Public Land Auction

Central Lower Peninsula

August 13th, 2026

Clare, Isabella, Mecosta, and Osceola Counties

Location:

Online
www.tax-sale.info

Time:

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

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

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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

For registered users, our website features:

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2026 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*

- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

Bid Amount	Increment
$100 to $999	$ 50.00
$1000 to $9999	$ 100.00
Over $10,000	$ 250.00

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.

- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of $1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located

ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the purchased property is located.

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

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

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

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.

Clare

Lot #	Lot Information	Address	Min. Bid
1901	**Parcel ID:** 004-100-001-00; **Legal Description:** T20N R3W SEC 19 8920 N CORNWELL AVE LOT 1 BROWN'S HAVEN. **Comments:** 110' x 190', ~0.49 acres. Fronting N Cornwell Ave to W. No real driveway to speak of, but the culvert is somewhat navigable. There's a cottage, a shed, and a camper trailer. Nothing here looks promising. The shed is ready to push over. Cottage walls are deflecting outwards in spots. The interior was not viewed, so perhaps the inside will be surprising. The parcel adjacent to the south doesn't seem to be too far behind in condition, but the rest of the development in the area seems nice. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 22; 33 (see key for full text) **Summer Tax Due:** $225.45	8920 N CORNWELL AVE HARRISON	$4,318.95
1902	**Parcel ID:** 004-350-051-00; **Legal Description:** T20N R3W SEC 13 . LOTS 51-52 HUNTERS PARADISE SUPERVISOR'S PLAT OF. **Comments:** Meredith area. 120' x 113', ~0.33 acres. Frontage on Little George Lake Rd to the NW, near the N Clarwin Rd (M18) intersection. If it was ever developed, you can't tell. Generally flat and vacant land, with some brush and tree growth. Adjacent to Lot #1903, which has similar/identical dimensions. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $25.39		$905.28
1903	**Parcel ID:** 004-350-053-00; **Legal Description:** T20N R3W SEC 13 11966 LITTLE GEORGE LK RD LOTS 53 & 54 HUNTERS PARADISE SUPERVISOR'S PLAT OF. **Comments:** Meredith area. 120' x 113', ~0.33 acres. Frontage on Little George Lake Rd to the NW, near the N Clarwin Rd (M18) intersection. Vacant land with two concrete pads ... looks like the footprint of a garage and cottage. Adjacent to Lot# 1902, which has similar/identical dimensions. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $28.34	11966 LITTLE GEORGE LK RD GLADWIN	$942.40
1904	**Parcel ID:** 004-400-032-30; **Legal Description:** T20N R3W SEC 12. LOT 32-C MEREDITH ESTATES. **Comments:** 122' x 375 m/l, ~1.15 acres. Frontage on Woods Rd to S. East of Trout Lake, West of N Clarwin Rd (M18). Back in the sticks. Small cabin and camper trailer on site. There's also a lean to/carport and a shed. Nothing here worth much mention. The cabin is really an addition to a trailer, and has collapsed. The other trailer is a wreck. Debris and personal property here and there through the site. The site itself is pretty nice. Grades up from the roadside, lots of mature trees yet with plenty of cleared area. Woods Rd ends at this parcel, and appears to continue as the seasonal Wood Dr. There is electric service to the parcel....any other utility seems doubtful. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 22; 21 (see key for full text) **Summer Tax Due:** $81.97		$2,314.11

1905	**Parcel ID:** 006-012-400-20; **Legal Description:** T19N R5W SEC 12 4221 N COOLIDGE AVE BEG N00 DEG 30'00"W 823.84 FT FROM SE SEC COR TH N00 DEG 30'00"W 494.31 FT TH S89 DEG 34'16"W 1618.38 FT TH S49 DEG 19'11"E 294.71 FT TH S80 DEG 37'01"E 459.64 FT TH S67 DEG 07'01"E 242.73 FT TH S36 DEG 55'51"E 106.27 FT TH S00 DEG 28'14"E 40.48 FT TH N89 DEG 36'04"E 657.87 FT TO POB ALSO BEG S00 DEG 30'00" E ALG E SEC L 654.23 FT & N89 DEG 34'16" W 827.01 FT FROM E 1/4 SEC COR TH S00 DEG 02'16"E 663.94 FT TH S89 DEG 34'16"W 482.00 FT TH N00 DEG 26'30"W 663.92 FT TH N89 DEG 34'16"E 487.55 FT BK TO POB. FROM 400-04 & 15. **Comments:** ~20 acres. ~495' frontage on N Coolidge to the E. Odd-shaped parcel. Parcel shape is kind of like a smooshed Texas. South portion of land is wooded, north is fairly clear. Please Note: This parcel has an easement that runs along the south border; it appears neighboring adjacent parcels access their properties through the subject parcel. This path could really stand to be graded. Once you get down the driveway/private road, you'll come across a collapsing shed, then see a Mobile home on block basement on a hillside. The private road does not go directly to the mobile home... clearing that approach might be the winning bidders first task. Minor outbuildings and personal property/debris strewn around the mobile home. Mobile home is stuffed with personal property. Difficult to see much of the actual interior, but there is evidence of some water infiltration from the roof, and floors are soft in spots. Basement is also packed full of stuff. The block foundation appears to be in great shape, and that may be the bright spot (outside of the land and seclusion). This mobile home probably could be saved by those so inclined. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 17; 30; 21; 5 (see key for full text) **Summer Tax Due:** $425.50	4221 N COOLIDGE AVE HARRISON	$6,540.34
1907	**Parcel ID:** 007-150-121-00; **Legal Description:** T19N R4W SEC 17 3005 HELEN LOT 121 ASH ACRES NO 2. **Comments:** ~100' x 200',~0.47 acre. Fronts Helen St to E. Ash Acres/Harrison area. Wrapped in trees, clear/mowed interior. Looks to have been used for campsite in the past. There may (or have been) well/septic. Electric service mast about halfway in the parcel. Pine coverage is pretty good. Shed in a rear corner. Both corners at roadside appear to be staked. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $47.57		$1,379.65
1908	**Parcel ID:** 007-165-331-00; **Legal Description:** T19N R4W SEC 17 1490 E CRANBERRY LAKE RD LOT 331 ASH ACRES NO 5. **Comments:** In the Harrison area, near the airport. 95' x 200', ~0.46 acres. Fronts E Cranberry Lake Rd to N. You'll see three camper trailers and debris. All three trailers are ravaged. Some minor junk and debris around the property, including some cut up logs. Evidence there is/was well/septic. There may have even been a structure here in the past, as suggested by the cinder block near what looks to be a septic hook up. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $28.80	1490 E CRANBERRY LAKE RD HARRISON	$1,534.35
1909	**Parcel ID:** 007-210-080-00; **Legal Description:** T19N R4W SEC 1 5093 FISHING SITE RD N 1/2 LOT 80 CRANBERRY LAKE SUB NO ONE. **Comments:** NE side of Cranberry Lake. 60' x 120', ~0.17 acres. Parcel appears to have been abandoned for some time. Abandoned boat and other debris/personal property around the structure. Structure is a cabin with additions. Roof is old, and the structure has been struck by a tree in the rear, causing roof collapse in that portion. The original structure seems like it is still fairly sound. The rear addition has suffered a lot of water infiltration, resulting in rot and black mold. Slab in the original structure feels good. Whatever comprises the addition, not so much. Garage appears to be packed full of contents. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 63; 21; 5; 22; 32 (see key for full text) **Summer Tax Due:** $227.23	5093 FISHING SITE RD HARRISON	$4,594.59

