

Public Land Auction

Arenac, Iosco, Ogemaw

September 7th, 2023

Arenac, Iosco, Iosco (Dnr), and Ogemaw Counties



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2023 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

Barry, Kalamazoo, Saint Joseph 8/1/2023	Branch, Calhoun 8/2/2023	Berrien, Cass, Van Buren 8/3/2023
Clare, Lake*, Osceola 8/4/2023	Isabella, Gratiot, Mecosta, Montcalm* 8/10/2023	Clinton, Livingston, Shiawassee 8/11/2023
Eastern Upper Peninsula <small>(Alger*, Chippewa*, Delta, Luce, Mackinac (DNR Only), Schoolcraft)</small> 8/15/2023	Western Upper Peninsula <small>(Baraga, Dickinson*, Gogebic, Houghton, Iron Keweenaw, Marquette, Menominee, Ontonagon)</small> 8/16/2023	Antrim, Charlevoix, Otsego 8/17/2023
Crawford, Kalkaska, Missaukee, Roscommon 8/18/2023	Alcona, Alpena, Montmorency, Oscoda* 8/22/2023	Cheboygan, Emmet, Presque Isle* 8/23/2023
Mason, Muskegon, Oceana 8/24/2023	Benzie, Manistee, Wexford, Grand Traverse, Leelanau 8/25/2023	Allegan*, Ionia, Kent*, Ottawa 8/29/2023
Monroe 8/30/2023	Oakland 8/31/2023	Hillsdale, Jackson 9/5/2023
Bay, Gladwin, Tuscola Midland (DNR Only) 9/6/2023	Arenac, Iosco*, Ogemaw 9/7/2023	Lapeer, Saint Clair, Sanilac 9/8/2023
Saginaw 9/12/2023	Genesee 9/13/2023	Minimum Bid Re-Offer Auction 9/29/2023
No Reserve Auction 10/30/2023		

Important Information Regarding Rules and Regulations

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

- Arenac
- Iosco
- Ogemaw

Rules and Regulations

1. Registration

You must create an online user account at www.tax-sale.info in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

2. Properties Offered

A. Overview

"Foreclosing Governmental Unit" ("FGU") is a term used by the Michigan tax foreclosure statute and is typically the office of the County Treasurer in the county where the offered property is located. However, in some instances the FGU is the State of Michigan Department of Treasury.

Unless otherwise noted, the "Seller" is the County Treasurer, acting as the "FGU". The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/FGU.

The attached list of parcels has been approved for sale at public auction and each is identified by a sale unit number. The Seller reserves the right to pull parcels from the sale at any time prior to the auction.

According to state statutes, **ALL PRIOR** liens (other than certain DEQ liens and other limited exceptions), encumbrances and taxes **are cancelled** by Circuit Court Order. The FGU has attempted to include in the minimum bid, liens that have accrued since foreclosure, such as nuisance or water bills; **all other outstanding bills since foreclosure are the responsibility of the buyer**. These properties are subject to any state, county, or local zoning or building ordinances. The FGU does not guarantee the usability or access to any of these lands.

B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the FGU. Some structures may be occupied and occupants should not be disturbed.

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

First round minimum bid auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed for the applicable auction** and the Active Bidding phase then begins.

ii. Active Bidding

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction. All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

Sealed Bid Auctions:

Second round no-minimum sales, unless otherwise specifically noted, are conducted by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

B. Starting Bid Price

The starting bid prices are shown on the online lot description page for each sale unit as well as on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the FGU.

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

C. Bid Increments

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

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

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder:

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

- i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located
- ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4/ of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4/ in the local tax collection unit in which the purchased property is located.

- iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.
- iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

The Rules and Regulations immediately following this page are applicable to the following catalogs which consist of parcels owned by the Michigan Department of Natural Resources and which are offered for sale in this auction as part of DNR's surplus lands disposition process:

- losco (DNR)

Michigan DNR Land Sales Rules and Regulations

1. Registration

You must create an online user account at www.tax-sale.info in order to bid at an auction. You should create such an account no less than 48 hours prior to the auction in which you wish to participate to ensure that your account is active and authorized in time to bid. Before any bids will be accepted, you must also provide a deposit by authorizing a \$1000 pre-authorization on a Visa, MasterCard, or Discover credit card or by tendering \$1,000 in certified funds to the Auctioneer.

2. Properties Offered

A. Overview

The attached list of parcels has been approved for sale at public auction by the Michigan Department of Natural Resources (the "DNR"). Each parcel is identified by a sale unit number. The DNR reserves the right to pull parcels from the sale at any time prior to the auction.

Unless otherwise noted, the "Seller" is the DNR. The Auctioneer is Title Check, LLC acting as the authorized agent of the Seller/DNR.

These properties are subject to any state, county, or local zoning or building ordinances. The DNR does not guarantee the usability or access to any of these lands. The properties are sold based upon their LEGAL DESCRIPTION ONLY (Subdivision name and Lot number, or Metes and Bounds measured description). While effort has been made to ensure that the addresses, parcel sizes, maps, and/or photos are accurate, you are relying on your own investigation and information when purchasing this property. All parcels are sold "as is where is" and there are NO REFUNDS.

B. Know What You Are Buying

It is the **responsibility of the prospective purchaser to do THEIR OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The DNR and the Auctioneer make no warranty, guaranty, or representation of any kind concerning, but not limited to, the merchantability of title, boundary lines, location of improvements, availability of land divisions, easements or right to access by public street, utility presence or location, or any other physical, structural, or legal condition regarding any parcel offered for sale.

Prospective buyers should, prior to the auction, **personally visit and inspect any offered property** they wish to purchase. However, prior to purchase at the auction, **STRUCTURES MAY NOT BE ENTERED** without the **WRITTEN PERMISSION** of the DNR. Some structures may be occupied and occupants should not be disturbed.

C. Reservations

Pursuant to state statutes, deeds issued may contain the following reservations and stipulations:

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

DNR auctions, unless otherwise specifically noted, include live bidding. Bidding at live bidding auctions is divided into two phases:

i. Advance Bidding

Advance Bidding begins **thirty days before the posted auction start time**. During Advance Bidding, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during Advance Bidding. You will be able to see your maximum bid but will not be able to see the current high bid price or what other users have bid during this time. Advance bidding **ends at the designated start time which is listed**

for the applicable auction and the Active Bidding phase then begins.

ii. Active Bidding

Active Bidding begins **at the designated start time which is listed for the applicable auction and continues until the designated end time**. Active Bidding is the interactive phase of the auction process. During active Bidding, you will be able to see the current high bid price and whether or not you are the high bidder. You will also be able to see whether you have been outbid. During active Bidding you can place new bids or increase bids **but cannot delete or decrease your bid amount**. When making a bid during Active Bidding, you are committing to pay up to your maximum bid amount so bid carefully and accordingly. Active Bidding **concludes at the designated end time which is listed for the applicable auction. All bidding ends promptly at the listed end time for the applicable auction**. Bidding *is not* extended beyond the listed end time regardless of bidding activity.

All bids placed during Advance and Active bidding are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount as applicable based upon competition from other bidders. Bidding activity can be very high during the final minutes of the auction. Entering your maximum bid and allowing the system to bid up to that maximum, as opposed to manually bidding one increment at a time, helps ensure that you aren't outbid in the final moments of the sale simply because you were unable to manually enter an additional bid before time expires.

After the listed end time passes, the sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid.

Sealed Bid Auctions:

DNR may, at its discretion, conduct an auction by sealed bid. Bidding at sealed bid auctions opens approximately thirty days before the final bidding deadline. While bidding is open, you can place and modify bids in any way that you see fit. You can increase, decrease, or delete bids entirely during this time. **Your best and final bid must be entered prior to the posted final bidding deadline at which point bidding CLOSES and all bids are locked**. You can see your own bids while bidding is open but the current high bid price is not visible. **Once the posted bidding deadline passes, final winning bids are calculated and awarded by the award date posted for the auction in question**. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid. All bids placed at sealed bid auctions are maximum bids. The auction system will automatically bid on your behalf up to your maximum bid amount at the time final winning bids are calculated as applicable based upon competition from other bidders.

