

# Public Land Auction

Central UP

*August 9th, 2019*

Delta, Dickinson, Marquette, and Schoolcraft Counties



***Location:***

Holiday Inn Marquette an IHG Hotel  
1951 U.S.41 West, Marquette, MI  
49855

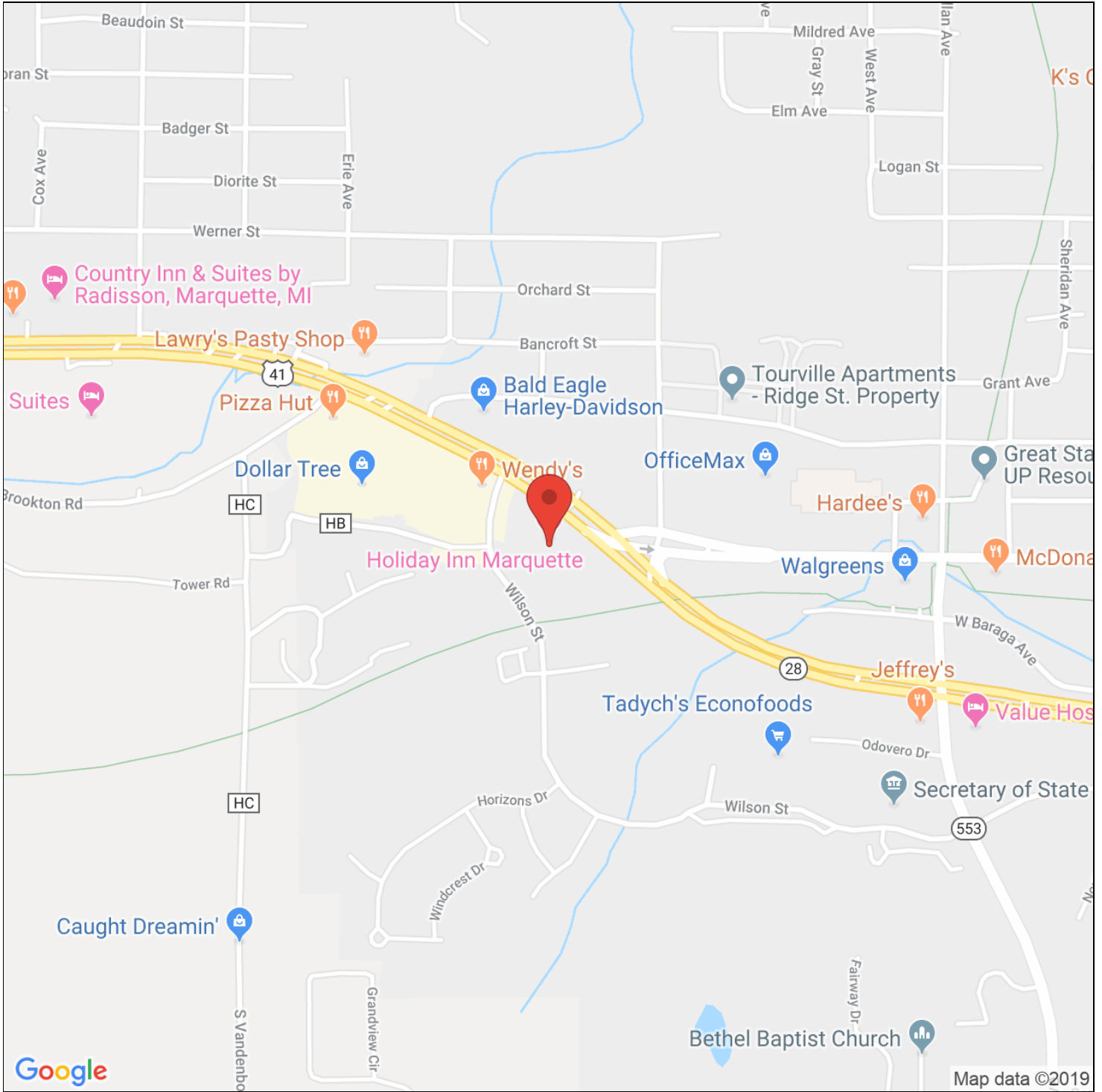
***Time:***

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 an IHG Hotel: 1951 U.S.41 West, Marquette, MI 49855





[Facebook.com/TaxSaleInfo](https://www.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://www.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.*

## 2019 AUCTION SCHEDULE - ROUND 1

<b>Diamond Lake Home</b> 7/30/2019 Cassopolis, MI	<b>Northeastern LP</b> 8/1/2019 Alpena, MI	<b>Northern Bay Area</b> 8/2/2019 East Tawas, MI
<b>Eastern U.P.</b> 8/8/2019 Sault Ste. Marie, MI	<b>Central U.P.</b> 8/9/2019 Marquette, MI	<b>Western U.P.</b> 8/10/2019 Watersmeet, MI
<b>North Central L.P.</b> 8/12/2019 Gaylord, MI	<b>West Central Lakeshore</b> 8/13/2019 Manistee, MI	<b>Wexford/Missaukee/Kalkaska</b> 8/14/2019 Cadillac, MI
<b>Clare / Gladwin</b> 8/15/2019 Clare, MI	<b>Lake</b> 8/16/2019 Baldwin, MI	<b>Mecosta / Osceola</b> 8/17/2019 Big Rapids, MI
<b>North Western L.P.</b> 8/20/2019 Boyne Falls, MI	<b>Bay / Tuscola</b> 8/21/2019 Bay City, MI	<b>Saint Clair</b> 8/22/2019 Port Huron, MI
<b>Monroe</b> 8/23/2019 Monroe, MI	<b>Kalamazoo / Barry</b> 8/26/2019 Kalamazoo, MI	<b>Calhoun</b> 8/27/2019 Battle Creek, MI
<b>Jackson</b> 8/28/2019 Jackson, MI	<b>Saint Joseph/Branch</b> 8/29/2019 Coldwater, MI	<b>Van Buren / Cass</b> 8/30/2019 Decatur, MI
<b>Central L.P.</b> 9/4/2019 Owosso, MI	<b>Saginaw</b> 9/5/2019 Frankenmuth, MI	<b>Genesee</b> 9/6/2019 Flint, MI
<b>Allegan / Ottawa</b> 9/7/2019 West Olive, MI	<b>Kent</b> 9/9/2019 Grand Rapids, MI	<b>Muskegon</b> 9/10/2019 Muskegon, MI
<b>Montcalm / Ionia</b> 9/11/2019 Ionia, MI	<b>Lapeer</b> 9/12/2019 Lapeer, 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. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the 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](http://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](http://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 recommend that the buyer DOES NOT take physical possession of any purchased property until a deed has been executed and delivered to the buyer. The buyer risks financial loss for any improvements or investments made on purchased property *before the delivery of a deed* in the event that the Foreclosing Governmental Unit exercises their right to cancel the sale. Until the buyer 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](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](http://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.**

# Delta

Lot #	Lot Information	Address	Min. Bid	Sold For
2100	<p><b>Parcel ID:</b> 003-017-001-00; <b>Legal Description:</b> SEC 17 T39N R20W. 8 A N 1/2 OF N 1/2 OF GL1. <b>Comments:</b> This parcel is 8.84 acres in size and has approximately 330' feet of frontage on Martins Bay/Big Bay de Noc/Lake Michigan. It runs about 1250' feet deep but it irregular in shape. USGS topographical maps indicate that these lands are not marsh, and should be uplands. The shoreline is vegetated and not sand beach from observation on aerial photos. There IS an easement to access this parcel from Mirons 16.8 Lane (public portion), but that access road has not yet been built. In other words, you can get there from the public road by foot. If you want a road ... that's your expense. The easement is recited at Liber 201, Page 286 Delta County records. Power is likely several hundred (but not thousands of) feet away. No Power In Area; Unimproved Roads;</p> <p><b>Summer Tax Due:</b> \$95.65</p>	(Off) Mirons 16.8 Road;	\$2,100	
2101	<p><b>Parcel ID:</b> 003-019-020-10; <b>Legal Description:</b> SEC 19 T39N R20W. 7 A COM AT NW COR OF GL4, TH N 89°25' 15" E 910' TO POB, TH S 45°51' 20" E 592.29' TO N'LY R/W OF JUNIPER RD, TH N 73°20' 45" E 225', TH N 66°28' 35" E 565.42', TH N 31 DEG 18' 35" E 157.89' TO N LN OF GL4, TH S 89°25' 15" W 1241.13' TO POB. <b>Comments:</b> 7.99 acres of property along the west side of Juniper AA Lane (CR K-40) on the Stonington Peninsula east side. USGS topographical maps indicate that this is not marshlands and should have some quality uplands. Excellent wildlife habitat. Across the street from well maintained newer homes on Lake Michigans Big Bay deNoc.</p> <p><b>Summer Tax Due:</b> \$23.50</p>	Juniper AA Lane / County Road K-40;	\$1,000	
2102	<p><b>Parcel ID:</b> 003-201-008-00; <b>Legal Description:</b> SEC 1 T38N R22W. 30 A SE 1/4 OF NW 1/4 EXC S 1/2 OF S 1/2. <b>Comments:</b> There is (theoretical) access to this 30 acre parcel along the east line coming south from Swede 13th Road. However it does not appear that vehicles have used this trail in years, and it is pretty well overgrown. USGS topographical maps indicate that this is uplands, and not marsh. NOTE : The former owner of this parcel lives on the farm to the west on County 513-T Road, and claims the taxes were paid. We do not suggest that you go wandering around out there .... No Power In Area; No Road Access;</p> <p><b>Summer Tax Due:</b> \$55.02</p>	T.5 Lane / CR K-19) - Stonington;	\$1,500	
2103	<p><b>Parcel ID:</b> 004-227-028-00; <b>Legal Description:</b> SEC 9 T40N R22W. LOTS 28 THRU 35 BLK 27 GLADSTONE COMPANY'S FURNACE ADDN. <b>Comments:</b> Lots in this area are a regular feature of the tax sale. Frog farmer? Cat tail rancher? Look no further. This one may actually have roadfront access! Swamp Lot;</p> <p><b>Summer Tax Due:</b> \$5.09</p>	Mather Avenue;	\$700	
2104	<p><b>Parcel ID:</b> 004-502-066-00; <b>Legal Description:</b> SEC 3 T40N R22W. N 95.75' OF LOT 66 OF SUPER PLAT #2 OF VILLAGE OF KIPLING. <b>Comments:</b> This would be a great control burn house, but I doubt they can get it lit. We've sold it before. Bad roof, bad everything. Power has been dropped. Yuge hole in the roof. Smells like a locker room on a hot August day. Won't you be it's forever owner? 1/2 acre parcel that should support new construction. . Structural Issues; Roof Issues; Dangerous Building;</p> <p><b>Summer Tax Due:</b> \$212.18</p>	9375 BAY SHORE DR GLADSTONE;	\$3,900	