1910	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 007-355-053-00; **Legal Description:** T19N R4W SEC 7 4102 OAK WOODS RD LOT 53 NORTHLAND ACRES SUB. **Comments:** This parcel is occupied. Please respect their privacy. Located in the Harrison area, basically west of the airport. Two parcels measuring 264' x 300'. ~1.80 acres. Single story house with a giant pole barn and some other minor sheds/outbuildings. Structures appear to be in good condition from the exterior. There's plenty of personal property and some minor junk/debris around the structures. A more detailed inspection was not possible due to occupancy. **Additional Disclosures:** 6; 33; 21 (see key for full text) *(2 of 2)* **Parcel ID:** 007-355-054-00; **Legal Description:** T19N R4W SEC 7 . LOT 54 NORTHLAND ACRES SUB. **Summer Tax Due:** $234.05	4102 OAK WOODS RD HARRISON;	$3,950.72
1912	**Parcel ID:** 007-415-107-00; **Legal Description:** T19N R4W SEC 9 2139 HARPER DR LOT 107 OAK PARK NO 4. **Comments:** Harrison area, NE of airport. 90' x 165' 0.33 acres. Fronting Harper Dr to S, Single Story blue house with detached garage/pole barn. Nothing here is pretty, but everything seems solid. Older shingled roof, no signs of major leaks. Lower portions of the siding has rotted away, and there looks to be some related moisture/mold in isolated areas. In general, just a beat up abandoned home that seems like it could be nice with some work. Pole barn has some ugly doors, but seems in pretty good shape otherwise. Lots of personal belongings inside both structures. Some personal property and debris outside. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $218.38	2139 HARPER DR HARRISON	$4,333.85
1913	**Parcel ID:** 007-430-007-02; **Legal Description:** T19N R4W SEC 10 3120 STOCKWELL RD LOTS 7-8-9 OPEN RANGE RESORT 1ST ADD. **Comments:** 134' x 152' ~0.36 acres. NE of Harrison, near US127. Cabin w/detached garage. Parcel seems bigger than it is. Terrain is somewhat rolling, with numerous mature trees throughout. This place appears to have been abandoned for some time. Cabin and garage both appear in general need of some TLC, but nothing dire observed. One corner of the foundation appears a little off, but the structure seems sturdy throughout. Some settlement in the floors, but nothing you wouldn't expect in a structure of this age and construction. Cabin is primarily log, with some other wood siding on an addition. Steel roof appears to be keeping the place dry. Watch your head - there are numerous places to bang your head if you're around 6ft. Interior is fairly clean, and there are some neat features. Garage is solid, and with dirt floor. Overhead door is damaged and/or off track. Some minor outbuildings in the rear of the parcel, and some minor debris. A pile of tires is a fairly common feature of a tax foreclosed parcel, which this parcel shares. Some evidence of some incomplete electrical work... there was clearly a remodel going on in the recent past, and it's unknown how close to the finish line this place actually is, but things generally seem as they should. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 50 (see key for full text) **Summer Tax Due:** $173.35	3120 E STOCKWELL RD HARRISON	$2,687.94
1914	**Parcel ID:** 008-021-200-28; **Legal Description:** T19N R3W SEC 21 . BEG 869 FT WEST OF NE SEC COR TH WEST 105 FT TH SOUTH 244 FT TH EAST 105 FT TH NORTH 244 FT TO POB. FROM 200-18 (1998) 0.58 AC. **Comments:** 105' x 247' ~0.6 Acre. Generally clear. Please Note: Driveway that runs along the west portion is an easement for access to the parcel adjacent to south. The property owner to the south will retain easement rights to access their property. Trees run along the east boundary. Some concrete remnants in some overgrowth in the central portion, suggesting their was a structure or mobile home present in the past. A shed appears to sit at the very SW corner. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 30 (see key for full text) **Summer Tax Due:** $15.68		$876.15

1915	**Parcel ID:** 008-100-404-00; **Legal Description:** T19N R3W SEC 19 2718 IVAN ST LOTS 404 & 405 DODGE CITY NO 3. **Comments:** Dodge lake area. 137' x 140'. ~0.45 acres. Fronting Ivan St to W. Grounds appear to be overgrown and long abandoned. If there was a driveway, you can't see it. A square cottage is set back from the road, and also appears to be long abandoned. It looks as you'd expect outside. In particular, the roof is failing, and the sheathing for the enclosed porch is rotting out. Not as bad as you might expect inside. You can actually envision what a finished remodel might look like. Concrete pad seems sound. No real signs of structural failure, although the ceiling is sagging in spots. Raccoons have likely been inside. One small bathroom, two small bedrooms, and a kitchen/living area. No idea about well or septic status. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 63; 5; 21 (see key for full text) **Summer Tax Due:** $164.47	2718 IVAN ST HARRISON	$4,604.20
1916	**Parcel ID:** 008-250-010-00; **Legal Description:** T19N R3W SEC 31 569 N DODGE LAKE AVE LOT 10 WOODHAVEN SUB NO 1. **Comments:** 80' x 165', ~0.29 Acre. Fronting Dodge Lake Rd to E. Single story w/detached garage. Two gravel driveways, some junk and debris facing the roadside. The house seems in rough, but workable, shape. Deferred maintenance is evident inside and throughout. Issues with siding, soffit, fascia, trim, etc. Looks like there was some ongoing drywall and electrical work, at a minimum. Roof appears to primarily be newer steel, but there is black mold in the ceiling. A rear addition with flat/low pitch roof is letting some daylight in. Two beds, one bath, living room, and kitchen. Detached single car garage is equally rough. House is likely built on slab, with tile floors throughout. **Additional Disclosures:** 21; 5; 50 (see key for full text) **Summer Tax Due:** $150.30	569 N DODGE LAKE AVE HARRISON	$3,427.31
1917	**Parcel ID:** 009-060-310-00; **Legal Description:** T18N R6W SEC 24 . LOT 310 BIRCHWOOD HEIGHTS. **Comments:** 60' x 180', ~0.25a. Fronting Hemlock Ave to W, near the Woodridge Dr intersection. Vacant, unimproved, wooded land. On the outskirts of the subdivision. Seems like a nice area. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Association website can be found in the related links below. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $18.58		$964.94
1918	**Parcel ID:** 009-460-037-00; **Legal Description:** T18N R6W SEC 16 9826 W ASHARD RD LOT 37 NEWAYGO TRAILS. **Comments:** 100' x 350'+, ~0.84a. Fronting Ashard Rd to S. North of Lake Tahoe and near the M115 intersection. Driveway leads to a red cottage set back from the road. Cottage is in a sorry state. Notable visible issues include front deck and chimney collapse. Multiple holes in siding. Flooring appears to be sinking in spots; possible rot in floor joists. May have been in the middle of a remodel. If it wasn't, it needs it now. Doubtful anything by way of electric or plumbing in this thing. 1.5 incomplete baths. Maybe two bedrooms... hard to get a sense of layout in the current state. Looks to be a generally square structure, with rear addition on slab. Did not venture upstairs. Lot is relatively flat, spacious, and fairly wooded. Lots of debris and garbage inside and out. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 50; 5 (see key for full text) **Summer Tax Due:** $238.50	9826 W ASHARD RD LAKE	$4,648.45
1919	**Parcel ID:** 010-740-898-00; **Legal Description:** T18N R5W SEC 27-34-35 . LOT 898 WHITE BIRCH LAKES OF CLARE #5. **Comments:** 100' x 330', ~0.76 acres. Vacant, unimproved, wooded land. Not a lot of development in this portion of the association. More information on the Association can be found in the related links below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $22.55		$884.42
1922	**Parcel ID:** 013-150-009-00; **Legal Description:** T17N R6W SEC 22 . LOT 9 DEERFIELD SUB. **Comments:** Frontage on Willow St to W. ~0.72 acres. Vacant, unimproved, wooded land. Nearest parcels are developed with pole barns. The area in general is a mix of camp sites, mobile homes, and permanent structures. Looks like there is natural gas in the area. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $18.14		$874.03