B. Starting Bid Price

The starting bid prices are shown on the online lot description page for each sale unit as well as on the list included in the sale book. At auctions with a minimum bid, no sales can be made for less than the starting price indicated. The starting bid for no-minimum-bid sales will be at the discretion of the DNR.

C. Bid Increments

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

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

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder:

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Arenac

Lot #	Lot Information	Address	Min. Bid	Sold For
700	<p>Parcel ID: 001-0-027-100-030-15; Legal Description: T19N R3E SEC 27 A PIECE OF LD WITH POB LOCATED AT THE SE COR OF THE E 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SEC; TH W 295.16 FT, TH N 295.16 FT, TH E 295.16 FT, TH S 295.16 FT TO POB. Comments: ~2.0 acres with ~260 ft road frontage on Spencer Rd to the west and a depth of ~235 ft. Land is mostly clear, with a tree line on the south and west boundaries. Gravel driveway at the north end, with a smattering of trees around the center of the front yard. Beware the low lying wire for electric service running through the driveway, which less than 5 feet above the ground in parts. There is a good amount of trash and debris around the structure, including a camper trailer hiding in the trees at the rear. Roof and exterior look in good repair, but the skirting looks a little rough. The floors inside are almost entirely covered in garbage and personal belongings. Patches of the floor are missing, but hidden under carpet. The place clearly had some rough treatment, but seems like it's not very far from livable. Mobile Home; Personal Property;</p> <p>Summer Tax Due: \$150.99</p>	2222 SPENCER RD STERLING;	\$1650.00	
701	<p>Parcel ID: 002-1-004-300-015-00; Legal Description: T18N R6E SEC 4 ARENAC TWP BEG 8 RDS E OF INTERSECTION OF 1/8 LINE AND MEANDER LINE IN GOVT LOT 3, TH ELY 11 RDS, N 15 RDS, W 11 RDS, S TO POB ACRES = 1.00 Comments: The nearest known publicly accessible point to this property is Stover Rd, which crosses into gated and restricted DNR land. ~1.21 acres vacant land. ~185 shoreline on the Saginaw Bay, near the Wigwam Bay State Wildlife Area. It's possible that some or all of this parcel is wetlands, or in the water. This parcel appears to have no legal access outside of using a boat and landing on the shore. Wetland Indicators; Roads - None Known (Possibly Landlocked);</p> <p>Summer Tax Due: \$37.68</p>		\$915.00	
703	<p>Parcel ID: 003-0-027-200-005-05; Legal Description: T19N R6E SEC 27 A PAR OF LAND COM AT N 1/4 COR TH S 208.71 FT, TH W 208.71 FT, TH N 208.71 FT, TH E 208.71 FT TO POB ACRES = 1.00 Comments: ~1.0 acres vacant land, cleared land. ~210 ft road frontage on E Manor Rd to the north, and ~210 ft on Dreyer Rd to the east. Fence by neighbors at the south and west. Driveway access from E Manor Rd. Likely a former mobile home site, with only a shed remaining. Land is generally flat and clear, with two lonely trees. Well head was located. Septic was not found, but could be hiding in the grass. Mobile Home Pad;</p> <p>Summer Tax Due: \$60.46</p>	MANOR RD AU GRES;	\$1070.00	
704	<p>Parcel ID: 004-0-F30-000-079-00; Legal Description: T20N R4E SEC 19 LOT 79 FOREST LAKE RIVER BLUFFS Comments: ~0.32 acres vacant, unimproved, wooded land with ~65 ft road frontage on Buffalo Trail to the west and a depth of ~215 ft. located within the Forest Lake POA. Association Fees;</p> <p>Summer Tax Due: \$35.91</p>	BUFFALO TRAIL ALGER;	\$840.00	
705	<p>Parcel ID: 004-0-S10-000-006-20; Legal Description: T20N R4E SEC 5 LOT NO 6 SLEEPY HOLLOW SUB Comments: ~1.03 acres with ~150 ft road frontage on N Melita Rd and a depth of ~250 ft. Land is predominately wooded. There is no direct driveway to this parcel, which appears to be conjoined with the two other platted lots to the north. Occupied; Personal Property;</p> <p>Summer Tax Due: \$11.96</p>	2651 MELITA RD STERLING;	\$640.00	
706	<p>Parcel ID: 005-1-000-000-450-05; Legal Description: Lot 8 Blk 12 Sterling Vil. Comments: ~0.22 acres with ~65 ft of road frontage on W Jefferson St to the south and a depth of ~130 ft. Also accessible from an alley to the north. Nice looking yard. The neighborhood seems pleasant, and fairly quiet. Structures are a single story house with detached garage. Exteriors look in good shape, really not needing much beyond some basic TLC. The interior is down to subfloor and the beginning of a paint job. Subfloors show a few spots where they took some moisture, but this seems highly unlikely to be from a roof leak. The architectural shingled roof itself looks to be very healthy. There is one small water stain on a ceiling, which appears to be quite old. This place is ready for somebody to get in and finish it up, and it's probably livable while doing so. The interior of the single car garage looks to also be in great shape, but packed full of belongings. Well was not found, but this area has no municipal supply, so seems quite likely. Personal Property;</p> <p>Summer Tax Due: \$784.25</p>	232 JEFFERSON STERLING;	\$3990.00	