2105	<p><b>Parcel ID:</b> 010-069-013-00; <b>Legal Description:</b> SEC 19 T39N R18W. 10.56 A BEG 33' W &amp; S 1 DEG 03' E 1921' OF NE COR OF NE 1/4, TH S 1 DEG 3' E 178' TH W 2581.06' TO W LN TH N 0 DEG 20' W 178', TH E 2578.78' TO POB. <b>Comments:</b> Very nice wooded parcel out south of Garden on NN Road. It's 178' wide at the road and runs 2578' (that's about a half mile) deep. There is an overgrown trail that runs into the parcel, and an old camper and a nice clearing a few hundred yards in. It would need a haircut with the chain saw to open it back up to traffic. Dry, level, very buildable lands here. Come get you some. .</p> <p><b>Summer Tax Due:</b> \$55.70</p>	NN RD GARDEN;	\$1,100	
2106	<p><b>Parcel ID:</b> 010-104-016-00; <b>Legal Description:</b> SEC 4 T40N R18W. .74 A E 10 RDS OF W 30 RDS OF S 30 RDS OF SE 1/4 OF NW 1/4 LNG S OF US 2. <b>Comments:</b> Parcel fronts 165' feet on US 2, next door to Foxys Den Store, and runs 495' feet deep. USGS topographical maps indicate that this is all marshlands, and visual observation of the roadside part of the property confirms that. Swamp Lot;</p> <p><b>Summer Tax Due:</b> \$17.93</p>	US HWY 2 COOKS;	\$900	
2107	<p><b>Parcel ID:</b> 010-129-018-00; <b>Legal Description:</b> SEC 29 T40N R18W. 3.33 A BEG N 1 DEG 08' 45" E 1945.88' OF S 1/4 COR OF SEC 29, TH S 88 DEG 47' 30" W 775.62' TO SHR OF BIG BAY DE NOC, TH N 14 DEG 57' E ALG SHR 208.05', TH N 88 DEG 47' 30" E 725.94', TH S 1 DEG 08' 45" W 200' TO POB. <b>Comments:</b> We have two adjacent sale parcels this year, each with a home. This is the southernmost of the two. There is a newer modular style home here on a block foundation. The only real issue we saw, which seems typical with these units, is roof leaks at the flashing on the two bathroom skylights. It also needs attention to the front deck and railing system. Three bedrooms and a two baths (master with a jetted tub and shower. Gas fireplace. Oversized two car garage (needs entry door replaced). Roof is decent other than the skylight issues. The 208' of waterfrontage here is scenic and cedar lined. This one will not need much work. Driveway is shared with 2108, which is being sold separately.</p> <p><b>Summer Tax Due:</b> \$935.92</p>	15771 20th Lane, Garden;	\$14,500	
2108	<p><b>Parcel ID:</b> 010-129-019-00; <b>Legal Description:</b> SEC 29 T40N R18W. 2.65 A BEG N 1 DEG 08' 45" E 2145.88' OF S 1/4 COR OF SEC 29, TH S 88 DEG 47' 30" W 725.94' TO SHR OF BIG BAY DE NOC, TH N 14 DEG 57' E 52.2', TH N 15 DEG 55' 17" E ALL ALG SHR 156.64', TH N 88 DEG 47' 30" E 673.49', TH S 200' TO POB. <b>Comments:</b> We have two adjacent sale parcels this year, each with a home. This is the northernmost of the two. It is clearly a mobile home roofover with a large living/dining room addition with beautiful views of Big Bay de Noc through the stately cedar trees at the shoreline. The mobile homes center section has clearly begun to give way under snow load and needs attention THIS YEAR before it suffers irreparable damage. Oddly the roof is leaking very little from this damage, but one more season will cause substantial complications. Stripping the affected trusses and replacing them/reroof should cure the issue. We did not see any deflection in the walls or other damage here. The structure has a drive-under garage as well as a detached 2 car garage with one door large enough to accommodate a small motorhome. The drive-under storage is not deep enough to park a vehicle of much size, but will easily hold jet skis or a small boat. There is a crack in the foundation wall where the addition meets the trailer section, but this appears to be settling and likely repairable without consequence. There is 156' feet of shoreline with this parcel. Also see 2107. Structural Issues;</p> <p><b>Summer Tax Due:</b> \$889.12</p>	15767 20th Lane, Garden;	\$14,500	

2109	<p><b>Parcel ID:</b> 013-011-027-00; <b>Legal Description:</b> SEC 11 T40N R19W. 12 A BEG 726' S OF NW COR OF GL3, TH E1122', TH S 99', TH E 145', TH S TO SHR OF BIG BAY DE NOC, TH SW'LY ALG SHR TO S LN OF GL3, TH W TO SW COR OF GL3, TH N TO POB EXC THE S 363' LNG W OF CO RD 495 &amp; EXC COM AT SW COR OF GL3, TH N 89 DEG 32' 35" E ALG S LN OF GL3 TO E'LY R/W OF CO RD 495 &amp; THE POB, TH N 3 DEG 25' 15" E ALG R/W LN 316.8', TH S 77 DEG 07' 40" E 562.85', TH S 45 DEG E 181.5', TH S 60 DEG W 115.5' TO S LN OF GL3, THS 89 DEG 32' 35" N ALG S LN 595.94' TO POB. <b>Comments:</b> Modern cedar interior home with log accents! Has a master bedroom plus a loft near the kitchen for kids/guests. Two fireplaces and an interior that is near perfect with a little cleaning. There is what appears to be bat/bird droppings inside, and from bait traps it appears they were also battling field mice to some degree. So you may need a little help from Billy the Exterminator. There is also a modern outbuilding with a SAUNA that offers much potential for conversion to a bunkhouse! This is a nice parcel! Paved road frontage on LL Road. The parcel is irregular in shape. The shoreline frontage here is nice and sandy with reedy lake surface that deepens verrrrry gradually. This is on the Bay de Noc of Lake Michigan on Nahma point. Just a mile or so off US 2. This home has a shared driveway at the west end of the parcel. Look for the 9120/9140 signs. Easy access. Good land. Great views. Swimmable. What more could you be waiting for!</p> <p><b>Summer Tax Due:</b> \$465.62</p>	9140 LL RD NAHMA;	\$13,250	
2110	<p><b>Parcel ID:</b> 013-082-012-10; <b>Legal Description:</b> SEC 32 T41N R19W. 20.81 A BEG AT SWCOR OF SW 1/4, TH E 195' TO POB, TH N TO S R/W LN OF WISC CEN RR, TH SE'LY ALG R/W TO E LN OF SW 1/4, TH S TO S LN OF SW 1/4, TH W TO POB. <b>Comments:</b> Parcel is irregular in shape, and approximately 24.75 acres. There is an old railroad r/o/w along the north border. There are pockets of marshland here that are tributaries of the Sturgeon River. A road runs into the parcel off US 2, and there is (what's left of) an older mobile home, open to the elements, as well as an unfinished kennel structure. It appears this was previously used as a dogsled operations base. There are some nice uplands here, and plenty of wildlife. We saw phone service out here, but not power.</p> <p><b>Summer Tax Due:</b> \$199.18</p>	12688 US HIGHWAY 2 RAPID RIVER;	\$3,500	
2111	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 041-257-009-00; <b>Legal Description:</b> SEC 17 T39N R18W. S 1/2 OF LOT 9 BLK 7 &amp; LOT 10 BLK 7 OF VILLAGE OF GARDEN SUB. <b>Comments:</b> The photos tell the story. No doors. No windows. No problem! Has an adjacent vacant lot where the well and/or septic may be :) does come with appliances! There is a fridge out back and a stove in the side yard! Structural Issues; Dangerous Building;</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 041-257-011-00; <b>Legal Description:</b> SEC 17 T39N R18W. LOT 11 BLK 7 EXC COM AT SE COR OF LOT 11 TH NE'LY ALG E LN OF LOT 11 18' TO POB, TH N 63 DEG 37' W 157.48' TO W LNOF LOT 11, TH N'LY ALG SD W LN 14', TH S 63 DEG 37' E 89.55', TH N 26 DEG 23' E 10', TH S 63 DEG 37' E 69', TH S ALG E LN OF LOT 11 24' TO POB &amp; EXC THE S 18' OF LOT 11 VILLAGE OF GARDEN SUB.</p> <p><b>Summer Tax Due:</b> \$63.79</p>	6315 STATE ST GARDEN;  STATE ST GARDEN;	\$4,200	