1923	**Parcel ID:** 013-180-065-00; **Legal Description:** T17N R6W SEC 34 . LOT 65 GRAY LAKE SUB. **Comments:** Lake Station area, in the Gray Lake community. ~0.43 acres. 60 ft frontage on Alpine to N. Gray Lake is indicated to be private. It follows that this parcel may also be in an association. Vacant, unimproved, wooded land. Rolling terrain, mature trees. Portions of the west may be wet/mucky. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16; 41 (see key for full text) **Summer Tax Due:** $15.01		$857.60
1924	**Parcel ID:** 014-320-070-00; **Legal Description:** T17N R5W SEC 6 LOT 70 HILL HAVEN NO 2. **Comments:** 75' x 150', ~0.26 acres. Fronting Half Moon Trl to N. Looks to have been developed in the past. Some evidence of well/septic. There's some concrete flatwork in the rear of the parcel, kind of hidden past the growth. Perhaps the footprint of a former cottage. Some debris remains in that area, mostly tires. We have been told that Hill Haven does not have association fees. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $29.91		$1,020.90
1925	**Parcel ID:** 014-380-177-10; **Legal Description:** T17N R5W SEC 6 5049 HALF MOON TRAIL LOTS 177 & 178 HILL HAVEN NO 5. FROM 177-00 & 178-00. **Comments:** This parcel is occupied. Please respect their privacy. ~0.52 acres, 150' x 150'. Fronts Half Moon Trl (to S). Structures are a single story white house and large pole barn. The house looks to be suffering from deferred maintenance. In particular, the roof needs work yesterday. Apparent pond frontage in the rear of the parcel. Pole barn is a little banged up; overhead door is off the track. There is a fair amount of yard debris and personal property throughout the grounds. No real opportunity for a more detailed look, given the occupancy. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $354.13	5049 HALF MOON TRAIL LAKE	$10,951.88
1926	**Parcel ID:** 041-240-014-00; **Legal Description:** T17N R5W SEC 25 175 W ILLINOIS ST LOT 14 & W 1/2 OF LOT 15 EXC E 11 FT BLK 40. FARWELL, MICH. **Comments:** 75' x 120', ~0.21 acres. Fronts Illinois St to the N. Looks to be a two story that has received multiple additions. The upper floor could be described as an efficiency unit. This place is ROUGH and the FOUNDATION IS BAD. Looks to have received no or poor maintenance throughout the better part of its life. It appears somebody may have been remodeling the place prior to foreclosure. It's probably gonna need much much more. In particular, the attached garage in the rear appears to be in the process of collapsing. It's assumed this is also the basement access (nothing else could be found inside)... wouldn't recommend walking through. Floors all throughout the structure are pitching... might be fun to see where a marble goes. The floor is generally sinking into the middle in the original structure. Floors just seem cupped in most rooms in general. Uncertain if the multi occupant use was even up to code, but that's a question for the local government. Siding is worn and often missing/damaged, going direct to planks behind. There might even be some 'structural foam'. There's so many things that just don't seem right here that it's pretty daunting to list. It seems like any wall cavity that gets opened would be its own can of worms. Multiple types of roof, generally shingled and membrane. Wouldn't trust any of it. It would appear this place has municipal water/sewer, so that might be a bright spot. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. PLEASE NOTE: The local building inspector has indicated that the building department has not ever received any permit applications for the renovations at this property and feels that the foundation is not safe and may not be repairable. **Additional Disclosures:** 5; 22; 18; 50; 34 (see key for full text) **Summer Tax Due:** $428.11	175 W ILLINOIS ST FARWELL	$8,812.33
1927	**Parcel ID:** 041-627-004-60; **Legal Description:** T17N R5W SEC 25 . PARCEL D OF LOT 4 BLK E LITTLEFIELDS ADD OR DESC AS THE N 80 FT OF S 160 FT OF THE E 188 FT. **Comments:** In Farwell, the north end. 75' x 180'. ~0.34 acres. Located behind two developed parcels. No apparent legal access. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $17.07	FARWELL	$913.17

1928	**Parcel ID:** 070-811-006-01; **Legal Description:** T19N R4W SEC 21 262 N BROAD ST S 1/2 OF LOTS 5 & 6 EXC THE E 15 FT OF THE S 1/2 OF LOT 5 BLK 11 WILSON'S ADD CITY OF HARRISON. 2009-2010 BOUNDARY ADJUSTMENT TO 004-01. **Comments:** 66' x 116' 0.18 acres. Fronting N Broad to W. Flat and grassy. Fire pit in the middle. There may be a trailered boat and shed in the rear corner, those are not included in the sale. Neighborhood is generally nice, and pretty active. The only real notable thing about the parcel is the paved parking area at the roadside. **Additional Disclosures:** 23; 21 (see key for full text) **Summer Tax Due:** $189.03	262 N BROAD ST HARRISON	$1,978.59
1929	**Parcel ID:** 003-020-400-08; **Legal Description:** T20N R4W SEC 20 8021 N BASS LAKE AVE BEG AT SE SEC COR TH N 132 FT TH W 330 FT TH S 132 FT TH E 330 FT TO POB **Comments:** ~130 ft frontage on N Bass Lake Rd (to E), at the E Long Lake Rd intersection. ~325 ft deep. Single Story home w/enclosed porch, and detached garage. Fairly long gravel driveway, with some downed branches where it circles. Weird vibe here. All the windows are covered with blankets. Weird holes here and there with extension cords and cables coming out. Smattering of debris all around. Basically, this place looks sorely used and abused. The interior supports that. Blankets even separate all the rooms. Interior is messy and worn. It may have even been vandalized to some degree. However, no real notable issues other than the ceiling around the wood stove. This place might be fine after a good clean and some light rehab. Architectural shingle roof looks in generally good shape. The garage might be more of a shed, and appears to have been ransacked. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~1 acre. **Additional Disclosures:** 47; 21 (see key for full text) **Summer Tax Due:** $492.30	8021 N BASS LAKE AVE HARRISON	$2,762.16
1930	**Parcel ID:** 008-009-100-15; **Legal Description:** T19N R3W SEC 9 8244 E STOCKWELL RD BEG N89 DEG 50'30W 1180.4 FT FROM THE N 1/4 SEC COR TH N89 DEG 50'30W 147 FT TH S00 DEG 35'30E ALG W 1/8 L 147 FT TH S89 DEG 50'30E 147 FT TH N00 DEG 35'30W 147 FT BK TO POB. FROM 100-12 **Comments:** 160 x 160 m/l. Fronting E Stockwell Rd (to N). Formerly a mobile home site. Now, vacant land. Some minor debris remains. Some mature trees along the road and perimeter of the parcel. Interior is mostly straw covered from recent demolition. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.61 acres. **Summer Tax Due:** TBA	8244 E STOCKWELL RD HARRISON	$3,157.95