707	Parcel ID: 007-0-010-400-015-05; Legal Description: T20N R5E SEC 10 W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4 ACRES = 10.00 Comments: ~10.0 acres of mostly undeveloped and wooded land. ~1360 ft road frontage on N Williams Rd to the west and ~325 ft Maple Ridge Rd to the south. A small cemetery is on the other side of Maple Ridge. A portion of the south is clear, with a pole barn and the burned remains of a mobile home. There is a fair amount of debris scattered around the clearing. The pole barn doesn't appear to have suffered any damage from when the mobile burned. It's still full of personal property, and looks to be in great shape inside and out. SEV may not reflect the absence of the mobile home. Sev Not Accurate; Personal Property; Mobile Home Pad; Summer Tax Due: \$170.37	1232 W MAPLE RIDGE ROAD TWINING;	\$3700.00	
708	Parcel ID: 008-0-F10-000-168-00; Legal Description: T20N R3E SEC 26 LOT 168 FOREST GROVE Comments: ~0.31 acres vacant, unimproved, wooded land with ~70 ft road frontage on Winterset St to the east and a depth of ~195 ft. No driveway access. Located within the Forest Lake POA. Association Fees; Summer Tax Due: \$14.92		\$565.00	
709	Parcel ID: 008-0-F10-000-252-00; Legal Description: T20N R3E SEC 26 LOT 252 FOREST GROVE Comments: ~0.29 acres of vacant, unimproved, wooded land with ~65 ft of road frontage on Pineridge Ct to the north and a depth of ~195 ft. Parcel is near the end of a cul-de-sac. No driveway access is cut in, but the land is fairly level with the road. Located within the Forest Lake POA. Association Fees; Summer Tax Due: \$13.59	PINERIDGE CT ALGER;	\$590.00	
710	This lot is a "bundle" comprised of 3 parcels (1 of 3) Parcel ID: 008-0-F11-000-292-00; Legal Description: T20N R3E SEC 25 LOT 292 FOREST GROVE #2 Comments: These three parcels combine for ~1.35 acres of vacant, unimproved, wooded land with ~360 ft of road frontage on Wilderness Dr to the southeast. Located at a bend on the road, parcel depth varies from ~265 ft at the northeast to ~215 ft at the west. Land is predominately well below road grade, with no driveway access. Located within the Forest Lake POA. Association Fees; (2 of 3) Parcel ID: 008-0-F11-000-293-00; Legal Description: T20N R3E SEC 25 LOT 293 FOREST GROVE #2 (3 of 3) Parcel ID: 008-0-F11-000-294-00; Legal Description: T20N R3E SEC 25 LOT 294 FOREST GROVE #2 Summer Tax Due: \$72.05	WILDERNESS DR ALGER; WILDERNESS DR ALGER; WILDERNESS DR ALGER;	\$2100.00	
713	Parcel ID: 008-0-F15-000-079-00; Legal Description: T20N R3E SEC 24 LOT 79 FOREST LAKE-ARENAC HILLS Comments: ~0.33 acres vacant, unimproved, wooded land with ~75 ft road frontage on Hillside Ct to the west, and ~185 ft on Buffalo Dr to the south. Located within the Forest Lake POA. Association Fees; Summer Tax Due: \$16.29		\$645.00	
714	Parcel ID: 008-0-F50-000-007-00; Legal Description: T20N R3E SEC 23 LOT 7, 8 FOREST LAKE HEIGHTS SUB. Comments: ~0.64 acres vacant, unimproved, wooded land with ~195 ft of road frontage on S Forest Lake Dr to the east. Parcel is pie-shaped, with a depth of ~280 ft at the furthest point from the roadside. Located within the Forest Lake POA. Association Fees; Summer Tax Due: \$33.97	S FOREST LAKE DR ALGER;	\$485.00	
715	Parcel ID: 008-0-F51-000-333-00; Legal Description: T20N R3E SEC 15 LOTS 333 FOREST LAKE HEIGHTS SUB. #2 Comments: ~0.31 acres vacant, unimproved, wooded land with ~85 ft road frontage on S Forest Lake Dr to the north and depth of ~145 ft. Natural gas line may end at the Kingfisher/S Forest Lake intersection. Located within the Forest Lake POA. Association Fees; Summer Tax Due: \$16.29	S FOREST LAKE DR ALGER;	\$645.00	
716	Parcel ID: 008-0-F51-000-348-00; Legal Description: T20N R3E SEC 15 LOTS 348, 349 FOREST LAKE HEIGHTS SUB. #2 Comments: ~0.65 acres vacant, unimproved, wooded land with ~200 ft road frontage on Kingfisher Circle to the west and a depth of ~190 ft. Located with the Forest Lake POA Association Fees; Summer Tax Due: \$33.97	S FOREST LAKE DR ALGER;	\$905.00	
717	Parcel ID: 008-0-F54-000-067-00; Legal Description: T20N R3E SEC 15 LOT 67 FOREST LAKE HIGHLANDS Comments: ~0.58 acres vacant, unimproved, wooded land with ~335 ft road frontage on Highland Ct to the north. This triangle shaped parcel is near the end of a cul-de-sac, with a depth ~165 ft at the west end and ~25 ft at the east. Located within the Forest Lakes POA. Association Fees; Summer Tax Due: \$48.97		\$1060.00	

718	Parcel ID: 008-0-F70-000-117-00; Legal Description: T20N R3E SEC 24 LOT 117 FOREST LAKE RIVER BLUFFS Comments: ~0.3 acres vacant, unimproved, wooded land with ~65 ft road frontage on Buffalo Trl to the northeast and a depth of ~200 ft. There is no driveway access, and a culvert runs along the road. Located within the Forest Lake POA. Association Fees; Summer Tax Due: \$14.95		\$600.00	
719	Parcel ID: 008-0-F81-000-643-00; Legal Description: T20N R3E SEC 24 LOT 643 FOREST LAKE SUB. #2 Comments: ~0.18 acres of vacant, unimproved, wooded land with ~60 ft road frontage on Wolverine Trl to the south and depth of ~140 ft. There looks to be a driveway built over a culvert, but clearing will need to be done to make it usable. Located within the Forest Lake POA. Association Fees; Summer Tax Due: \$11.52	WOLVERINE TRL ALGER;	\$230.00	
720	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 009-2-L31-000-088-00; Legal Description: T19N R7E LOTS 88 & 89 LAKE HURON VILLAGE ACRES #2 Comments: These two parcels combine for ~5.09 acres of vacant, unimproved land with ~790 ft road frontage on S Delano Rd to the west. This L-shaped piece has a depth of ~190 ft for the south piece and ~400 ft for the north piece. The north parcel is fairly clear and flat, with the southern piece wooded with young growth. Structures are single story house and a one car garage. Both appear to have relatively new siding and shingles, and look in pretty solid shape. Much of the interior of the house is down to subfloor, parts of which are springy. The floor visibly slopes up and down, with the southwest corner maybe six inches low. Looks like some moisture has come in around the chimney for the wood burning stove, but that could be old. The garage is in great shape in and out, with a minor amount of contents inside. Foundation Issues; Personal Property; (2 of 2) Parcel ID: 009-2-L31-000-090-00; Legal Description: T19N R7E LOTS 90-91 LAKE HURON VILLAGE ACRES SUB. #2 Summer Tax Due: \$442.84	S DELANO RD AU GRES; 509 S DELANO RD AU GRES;	\$5320.00	
722	Parcel ID: 009-2-N20-001-096-00; Legal Description: UNIT 96 NORTHPORT CONDO MARINA Comments: Unit 96 in the Northport Marina in Au Gres. Gated access off Stanley Blvd, near the Saginaw Bay/Lake Huron shoreline. More details about the marina can be found at http://www.northportmarinami.com/ Association Fees; Summer Tax Due: \$13.83	E MICHIGAN AVE UNT 96 AU GRES;	\$1105.00	
723	Parcel ID: 009-2-O10-000-068-01; Legal Description: T19N R7E SEC 10 STRIP OF LAND 50 FT WIDE LYING IN SE 1/4 OF SE 1/4 BETWEEN E LINE GAR LOT 68 & W LINE OF GAR LOT 69 OAK KNOLL SUB IF EXTENDED N TO COUNTY GRAVEL RD EXC GARAGE ST. Comments: ~0.24 acres with ~50 ft road frontage on E Michigan Ave to the north. This parcel is less than 300 ft away from walkable public beach on the Saginaw Bay. Structure is a 24' x 28' house plus porch addition. Looks like windows and siding work has been done recently. Interior appears under renovation. Dnvi; Personal Property; Summer Tax Due: \$163.36	4932 E MICHIGAN AVE AU GRES;	\$3130.00	
724	Parcel ID: 009-2-W11-007-013-00; Legal Description: T19N R7E LOTS 13-14 BLK. 7 WALL. ORR PK. Comments: ~0.1 acres vacant, unimproved, wooded land at 65x65 ft. This parcel is located about 200 ft west of where E 6th St currently ends. Saginaw Bay is ~675 ft to the east. Roads - Platted Or Easement Known, But Unimproved; Summer Tax Due: \$92.58	E 7TH ST AU GRES;	\$650.00	
725	Parcel ID: 010-2-W10-012-009-02; Legal Description: T18N R4E SEC 12 N 44 FT OF LOT 4 & S 11 FT OF LOT 3 BLK 12 WELLES ADDITION Comments: ~0.16 acres with ~55 ft road frontage on S Washington St to the west and a depth of ~115 ft. Property was occupied at the time of visit. Structures are a small single story house right near the roadside, and a detached garage. All the structures look in need of upkeep. What can be seen of the roof is not promising. A fair amount of personal property is visible alongside the driveway. Personal Property; Dnvi; Occupied; Summer Tax Due: \$179.68	3617 S WASHINGTON AVE STANDISH;	\$2475.00	
726	Parcel ID: 012-2-H18-000-049-00; Legal Description: LOT 49 HAMMELL BEACH WOODS SUB Comments: ~0.29 acres with ~75 ft road frontage on Antonia Dr to the northeast and a depth of ~160 ft. Lightly wooded lot, looks to have been a site for a mobile home/RV in the past. Currently there is only a small storage tent. Personal Property; Summer Tax Due: \$81.05	5576 ANTONIA AU GRES;	\$9950.00	