2113	<p><b>Parcel ID:</b> 041-301-001-00; <b>Legal Description:</b> SEC 17 T39N R18W. LOTS 1 &amp; 2 BLK 1 OF MULTHAPTS ADDITION TO GARDEN. (900-007-00) <b>Comments:</b> Midcentury block construction bar and restaurant building in Garden. Wood frame addition. Steel siding in places with a faux log facade on the street side. What IS here: Bar, walk-in-cooler and compressor. Vent hood with make-up and and Ansul suppression system. 200A electric service. What is NOT here: liquor license (never ever included in our tax sales, but the last owner may have it for sale), the furnace (probably sold?) and most anything that could be carried off. We're guessing they had a big yard sale before they left and sold whatever they could. So it's pretty much a blank slate.</p> <p><b>Summer Tax Due:</b> \$530.03</p>	6294 STATE ST GARDEN;	\$8,400	
2114	<p><b>Parcel ID:</b> 051-010-2929-338-001; <b>Legal Description:</b> LOT 6 OF BLK 9 OF TILDEN SUBDIVISION OF THE ORIGINAL PLAT <b>Comments:</b> Fabulous Craftsman era home near the Lakeshore Drive neighborhood on Escanabas east side. There are two considerations here: the potential, and the current conditions. POTENTIAL: This is a wonderful, almost original condition example of the Craftsman architectural style. It's got all of the requisites: Coffered ceilings, leaded glass doors, hardwood floors, fireplaces (2), ornate wood trim and a myriad of built-ins from pantries and cabinetry to walk-ins to window seats. Very little of this has ever been touched with a paint brush, and it remains is superb, restorable condition. The only hackery we really saw was a second floor kitchen that was clearly kitchen cabinets that screamed 80's. (1980's that is). In some quarters, the vinyl siding also falls into the definition of a sin, however the expense of painting a house this size can be staggering, so we'll give it a pass. CONDITIONS: Structurally this house is a rock. It is solid, straight and square. The foundation is as good as new, The roof is in need of replacement, but this has not transmitted itself to ANY interior damage other than the fact that squirrels and birds have taken up residence in the eaves ... which need repair along with the porches ... when the new roof goes on. The primary conditional concern here is the rubbish inside. The main floor unit is literally carpeted with several inches ... perhaps a FOOT in some locations ... of food packaging, dog feces, and (no exaggeration here) probably 3000 beer cans. This is matted down and has been sitting for so long that it doesn't even smell at the moment. This will require professional remediation at least to disinfecting and ozonating once it is all removed. This has affected to a much lesser degree the upper floor unit. It appears that this home was likely BUILT AS a duplex, and not a landlord butcher job. The side entrance and stairway to the upper unit do not appear to have ever been a part of the main floor unit, and each has its own living room, kitchen, bath and two bedrooms. The layouts are not identical, but are similar. The upper unit also has access to a wonderful walk-up third floor that has one finished extra bedroom type space and other area which could be finished. Each unit has a fireplace. Both units have access to the basement. We believe that the home originally had steam heat, but it now appears to be forced air. We did not locate the electrical panels with some limited searching. In short, this is a wonderful opportunity to get a Craftsman style home in a great neighborhood. Are you up to the task? Sanitation Issues And Garbage;</p> <p><b>Summer Tax Due:</b> \$2,433.33</p>	323 OGDEN AVENUE ESCANABA;	\$14,000	
2115	<p><b>Parcel ID:</b> 051-010-2930-428-013; <b>Legal Description:</b> W 1/2 OF LOT 10 OF BLK 56 OF THE ORIGINAL PLAT <b>Comments:</b> A storefront has been removed from this location, presenting an exciting opportunity for new construction in downtown Escanaba. All municipal utilities available, as well as natural gas. Central Business District zoning removes the costly requirement for onsite parking that will be found in other commercial districts.</p> <p><b>Summer Tax Due:</b> \$254.31</p>	910 LUDINGTON STREET ESCANABA;	\$6,900	



2116	<b>Parcel ID:</b> 051-010-2930-480-006; <b>Legal Description:</b> LOT 13 OF BLK 68 OF THE ORIGINAL PLAT <b>Comments:</b> This home is still OCCUPIED, even though it has outward appearance otherwise. It has vinyl siding, but the roof appears to need attention and likely replacement. We did not have the opportunity to view this one in detail because of the occupancy, but we surmise it will need work in general. Personal Property; Occupied; Dnvi; <b>Summer Tax Due:</b> \$1,409.63	417 SOUTH 11TH STREET ESCANABA;	\$11,000	
2117	<b>Parcel ID:</b> 051-190-2930-153-016; <b>Legal Description:</b> LOT 3 OF BLK 7 OF THE HESSEL & HENTSCHEL ADDITION <b>Comments:</b> Itsy bitsy 1.5 bedroom house on Escanabas NW side. The exterior is weather beaten and could use a refresh. Roof is okay. Full basement and a dated kitchen and bath that could use an upgrade. Toilet is missing (but there's a bucket!) It's difficult to assess the real condition because of the amount of clutter in here, but it seems to be generally solid with the exception of the wall near the back door, which moves when you tug on the doorknob. 100A electric service and NG forced air heat. Efficient, but spartan. Pet friendly mostly-fenced yard. Took us a minute to find the natural gas meter, which is in the back buried in a shrub. Personal Property; <b>Summer Tax Due:</b> \$204.45	305 NORTH 20TH STREET ESCANABA;	\$1,700	
2118	<b>Parcel ID:</b> 051-190-2930-158-003; <b>Legal Description:</b> LOTS 18 & 19 OF BLK 3 OF THE HESSEL & HENTSCHEL ADDITION <b>Comments:</b> This is an OCCUPIED home in Escanabas north side. The roof appears to be in need of replacement, with materials on site (we do not have title to materials). Because the home is occupied, we were not able to view it in detail. Mid century frame construction. Fenced yard. There is a missing window in the side of the enclosed front porch, and a front deck has been removed but not yet replaced. Incomplete Construction; Roof Issues; Personal Property; Occupied; Dnvi; <b>Summer Tax Due:</b> \$728.08	228 NORTH 20TH STREET ESCANABA;	\$4,300	
2119	<b>Parcel ID:</b> 051-190-2930-158-017; <b>Legal Description:</b> LOTS 1 & 2 OF BLK 3 OF THE HESSEL & HENTSCHEL ADDITION <b>Comments:</b> At the NW corner of the intersection of N 19th St and 1st Avenue, North. This is a double platted lot. Level, clear and very buildable. Alley service and municipal utility service plus natural gas. Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> \$115.36	201 NORTH 19TH STREET ESCANABA;	\$1,500	
2120	<b>Parcel ID:</b> 051-320-2930-416-010; <b>Legal Description:</b> E 70 FT OF LOT 16 OF BLK 83 OF THE PROPRIETORS 1ST ADDITION <b>Comments:</b> Traditional 4-square design home in central Escanaba. Has a more modern one car attached garage to the west side. Foundation could use a little tuckpointing, but it does not appear to transmit inside the basement. Roof is older but not leaking. There is loose plaster in numerous spots that will need a little repair or a thincoat. This home has many original architectural features, free of paint, including pocket doors, leaded and beveled glass windows, hardwood floors and waitscot and plate rails. We did not see the original french or panel doors that appear to be missing from the foyer in the basement or elsewhere. Heat is natural gas steam/hot water. Older 60A electric service. Overall this is a very authentic home true to period other than a clashing kitchen and one bedroom done in a rustic treatment. 4 bedrooms and a bath upstairs. This one won't take much work to make into a very comfortable home. It appears that this home was occupied through spring 2019, so freeze damage to plumbing shouldn't be an issue. <b>Summer Tax Due:</b> \$115.36	1212 3RD AVENUE SOUTH ESCANABA;	\$8,200	
2121	<b>Parcel ID:</b> 052-243-016-00; <b>Legal Description:</b> LOT 16, 17 BLK 3 BRODENE'S 1ST ADDITION OF CITY OF GLADSTONE. <b>Comments:</b> Double platted lot (see plat map link). Level, open grounds. Not sure if this will perc, and we believe it is outside of municipal sewer range. The deer love it here. Lots of fresh grass. May Not Perc; <b>Summer Tax Due:</b> \$1,016.67	N 15th Street;	\$700	

2122	<p><b>Parcel ID:</b> 052-371-019-00; <b>Legal Description:</b> LOT 19 GRAND VIEW ESTATES NO 1 SUBDIVISION OF THE CITY OF GLADSTONE. <b>Comments:</b> 1970's era mobile on a small lot of the north side of Gladstone. The roof looks "okay" (for now), but we can surmise that the plumbing froze under the bathroom, as the floor is weak ... and it has mushrooms growing there (not morels, unfortunately ..) . So if you're willing to crawl underneath and fix it, this might be what you're looking for. Repair needed around the side door and the sheds need roofs. It appears they vacuumed and took the garbage with 'em when they left.</p> <p><b>Summer Tax Due:</b> TBA</p>	23 PARKWAY DRIVE GLADSTONE;	\$13,250	
2123	<p><b>Parcel ID:</b> 052-618-001-60; <b>Legal Description:</b> SEC 18 T40N R22W COM E 1/4 COR OF SEC; TH S 87°56'55" W ALG 1/4 LN OF SEC 142.36'; TH S 00°5'24" E (REC AS S 00°11'45"E) PARL W E LN OF LOT 6 PLAT OF NORTH BLUFF IND PARK 359.99' (REC AS 359.8'); TH CONT S00°15'24" E (REC AS S 00°11'45"E) PARL TO E LN OF LOT 6 PLAT OF NORTH BLUFF IND PARK 399.47' (REC AS 400') TO A PNT ON W'LY PROLONGATION OF S LN LOT 6 PLAT OF NORTH BLUFF IND PARK THIS PNT ALSO BEING ON N ROW LINE OF SJOQUIST DR; TH N 89°51' 05"W (REC AS N 89°49'24"W) ALG W'LY PROLONGATION OF S LN LOT 6 PLAT OF NORTH BLUFF IND PARK AND ALG N ROW LN OF SJOQUIST DR 318.5' TO THE POB; TH CONT N 89°51'08"W (REC AS N 89°49'24"W) ALG W'LY PROLONGATION OF S LN LOT 6 PLAT OF NORTH BLUFF IND PARK AND ALG N ROW OF SJOQUIST DR 301.11'; TH N 04°41'25"W (REC AS N 04°42'37" W) 401.45'; TH S 89°48'08"E (REC AS S 89°49'24"E) 332.15'; TH S 00°15'24" E 399.74' TO THE POB. 2.907 A M/L <b>Comments:</b> We'll bet that you don't have one of THESE in your investment portfolio! This could be YOUR junkyard! Comes complete with standing water containing tires, chemical drums, fuel tanks, rubbish, mobile homes and everything else imaginable. Curiously, this is NOT listed on the DEQ/DNRs list of contaminated sites (yet). It's even fenced in with barbed wire so that no one steals any of it! The good news is that it's only 3 acres. Does this qualify as "waterfront?" We seriously advise anyone considering a bid to have a baseline environmental assessment done immediately upon purchase to prevent yourself some major issues later on. Located in the Gladstone Industrial Park. No telling what is out there underwater. Proceed with caution. Contamination Indicators;</p> <p><b>Summer Tax Due:</b> TBA</p>	3610 SJOQUIST DRIVE GLADSTONE;	\$7,800	
2124	<p><b>Parcel ID:</b> 052-621-082-50; <b>Legal Description:</b> SEC 21 T40N R22W PT OF SE 1/4 OF NW 1/4 COM SE COR BLK 3 GOODMAN ADDN; TH S 500'; TH W 217.8' TO POB; TH W 65'; TH S 200'; TH E 65'; TH N 200' TO POB <b>Comments:</b> Parcel fronts 65' on the south side of Second Avenue, and runs 200 feet deep. Level. open lands. Truck on rear of parcel belongs to the neighbor. Hands off!</p> <p><b>Summer Tax Due:</b> TBA</p>	2nd Avenue, North;	\$900	