Isabella

Lot #	Lot Information	Address	Min. Bid
7400	**Parcel ID:** 02-019-40-001-09; **Legal Description:** THE W 165 FT of the FOLLOWING DESCRIBED PARCEL: The N 16 RODS of the NW 1/4 of SE 1/4.EXC the W 46 RODS. 1 ACRE M/L. T14N-R6W Section 19 CHIPPEWA Twp ISABELLA COUNTY MI **Comments:** Property measures roughly 165 feet by 265 feet and is slightly hilly with a few small trees and bushes. Parcel appears to be overgrown vacant land. Looks like there was a home here at one time. Maybe a mobile, but no pad that I can see. Looks like it was sitting up on a mound back here where electric and pipes for plumbing are. Not sure if that's for drainage. Nice country farm road with farm fields across the street and a couple houses on the south side of the road all in good shape. ~1 acre. **Summer Tax Due:** $89.72	6684 E Tomah Rd. Mt Pleasant MI 48858	$2,003.10
7401	**Parcel ID:** 04-050-00-026-00; **Legal Description:** VILLAGE of BRINTON Lots 6 to 14 Inclusive Block 2 T16N-R6W COLDWATER Twp ISABELLA COUNTY MI **Comments:** *The former owner occupies adjacent parcel to the southeast* Property is a single story very old home with a barn. Home in very rough shape from the outside. I think there's some sinking going on because could not get the door open. The roof has quite a bit of sagging. So I'm guessing it's putting pressure on the door frame. I can see inside and the ceilings are sagging quite low. Outside is a bad situation as well. Would pretty much everywhere along the structure. There's some signs that animals are getting in and out of the underneath area. Stone Foundation showing signs of decay. Overall I'm not sure if this one is salvageable. The structure looks straight other than the roof sagging and the foundation situation. The wood siding is holding up somewhat. I'm pretty sure the roof is failing on the barn in the back unless they build them in that direction! It's a cool looking building though and makes for good photos. The property itself is tall grassy mostly flat land that slopes to the South and East away from the house in both directions. The lot is L shaped with roughly 400 foot of frontage on Gerardin St and roughly 285 foot of frontage on Railroad Street E. Lot measures just over two acres Is located in a nice rural farm setting! **Additional Disclosures:** 21; 46; 5; 33 (see key for full text) **Summer Tax Due:** $212.30	8222 Gerardin St. Lake MI 48632	$3,436.86
7403	**Parcel ID:** 13-013-20-013-00; **Legal Description:** PARCEL of LAND COM at a PT 198 FT E and 133 FT N of SW COR of SE 1/4 of the NE 1/4 of Section 13. TH N 27 FT TH E 100 FT TH S 160 FT TH W 50 FT TH N 133 FT TH W 50 FT TO POB. T15N-R6W Section 13 SHERMAN Twp ISABELLA COUNTY MI **Comments:** Property is a mobile home with a small addition on Airline Rd in Weidman. Property is in semi rough shape but probably restorable for a mobile. Floors are solid inside and roof seems to be holding up well with no signs of leakage. Just need some TLC and spruced up a little bit inside and out. I will say it's not in terrible shape for a mobile. Lot is an L shaped lot with two small sheds in the back corner. Lot measures ~0.26 acres and is Nestled between three residences. Chippewa Hills School District. **Additional Disclosures:** 21; 17 (see key for full text) **Summer Tax Due:** $397.69	6150 W Airline Rd. Weidman MI 48893	$2,769.73
7404	**Parcel ID:** 13-024-10-006-02; **Legal Description:** PARCEL C DESCRIBED as PART of the N 1/2 of S 1/2 of NW 1/4 of Section 24. BEG at a PT on the N & S 1/4 LINE WHICH IS: S 0D 22M 53S E 1644.51 FT from N 1/4 COR of Section TH S 0D 22M 53S E 178.91 FT TH S 89D37M34S W 585 FT TH N 0D 22M 53S W 178.91 FT TH N 89D 37M 34S E 585 FT to POB. 2.4 Acres M/L. Subject to Easement for Ingress/Egress over N33 FT. T15N-R6W Section 24 SHERMAN Twp ISABELLA COUNTY MI **Comments:** Property is a manufactured home in pretty rough shape with two pole barns. We think the mobile home is 4 bedrooms and 1 bathroom but are not certain. There is a mixture of personal items, wood scraps, and other construction debris throughout the interior of the house which made it difficult to navigate. Metal roof, vinyl siding, and poured wall foundation. Siding and roof are kind of rough shape. The metal roof looks OK but the eaves are rotted and there's lots of wood rot going on around the windows as well. Poured walls look okay from what I can see. Vinyl siding has lots of damage throughout. Yard has lots of items strewn throughout it including what looks like construction materials currently being used. Pole Barn looks like it's chock full of things. Pole Barns looked to be in pretty decent shape but the house needs work. Overall this could still be a good investment the land is nice measuring roughly 580 feet by 180 feet totaling approx. 2.4 acres. An easement appears to run through/along the north portion of the parcel. Nice country setting in the houses in the area are kept up much better. Sherman Township , Chippewa Hills School District. **Additional Disclosures:** 46; 5; 21; 17; 30 (see key for full text) **Summer Tax Due:** $760.83	2653 N School Rd. Weidman MI 48893	$4,974.49