727	<p>Parcel ID: 020-0-013-000-065-00; Legal Description: BEG 60 FT E FROM COURT STREET ON US-23 N 100 FT E PARA US-23 60 FT S 51 FT S 81D 22M 34S W 5.53 FT S 49.31 FT W ALG US-23 65.53 FT TO POB Comments: ~0.15 acres of mostly gravel parking lot. The building to the west is a separate parcel and not included in or for auction. ~65 ft road frontage on E Michigan Ave to the south with a depth of ~105 ft. Information indicates this used to be part of a gas station, so underground storage tanks may be present. In between the post office and a fried pickle shop. The north portion of this property has an 8' x 8' shack and lawn. It appears that the neighbor to the northwest is using it for backyard space Ust - Underground Tanks; Personal Property; Contamination Indicators; Summer Tax Due: \$371.08</p>	105 E HURON ROAD AU GRES;	\$5180.00	
728	<p>Parcel ID: 020-0-H10-000-064-00; Legal Description: UNTI 64 HARBORTOWN CONDOMINIUM MARINA Comments: Unit 64. Located off S Main St, on the Au Gres River. Association Fees; Condo Subdivision "site Condo"; Summer Tax Due: \$15.58</p>	MAIN STREET AU GRES;	\$485.00	

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Lot #	Lot Information	Address	Min. Bid	Sold For
3200	Parcel ID: 021-A10-000-153-00; Legal Description: AUSABLE HEIGHTS LOTS 153 & 155 Comments: ~0.32 acres vacant land with ~100 ft road frontage on Au Sable Dr to the south and ~50 ft on Franklin St to the north. This irregular shaped parcel has a maximum depth of ~200 ft. Land is flat and generally overgrown, with a handful of mature trees. Summer Tax Due: \$77.20	FRANKLIN ST OSCODA;	\$1049.08	
3201	Parcel ID: 021-A30-000-078-00; Legal Description: AUSABLE POINT BEACH NO. 2 LOTS 78 & 79 Comments: ~1.32 acres vacant, unimproved land with ~200 ft road frontage on Hilltop Rd to the south and ~300 ft on Au Sable Point Rd to the west. Lake Huron is less than 1/4 mile to the east. Land is rolling, with mixed growth forest. Summer Tax Due: \$78.41	HILLTOP ST EAST TAWAS;	\$867.06	
3202	Parcel ID: 021-B30-000-007-00; Legal Description: BOON DOCKS SUBDIVISION LOT 7 , AS PER THE AMENDED PLAT THEREOF AS RECORDED IN L16, P.56-57, ICR. Comments: ~1.19 acre vacant, wooded land with ~120 ft road frontage on Rollin Hill Ct to the east and a depth of ~415 ft. Lake Huron is less than a 1/4 mile to the east. Parcel is located in a nice gated subdivision. Association Fees; Summer Tax Due: \$252.33	3663 ROLLIN HILL CT OSCODA;	\$1621.72	
3203	Parcel ID: 021-L20-004-001-00; Legal Description: PLAT OF LOUD GAY & COS SECOND ADDITION TO THE VILLAGE OF OSCODA THAT PART OF LOT 1 LYING EASTERLY OF HWY US-23 AND THE S 1/2 OF LOTS 3 & 4, BLK 4 Comments: ~0.22 acre commercial parcel with ~60 ft road frontage on M-23 to the west and ~160 ft on Huron St to the south. Au Sable River is right across the street, and Lake Huron is less than 1/4 mile to the east. This lot appears to include minimal parking. The large gravel lot to the north is NOT included with this parcel. Exterior of the place is in generally good shape. Some of the deckboards near the entrance are rotting out, and some paint is peeling here and there. Older three tab shingled roof appears in good shape. The foundation is mostly obscured by siding and decking, but seems likely to be block. The interior looks almost in operable condition, surfaces seem like they got a good cleaning after shutdown. There is plenty of personal property left by the of way of supplies and equipment. Personal Property; Summer Tax Due: \$686.92	435 S STATE ST OSCODA;	\$4773.67	
3204	Parcel ID: 021-P10-006-001-00; Legal Description: MAP OF PIERCE SUBDIVISION LOT 1 BLK 6 Comments: ~0.08 acre vacant land with ~30 ft road frontage on N 4th St to the east and a depth of ~120 ft. Land appears to be in use as a sideyard/driveway for the parcel to the north Sideyard Parcel; Unbuildable Lands / Too Small; Summer Tax Due: \$33.06	FOURTH ST OSCODA;	\$788.30	
3205	Parcel ID: 033-L40-001-005-00; Legal Description: LS 1 5 LUBAWAYS SUBDIVISION LOT 5 BLK 1 Comments: ~0.08 acre vacant, unimproved, wooded land with ~40 ft road frontage on Media Dr to the southwest and ~35 ft on M-23 to the northeast. Lake Huron is less than ~325 ft to the east. Land grades down steeply towards Media Dr at the south. There is almost certainly a natural gas pipeline running through, and an electric distribution box may be as well. Easement Or Access Across; Unbuildable Lands / Too Small; Summer Tax Due: \$23.27	MEDIA DR;	\$747.70	
3206	Parcel ID: 033-L40-008-004-00; Legal Description: LS 8 4 LUBAWAYS SUBDIVISION LOT 4 BLK 8 Comments: ~0.13 acres vacant, unimproved, wooded land with ~40 ft road frontage on M-23 to the southeast and a maximum depth of ~125 ft. Roughly across from the Kirkland intersection. This is a narrow strip, with a driveway or easement running alongside, possibly through. Easement Or Access Across; Summer Tax Due: \$45.50	US-23 EAST TAWAS;	\$826.90	

