much work. Newer shingle roof and siding (needs a couple of spots repaired) all seem good-to-go. Inside, this one is *grubby*. It also seemed to miss the rehab, tho it has newer windows thru-out. All of the interior surfaces will need a strip and replace. Heavy animal/pet odors. Kitchen and bath are low grade and worn out. Three bedrooms, one bath. Only the front two rooms on the second floor are finished (and they're "decor challenged"). The rear portions are low ceiling attic space. The hot water heat system here is pretty beat up and probably needs a rehabbing of its own. This could be a decent house, and it has a good start outside. Bring the scrub brush and clean up !</p> <p>Summer Tax Due: \$661.46</p>	<p>321 N. CEDAR ST MANISTIQUE MI 49854;</p>	\$4,500	

DEED INFORMATION

Please fill out this form to tell us how you would like the deed to your property prepared. This information is retained only until deeds are created and verified and is never shared or sold to third parties.

Note: You can **cut your checkout time in half** and avoid data entry errors by registering on our website at www.tax-sale.info and filling out your deed information before the auction!

Bidder Information

Name: _____ Bidder #: _____

Email Address: _____ Phone: _____

Deed Information

Please tell us who to list on the deed. Use **full legal names and middle initials**. No nicknames.

Name (or names if **married couple**): _____

Address: _____

street

city

state

zip

Marital Status: (check box *if applicable*)

☐ A Single Person

☐ A Married Man

☐ A Married Woman Taking
Title in Her Name Only

☐ Married Persons

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

☐ A Corporation

☐ Limited Liability
Company

☐ A Trust

☐ A Partnership

Please use the following 3 boxes **only** if you would like to list additional parties on the deed.

Additional Party 1 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person ☐ A Married Man ☐ A Married Woman Taking
Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- ☐ A Corporation ☐ Limited Liability Company ☐ A Trust
☐ A Partnership

Additional Party 2 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person ☐ A Married Man ☐ A Married Woman Taking
Title in Her Name Only

Entity Status: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- ☐ A Corporation ☐ Limited Liability Company ☐ A Trust
☐ A Partnership

Additional Party 3 (if applicable)

Name: _____

Address: _____
street city state zip

Marital Status: (check box *if applicable*)

- ☐ A Single Person ☐ A Married Man ☐ A Married Woman Taking
Title in Her Name Only

Entity Type: (check box *if applicable* and complete **Schedule of Entity Ownership** below)

- ☐ A Corporation ☐ Limited Liability Company ☐ A Trust
☐ A Partnership

Tenancy

If you listed **more than 1 party above** to be placed on the deed, you must tell us the type of tenancy you would like to create. The tenancy you choose has legal implications that you should consider carefully. We **cannot and will not provide legal advice** to help you make this choice. You must seek outside help if you need additional guidance.

Check One Box Below:

☐ **TENANTS IN COMMON**

If a co-tenant dies, their share of the property passes to their heirs by law.

☐ **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

If one of the co-tenants dies, their share of the property passes to the surviving co-tenant(s) automatically.

☐ **TENANTS BY THE ENTIRETIES** (A married couple)

This tenancy is available only to married persons taking title together with no other parties.

Reminder: If you listed a legal entity as one of the deed parties above you **must** complete the Schedule of Entity Ownership below **unless the entity is exempt** from this disclosure because:

- The Entity held a prior recorded interest in the deeded property;
or
- The Entity is a division, agency, or instrumentality of federal, state, or local government;
or
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over the deeded property;
or
- The Entity is a publicly traded company listed on a national securities exchange.

SCHEDULE OF ENTITY OWNERSHIP

Entity Name	Entity Type	State
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The following is a complete list of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of the entity listed above:

1.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
2.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
3.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
4.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
5.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
6.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
7.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
8.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
9.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip

If more space is required, select one of the following options:

- ☐ Disclosure is continued on the back of this sheet; OR
- ☐ An additional SCHEDULE OF ENTITY OWNERSHIP is attached

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. **It must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property		2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	
Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.			
10. Type of Transfer: <u>Transfers</u> include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment			
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed)	

EXEMPTIONS

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the taxable value must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (**State Equalized Value**). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ transfer from one spouse to the other spouse
- ☐ change in ownership solely to exclude or include a spouse
- ☐ transfer is by blood or affinity to the first degree
- ☐ transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ transfer to effect the foreclosure or forfeiture of real property
- ☐ transfer by redemption from a tax sale
- ☐ transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ transfer resulting from a court order unless the order specifies a monetary payment
- ☐ transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ transfer to establish or release a security interest (collateral)
- ☐ transfer of real estate through normal public trading of stocks
- ☐ transfer between entities under common control or among members of an affiliated group
- ☐ transfer resulting from transactions that qualify as a tax-free reorganization
- ☐ transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ transfer of land with qualified conservation easement (land only - not improvements)
- ☐ other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Signature		Date
Name and title, if signer is other than the owner	Daytime Phone Number	E-mail Address

Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. It includes, but is not limited to, the following conveyances:

- Deed.
- Land contract.
- Transfer into a trust, unless the sole beneficiary is the settlor (creator of the trust), the settlor's spouse, or both.
- Transfer from a trust, unless the distributee is the sole present beneficiary, the spouse of the sole present beneficiary, or both.
- Changes in the sole present beneficiary of a trust, unless the change only adds or substitutes the spouse of the sole present beneficiary.
- Distributions by a will or intestate succession, unless to the decedent's spouse.
- Leases, if the total duration of the lease is more than 35 years, including the initial term and all options for renewal, or if the lease grants the lessee the right to purchase the property at the end of the lease for not more than 80 percent of the property's projected true cash value at the end of the lease. This only applies to the portion of the property subject to the lease described above.
- Transfers of more than a 50 percent interest in the ownership of a business, unless the ownership is gained through the normal public trading of shares of stock.
- Transfers of property held as a tenancy in common, except the portion of the property not subject to the ownership interest conveyed.
- A conveyance of an ownership interest in a cooperative housing corporation, except the portion of the property not subject to the ownership interest conveyed.

For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
 - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
 - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.