7405	**Parcel ID:** 13-095-00-324-00; **Legal Description:** OJIBWA RECREATION PLAT #5 Lot 324 T15N-R6W SHERMAN Twp ISABELLA COUNTY MI **Comments:** Located in the Ojibwa Property Owners Association. More information on the association can be found in the related links below. Property is a mobile home in very rough condition. Small deck and small covered porch. Inside conditions are very rough with a failing roof and the floors are extremely weak in lots of spots. Not super safe to walk around. Looks like somebody was having a little indoor gardening session. Left everything a total mess and lots of damage everywhere. I'm not sure this one's worth salvaging You'd have to strip it right down to the mobile bones! That being said the lot is a decent little one very close to the lake (Within eyesight) and beach. Could be a good lot and the mobile isn't a bad idea just maybe not this one. Close to Windoga Lake with lots of things to do around here! Lot measures ~0.28 acres and is in Chippewa Hills School District **Additional Disclosures:** 66; 5; 17; 21; 16 (see key for full text) **Summer Tax Due:** $548.70	7785 Windoga Lake Weidman MI 48893	$3,985.11
7406	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 13-096-00-430-00; **Legal Description:** OJIBWA RECREATION PLAT #6 Lot 430 T15N-R6W SHERMAN Twp ISABELLA COUNTY MI **Comments:** BUNDLE: consisting of 2 tax parcels being offered as one. Located in the Ojibwa POA. This property is likely to have association fees. More information on the Association can be found in the related links below. Property is a mobile home with an addition in deplorable condition. I don't think there's any saving this thing. Did not make it all the way through. In walking back through the hallway foot went through the floor. Gotta be careful in this one! It does still have the hitch so maybe you can get this thing hauled out of here but if not get the saws ready and the torches for the frame! The double lot is nice! Houses in vicinity are in great shape and Ojibwe recreational association with lots of nature close by! Do the hard work on this one and get yourself a nice double lot for a weekend getaway! There's a shed on the property which could be probably salvaged. The sticks look pretty decent. Then you would have a place to house your tools and belongings while getting the mobile handled. And I'm not sure of the well situation but there is one so that's a plus. **Additional Disclosures:** 32; 16; 17; 63; 5; 66; 36 (see key for full text) *(2 of 2)* **Parcel ID:** 13-096-00-431-00; **Legal Description:** OJIBWA RECREATION PLAT #6 Lot 431 T15N-R6W SHERMAN Twp ISABELLA COUNTY MI **Summer Tax Due:** $432.71	7929 S Airpark Rd. Weidman MI 48893; 7939 S Airpark Rd. Weidman MI 48893	$3,195.48
7409	**Parcel ID:** 14-072-00-036-00; **Legal Description:** GARDEN GROVE #2 W 1/2 of W 1/2 of Lot 5 Block 3 T14N-R4W UNION Twp ISABELLA COUNTY MI **Comments:** Property is a two story home on the corner of East Kay Stand 3rd St in Mt Pleasant. Home is in relatively good shape with shingle, aluminum siding and a block foundation. First floor of the home has 1 bedroom and 2 half baths, and the second floor has 3 bedrooms and 1 full bath. No Garage, but there is a small storage shed in the backyard. Backyard is fenced in and lawn is a little overgrown but not bad at all. Needs a little bit of landscaping work and spruced up a touch but other than that the property looks in good shape Could be a good investment for somebody. Not far from bus and Expressway access. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $385.07	5231 Kay Ave. Mt Pleasant MI 48858	$4,711.84
7410	**Parcel ID:** 17-000-13-624-00; **Legal Description:** WARDS ADD Lot 24 CITY of MT PLEASANT T14N-R4W UNION Twp ISABELLA COUNTY MI **Comments:** Home is currently OCCUPIED so pictures were limited to a few from outside. Please respect their privacy. Property is a single story home on Harold Street in Mount Pleasant near the intersection of North Henry Street. Vinyl siding, detached garage , metal roof and overall semi decent shape . Roofline looks like it's sagging a little bit but not terrible . Garage is in worse condition than the home but also not horrendous . Neighborhood has nicer homes than this by far and property close to Sunnyside Park and in Mount Pleasant City School District. **Additional Disclosures:** 21; 33; 6; 5 (see key for full text) **Summer Tax Due:** $1,642.05	1305 Harold St. Mt Pleasant MI 48858	$11,215.84
7411	**Parcel ID:** 21-075-00-439-00; **Legal Description:** LAKE ISABELLA PLAT #3 Lot 439 VILLAGE of LAKE ISABELLA T14N-R6W BROOMFIELD Twp ISABELLA COUNTY MI **Comments:** Vacant Land Over-grown w/trees. Parcel split into two by Township line. Lot appears to be roughly 165 feet by 80 feet measuring ~0.30 acres. Moderately wooded with Birch and a few other trees and some shrubbery. Houses in the neighborhood are very nice, kept up lake style residences. Close to Lake Isabella, in Chippewa Hills School District. Property split between Broomfield Township and Sherman Township. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $102.25	1102 Lincoln Dr. Lake Isabella MI 48893	$918.59

7412	**Parcel ID:** 22-062-00-282-00; **Legal Description:** LAKE ISABELLA FOREST #2 Lot 282 VILLAGE of LAKE ISABELLA T15N R6W SHERMAN Twp ISABELLA COUNTY MI **Comments:** Vacant lot on Cordoba Lane. Property is heavily wooded with Birch, popular and some other shrubbery. Lot measures roughly 75 feet by 160 feet totaling roughly 0.28 acres. Homes in the vicinity are mixture of mobiles, manufactured homes and single family residential structures. Close to Lake Isabella and Chippewa Hills School District. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $93.89	1016 Cordoba Ln. Weidman MI 48893	$1,681.91
7413	**Parcel ID:** 22-062-00-324-00; **Legal Description:** LAKE ISABELLA FOREST #2 Lot 324 VILLAGE of LAKE ISABELLA T15N R6W SHERMAN Twp ISABELLA COUNTY MI **Comments:** Property is a vacant lot on Cordoba Lane. Currently being used by the neighboring house as a side yard for the trampoline and such. Property is flat vacant land.. Homes in the neighborhood are a mixture of mobile homes, manufactured homes, and single family residential structures. Property measures ~0.28 acres and 25 feet by 160 feet. Sherman Township, Chippewa Hills School District **Additional Disclosures:** 16; 21 (see key for full text) **Summer Tax Due:** $118.74	1029 Cordoba Ln. Lake Isabella MI 48893	$2,542.35
7414	**Parcel ID:** 02-012-30-010-00; **Legal Description:** A PARCEL COMM 48 RODS E of the SW COR of SECTION 12; TH N 23 RODS, TH E 8 RODS, TH S 23 RODS, TH W 8 RODS TO P.O.B. T14N R3W, Section 12, CHIPPEWA Twp, ISABELLA CO, MI. **Comments:** This property is currently OCCUPIED. Please respect their privacy. Property consists of approximately 1.15 acres. Information is limited due to occupancy. A large fire-damaged barn is located on the property. The home appears to show signs of deferred maintenance, with visible exterior deterioration, and would likely require repairs. Interested bidders should conduct their own due diligence prior to bidding **Additional Disclosures:** 6; 33; 21; 11 (see key for full text) **Summer Tax Due:** $463.77	11153 E PICKARD RD., MOUNT PLEASANT	$7,251.58