3207	Parcel ID: 051-A20-000-026-00; Legal Description: ARP 26 AUGRES RIVER PARK LOTS 26 TO 29 INCL Comments: ~1.35 acres with ~300 ft road frontage on N Imperial Rd to the west and a depth of ~215 ft. Lots of space on this nice triple lot. Land is relatively clear and flat, with numerous mature trees surrounding the house, which sits near the center of the property. This occupied structure has a brick exterior, which looks in generally good shape. Shingles look to be on the older side, but with no glaring defects. Block foundation looks solid where visible. All in all, pretty solid looking place. Personal Property; Dnvi; Occupied; Summer Tax Due: \$482.05	84 N IMPERIAL DR TAWAS CITY;	\$4081.48	
3208	Parcel ID: 051-S30-000-051-00; Legal Description: SLH 51 PLAT OF SAND LAKE HEIGHTS LOT 51 Comments: ~0.12 acres vacant land with ~100 ft road frontage on Old State St to the south and ~50 ft on N Sand Lake Rd to the east. Land is relatively flat and clear, with several large trees providing shade, and a bit of overgrowth near a fallen trunk. Part of a pad/foundation may be sneaking over the north line, but it's a very close thing. This may have been cleared for a structure or mobile home at one point. No remaining well or septic was found. Mobile Home Pad; Summer Tax Due: \$35.49	N SAND LAKE RD NATIONAL CITY;	\$822.65	
3209	Parcel ID: 051-S40-014-003-00; Legal Description: SLR 14 3 SAND LAKE RESORT LOTS 3 & 4 BLK 14 Comments: ~0.22 acres with ~95 ft road frontage on N Sand Lake Rd to the west and a depth of ~105 ft. Generally flat and clear, with numerous mature trees at the road and side providing shade. There are three outbuildings in the back, one of which might be in almost okay shape. The garage is full of rubble and debris. Primary structure is a condemned cabin, which looks like it started as log before being expanded. As can be expected with a condemned structure, this place is in rough shape. A good portion of the front wall is covered with OSB, and it looks like there is some masonry rubble below. The roof is sagging in spots, and the shingles don't look to be holding up very well. Chimney looks to be cracking out a bit. Several windows are busted out. The roof on the rear porch looks close to failure. Portions of walls are rotting out at the ground, and some daylight is coming in spots. What can be seen of the interior certainly suggests some ceiling collapse and water infiltration. Single story cabin Personal Property; Dnvi; Condemned; Summer Tax Due: \$361.20	1284 N SAND LAKE RD NATIONAL CITY;	\$1882.78	
3210	Parcel ID: 062-020-200-010-00; Legal Description: 20218 T24N R8E SEC 20 E 100 FT OF NW 1/4 OF NW 1/4 N OF BISSONETTE RD EXC N 80.1 FT THEREOF Comments: ~0.27 acres vacant land with ~135 ft road frontage on Lenard Rd to the east and ~105 ft on Bissonette Rd to the south. Land is generally flat and clear, with a mature treeline at the west end. The SEV is likely based on there being a structure, which there no longer is. No well or septic was found at time of visit. We don't have a good parcel map for this area, and the included image is only a general idea. Sev Not Accurate; Summer Tax Due: \$50.41	643 BISSONETTE RD OSCODA;	\$9582.36	
3211	Parcel ID: 064-C10-000-064-00; Legal Description: CHIPPEWA HEIGHTS SUB LOT 64 Comments: ~0.35 acres vacant, unimproved land, with ~105 ft road frontage on Chippewa Dr to the north and an average depth of ~135 ft. Land is flat and wooded, with a fair amount of grass coverage. Summer Tax Due: \$42.50	CHIPPEWA DR OSCODA;	\$885.72	
3212	Parcel ID: 064-I20-000-070-00; Legal Description: INTERLAKE PARK SUB LOT 70 Comments: ~0.48 acre parcel with ~100 ft of road frontage on Interlake Dr to the north and ~200 ft on Cedar Lake Rd to the east. Gravel driveway leading to paved apron in front of the garage on Cedar Lake Rd. Land is slightly rolling, with a good line of trees near the roadside and a side yard shaded by numerous adult pines. Structure is a single story home with garage attached via breezeway. Shingled roof appears to be relatively recent, and in good shape. Block foundation is flawless where visible. Siding is a little dingy, but in tact. Windows could definitely use some attention. Garage is sheathed in painted plywood that is peeling. Interior of the home is fairly clean. Appliances have been removed, but mechanicals are intact. Floors feel very solid, and there is no visible evidence of water leaks. A spot of black mold is visible at the corner of the tub. Interior of the garage is great, with the exception of the open hole where a metal chimney used to be. This looks like an excellent flip opportunity. Summer Tax Due: \$681.17	6215 CEDAR LAKE RD OSCODA;	\$3279.18	

3213	Parcel ID: 064-L21-000-228-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 2 LOT 228 Comments: ~0.43 acres vacant land with ~100 ft road frontage on Crestwood Dr to the east and a depth of ~185 ft. Association Fees; Summer Tax Due: \$6.98	CRESTWOOD DR OSCODA;	\$706.40	
3214	Parcel ID: 064-L22-000-309-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 309 Comments: ~0.29 acres vacant land with ~90 ft of road frontage on Crestwood Dr and a depth of ~150 ft. https://lakewoodshorespoa.com/ Association Fees; Summer Tax Due: \$6.98	CRESTWOOD DR OSCODA;	\$706.40	
3215	Parcel ID: 064-L22-000-310-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 310 Comments: ~0.29 acres vacant land with ~90 ft road frontage on Crestwood Dr to the east and a depth of ~150 ft. Association Fees; Summer Tax Due: \$6.98	CRESTWOOD DR OSCODA;	\$706.40	
3216	Parcel ID: 064-L22-000-351-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 351 Comments: ~0.42 acres vacant land with ~150 ft on Briar Ridge Way to the south and ~130 ft on Greenbriar Dr to the east. Association Fees; Summer Tax Due: \$6.98	BRIAR RIDGE WAY OSCODA;	\$706.40	
3217	Parcel ID: 064-L22-000-376-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 376 Comments: ~0.49 acres vacant land with ~130 ft road frontage on W Briar Dr to the north and an average depth of ~190 ft. Association Fees; Summer Tax Due: \$6.98	WESTBRIAR DR OSCODA;	\$697.17	
3218	Parcel ID: 064-L22-000-397-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 3 LOT 397 Comments: ~0.31 acres vacant land with ~90 ft road frontage on Briar Ridge Way to the north and a depth of ~145 ft. Association Fees; Summer Tax Due: \$6.98	BRIAR RIDGE WAY OSCODA;	\$706.40	
3219	Parcel ID: 064-L23-000-412-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 4 LOT 412 Comments: ~0.55 acres of vacant land with ~150 ft road frontage on Greenbriar Dr to the east, and ~140 RF on Oakridge Dr to the south. Association Fees; Summer Tax Due: \$6.98	GREENBRIAR RD OSCODA;	\$706.40	
3220	Parcel ID: 064-L23-000-456-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 4 LOT 456 Comments: ~0.4 acres vacant land with ~95 ft road frontage on Oak Mount Dr to the north and ~135 ft on Tanglewood to the west. Summer Tax Due: \$10.23	TANGLEWOOD DR OSCODA;	\$721.68	
3221	Parcel ID: 064-L24-000-541-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 5 LOT 541 Comments: ~0.35 acres vacant land with ~95 ft road frontage on Westwood Dr to the north and a depth of ~150 ft. Association Fees; Summer Tax Due: \$6.98	WESTWOOD DR OSCODA;	\$690.08	
3222	Parcel ID: 064-L25-000-647-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 6 LOT 647 Comments: ~0.49 acres vacant land with ~270 ft road frontage on Woodlawn Dr to the south. Association Fees; Summer Tax Due: \$15.56	WOODLAWN DR OSCODA;	\$725.92	
3223	Parcel ID: 064-L26-000-760-00; Legal Description: LAKEWOOD SHORES GOLF & COUNTRY CLUB NO. 7 LOT 760 Comments: ~0.39 acres vacant land with ~55 ft road frontage on Woodview Ct to the east and a depth of ~145 ft. This piece is on an end of a cul-de-sac. Association Fees; Summer Tax Due: \$10.06	WOODVIEW CT OSCODA;	\$721.28	
3224	Parcel ID: 064-L37-000-548-00; Legal Description: LAKEWOOD SHORES NO. 7 SUB LOT 548 Comments: ~0.41 acres vacant land with ~105 ft road frontage on Brockwood Trl to the south and a depth of ~165 ft. Association Fees; Summer Tax Due: \$24.90	BROOKWOOD TR OSCODA;	\$874.73	
3225	Parcel ID: 064-L39-000-781-00; Legal Description: LAKEWOOD SHORES NO. 9 SUB LOT 781 Comments: ~0.46 acres vacant land with ~150 ft road frontage on Cedar Brook Dr to the east and Sherwood Dr to the south. Association Fees; Summer Tax Due: \$18.23	SHERWOOD DR OSCODA;	\$802.92	