# Dickinson

Lot #	Lot Information	Address	Min. Bid	Sold For
2200	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2) Parcel ID: 002-545-005-00; Legal Description: LOTS 5-6 BLK 21. FOURTH ADD TO EAST KINGSFORD. Comments: Two parcels being sold together here. 240' total road frontage on S Jackson Street, and running 122 feet deep to the west = 2/3rds of an acre. It appears that a house was removed from this parcel, as there is a plateau and driveway toward the center of the parcel. This land is below road grade and rolls downward to the rear. Municipal utility service and natural gas available here.</i></p> <p><i>(2 of 2) Parcel ID: 002-545-007-00; Legal Description: LOTS 7-8-9 BLK 21. FOURTH ADD TO EAST KINGSFORD.</i></p> <p><b>Summer Tax Due: \$169.13</b></p>	S JACKSON ST KINGSFORD;  SOUTH JACKSON ST KINGSFORD;	\$1,600	
2202	<p><b>Parcel ID: 003-005-015-00; Legal Description: SEC 5 T42N R28W PART OF GOVT LOT 1, BEG AT A PT ON S R/W CO RD &amp; N LINE SD LOT 1, SAID PT BEING 1515.92 FT W OF NE COR SEC 5 TH S 128 FT, TH E 100 FT TO W R/W CO RD 581, TH NE'LY ALG CO RD 148.2 FT TO S R/W CO RD, TH W ALONG SDR/W 174.6 FT TO POB. .40 A. Comments: Solid mid-century ranch style cottage less than a quarter-mile from Norway Lake and a public boat launch! This one will not need a lot of work to put back into productive use. Roof is older, but not leaking. Siding is tight and low maintenance. Has a mancave/she-shed out back. Nice quarter-acre corner lot. We didn't venture into the cellar (exterior entrance is disrepair), but we assume there is a propane forced air heating unit down there. Great mid-century kitchen in very presentable condition. Bring your checkbooks, This one will be popular.</b></p> <p><b>Summer Tax Due: \$351.91</b></p>	N 9691 NORWAY LAKE RD FELCH;	\$2,100	
2203	<p><b>Parcel ID: 004-319-001-00; Legal Description: LOT 1 BLOCK 19 VILLAGE OF CENTRAL VULCAN Comments: This is a narrow, triangular parcel of land that is located *near* 2128 5th Avenue in Norway. There are no buildings on this parcel. It is roughly 100 feet long, but only 29' feet wide and one end and tapering to a point at the other. It's too small to build on and mostly only of value to surrounding property owners. Or maybe for horseshoes. Unbuildable Lands / Too Small;</b></p> <p><b>Summer Tax Due: \$15.38</b></p>	(near) 2128 5TH AVE NORWAY;	\$450	
2204	<p><b>Parcel ID: 005-179-031-00; Legal Description: SEC 29 T43N R30W PART OF NE 1/4 OF SE 1/4 BEG AT A PT 230.2 FT N &amp; 33 FT W OF SE COR, TH N 100 FT, TH W 200 FT TO E R/W LINE OF C M ST P &amp; P RY, TH S ON SAID R/W TO A PT WHICH IS DUE W FROM POB, TH E 210 FT TO POB. .47 A Comments: Parcel fronts 100' on M-95 north of Sagola, and runs 200' deep. There is an older cabin here that has a more recent addition to the rear and a roughshod garage to the south. The house structure is in pretty tough shape, and it's missing the furnace and most anything else worth taking. The floors bow and weave, and there are several openings to the exterior. It's uninhabitable. The garage is in better condition, but has no door. Probably all needs to come down.</b></p> <p><b>Summer Tax Due: \$375.20</b></p>	N 10225 M- 95 SAGOLA;	\$1,300	

2205	<b>Parcel ID:</b> 005-232-016-00; <b>Legal Description:</b> SEC 32 T44N R30W PART OF SE 1/4 OF SE 1/4 COM AT SE COR SD FORTY, TH W 741 FT TO A PT WH IS POB, TH W 208 FT TO E LN M-95, TH NE'LY ALG E R/W M-95 239 FT, TH E 93 FT, TH S 208 FT TO POB. .76 A. M/L <b>Comments:</b> Faux horizontal log cabin at the intersection of M-95 and Vandusen Road. It appears to be "occupied" at the moment by a "grow operation" ... no "products" are included in this sale. Has a good steel roof and appears to be in pretty solid condition. The inside is not as you'd expect and will require some restoration to make it back into a residence. Dnvi; <b>Summer Tax Due:</b> \$157.05	N12152 M-95;	\$550	
2206	<b>Parcel ID:</b> 005-324-016-00; <b>Legal Description:</b> LOTS 16, 17, & 18 BLOCK 4 ORIGINAL PLAT OF THE VILLAGE OF CHANNING <b>Comments:</b> Parcel fronts 75' feet along the east side of M-95 (Railroad Avenue) and 142' deep along 4th Avenue in Channing. Right next door to Cuculis Bar. Some commercial potential depending on zoning. There is a jet ski parked here that we do not have title to, and it's not included in the sale. <b>Summer Tax Due:</b> \$37.38	N 16000 M-95 CHANNING;	\$900	
2207	<b>Parcel ID:</b> 005-408-003-00; <b>Legal Description:</b> LOTS 3 & 4, BLK 8 MILWAUKEE LAND CO'S SUBD. <b>Comments:</b> House has been vacant for a while. The garage roof has fully collapsed, and the front porch roof has a very rotten edge and soffit. As an extra bonus. the south foundation wall is caving in, and is at a 45 degree angle. Tick tock. This one is beyond reasonable repair. The value here is in the lot, which fronts 100' on Bell Avenue, and runs 142' feet deep. UPPCO has dropped the power service. Roof Issues; Foundation Issues; Dnvi; Dangerous Building; <b>Summer Tax Due:</b> \$404.28	409 Bell Avenue, Channing;	\$3,200	
2208	<b>Parcel ID:</b> 006-007-035-00; <b>Legal Description:</b> SEC 7 T39N R28W PART OF SW 1/4 OF SW 1/4 BEG AT A PT 178 FT N & 30 FT W OF SE COR OF FORTY, TH S 89 DEG 30' 32" W 300 FT TO POB, TH S 89 DEG 30' 32" W 50 FT, TH N 0 DEG 1' W 115 FT, TH N 89 DEG 30' 32" E 50 FT, TH S 0 DEG 1' E 115 FT TO POB. .13 A. <b>Comments:</b> Old 1.5 story Yooper shack that has been modernized with new 100A electric service, modern furnace and water heater and vinyl siding (incomplete). There is still some personal property of the former owner in this property that they may want to claim. Inside it is grubby and needs to be emptied of rubbish and garbage. It's not perfectly square and level, but with proper restoration it'll outlast any of us reading this. Newer architectural series shingle roof. Large 2 car garage on the alley to the north. Personal Property; <b>Summer Tax Due:</b> \$162.12	3942 W B STREET LORETTO;	\$650	
2209	<b>Parcel ID:</b> 051-102-078-00; <b>Legal Description:</b> LOTS 8-9-10-11-12 BLOCK 3 KIMBERLY'S 3RD ADDITION <b>Comments:</b> Parcel is a hillside slope, with 125' of frontage on Milwaukee Avenue and running 120'+ deep. Rear of the lot is close to 20 foot above road grade. Could be a great spot for a home with large drive-under garage. Municipal utility service and natural gas available here. <b>Summer Tax Due:</b> \$108.64	N MILWAUKEE AVE IRON MOUNTAIN;	\$750	
2210	<b>Parcel ID:</b> 051-103-270-00; <b>Legal Description:</b> LOT 21 AMENDED LUMBERMEN'S MINING COMPANY'S FIRST ADDITION <b>Comments:</b> This small wood frame home in Iron Mountain is STILL OCCUPIED according to the dog. There is considerable clutter to clean up here, but it appears to be in overall habitable condition with a good cleaning. There is a large window toward the rear that is boarded for unknown reasons ... because it was occupied, we didn't get a real good up-close look. Has a detached one car garage with a second floor mancave or she-shack. Well kept, quiet neighborhood on Iron Mountains west side. Pet friendly fenced yard. Personal Property; Occupied; Dnvi; <b>Summer Tax Due:</b> \$929.86	712 FAIRBANKS ST IRON MOUNTAIN;	\$4,100	