Mecosta

Lot #	Lot Information	Address	Min. Bid
4700	**Parcel ID:** 03 026 001 500; **Legal Description:** SEC 26 T16N R08W COM AT NE COR NE 1/4 TH W 500 FT TO POB. TH W 407.5 FT TH S 655 FT TH E 407.5 FT TH N 655 FT TO POB. **Comments:** This parcel is occupied. Please respect their privacy. 400' x 655, fronting 20 Mile Rd to N. ~6.14a. Roughly between Barryton and Chippewa Lake. Hills lake is nearby to the south and visible from the rear of the subject parcel. Parcel is overgrown. The two story house looks to be in poor repair. Garbage debris surrounds two faces of the structure, extended into the small garage/pole structure near the driveway. More parcel details included in the assessor card linked below. **Additional Disclosures:** 6; 66; 33; 21 (see key for full text) **Summer Tax Due:** $742.63	7125 20 MILE RD EVART	$5,354.18
4701	**Parcel ID:** 04 891 044 000; **Legal Description:** SEC 27 T16N R07W VILLAGE OF BARRYTON OUT OF PLAT COM 60 FT S SE COR OF BLK 11, RNG W 75 FT, S 100 FT, E 75 FT, N TO BEG **Comments:** This parcel is occupied. Please respect their privacy and keep your observations to the roadside, if not further. In Barryton. 75' x 100', fronting Angel to N. ~0.17a. 1.5 story house, aging with deferred maintenance evident. Chippewa River Mill Pond flowing 200 ft south of the structure. This is not a waterfront parcel; land to south along shore is privately owned. More details can be found in the attached assessor card. A more detailed inspection could not be performed due to occupancy. **Additional Disclosures:** 21; 33; 6 (see key for full text) **Summer Tax Due:** $1,468.75	288 ANGELL AVE BARRYTON	$6,478.13
4702	**Parcel ID:** 04 892 076 000; **Legal Description:** SEC 27 T16N R07W VILLAGE OF BARRYTON O P BLK 11 E 1/2 LOT 5 & ENTIRE 6 **Comments:** This parcel is occupied. Please keep your observation to the roadside, if not further. Barryton. 75' x 130', ~0.22a. Frontage on Marion (N) and Darrah (E). Barn style house w/fieldstone, looking run down. No contact with occupants, but somebody is keeping the giant German Shephard fed. Luckily, it's chained. More details can be found in the assessor card linked below. **Additional Disclosures:** 33; 21; 6; 45 (see key for full text) **Summer Tax Due:** $2,456.97	298 MARION AVE BARRYTON	$13,665.13
4703	**Parcel ID:** 05 017 003 501; **Legal Description:** SEC 17 T15N R10W COM AT NW COR S 1/2 NE 1/4 TH E 198 FT TO POB TH N 52.8 FT TH S 87 DEG E 436 FT TH S 369.8 FT TO CTRLINE WOODWARD AVE TH W 436 FT TH N 317 FT TO POB. EXC W 200 FT THEREOF ALSO EXC E 136 FT THEREOF. SPLIT 4-12-10 FROM 05 017 003 500 **Comments:** East of Big Rapids, just the other side of 131. 1~0.85 acres. Frontage on Woodward Ave (S). Appears utilized as side yard for adjacent parcel to E. Indicated non-buildable by assessor card. Appears to run along electric easement. The neighboring parcel to the west is actively being developed. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 44 (see key for full text) **Summer Tax Due:** $102.79	WOODWARD AVE BIG RAPIDS	$1,101.05
4705	**Parcel ID:** 07 027 010 200; **Legal Description:** SEC 27 T15N R08W PART OF NW 1/4 NW 1/4 BEG AT SW COR OF LOT 1 YOUNGS SUB. TH S 0 DEG 11 M E 100 FT TH NELY // TO S BDRY LINES OF LOT 1 & 2 137 FT TH N 0 DEG 11 M W TO SE COR OF LOT 2 TH SWLY TO POB **Comments:** 95'x 140', ~0.31a. at corner of 14 mile and Trout St. In the Horsehead Lake area . Assessor indicates a structure... that doesn't appear to be true. Parcel appears to be flat, clear grassy land. A sign for the association may be on this parcel. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $98.66	13930 TROUT ST MECOSTA	$1,056.59
4706	**Parcel ID:** 07 027 010 300; **Legal Description:** SEC 27 T15N R08W PART OF NW 1/4 NW 1/4 BEG SW COR OF LOT 3 OF YOUNGS SUB TH S 0 DEG 11 M E 100 FT TH N 73 DEG 59 M E 159 FT TH N 100 FT TH S 73 DEG 59 M W 159 FT TO POB. **Comments:** This parcel is occupied. Please respect their privacy. 100' x 160', ~0.36a. In the Horsehead Lake community, likely in an association. There appear to be two garages on this parcel. A foreclosed house adjacent to the north (Lot 4710) appears to be utilizing both. The distant of the two appears to be separately metered, with that meter absent. Both appear to be in good repair. A dirt trail runs to the south of this parcel - it is unknown if this is a legal means of access. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 44; 16 (see key for full text) **Summer Tax Due:** $140.79	8943 BASS ST MECOSTA	$1,391.07

4707	**Parcel ID:** 07 027 013 200; **Legal Description:** SEC 27 T15N R08W COM AT W 1/4 COR TH N 0 DEG 9 M W 330 FT TO POB. TH N 0 DEG 9 M W 986.76 FT TO N 1/8TH LINE TH S 89 DEG 12 M E 330 FT TH S 0 DEG 9 M E 977.95 FT TH S 89 DEG 15 M W 330 FT TO POB. PARCEL B SPLIT ON 12/01/2005 FROM 07 027 013 000; **Comments:** 1000' x 450' (roughly), ~7.45a. Fronting 90th Ave (W). Mostly wooded, driveway and clearing in north portion. Around that clearing are some sheds, trailers, vehicles, etc. The sheds do not appear to be affixed. The garage structure appears to be per the assessor card. Nice mixed growth tree coverage. A small portion of the parcel is retaining water, but the parcel appears to be generally dry otherwise. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 41 (see key for full text) **Summer Tax Due:** $614.19	13612 90TH AVE MECOSTA	$3,390.29
4708	**Parcel ID:** 07 027 013 900; **Legal Description:** SEC 27 T15N R08W BEG AT W 1/4 COR TH N 0 DEG 9 M W 330 FT TH N 89 DEG 15 M E 1349.81 FT TH S 0 DEG 1 M E 344.80 FT TH S 89 DEG 52 M W 1348.91 FT TO POB. PARCEL A SPLIT ON 12/01/2005 FROM 07 027 013 000; **Comments:** 344' x 1349', ~10.45 acres. Fronting 90th Ave (W). In the Horsehead Lake area. Vacant, wooded land. Some clearing at the roadside. Mapping indicates the east of the parcel opens into a larger clearing. Lovely parcel of land in a lovely area. Interested bidders should contact local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $515.08	90TH AVE	$2,941.49
4709	**Parcel ID:** 07 067 003 000; **Legal Description:** SEC 14 T15N R08W LOT 3 TIMBERCREST **Comments:** This parcel is OCCUPIED. Please respect their privacy. 148' x 215', 0.74a. Fronts Lawson Dr (to E). Located near the south end of Pretty Lake (roughly 600 ft to the west of the parcel). Grounds are relatively flat and grassy, with some mature trees providing shade. Structure is a single story house. Also on the parcel are three tow-behind camper trailers, which appear to be occupied. One dog is tied up near one of these, and some more can be heard barking from within the house. Grounds have a good amount of debris and personal property. A burn pit has been dug into the ground between the trailers on the south portion of the parcel. Judging from the split wood, the house is heated (either solely or in part) by a wood burning stove. Due to occupancy, there was no possibility of obtaining more details; but the house overall appears to have accumulated years of deferred maintenance. Interested bidders should conduct thorough research PRIOR to bidding on this property. **Additional Disclosures:** 33; 21; 45; 6 (see key for full text) **Summer Tax Due:** $618.56	15581 LAWSON DR MECOSTA	$3,207.79
4710	**Parcel ID:** 07 072 004 003; **Legal Description:** SEC 22&27 T15N R08W BLK 4 LOT 3 YOUNGS SUB **Comments:** This parcel is occupied. Please respect their privacy. 53' x 100', ~0.12 acres. Right near the Horsehead Lake. The garage is on a separate foreclosed parcel. There was no opportunity for a detailed inspection, but the appearance and general impression of the structure suggests its well maintained and in good repair. More parcel details available in the assessor card below. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $464.75	8965 BASS ST MECOSTA	$3,188.81
4713	**Parcel ID:** 09 014 026 500; **Legal Description:** SEC 14 T14N R10W, MECOSTA TWP., MECOSTA CO., MICHIGAN, PART OF SE 1/4 SW 1/4 BEG AT SW COR THEREOF TH N 230 FT TH SELY ALG CTR. L OF US 131 257 FT TO S SEC L TH W 158 FT TO POB. **Comments:** Stanwood area. Small triangle parcel at 197th Ave and (Northland Dr) S State St. ~0.42 deeded acres, GIS map is showing about 3300 sq ft. 66 ft wide in the south, narrowing to zero 100 ft north . Zoned residential. Might be no real usable space for development considering the electric service running through. Might be a good place for a sign. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 30 (see key for full text) **Summer Tax Due:** $10.98	197TH AVE STANWOOD	$747.51