3226	Parcel ID: 064-L39-000-822-00; Legal Description: LAKEWOOD SHORES NO. 9 SUB LOT 822 Comments: ~0.40 acres vacant land with ~100 ft road frontage on Pine Tree Trl and a depth of ~150 ft. Association Fees; Summer Tax Due: \$16.34	PINE TREE TR OSCODA;	\$801.76	
3227	Parcel ID: 064-L40-000-906-00; Legal Description: LAKEWOOD SHORES NO. 10 SUB LOT 906 Comments: ~0.49 acres vacant land with ~140 ft road frontage on Cedar Brook Dr to the west and ~150 ft Broken Bow Trl to the south. Association Fees; Summer Tax Due: \$19.61	CEDARBROOK DR OSCODA;	\$857.98	
3228	Parcel ID: 064-L42-001-078-00; Legal Description: LAKEWOOD SHORES NO. 12 SUB LOTS 1078 & 1079 Comments: ~0.63 acres vacant land with ~200 ft road frontage on Greenbriar Rd to the north with an average ~195 ft of depth. Association Fees; Summer Tax Due: \$20.18	GREENBRIAR RD OSCODA;	\$770.28	
3229	Parcel ID: 064-W70-000-017-00; Legal Description: WEIR WOODLANDS LOT 17 & N 1/2 OF LOT 18 Comments: ~0.63 acres with ~80 ft road frontage on US-23 to the east and a depth of ~335 ft. Lovely lot with numerous mature trees providing shade. Paved driveway apron on US-23. The property to the west is the Northern Traveler Motel. Lake Huron is visible through another motel property to the south. Yard has been freshly mowed, and the meter is spinning, so it seems somebody is paying attention to this place. There are a pair of small storage sheds in the rear, one of which has a partially collapsed roof. Structure is a single story home that looks to have had one or two additions. It has at least four different kinds of siding. Shingled roof looks to be older three tab with some deterioration. Block foundation looks good were visible at the south end. North end is likely slab. Some of the wooden window sashes are showing their age. Personal Property; Occupied; Dnvi; Summer Tax Due: \$840.03	5487 N US-23 OSCODA;	\$4821.20	
3230	Parcel ID: 073-B60-000-012-00; Legal Description: BRIAR RIDGE SUBDIVISION LOT 12 Comments: ~0.69 acres vacant land with ~100 ft road frontage on Ora Lake Rd to the south. Land looks to have been cleared at one point, but is now covered in brush and overgrowth, plus a handful of mature trees. No direct driveway access, with drainage ditch at the roadside. Summer Tax Due: \$27.82	ORA LAKE RD HALE;	\$970.42	
3231	Parcel ID: 073-G30-000-016-00; Legal Description: GREEN VALLEY SUBDIVISION LOT 16 Comments: ~0.38 acres with ~100 ft road frontage on Channel Rd to the west. Good size lot with circle drive. There are several large trees at the roadside providing shade and privacy, as well as along the boundaries. A couple of vehicles sit on the grounds, along with some other personal property and debris. The single story house is wrapped in weathered brown siding, and much of the shingled roof is covered in moss. More than one dog can be heard barking inside. Block foundation looks in good shape where visible. Windows look to be modern. No glaring visible issues beyond needing some paint and removing the moss. Looks to have single story home. Personal Property; Beware Of Dog; Dnvi; Occupied; Summer Tax Due: \$360.51	3594 CHANNEL RD HALE;	\$2739.89	
3232	Parcel ID: 073-K10-000-394-00; Legal Description: KOKOSING SUB LOTS 394 & 395 & ELY 1/2 OF LOT 393 Comments: ~0.39 acres vacant wetlands. Roads appeared to be platted but unbuilt. No known legal access. Wetland Indicators; Roads - None Known (Possibly Landlocked); Summer Tax Due: \$62.56	STONE AVE HALE;	\$1076.39	
3233	Parcel ID: 073-M10-000-036-00; Legal Description: SUPERVISORS PLAT OF MERCHANTVILLE LOT 36 Comments: ~0.41 acres vacant land with ~60 ft road frontage on Zella Dr to the east and a depth of ~300 ft. Land is mostly flat and clear, also recently mowed. Several tall, mature trees provide shade to the lot, with a large pine at the roadside giving some privacy. The only 'structures' on this property are a shed, outhouse, and an old camper trailer that looks ready for the scrapyard. Personal Property; Summer Tax Due: \$92.71	4631 ZELLA DR HALE;	\$1218.14	
3234	Parcel ID: 073-M10-000-037-00; Legal Description: SUPERVISORS PLAT OF MERCHANTVILLE LOT 37 Comments: ~0.41 acres vacant land with ~60 ft road frontage on Zella Dr to the east and a depth of ~300 ft. Land is generally flat and clear, with numerous large tall trees shading most of the lot. A derelict camping trailer sits near the rear of the parcel. Pump well appears to be shot. Personal Property; Summer Tax Due: \$47.13	ZELLA DR HALE;	\$1003.64	

3236	<p>Parcel ID: 121-T20-064-001-00; Legal Description: MAP OF TRUSTEES ADDITION TO THE VILLAGE OF EAST TAWAS NLY 66 FT OF LOTS 1 & 2 BLK 64</p> <p>Comments: ~0.2 acres with ~65 ft road frontage on Main St to the east, and a depth of ~130 ft. This land looks to have had a structure recently demo'd. Located just a minute or two from central East Tawas, with a park just down the road. Sev Not Accurate; Vul - Vacant Urban Lot;</p> <p>Summer Tax Due: \$120.88</p>	606 MAIN ST EAST TAWAS;	\$4066.17	
3237	<p>Parcel ID: 140-002-300-011-00; Legal Description: 2308 T21N R5E SEC 2 PART OF SW 1/4 OF SW 1/4 COM 33 FT E & 350 FT N OF SW COR OF SD SEC TH CONT N 79.5 FT TH E 120 FT TH S 101.5 FT TH W 22 FT TH N 22 FT TH W 98 FT TO POB</p> <p>Comments: ~0.29 acres with ~110 ft road frontage on M-65 to the west and a depth of ~110 ft. Driveway apron near at the south of the road. Land is fairly clear other than some weed trees and bushes. Somebody has been keeping most of the property mowed, but immediately around the mobile home is very overgrown. Some of the weed trees are knocking skirting out of place. Looks like a neighbor is using a portion of this parcel for boat storage. It's a mobile home from the 70's, and looks it. A remodel looks to have been started. Interior is hot and humid. Water appears to be making it's way down a lot of the exterior walls, with subfloors showing some rot and damage nearby. Portions of the wall board are delaminating. Mobile Home; Personal Property; Roof Issues;</p> <p>Summer Tax Due: \$44.64</p>	114 N BULLOCK ST WHITTEMORE;	\$2062.68	
3238	<p>Parcel ID: 141-O20-008-005-00; Legal Description: MAP OF THE VILLAGE OF WHITTEMORE LOTS 5 & 6 & E 16 FT OF LOT 7 BLK 8</p> <p>Comments: ~0.34 acres with ~115 ft road frontage on W State St to the north and a depth of ~125 ft. Nice, spacious corner lot. Neighbors are keeping the lawn looking good. Several trees in the front corner giving some privacy and shade. The exterior of this place is rough. The chimney cap is crumbling, and it looks like the entire thing is pulling away from the house. Portions of the siding are patched in. Porch roofs are collapsing, soffits are rotting out. However, it does look like the place got an architectural shingled roof not too long ago. The garage was not so lucky, and daylight can be seen through the decking in numerous spots. The garage is also full of trash and debris, and it looks like a structural beam is resting on the floor. Some of the block foundation at the north corners is separating. Inside has an unpleasant odor. Floors on the inside definitely sag to the center. Portions of wall and ceiling board are damaged or missing. Some of the holes may be due to an attempt at electrical work. Roof Issues; Foundation Issues; Personal Property;</p> <p>Summer Tax Due: \$209.56</p>	209 W STATE ST WHITTEMORE;	\$3276.26	

Iosco (DNR)

Lot #	Lot Information	Address	Min. Bid	Sold For
10025	<p>Parcel ID: 040-024-400-001-00; Legal Description: NE1/4 of the SE1/4 Comments: The subject property is zoned Agricultural Residential and has frontage on Johnson Creek Mongo Creek and the Au Gres River (SE corner of the property). The parcel does not have road frontage and is surrounded by private landowners (i.e. landlocked). This property is located ¼ of a mile north of the Turtle Road and Britt Road intersection about 5 miles southeast of Whittemore MI. The subject property has flat relief with a combination of dry soils (sand) and wet soils (peat and muck creek bottoms). The subject does meet zoning to build lot requirements. However township approval would likely have to be obtained due to the lack of road frontage. Aprox. 40 Acres Dnr Aa; Sev Not Accurate;</p> <p>Summer Tax Due: TBA</p>		\$54000.00	