2211	<p><b>Parcel ID:</b> 051-103-934-00; <b>Legal Description:</b> THE EAST 1/2 OF LOT 15 (B) ENTIRE LOT 16 BLOCK 9 ST. CLAIR'S 2ND ADDITION <b>Comments:</b> Not fancy, but functional housing in Iron Mountain. Three bedrooms up and one down. Roof is older but not leaking (much, yet). The porches both need some work, an exterior paint job and the interior could use a thorough cleaning and resurfacing. We didn't find access to the basement easy as the interior hatch was stuck shut, and the exterior entrance seemed barricaded from within. We deduce from the number of space heaters inside that there is no central heating system here, or if there is, it is not operable. This could be decent housing with a little TLC</p> <p><b>Summer Tax Due:</b> \$1,043.38</p>	624 E B ST IRON MOUNTAIN;	\$4,900	
2212	<p><b>Parcel ID:</b> 051-104-220-00; <b>Legal Description:</b> LOTS 1 THRU 16 INCLUSIVE(B) THE EAST 46.5 FEET OF THE VACATED R/W OF ADAMS STREET LYING EAST OF THE SOUTH LINE OF EAST -G- STREET(C) THE NORTH 1/2 OF THE VACATED ALLEY R/W LYING SOUTH OF LOTS 1 THRU 9 INCLUSIVE(D) THE SOUTH 1/2 OF THE VACATED ALLEY R/W LYING NORTH OF LOTS 10 THRU 16 INCLUSIVE ALL R/W'S WERE VACATED ON 04-17-1972 BLOCK 14 ST. CLAIR'S THIRD ADDITION <b>Comments:</b> This sale includes a substantial and modern building that has been previously used as a nursing home. It was constructed in 1973 with a more recent addition, and appears to have been well maintained until its use was discontinued about 3 years ago. This facility has two wings, and is entirely one story, slab-on-grade. The roof is EPDM rubber membrane and looks reasonably fresh. The east wing contains a large and well furnished commercial kitchen, commercial laundry, dining and recreation area, administrative office area, and the mechanical plant. Within the mechanical plant area there is a 600A 3 phase electrical service with a natural gas fired genset capable of delivering 60A 3 phase for critical circuits during power outages. There is a substantial steam boiler for heat and an AHU for air change. This area also houses the control for the FM approved fire suppression (sprinkler) system and fire detection/warning alarm. And there is enough hot water to satisfy any demand from two industrial fast recovery units. The plumbing throughout the building was professionally winterized during de-commissioning. It is our impression that the former operators had the staff thoroughly clean and organize the entire facility before closing with an eye toward a resale that never occurred. This property .... from kitchen wares, lobby and dining room settings to linens, is nearly completely furnished and ready to reopen. There is no obvious debris, no trash, nothing is dirty, and nothing where it should not be. The west wing contains numerous janitorial and staff office rooms, as well as 26 patient rooms, almost evenly split between two corridors running north and south. Each two patient rooms share a common 2 piece (stool and sink) bathroom. This arrangement would be ideal for conversion into departmental office suites, with the baths being useful for secured file storage where not retained for their original purpose. There is a central nursing station that would make an excellent support staff node. The main entrance is bright and inviting. This facility can be purchased for a fraction of what it would cost to reproduce, which would certainly be into the millions of dollars. It is in stellar condition and ready to be put back to productive use.</p> <p><b>Summer Tax Due:</b> \$20,839.38</p>	601 E G ST IRON MOUNTAIN;	\$126,750	
2213	<p><b>Parcel ID:</b> 052-227-014-00; <b>Legal Description:</b> LOT 14 BLK 27 PLAT OF KINGSFORD HEIGHTS. <b>Comments:</b> This home is OCCUPIED, and as a result, we did not have the opportunity to view it up close. But from all outward appearances, this is a well maintained, updated home that has been well cared for. Newer roof and siding and a well kept yard. Personal Property; Dnvi; Occupied;</p> <p><b>Summer Tax Due:</b> \$843.03</p>	316 WOLCOTT KINGSFORD;	\$3,200	

# Marquette

Lot #	Lot Information	Address	Min. Bid	Sold For
4301	<p><b>Parcel ID:</b> 52-05-016-020-10; <b>Legal Description:</b> SEC 16 T45N R24W PART OF SW 1/4 OF NW 1/4 BEG 693.03' E &amp; 837.79' N OF W 1/4 COR TH N15DEG08'W 272.5' TH SW'LY AT R/A 150' TH SE'LY AT R/A TO CO RD ROW TH NE'LY ALG ROW TO POB. <b>Comments:</b> This one looks like a hurricane landed here. But don't worry, it's ALL gonna be removed prior to sale, including the junk mobile AND the Ark. Being sold as a vacant, level, clean wide open place for your new home. Natural gas is available here. We looked for, but did not see a well. There is likely one hidden here somewhere. You may wish to check with the health department to see what record they have of it for potential reuse. The value here is the lot, well and septic. Parcel is just under one acre in size Roughly 150' x 272' in size. Paved county maintained road, just outside of Gwinn.</p> <p><b>Summer Tax Due:</b> \$91.25</p>	2052 E CO RD 456;	\$2,000	
4302	<p><b>Parcel ID:</b> 52-05-017-023-00; <b>Legal Description:</b> SEC 17 T45N R24W THAT PART OF SW 1/4 OF SW 1/4 COM AT INT OF N R/W OF C&amp;NW RR &amp; S LINE OF SAID SUB TH NW'LY ALG R/W 920' TH NELY AT R/A 434' TH SELY AT R/A 100' TO POB TH SW'LY AT R/A 182' TH SELY AT R/A 100' TH NELY AT R/A 182' TH NW'LY AT R/A 100' TO POB. <b>Comments:</b> Parcel fronts 100 feet on the west side of Sharkey Road and runs 182 feet deep. Wooded, level and dry. Paved road in an area served by natural gas. There are a couple of old sheds on the rear of the property (possibly hanging over the property line to the NW.). No extra charge.</p> <p><b>Summer Tax Due:</b> \$63.00</p>	1661 E SHARKEY RD;	\$1,100	

4303	<p><b>This lot is a "bundle" comprised of 4 parcels</b></p> <p><i>(1 of 4) Parcel ID:</i> 52-05-204-004-00; <b>Legal Description:</b> SEC 4 T45N R26W 113.07 A GOVT LOTS 1, 2 &amp; 3 &amp; THE SW 1/4 OF NE 1/4. <b>Comments:</b> Four parcels. 278+ acres. Almost FOUR THOUSAND feet of frontage on the middle branch of the Escanaba River! USGS topographical maps indicate that very little of this property is marshland. There are trails from the area where the buildings are located to the river, but they are currently blocked by downed trees and brush (natural, not placed obstacles). This is VERY NICE UPLAND PROPERTY and terrific wildlife habitat. This land has not been cut over or timbered recently, and there are mixture of varieties and ages in the forestry mix. There is a modern cabin here, but it was built without ANY permits and has been condemned and it is not legal to occupy without inspection and compliance. It does not have to be demolished ... but you DO have to prove that it meets code and/or correct those deficiencies that cause it not to. One defects may be that this cabin has no foundation or perimeter footing. It is feasible to lift and move this structure to a nearby new foundation to correct that problem. You will most efficiently be able to manage the permitting process by contracting with a qualified architect. There are at least two submersible wells near the house. The larger of the outbuildings houses a substantial automatic power generator and has a manual unit for backup. The interior of the home is clean and modern. It does have a septic system, but we believe that it (again) was installed without proper permits and will require inspection and validation. BE ADVISED: The former owner of this property does not acknowledge the right of the government to tax property, and asserts that they still own it and have placed a "common law lien" against it. This may require legal proceedings on the part of the buyer to defend and/or clear title to obtain title insurance and re-sell. Would make an outstanding retreat, family compound or hunt club! To locate: GIS cordinates of the building cluster is N 46.32985, W - 87.56567. There is an address marker, "2650" on County Road 565. You will need to follow that shared drive in roughly ONE MILE to reach the gate to the property. At one point on the shared drive, you will find a second "2650" marker. Take the right drive (look for pink survey marker tape). At a point a few hundred feet further up the drive you will find a half dozen pink survey tape markers. That is the boundary of the parcel. Beyond that the property is gated. We ask that you respect the locked gate and do not enter beyond it with any motorized vehicle, but only by foot. The buildings are 1000 feet or so beyond the gate. The buildings contain personal property that WE DO NOT HAVE TITLE TO. It remains the property of the former owner. DO NOT ENTER ANY BUILDINGS even if unlocked or open. There are trail cams in this area and persons entering the buildings without authorization will be prosecuted. Please look, but DO NOT ENTER the buildings. Thank you. Condemned; Tax Protestor Or Militia Evidence; No Power In Area; Personal Property;</p> <p><i>(2 of 4) Parcel ID:</i> 52-05-204-005-00; <b>Legal Description:</b> SEC 4 T45N R26W 85.23 A E 1/2 OF NW 1/4.</p> <p><i>(3 of 4) Parcel ID:</i> 52-05-204-008-00; <b>Legal Description:</b> SEC 4 T45N R26W 40 A NE 1/4 OF SE 1/4.</p> <p><i>(4 of 4) Parcel ID:</i> 52-05-204-009-00; <b>Legal Description:</b> SEC 4 T45N R26W 40 A NW 1/4 OF SE 1/4.</p> <p><b>Summer Tax Due:</b> \$1,288.54</p>	<p>2650 County Road 565;</p> <p>2650 W CO RD 565 GWINN;</p>	\$21,750	
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4307	<b>Parcel ID:</b> 52-05-380-016-00; <b>Legal Description:</b> NEW SWANZY SUB NO 5 LOT 105. <b>Comments:</b> Older mobile home in the New Swanzy trailer park area outside of Gwinn. Natural gas and a municipal or private water system are operating here. This unit is occupied, so we didn't get a good look at it up close, however there is some debris to remove that can be seen in the photos. Older mobile homes being what they are, it may be best removed. Be aware that half of the lots in this trailer park are vacant, so it's not a great speculation project and perhaps better suited for placing a new unit, zoning permitting. Mobile Home; <b>Summer Tax Due:</b> \$86.68	158 N PLAINS ST;	\$1,800	
4308	<b>Parcel ID:</b> 52-07-006-012-20; <b>Legal Description:</b> T47N R27W SEC 6 PART OF S 1/2 OF SE 1/4 BEG 900.27' W OF SE SEC COR TH W 190' TH N4DEGW 625.70' TO CL CO RD GHA TH N68DEGE 210.86 TH S3DEGE 703.15' TO POB 3.01A <b>Comments:</b> Parcel fronts 210 feet along the south side of Woodland Drive, and runs roughly 650 feet deep (irregular in shape) = 3 acres more or less. Gently rolling and nicely wooded. Newer upscale homes in the area ... a great place to build! Really nice property! Not platted land, so it should not be encumbered by HOA fees or regulations beyond zoning. <b>Summer Tax Due:</b> \$212.74	WOODLAND DR ISHPEMING;	\$8,200	
4309	<b>Parcel ID:</b> 52-07-456-005-00; <b>Legal Description:</b> PLAT OF WEST ISHPEMING LOT 6 BLK 6. <b>Comments:</b> The home here burned and has been demolished. The garage is still here for your use! Would also make a great yard addition for a neighbor! <b>Summer Tax Due:</b> \$72.39	250 MARBLE ST;	\$3,900	
4310	<b>Parcel ID:</b> 52-08-021-055-10; <b>Legal Description:</b> SEC. 21 T48N R25W 2.29 A E 250 OF N 622' OF SE 1/4 OF NW 1/4 LYING S OF WHETSTONE CREEK. <b>Comments:</b> Parcel is 250' along the road x 622' feet deep. There is an older home here that IS BEING DEMOLISHED. This is being sold as a vacant lot ONLY. So don't make any plans that include the building ... The lands to the west/rea and north drop off and become marshy, but there is a great uplands building site along the south side of the parcel. Municipal utilities available here. . <b>Summer Tax Due:</b> \$245.27	510 S VANDENBOOM RD MARQUETTE;	\$4,100	
4311	<b>Parcel ID:</b> 52-09-520-052-00; <b>Legal Description:</b> WESTERN ADD TO VILLAGE OF MICHIGAMME LOTS 259 & 260. <b>Comments:</b> Two adjacent lots in Michigamme, measuring out at 150' square (each lot is 75x150). Paved streets in a quiet friendly little resort town. Level, open, dry buildable land here in a great northern retreat town! <b>Summer Tax Due:</b> \$218.41	326 W LAKE ST;	\$2,200	
4313	<b>Parcel ID:</b> 52-12-415-008-00; <b>Legal Description:</b> VILLAGE OF IRON CITY LOTS 8, 9 & 10 BLK 15. <b>Comments:</b> A straight, solid house that needs some TLC. Four bedrooms, one down and three up. One bath. The furnace was harvested by the last folks when they left. Older 60A electric service. Roof does not leak (yet) but it's gonna soon. Small outbuilding/studio/shed/tool or hobby shop has a weak floor but is worth re-do. One car garage. Still some personal property here that they are reportedly coming back for. Was occupied until about May 1, 2019 Personal Property; <b>Summer Tax Due:</b> \$200.54	579 KOEBER AVE;	\$4,200	
4314	<b>Parcel ID:</b> 52-12-416-005-00; <b>Legal Description:</b> VILLAGE OF IRON CITY LOT 7 BLK 16. <b>Comments:</b> Where Koeber meets Third Streets in Republic. A little low toward the front with a bit of marsh to the east. Rises toward the rear. Paved street, municipal water. <b>Summer Tax Due:</b> \$11.15	Koeber Street @ Third;	\$650	