4714	**Parcel ID:** 09 029 008 020; **Legal Description:** A PARCEL OF LAND MECOSTA TOWNSHIP MECOSTA COUNTY MICHIGAN, SEC 29 T14N R10W BEING PT OF W 40 RODS OF GOVT LOTS 5 & 6 MORE PARTICULARLY DESC AS BEG AT A PT ON E & W 1/4 LN THAT IS S88*52'37"E ALG SAID 1/4 LN 1330 FT & S01*50'57"W 280.61 FT FROM W 1/4 COR OF SAID SEC TH S88*52'37"E 660.05 FT TH S01*50'57"W 280.61 FT TH N88*52'37"W 660.05 FT TH N01*50'57"E 280.61 FT TO POB INC A RIGHT OF INGRESS & EGRESS IN COMMON WITH OTHERS OVER 33 FT LYING EA SIDE OF A LN DESC AS BEG AT A PT ON SAID 1/4 LN THAT IS S88*52'37"E ALG SAID 1/4 LN 1958.05 FT FROM W 1/4 COR OF SAID SEC TH S01*50'57"W A DIST OF 2220.35 FT TH W 42 FT TO PT OF ENDING SAID PT BEING ALSO THE CTR OF A 75 FT RADIUS CUL-DE-SAC 2008 PARENT PARCEL 09-029-008-000 2008 NEW PARCELS 09-029-008-010, 09-029-008-020, 09-029-008-030,09-029-008-040, 09-029-008-050 **Comments:** ~278' x 659', ~4.25 acres. Fronts the private River Escape Rd (to E), near the Pierce Rd Intersection. Stanwood area. Muskegon River under 800 ft to E. Land is flat clear and grassy, with a perimeter of young pines. Grass is getting shaggy. Truck with '22 tags at the end of the long driveway. This might be the only parcel with permanent structures on the road. The house and pole barn appear to be top of the line modern construction. Mini splits, radiant heat, solar, etc. Vaulted ceilings, great natural light, the whole nine yards. Interior is dirty and used poorly, but should clean up great. Some rot in the cabinets underneath the kitchen sink. Fridge has goop running out of it. Dead flies everywhere. Exterior also has minor issues (some peeling paint, a piece of missing siding, a broken window). Two bedrooms on the ground floor. Master has en suite laundry and bath. Spiral staircase to the second floor has another, with mechanical room. The detached garage was converted into a grow operation. It's got more than enough power and HVAC for about whatever purpose you could imagine. Your author has seen a lot of foreclosed grow ops, and this is among the most professional. All of this infrastructure looks professional and clean. Garage has its own meter socket, meter absent. Third minor outbuilding was not entered. This parcel also includes access to a dock on the Muskegon River, located at the end of River Escape Rd. Annual association dues are ~$150/year for 2026. **Additional Disclosures:** 21; 16 (see key for full text) **Summer Tax Due:** $1,854.87	7421 RIVER ESCAPE RD STANWOOD	$23,837.03
4715	**Parcel ID:** 09 891 038 200; **Legal Description:** SEC 25 T14N R10W VILLAGE OF STANWOOD COM AT NE COR SE 1/4 NE 1/4 TH W ALG 1/8TH LINE 799.3 FT TH S 27 DEG 30 M W 95 FT TO POB TH S 27 DEG 30 M W 145 FT TH S 62 DEG 30 M W 62 FT TH N 27 DEG 30 M W 50 FT TH S 62 DEG 30 M W 175 FT TO E LINE OF 2ND ST OF BENJAMIN'S ADD TH N 27 DEG 30 M W ALG SECOND ST 95 FT TH N 62 DEG 30 M E 237 FT TO POB. PARCEL B SPLIT ON 09/15/2004 FROM 09 891 038 000; **Comments:** Generally ~95' x 250', with some bonus area in the east portion of the parcel. ~0.59 acres. Structure has suffered fire damage, and there is nothing worth saving. Some mature trees wrap the parcel. more details can be found in the attached assessor card. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 11; 42; 17; 21 (see key for full text) **Summer Tax Due:** $411.29	24 2ND ST STANWOOD	$3,001.14
4716	**Parcel ID:** 09 893 012 000; **Legal Description:** SEC 25 T14N R10W VILLAGE OF STANWOOD BENJAMINS ADD BLK 3 LOT 8 **Comments:** 150' x 50', ~0.17a. Primary frontage on Washington (to N), more on 1st St (to W). This house looks okay from the exterior, but is an absolute mess within. Sorely abused. Interior is grimy, but not too much clutter left. Some degree of damage to about anything you could imagine. Basement is flooded. Portions of the south side of the property have been dug up; this indicates some degree of sewer/septic issues. Utilities were active at the time of visit, but the place was clearly moved out of. It would appear the roof is on the older end, and it looks like there's multiple layers of shingle. Lots of lifting, cupping, and general waviness. Definitely some degree of settlement going on with the foundation judging from the floors. Birds are living in the attic through a hole in the soffit. Getting this place back up to snuff will be a considerable endeavor. More details can be found in the attached assessor card below. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 66; 47; 72 (see key for full text) **Summer Tax Due:** $679.23	78 1ST ST STANWOOD	$6,104.84
4717	**Parcel ID:** 10 019 020 800; **Legal Description:** SEC 19 T14N R09W BEG AT NE COR SE 1/4 SE 1/4 TH W 200 FT TH S 190 FT TH E 200 FT TH N TO POB. **Comments:** ~190' x 200' , ~0.87 acres. Fronts 170th ave to E. Driveway entrance over culvert at NE corner has some low branches. Interior is basically a circle drive with trash and debris strewn around. Difficult to tell if this was a former mobile home/trailer site, camped, or just used to dump trash. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $13.61	170TH AVE STANWOOD	$778.52