Ogemaw

Lot #	Lot Information	Address	Min. Bid	Sold For
5401	Parcel ID: 002-017-007-00; Legal Description: SEC 17 T23N R3E BEG AT PT ON W LINE OF SW 1/4 OF SW 1/4 BEING 50 FT N OF SW COR TH N 310 FT TH E 300 FT TH S 310 FT TH W 300 FT TO POB. Comments: ~2.29 acres with ~320 ft road frontage on N Morrison Rd to the east and a depth of ~305 ft. Parcel is mostly encased by trees, with a clearing in the center portion near the roadside. Looks like good hunting property. Part of a structure remains, likely what used to be a mobile home with addition. Look like it was plumbed into septic, but no well was located. SEV may have been based on a usable structure being present. Mobile Home; Sev Not Accurate; Dangerous Building; Summer Tax Due: \$111.69	1516 N MORRISON ROAD ROSE CITY;	\$2006.00	
5402	Parcel ID: 002-200-018-00; Legal Description: CEDARDALE ESTATES LOT 18. Comments: ~0.53 acres with ~100 ft road frontage on Cedardale Dr to the northeast and a depth of ~225 ft. Land is mostly flat and clear with a thick tree line to the south and west. Numerous items of personal property and debris are strewn around the building. The well may be damaged. There are two storage sheds, one of which is full of stuff. The house appears to have a relatively new roof. Block foundation looks in good shape. The only real issue with the exterior is the front porch and windows, some of which have rotting sills. The interior is a filthy mess. Almost every single inch of the floor is buried. Some portions of the ceiling show water damage, but this is localized and could have been prior to the current roof. Single story house Sanitation Issues And Garbage; Personal Property; Summer Tax Due: \$270.70	580 CEDARDALE DRIVE ROSE CITY;	\$4609.00	
5403	Parcel ID: 004-023-015-00; Legal Description: SEC 23 T23N R1E. 1 A COM AT SE COR OF SE 1/4 OF SE 1/4 W 208 FT N 208 FT E 208 FT S 208 FT TO POB. Comments: The assessor card stats this is ~0.72 acres with a depth of 150 ft. The mapping and calculations come to ~0.96 acres wooded land with ~180 ft of road frontage on Sage Lake Rd to the south, and a depth of ~230 ft. Sage Lake Rd looks to cross the property. The north portion looks to have access for electric utilities. The structure on this parcel is a small one room cabin with a collapsing roof. Roof Issues; Easement Or Access Across; Summer Tax Due: \$65.58	;	\$1315.00	
5405	Parcel ID: 006-029-001-55; Legal Description: SEC 29 T23N R4E 5 A M/L BEG S 89 DEG 41'57" W 331.45 FT FROM NE COR OF SEC TH S 01 DEG 03'59"W 657.68 FT TH S 89 DEG 41'57" W 331.08 FT TH N 01 DEG 02'04" E 657.68 FT TH N 89 DEG 41'57" E 331.45 FT TO POB. (BEING PARCEL 3) Comments: ~4.78 acres of vacant, unimproved, wooded land with ~310 ft road frontage on Sage Lake Rd to the north and a depth of ~668 ft. Sage Lake is less than a quarter mile to the southeast. Land grades down steeply from the roadside. An overgrown driveway is at the westmost corner at the road. Land is predominately densely wooded, with low lying portions having muck soils. There are two abandoned camper trailers hiding in overgrowth well down the driveway, in a small clearing. Wetland Indicators; Personal Property; Summer Tax Due: \$115.41	;	\$2074.00	
5406	Parcel ID: 006-176-020-00; Legal Description: SHADY SHORES PARK LOT 20 BLK G. Comments: ~0.27 acres with ~100 ft road frontage on Forest Dr to the east and a depth ~95 ft at the north and ~140 at the south. This parcel is on an isthmus between George and Rifle Lakes, with George being ~250 ft to the southeast, and Rifle ~1000 ft to the northwest. Really cute neighborhood, which was having a golf cart 4th of July parade at the time of visit. Tiny, overgrown lot. Some mature trees near the structure and rear. This building is beat. In particular, the north side looks to be missing a good portion of the foundation, and the building is sagging to fill the empty space. Dnvi; Roof Issues; Structural Issues; Foundation Issues; Summer Tax Due: \$166.78	2390 FOREST DRIVE LUPTON;	\$2895.00	
5407	Parcel ID: 008-001-012-00; Legal Description: SEC 1 T23N R2E. E 209 FT OF N 209 FT OF NW 1/4 OF NE 1/4. Comments: ~1.22 acres vacant, lightly wooded land with ~210 ft road frontage on W Rose City Rd to the north and a depth of ~205 ft. There is a driveway built over a culvert. Portions of the land are cleared of trees but overgrown. A healthy treeline flanks the driveway at the roadside. Rose City is just a couple minutes down the road. Summer Tax Due: \$25.15		\$880.00	

5408	Parcel ID: 008-027-009-00; Legal Description: SEC 27 T23N R2E W 60 FT OF E 417.50 FT OF N 208.75 FT OF NE 1/4 OF NW 1/4. Comments: ~0.25 acres of vacant, unimproved, wooded land with ~50 ft road frontage on W Sage Lake Rd to the north and a depth of ~215 ft. Summer Tax Due: \$10.58	;	\$678.00	
5409	Parcel ID: 010-080-146-00; Legal Description: CLEAR LAKE PARK LOTS 146 & 147. Comments: ~0.19 acres vacant land with ~40 ft road frontage on Michigan Ave at the northeast and ~70 ft road frontage on E 2nd St to the south. Parcel depth is mostly ~125 ft, but the east shortens to ~92 ft. Summer Tax Due: \$9.26	;	\$691.00	
5410	Parcel ID: 010-241-016-00; Legal Description: SILVER CREEK SUB 1 LOT 16, BLOCK 1. Comments: ~0.4 acres vacant, lightly wooded land, with ~80 ft road frontage on Silver Creek St to the east and a depth of ~210 ft. Land is wire fenced on two sides, with neighbors to the south giving a picket fence. A utility pole is in the property near the roadside. Summer Tax Due: \$18.18	;	\$433.00	
5411	Parcel ID: 010-271-017-00; Legal Description: SILVER CREEK SUBD #3 LOTS 17 & 18, BLOCK 1. Comments: ~1.36 acres with ~200 ft road frontage on 1st Oak St to the south and a depth of ~300 ft. The north portion is wooded, with a tree line at the east and west boundaries. Some dead or dying trees near the roadside. Land is flat, and littered with debris. The burned out remains of a trailer and addition are close to the roadside, with all manner of other junk going towards the rear. Sev Not Accurate; Summer Tax Due: \$48.73	1967 FIRST OAK STREET PRESCOTT;	\$6141.00	
5412	Parcel ID: 010-320-087-00; Legal Description: ELMER KNIGHT'S SPORTSMAN'S SUBD LOT 87. Comments: ~0.17 acres improved land with ~60 ft road frontage on John St to the north and a depth of ~140 ft. Land is fairly clear but still has plenty of trees giving cover. Structure is a one room cottage. Looks to be in decent shape outside, although in need of some cleaning. Architectural shingles are covered in moss, but look to be in good shape. A couple pieces of vinyl siding are loose on the chimney, but no problems otherwise. There's not much to see inside, but there are no apparent issues outside of the cracks in the pad. The toilet is in an outhouse, so septic is unlikely. There is no well, either. Foundation Issues; Personal Property; Summer Tax Due: \$42.37	2266 JOHN STREET PRESCOTT;	\$644.00	
5413	Parcel ID: 010-330-037-00; Legal Description: HEDLEY L. AND DOROTHY M. TURNER SUBD NO. 9 LOTS 37 & 38. Comments: ~0.39 acres vacant, unimproved, wooded land with ~120 ft road frontage on Catherine to the south and a depth of ~145 ft. Summer Tax Due: \$23.07	;	\$879.00	
5414	Parcel ID: 010-360-025-00; Legal Description: SILVER CREEK SUBD #4 LOT 25. Comments: ~0.39 acres vacant, unimproved, wooded land with ~100 ft road frontage on W 3rd St to the south and a depth of ~210 ft. Summer Tax Due: \$10.58	;	\$685.00	
5415	Parcel ID: 010-435-029-00; Legal Description: WATER VIEW HEIGHTS SUBD LOT 29. Comments: ~0.23 acres with ~70 ft road frontage on Henderson Lake Rd to the south and ~60 ft to the north. Parcel shape is slightly irregular, with an average depth of ~190 ft. Mills Lake is less than 300 ft to the north. Land is flat and clear, with some pines at the roadside. Lots of long unused personal property sits around the cottage, such as a truck, camper, ATV, log splitter, etc. The only real visible issues on the exterior is window rot, and the roof looks old. Interior is full of personal possessions, and stinky. Looks like water is coming into the exterior walls. The exterior bathroom wall definitely needs some attention. Floor feels solid. Personal Property; Roof Issues; Summer Tax Due: \$165.35	2983 HENDERSON LAKE ROAD PRESCOTT;	\$1938.00	