4315	<b>Parcel ID:</b> 52-12-417-001-00; <b>Legal Description:</b> VILLAGE OF IRON CITY LOT 1 BLK 17. <b>Comments:</b> High and dry lot on Lilac Street. Seems clear that a house was here in the past based on the landscape. Paved street. Municipal water. <b>Summer Tax Due:</b> \$11.05	401 LILAC AVE REPUBLIC;	\$650	
4316	<b>Parcel ID:</b> 52-12-510-045-00; <b>Legal Description:</b> MQT IRON MINING CO 1ST ADD TO REPUBLIC PLAT. LOT 107. <b>Comments:</b> Clean, efficient one bedroom cape cod style house with one bedroom in Republic. Appears to be in overall good repair. Low maintenance aluminum siding. Roof is mid-life with no leaks. Solid foundation. Very minimal electrical service ... calling it spartan would be bragging. Mid-century fuel oil forced air heat. Basement has exterior entrance as well as an interior trap. Was occupied through spring of 2018. Would not take much work to make this home. <b>Summer Tax Due:</b> \$93.75	253 HEMLOCK ST REPUBLIC;	\$4,600	
4317	<b>Parcel ID:</b> 52-16-370-016-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF NATIONAL MINE #4. LOT 97. <b>Comments:</b> Don't let the outside fool you, this one has a TON of potential. The exterior is unfinished, and parts of the inside are as well, but what is done is sharp! The south section of this is an ancient one story log cabin. The addition is much newer, and has cedar interior, hardwood floors and a balcony/loft with the bedroom. This is a rather spartan place, but the cool factor has "10" written all over it. Needs upgrades to electrical and plumbing as both are pretty basic. Natural gas forced air heat. Sits way back up on the hill behind several other houses, off a shared driveway. Incomplete Construction; Personal Property; <b>Summer Tax Due:</b> \$197.12	4160 CO RD 476 ISHPEMING;	\$3,000	
4318	<b>Parcel ID:</b> 52-16-370-105-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF NATIONAL MINE #4. LOT 186. <b>Comments:</b> Vacant, brushy lot at National Mine. Sits slightly below road grade. Level and a few large rocks tossed in for your landscaping needs. Paved street. Natural gas and municipal water here. Ely Creek flows nearby. <b>Summer Tax Due:</b> \$43.33	County Road PAE;	\$1,600	
4319	<b>Parcel ID:</b> 52-18-409-009-00; <b>Legal Description:</b> WE 623-1 SEC 9 T42N R26W THE S 200' OF THAT PART OF SE 1/4 OF NW 1/4 LYING W'LY OF FORD RIVER. <b>Comments:</b> This is some very stunning riverfrontage on the swift, rocky Ford River in the south end of Marquette County. Please be aware that this parcel may not have deeded access, as it does not front on any improved road. The trail closest to the parcel is a rutted muddy trail during wet seasons, but it is hundreds of feet away. You'll want to research easement rights prior to bidding if that is important to you. You can also kayak or canoe your way in from the area around the bridge on the paved highway, a couple of miles downstream. There is physical (but not necessarily legal) approach from the SW corner, as an adjacent landowner has a trail cut to the banks of the river. You might be able to purchase an easement from them (?) This parcel is roughly 1 acre in size. Absolutely beautiful property. There are marshlands around here, but USGS topo maps suggest that this parcel is mostly uplands. There is no power *anywhere* near this parcel. River View Cottages is nearby and may be able to give you more information on the river life! No Power In Area; No Road Access; <b>Summer Tax Due:</b> \$42.30	(Off) County Road 426;	\$1,200	

4320	<b>Parcel ID:</b> 52-19-003-001-00; <b>Legal Description:</b> SEC 3 T46N R24W PART OF NE 1/4 OF NE 1/4 BEG 450.05' S OF NE COR THEREOF TH S 400.07' TH W 547.27' TH N 400.07' TH E 548.24' TO POB. <b>Comments:</b> Well kept older frame construction home. Has a side addition that may have been a garage or carport that is converted to three seasons room. A nice quiet setting on a paved county maintained road. Didn't get a real good look because the property was occupied at the time of our visit in late May. Aluminum siding and a mid-life roof. Personal Property; Occupied; Dnvi; <b>Summer Tax Due:</b> \$577.16	548 N CO RD 545;	\$4,600	
4321	<b>Parcel ID:</b> 52-51-203-001-50; <b>Legal Description:</b> EXCELSIOR IRON CO'S SECOND ADDITION S. 50' OF LOT 1 BLK. 3. <b>Comments:</b> Appears to have been a small retail store or commercial building earlier in its life. Converted to residential use. There are signs of a lot of deferred maintenance on the exterior, and a pretty sizeable heap of trash intermixed with inoperable vehicles in the driveway. No extra charge. The property is occupied and we did not have the opportunity to view it in great detail. It'll need some work. Does have a newer steel roof ... Personal Property; Occupied; Sanitation Issues And Garbage; Dnvi; <b>Summer Tax Due:</b> \$204.46	701 N THIRD ST ISHPEMING;	\$2,200	
4323	<b>Parcel ID:</b> 52-51-563-032-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF THE SALISBURY LOCATION LOT 32 LESSEE. <b>Comments:</b> This is an OCCUPIED home at the Salisbury Location south of Ishpeming. It's likely got some serious structural issues based on the LEAN that is evident from a drive by .... especially the garage. The roof is ancient and in very poor condition. Tho we could not inspect in in detail, we'd be amazed if it wasn't leaking badly inside. Most likely a wood pier footing foundation. It's generally in poor to fair condition. There is clutter around that would require some cleanup as well. . Personal Property; Occupied; Dnvi; <b>Summer Tax Due:</b> \$296.57	128 S ANGELINE ST ISHPEMING;	\$2,800	
4324	<b>Parcel ID:</b> 52-51-573-003-00; <b>Legal Description:</b> ASSESSORS PLAT OF FRENCHTOWN LOCATION LOT 3. <b>Comments:</b> This one has been vacant for some time. Has an ancient roof. By the time you get it emptied out, you'll be on a first name basis with the dumpster driver. It's pretty much a hoarder house, with things here from as recently as maybe ten years ago all the way back to the 1950's or before. All rummage sale / junk grade. No treasures other than maybe the grand piano. But it's in kinda sad condition as well. The roof looks a lot worse than it actually is, but it definitely needs a new one. The floors in the two rooms on the south (right) side of the house have some serious issues on the main floor, but you'll have to get it emptied out to get a good look. We assume there is a basement, but nary a clue how to get into it. It's just buried. This house has some potential, but it needs to be emptied, the floors fixed in those two rooms, and a new roof. Kitchen is old and spartan, as the power service was dropped loooong ago and (with all the other mechanicals) will need a full re-do. It's got potential, but be prepared to work long hard hours and spend some money to get there. Structural Issues; Personal Property; <b>Summer Tax Due:</b> \$307.66	1137 S PINE ST ISHPEMING;	\$4,200	
4325	<b>Parcel ID:</b> 52-51-660-013-00; <b>Legal Description:</b> ISHPEMING HILLS SUBDIVISION LOT 13. <b>Comments:</b> Nice, newer plat of upscale recent construction. Parcel is one of the last ones on the right side of the cul-de-sac of Highland Drive as it is currently improved. Natural gas and municipal water here. Nicely wooded and fairly level. Would be a nice place to build a new home! <b>Summer Tax Due:</b> \$363.32	1051 HIGHLAND DR;	\$3,500	

4326	<p><b>Parcel ID:</b> 52-51-704-008-15; <b>Legal Description:</b> SEC 4 T47N R27W 4.26A PART OF THE S 1/2 OF NW 1/4 BEG 773.34' N OF SE COR THEREOF TH W 204.43' TH S 339.11' TH W 566.37' TH N 675' TH E 747.86' TH S 328.73' POB</p> <p><b>Comments:</b> Parcel is on a primitive road just past what we believe is a municipal wellhouse. The property lies north and west of the 90 degree curve to the south and is roughly 4.26 acres. It is wooded in younger softwood growth. This area may have been part of an unbuilt phase of a housing development or subdivision, because we notice some fire hydrants (municipal water) kind out out in the middle of the woods. You'll wanna check for special assessment districts or other ramifications of that infrastructure. A nice piece of property if you have a use for it.</p> <p><b>Summer Tax Due:</b> \$275.44</p>	(Off) Highland Drive;	\$2,200	
4327	<p><b>Parcel ID:</b> 52-53-706-012-00; <b>Legal Description:</b> SEC 5-47-26 UNDIVIDED 3/8 INT. IN PART OF NW 1/4 OF SW 1/4, BEG 2640 ' E OF CENTER OF SEC 6, TH S 1089', TH E 165', TH N 1089', TH W 165' TO P.O.B. <b>Comments:</b> Parcel is 165' wide x 1089' deep = 4.13 acres. The NE corner of this parcel is approached by the end of Cole Street, then veer to the right (west). USGS topo maps indicate that this area (which has been fenced in the past ... much of it has fallen) was the vicinity of the Athens Mine and/or its "dump". We gave the area a quick walk and did not see anything there ... no holes, piles, no anything. That doesn't mean there isn't ... just that we did not see it if there is. You may wish to confirm yourself. There is a two track that leads back off the end of Houghton Street ... the property is then a couple hundred feet EAST of that trail. Most level, brushy land. PLEASE NOTE: This is not complete ownership of this property. It is a 3/8th ownership interest. Fractional Ownership;</p> <p><b>Summer Tax Due:</b> \$5.25</p>	(Off) Cole Street;	\$600	
4328	<p><b>Parcel ID:</b> 52-05-465-018-00; <b>Legal Description:</b> ASSESSOR'S PLAT OF THE AUSTIN LOC LOT 18. <b>Comments:</b> One half of older duplex. LOTS of personal property inside. Looks like the roof is in pretty poor condition. Needs some clean-up and some repair but could be a nice cozy little home. The other unit in this duplex is Occupied. Personal Property;</p> <p><b>Summer Tax Due:</b> TBA</p>	164 N LOW ST;	\$1,000	

# Schoolcraft

Lot #	Lot Information	Address	Min. Bid	Sold For
6300	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p><i>(1 of 3)</i> <b>Parcel ID:</b> 001-136-022-50; <b>Legal Description:</b> SEC 36 T42N R14W PRT OF SW 1/4 OF NW 1/4 COM AT A PT 390' N OF W 1/4 COR AND 350' S OF GEN OF M &amp; ST P RR AND 133' E OF W LN TH N PARALLEL TO W LN 50'; TH W 33'; TH N AND PARALLEL TO W LN 50'; TH E 100'; TH S AND PARALLEL TO W LN 100'; TH W 67' TO POB. <b>Comments:</b> This sale includes three adjacent parcels on McDonald Lake Road. They do not have any improved road access. Just off McDonald Lake Road, south of the Gulliver Post office and US 2 about 600 feet. Irregular in shape, and probably about 1/2 acre total. No Road Access;</p> <p><i>(2 of 3)</i> <b>Parcel ID:</b> 001-136-027-00; <b>Legal Description:</b> SEC 36 T42N R14W BEG 340' N OF SW COR OF SW 1/4 OF NW 1/4 &amp; 400' S OF C L OF M ST P &amp; S STE M RR R/W &amp; 133' E OF W LN, TH S PAR WITH HWY 50', TH E 100', TH N 50', TH W 100' TO POB. .12 A.</p> <p><i>(3 of 3)</i> <b>Parcel ID:</b> 001-136-029-00; <b>Legal Description:</b> SEC 36 T42N R14W PRT OF SW1/4 OF NW1/4 COM 390' N OF SW COR OF SW1/4 OF NW1/4 &amp; 350' S OF C/L OF MSTP &amp; S STE MARIE RR R/W &amp; 133' E OF W LN OF SD SEC, TH S 50', TH E 100', TH N 50', TH W 100' TO POB. .12 ACRES L.155 P.444  <b>Summer Tax Due:</b> \$7.03</p>	(Off) McDonald Lake Road, Gulliver;	\$1,300	
6303	<p><b>Parcel ID:</b> 002-004-021-00; <b>Legal Description:</b> SEC 4 T44N R13W N 195' OF S 345' OF E 495' OF SE1/4 OF NE1/4 LYG E OF HWY M77. <b>Comments:</b> Parcel fronts 195' along the east side of M-77, just south of the Big Cedar Campground. There is about an acre of lightly wooded land here with power at the road. Paved state highway in Germfask.  <b>Summer Tax Due:</b> \$1.55</p>	7840 STATE HIGHWAY M77 GERMFASK;	\$500	
6304	<p><b>Parcel ID:</b> 003-072-004-10; <b>Legal Description:</b> SEC 22 T42N R16W PRT OF NW1/4 OF NE1/4 COM AT NW COR, TH E 8.945 RODS, TH S 8.945 RODS, TH W 8.945 RODS, TH N 8.945 RODS TO POB &amp; E1/2 OF NE1/4 OF NW1/4. 20.5 A.  <b>Comments:</b> This is a rectangular 20, 660' along the road x 1320' deep to the south, with an additional 147' foot square parcel at the NE corner of the 20. The smaller parcel is where you'll find an older Biltmore house that is rather spartan and primitive ... but it does have potential. Not much here in the way of a kitchen, bath, heat or anything. This property is located NE of Indian Lake, 10 minutes from Manistique, and wildlife is abundant here. The structure is restorable, but will need some work. The addition to the south end of it is pretty barn-like and not heatable (but could be). There is a storage building/garage out back that is pretty rough and full of man-stuff. The furnace has been removed and the wiring here (100A service) is cannibalized. Some general debris (boat, tires, man-stuff) laying around here to clean up. The 20 parcel does have a trail into the center-front area, a little bit west of the house, and there is what's left of a collapsed building there. The trail may run further back into the woods, but is fairly overgrown and we did not investigate in detail. There are some nice hardwoods, particularly maple, on this parcel.  <b>Summer Tax Due:</b> \$293.33</p>	8195W FREEMAN ROAD MANISTIQUE;	\$4,400	

6306	<p><b>Parcel ID:</b> 008-018-005-00; <b>Legal Description:</b> SEC 18 T40N R16W PRT OF GOV'T LOT 3 COM AT NE COR, TH S ALG E LN 144' TO POB, TH CONT S 336' TO TRAV LN ALG LK MICH, TH S 52 DEG 26' 58" W ALG TRAV LN 150', TH N PAR TO E LN 427.16', TH E PAR TO N LN 117.96' TO POB. INCL LAND TO WATERS EDGE. 1.03 A. M/L. <b>Comments:</b> We get lake frontage often, but this piece is exceptional. It is that rare piece that just takes your breath away. 150' of beautiful dune sand frontage with a stunning southern exposure view AND it's buildable AND it has road access AND it has power and phone service right to the parcel. Your cell phone probably won't work out here, but you won't care! This parcel has been listed in the past @ \$135,000. How to get there: The technical address here is "Woodland Shores Road", but all of the driveways out here run off Wiggins Point Road. Find your way to Wiggins Point Road, go allllllmost to the end, and look for directional signs that point you to 2718. That is the address of the house next door. If you find that ... you should see our sign to the south. You would go PAST the first road sign that says "Woodland Shores" on Wiggins ... you *can* get there that way, but there are trees down at the end of the road that will prevent you from getting close by car (about 200 feet away). Coming in by the north is far simpler. Both ways provide legal access to the parcel, but your need to have an excavator clear the road of downed trees and such. Bring your checkbook. This will be a very popular parcel.</p> <p><b>Summer Tax Due:</b> \$219.28</p>	WOODLAND SHORES MANISTIQUE;	\$2,800	
6307	<p><b>Parcel ID:</b> 008-224-039-00; <b>Legal Description:</b> SEC 24 T40N R17W N 400' OF S 460' OF W 200' OF SW 1/4 OF NW 1/4. 1.8 A. <b>Comments:</b> Update: Property is now unoccupied. Modular home and detached 2 car garage, located on a 1.5 acre parcel south of Thompson, not far from Wiggins Point. Parcel is 200' x 400' in size. It was occupied at time of inspection so we did not have the opportunity to review it in detail. Appears to be messy, but in generally merchantable condition. We believe that the occupant will be at the sale attempting to buy this back. Personal Property; Dnvi;</p> <p><b>Summer Tax Due:</b> \$320.49</p>	9394W GIERKE ROAD MANISTIQUE;	\$3,400	
6308	<p><b>Parcel ID:</b> 008-610-006-00; <b>Legal Description:</b> SEC 32 T41N R16W LOT 6 BLK 10 OF VILLAGE OF THOMPSON. <b>Comments:</b> 66' x 135' lot. Someone is building a new structure just east of this parcel. It's located on Thompson Street, in Thompson ... in Thompson Township. If your name is Thompson, you need to buy this one. Paved street, just a couple hundred feet off US 2.</p> <p><b>Summer Tax Due:</b> \$4.08</p>	Thompson Street, Thompson;	\$550	
6309	<p><b>Parcel ID:</b> 051-154-017-00; <b>Legal Description:</b> LOT 17 BLK 4 DANIEL HEFFRON ADD TO CITY OF MANISTIQUE. <b>Comments:</b> Efficient and tidy are two words we would use to describe this one. Tiny one bedroom home with updated furnace, laminated floors. Needs some clean up in aisle 5 out back, but it's mostly just manstuff. Maybe even bonfire material. Detached shed that can be restored with a little effort ... or make it into a Sauna! Exterior needs a little trim around windows that have been replaced. A great place for a single person looking for low overhead and low maintenance.</p> <p><b>Summer Tax Due:</b> \$1,285.35</p>	117 FIFTH ST MANISTIQUE;	\$4,000	
6310	<p><b>Parcel ID:</b> 051-210-014-00; <b>Legal Description:</b> LOT 14 BLK 10 OF LAKESIDE ADD TO TH VILLAGE OF MANISTIQUE <b>Comments:</b> This one has great curb appeal. And it stops there. It's got a lot of potential, but it's gonna need some work! Inside the floors are weak (wood pier footings?), the ceilings are low, and everything is covered in soot and it STINKS. So it's going to need a thorough cleaning and de-stinking (ozonating ... call a professional) and then you still need to correct the weakness in the floors. There are three "sort of" bedrooms. Two are "walk-thru" bedrooms leading to the third. Odd layout. Wonderful garage, but the floor is cracked and heaved. Synopsis : Outside nice, inside not so nice. The power service has been DROPPED.</p> <p><b>Summer Tax Due:</b> \$1,576.79</p>	730 ARBUTUS AVE MANISTIQUE;	\$6,900	