5416	Parcel ID: 010-510-090-00; Legal Description: TURNERS RIFLE RIVER SUB LOTS 90 & 91. Comments: ~0.60 acres with ~70 ft road frontage on Little Creek Trl to the north. Parcel is shaped similar to baseball home plate, with a maximum depth of ~205 ft. Land is pretty well wooded, with enough clear to park in the front, and some walking room in the back. Grades down from the road to the south. This cottage looks like it has some unfinished work. The exterior has been partially repainted. No glaring flaws on the exterior, though perhaps the rear deck could use some attention. The three tab shingles are old, but seem to still be doing their job. Interior also looks mid-renovation. Baseboard heaters have been installed, and an on demand water heater has yet to be hooked up. The floor at the south feels like it slopes down a bit, perhaps the slab is sinking some. Foundation Issues; Personal Property; Summer Tax Due: \$80.08	1160 LITTLE CREEK TRAIL ALGER;	\$1822.00	
5417	Parcel ID: 010-625-047-00; Legal Description: NORTHERN TRAILS LOT 47. Comments: ~0.24 acres with ~70 ft road frontage on Northern Trl to the north and a depth of ~150 ft. Land slopes up from grade, with driveway over culvert. Lightly wooded with mature trees at the roadside, and fairly clear in the rear. A couple of run down storage sheds are in the rear. This cute little cottage seems to be in good shape. Architectural shingle roof doesn't seem to old. One localized leak was spotted in the bathroom. Floors and walls seem solid. Shouldn't take much work to make this a cozy spot. Personal Property; Summer Tax Due: \$88.27	1090 NORTHERN TRAIL ALGER;	\$1839.00	
5418	Parcel ID: 010-650-039-00; Legal Description: RIVER VALLEY VIEW SUBD LOTS 39 & 40. Comments: ~0.57 acres vacant, unimproved, densely wooded land with ~160 ft road frontage on River Valley Dr to the west and a depth of ~155 ft. Summer Tax Due: \$22.39	;	\$1191.00	
5419	Parcel ID: 013-013-001-70; Legal Description: SEC 13 T24N R2E 3 A S 400 FT OF N 730 FT W 326.7 FT OF E 586.7 FT OF NE 1/4 OF SE 1/4. Comments: ~3.12 acres land. Mostly cleared, with the northeast portion wooded. No known legal access. Borders a lumber mill to the north and agricultural land to the west and south. Roads - None Known (Possibly Landlocked); Summer Tax Due: \$42.95	;	\$875.00	
5421	Parcel ID: 013-220-001-50; Legal Description: PLAT OF LUPTON S 1/2 OF W 1/2 OF BLOCK 20 & S 10 FT OF N 1/2 OF W 1/2 OF BLOCK 20. Comments: ~120 ft road frontage on Wabash Ave to the south. Land is flat and generally clear, with a few young trees at the road and west boundary. Debris is near the driveway and near the structure. There is a burned down structure to the west that may be on this parcel. Exterior looks in good shape from the roadside. Architectural shingled roof, vinyl siding, and solid block foundation. The rear could use a wash, and a porch addition has yet to be sided. Inside has a strong odor, and some flies are swirling around. Lots of personal property left behind. Carpeted floors look to have been used as dog kennels. There is some creative wiring, and the kitchen looks to have been pulled apart a bit to address some kind of plumbing issue. Shouldn't take a lot of time to get this place back up to par. Personal Property; Animal Damaged; Summer Tax Due: \$479.63	2555 WABASH AVENUE LUPTON;	\$4362.00	
5422	Parcel ID: 014-003-010-00; Legal Description: SEC 3 T22N R2E. 11.83 A COM AT N 1/4 COR TH S 0 DEG 06' W 1793.2 FT FOR POB S 0 DEG 06' W 420 FT S 87 DEG 25' E 1247.5 FT N 13 DEG 15' W 460 FT N 88 DEG 34' W 1140.4 FT TO POB. Comments: ~12.0 acres vacant, unimproved, wooded land with ~465 ft road frontage on Rolling Hills Dr. Parcel shape is slightly out of rectangle, roughly 415' x 1215'. Driveway is very overgrown and easy to miss. Land grades down to the west before flattening out. Portions of the central part of the parcel are damp, with pockets of standing water. There is a small building near the road, which served as a bath house. Status of the well is unknown, but it appears to be plumbed into septic. A smaller storage shed is down the hill tucked into the woods. Nice big chunk of land in an out of the way and quiet area. Wetland Indicators; Summer Tax Due: \$104.08	;	\$1810.00	

5423	<p>Parcel ID: 041-252-008-00; Legal Description: PRESCOTT'S ADD TO VILLAGE OF PRESCOTT N 52 FT LOT 8, & ALL OF LOT 9; BLOCK 2. Comments: ~0.24 acres with ~120 ft road frontage on Railroad St to the north. Parcel is L-shaped, with a depth of ~52 ft at the west end, and ~120 ft at the east. This place is occupied, with plenty of the attendant personal property. The building doesn't look like much. The occupant renter says the same, and that's why they're trying to get out. If they're to be believed, the floor was damaged in a flood, and the building suffered general abuse when the landlord had upwards of 21 guests staying. 1728 sq ft single story house Dnvi; Personal Property; Occupied; Claims Of Defect From Third Parties;</p> <p>Summer Tax Due: \$1,596.54</p>	204 RAILROAD STREET PRESCOTT;	\$17279.00	
5424	<p>Parcel ID: 052-108-006-00; Legal Description: ORIGINAL PLAT OF VILLAGE (NOW CITY) OF WEST BRANCH LOT 6, BLOCK 8. Comments: ~0.2 acres with ~65 ft road frontage on S 2nd St to the west, and ~128 ft on Wright St to the south. Please note the boundaries in the aerial photo are shifted some to the east. Corner lot with a few trees near the curbs. Driveway and garage on Wright. Windows and trim could use some paint. Siding is dated and weathered, but mostly in tact. Roof looks to be relatively new architectural shingle. Stone foundation looks in mostly good shape, and may have been repointed. Some of the stone at the northwest corner near the ramp is loose. Inside is rough. Cat poop is everywhere, so leave your nice shoes at home. Food has been left in numerous dishes in the kitchen, and maybe elsewhere. Trash and personal items are mounded up virtually everywhere. There is evidence of past roof leaks, but this is might have been addressed by the newer roof. There is so much clutter in this place that it's really difficult to get more of a sense of what the place looks like underneath. 1116 sq ft two story house, 506 sq ft garage attached by breezeway Personal Property; Sanitation Issues And Garbage; Animal Damaged;</p> <p>Summer Tax Due: \$1,779.84</p>	134 S SECOND STREET;	\$5503.00	

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). **The completed Affidavit 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.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property		2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. 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

Certain types of transfers are exempt from uncapping. 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 between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- 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 stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- 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.

Printed Name		
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. 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(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

***Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

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.