6311	<p><b>This lot is a "bundle" comprised of 4 parcels</b></p> <p><i>(1 of 4) Parcel ID:</i> 051-311-011-00; <b>Legal Description:</b> LOT 11 BLK 1 OF MC CANNA BROS ADD TO CITY OF MANISTIQUE. <b>Comments:</b> 4 platted lots that are adjacent. 99' wide x 264' feet deep together. Fronts on a paved city street. Topo maps show this as uplands, but we do see a few wetlands indicators. Good pick up for a neighbor.</p> <p><i>(2 of 4) Parcel ID:</i> 051-311-012-00; <b>Legal Description:</b> LOT 12 BLK 1 OF MC CANNA BROS ADD TO CITY OF MANISTIQUE.</p> <p><i>(3 of 4) Parcel ID:</i> 051-311-013-00; <b>Legal Description:</b> LOT 13 BLK 1 OF MC CANNA BROS ADD TO CITY OF MANISTIQUE.</p> <p><i>(4 of 4) Parcel ID:</i> 051-311-014-00; <b>Legal Description:</b> LOT 14 BLK 1 OF MC CANNA BROS ADD TO CITY OF MANISTIQUE.  <b>Summer Tax Due:</b> \$101.30</p>	<p>319 FIRST ST MANISTIQUE;</p> <p>321 FIRST ST MANISTIQUE;</p> <p>322 SECOND ST MANISTIQUE;</p> <p>320 SECOND ST MANISTIQUE;</p>	\$2,200	
6315	<p><b>Parcel ID:</b> 051-313-007-00; <b>Legal Description:</b> LOT 7 BLK 3 OF McCANNA BROS' ADD TO VILL OF MANISTIQUE <b>Comments:</b> Parcel is 49.5 along the road x 132' deep. Paved street. Municipal utility service and natural gas here!  <b>Summer Tax Due:</b> \$28.83</p>	THIRD ST MANISTIQUE;	\$650	
6316	<p><b>Parcel ID:</b> 051-314-009-00; <b>Legal Description:</b> LOTS 9,10 &amp; 11 BLK 4 OF McCANNA BROS ADD TO VILL OF MANISTIQUE. <b>Comments:</b> If water was oil, you'd get rich buying this one. 148.5' x 132' in size. Loooooots of surface water, frogs, cat tails .... you get the picture. Swamp Lot;  <b>Summer Tax Due:</b> \$28.83</p>	FOURTH ST MANISTIQUE;	\$650	
6317	<p><b>Parcel ID:</b> 051-318-001-00; <b>Legal Description:</b> LOT 1 &amp; S1/2 OF LOT 2 BLK 8 OF McCANNA BROS ADD TO VILL OF MANISTIQUE. <b>Comments:</b> This is a very solid, square, straight older wood frame home in Manistique. It is pretty original as to design with the exception of the front two upstairs bedrooms having been made into one larger one. The roof looks shady and there is evidence of some past damage to plaster upstairs from leaks, but all repairable if dealt with soon. The main floor has fallen victim to a mid-century "remodel" (ie: paneling) , but at least they didn't paint the trim. Nice hardwood floors, built in pantry off the kitchen. What the place needs more than anything is a good cleaning and resurfacing. It has "animal odors" and it looks like the family pets used one of the closets as the litter box for a century or two. It's just generally a dirty girl. Some of it clearly has not been scrubbed since last century. Three bedrooms, one bath (up) and a mid-century forced air furnace.  <b>Summer Tax Due:</b> \$1,480.09</p>	201 FIRST ST MANISTIQUE;	\$8,700	
6318	<p><b>Parcel ID:</b> 051-401-008-10; <b>Legal Description:</b> EAST 1/2 OF LOT 8 BLK 1 OF RIVERSIDE ADD TO CITY OF MANISTIQUE. <b>Comments:</b> Nrrrrrrrow (like 15' wide) house in Manistique. It's larger inside than you'd guess from out front. Kitchen is big enough for a square dance. One bedroom. On a crawlspace ... probably a wood pier footing foundation as the floors have a little sway in them here and there, but there is access so you can send Pa down there to get it all fixed up. There are a couple of missing roof shingles and a divot next to the chimney you will want to have looked at. Space heat to keep you warm in the eleven months of winter ....AND it's got a satellite dish! (Bonus!)  <b>Summer Tax Due:</b> \$935.95</p>	507 ALGER AVE MANISTIQUE;	\$5,900	

6319	<b>Parcel ID:</b> 051-507-004-00; <b>Legal Description:</b> LOTS 4 & 5 BLK 7 OF R H TEEPLES LITTLE FARMS ADD TO CITY OF MANISTIQUE. <b>Comments:</b> This parcel consists of two platted lots on a section of First Street that is unpaved, fairly overgrown and not automobile-friendly. Soils here are marshy, and we don't believe that municipal utilities extend here. Total lot size is 230' x 478', which is roughly 2 acres. Unimproved Roads; <b>Summer Tax Due:</b> \$23.85	First Street (unimproved);	\$600	
6320	<b>Parcel ID:</b> 051-568-008-00; <b>Legal Description:</b> LOT 8 BLK 8 OF WEST END ADD TO CITY OF MANISTIQUE. <b>Comments:</b> This parcel consists of a single platted lot on a section of Hiawatha Street that is unpaved, fairly overgrown and not automobile-friendly. Soils here are marshy, and we don't believe that municipal utilities extend here. Lot size is 48' x 125'. Unimproved Roads; <b>Summer Tax Due:</b> \$5.34	HIAWATHA ST MANISTIQUE;	\$500	
6321	<b>This lot is a "bundle" comprised of 2 parcels</b>  <i>(1 of 2)</i> <b>Parcel ID:</b> 051-588-013-00; <b>Legal Description:</b> LOT 13 BLK 8 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. <b>Comments:</b> This parcel consists of 2 platted lots on a section of First Street that is unpaved, fairly overgrown and not automobile-friendly. Soils here are marshy, and we don't believe that municipal utilities extend here. Each Lot size is 49.5' x 136.8' feet ... so 99' x 136.8! Unimproved Roads;  <i>(2 of 2)</i> <b>Parcel ID:</b> 051-588-014-00; <b>Legal Description:</b> LOT 14 BLK 8 OF W RIVERSIDE ADD TO CITY OF MANISTIQUE. <b>Summer Tax Due:</b> \$75.32	FIRST ST MANISTIQUE;  FIRST ST MANISTIQUE;	\$1,300	
6322	<b>Parcel ID:</b> 051-402-006-00; <b>Legal Description:</b> LOT 6 BLK 2 OF RIVERSIDE ADD TO CITY OF MANISTIQUE. <b>Comments:</b> A home has been removed from this site, and it was professionally prepared for a new one! High and dry, all municipal utility services and natural gas available! Vul - Vacant Urban Lot; <b>Summer Tax Due:</b> TBA	521 N DELTA AVE;	\$550	
6323	<b>Parcel ID:</b> 051-405-004-00; <b>Legal Description:</b> LOT 4 BLK 5 OF RIVERSIDE ADD TO CITY OF MANISTIQUE EXC A STRIP 10' WIDE OFF S SIDE. <b>Comments:</b> A home has been removed from this site, and it was professionally prepared for a new one! High and dry, all municipal utility services and natural gas available! Vul - Vacant Urban Lot; Sev Not Accurate; <b>Summer Tax Due:</b> TBA	429 N DELTA;	\$550	





# 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](http://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 <b>married couple</b> ): _____
Address: _____
street city state zip
Marital Status: (check box <i>if applicable</i> )
<input type="checkbox"/> A Single Person <input type="checkbox"/> A Married Man <input type="checkbox"/> A Married Woman Taking Title in Her Name Only
<input type="checkbox"/> Married Persons
Entity Type: (check box <i>if applicable</i> and complete <b>Schedule of Entity Ownership</b> below)
<input type="checkbox"/> A Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> A Trust
<input type="checkbox"/> A Partnership

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



## 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
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>PIN.</b> 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.		6. Seller's (Transferor) Name
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. <b>Transfers</b> 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.