4718	**Parcel ID:** 10 038 184 000; **Legal Description:** SEC 13&24 T14N R9W LOT 184 LAKE OF THE CLOUDS #2 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $5.44	12095 HUDSON BAY RD STANWOOD	$677.03
4719	**Parcel ID:** 10 038 198 000; **Legal Description:** SEC 13&24 T14N R9W LOT 198 LAKE OF THE CLOUDS #2 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $5.44	12150 HUDSON BAY RD STANWOOD	$677.03
4720	**Parcel ID:** 10 038 311 000; **Legal Description:** SEC 13&24 T14N R9W LOT 311 LAKE OF THE CLOUDS #2 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $5.44	12063 ST JOHNS DR STANWOOD	$660.46
4721	**Parcel ID:** 10 038 405 000; **Legal Description:** SEC 13&24 T14N R09W LOT 405 LAKE OF THE CLOUDS #2 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $20.97	12090 CHINOOK DR STANWOOD	$675.33
4722	**Parcel ID:** 10 038 452 000; **Legal Description:** SEC 13&24 T14N R09W LOT 452 LAKE OF THE CLOUDS #2 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $20.97	12145 REGINA DR STANWOOD	$649.70
4723	**Parcel ID:** 10 038 509 000; **Legal Description:** SEC 13&24 T14N R9W LOT 509 LAKE OF THE CLOUDS #2 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $15.39	9290 TIMBERLANE DR STANWOOD	$680.51
4724	**Parcel ID:** 10 040 200 000; **Legal Description:** SEC 24 T14N R09W LOT 200 HIGHLAND WOODS #1 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $5.47	8198 TANGLEWOOD TRL STANWOOD	$656.79
4725	**Parcel ID:** 10 040 263 000; **Legal Description:** SEC 24 T14N R09W LOT 263 HIGHLAND WOODS #1 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $5.44	8190 ASPEN DR STANWOOD	$677.03
4726	**Parcel ID:** 10 040 265 000; **Legal Description:** SEC 24 T14N R09W LOT 265 HIGHLAND WOODS #1 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $7.41	12135 ASPEN DR STANWOOD	$396.22
4727	**Parcel ID:** 10 040 319 000; **Legal Description:** SEC 24 T14N R09W LOT 319 HIGHLAND WOODS #1 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $5.44	8223 FOX SQUIRREL LN STANWOOD	$576.37

4728	**Parcel ID:** 10 040 323 000; **Legal Description:** SEC 24 T14N R09W LOT 323 HIGHLAND WOODS #1 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $5.44	8189 FOX SQUIRREL LN STANWOOD	$669.77
4729	**Parcel ID:** 10 040 326 000; **Legal Description:** SEC 24 T14N R09W LOT 326 HIGHLAND WOODS #1 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $5.44	8153 FOX SQUIRREL LN STANWOOD	$677.03
4730	**Parcel ID:** 10 040 378 000; **Legal Description:** SEC 24 T14N R09W LOT 378 HIGHLAND WOODS #1 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $5.44	8364 HIGHLAND TRL STANWOOD	$677.03
4731	**Parcel ID:** 10 042 124 000; **Legal Description:** SEC 12&13 T14N R09W LOT 124 LOST CANYON **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $20.97	9883 CLOUD CHIEF LN STANWOOD	$695.97
4732	**Parcel ID:** 10 042 445 000; **Legal Description:** SEC 12&13 T14N R09W LOT 445 LOST CANYON **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $18.35	10069 SANTA FE TRL STANWOOD	$693.40
4733	**Parcel ID:** 10 042 459 000; **Legal Description:** SEC 12&13 T14N R09W LOT 459 LOST CANYON **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $15.39	MOUNTAIN VIEW TR STANWOOD	$680.51
4734	**Parcel ID:** 10 050 024 000; **Legal Description:** SEC 24 T14N R09W SUMMERHILL SITE CONDOMINIUM UNIT 24 **Comments:** ~0.53a, 123' frontage on Summerhill Dr to W. In the Summerhill portion of Canadian Lakes. Land is gently rolling and wooded. More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16; 68 (see key for full text) **Summer Tax Due:** $12.27	8608 SUMMERHILL DR STANWOOD	$759.12
4735	**Parcel ID:** 11 073 038 000; **Legal Description:** SEC 21 T14N R08W LOT 38 PLEASANT VIEW SUB **Comments:** Near the southeast end School Section Lake, north of Buchanan Rd. ~0.16a, 60 ft frontage on Wood (to W). GIS mapping is a little off here, and it's difficult to ascertain where our subject parcel truly is. There is a metal stake in the area that may be a corner of the parcel. Neighbors have also been keeping everything mowed. This could have seem trees in it. Across the street from the lake. More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Summer Tax Due:** $88.52	8720 WOOD ST MECOSTA	$969.82
4736	**Parcel ID:** 11 141 516 000; **Legal Description:** SEC 19 T14N R08W LOT 516 CANADIAN LAKES #4 **Comments:** ~0.21a, 100 ft frontage on E Royal (to W). More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $21.54	11456 E ROYAL RD STANWOOD	$684.78

4737	**Parcel ID:** 11 147 824 000; **Legal Description:** SEC 30 T14N R08W LOT 824 CANADIAN LAKES #10 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $20.03	11648 MAPLE RIDGE DR STANWOOD	$706.39
4738	**Parcel ID:** 11 147 842 000; **Legal Description:** SEC 30 T14N R08W LOT 842 CANADIAN LAKES #10 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $20.03	11595 PINECREST DR STANWOOD	$673.75
4739	**Parcel ID:** 11 156 196 000; **Legal Description:** SEC 18 T14N R8W LOT 196 GOLF PORT ESTATES #1 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $25.93	9490 GOLF PORT DR STANWOOD	$734.87
4740	**Parcel ID:** 11 156 232 000; **Legal Description:** SEC 18 T14N R08W LOT 232 GOLF PORT ESTATES #1 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $17.22	9826 GOLF PORT DR STANWOOD	$693.05
4741	**Parcel ID:** 11 158 051 000; **Legal Description:** SEC 19 T14N R08W LOT 51 HIGHLAND WOODS #1 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $21.54	8025 HIGHLAND TRL STANWOOD	$384.90
4742	**Parcel ID:** 11 158 059 000; **Legal Description:** SEC 19 T14N R8W LOT 59 HIGHLAND WOODS #1 **Comments:** ~0.37a, frontage on White Tail Ln (to W). Rolling terrain. Wooded with mature trees. More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $38.87	8272 WHITE TAIL LN STANWOOD	$797.25
4743	**Parcel ID:** 11 180 091 000; **Legal Description:** SEC 19 T14N R08W LOT 91 HIDDEN VALLEY ESTATES 1 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $25.87	11236 RAMBLING WAY STANWOOD	$734.59
4744	**Parcel ID:** 11 180 122 000; **Legal Description:** SEC 19 & 20 T14N R08W LOT 122 HIDDEN VALLEY ESTATES #1 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $25.87	8670 HEATHER LN STANWOOD	$734.59
4745	**Parcel ID:** 11 181 261 000; **Legal Description:** SEC 07 T14N R08W LOT 261 LOST CANYON **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $19.45	11913 LOST CANYON CIR STANWOOD	$703.55
4746	**Parcel ID:** 11 182 621 000; **Legal Description:** SEC 18 T14N R08W LOT 621 LOST CANYON #2 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $19.45	11259 SHORTHORN CT STANWOOD	$703.55

4747	**Parcel ID:** 11 182 735 000; **Legal Description:** SEC 18 T14N R08W LOT 735 LOST CANYON **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $17.22	9905 LOST CANYON DR STANWOOD	$693.05
4748	**Parcel ID:** 11 184 032 000; **Legal Description:** SEC 20 T14N R08W LOT 32 OPEN VALLEY NO 1 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $27.21	10496 VALLEY CT STANWOOD	$1,244.84
4749	**Parcel ID:** 11 186 118 000; **Legal Description:** SEC 29 T14N R08W LOT 118 CANADIAN LAKES PINES #1 **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $17.22	10052 EVERGREEN LN STANWOOD	$669.99
4750	**Parcel ID:** 11 189 070 000; **Legal Description:** SEC 21 T14N R08W LOT 70 ROYAL CANADIAN SUB #1 **Comments:** ~0.38a, frontage on Carriage Ln to N/NE. Flat with dense pines. More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $25.87	8121 CARRIAGE LN STANWOOD	$699.63
4751	**Parcel ID:** 11 189 142 000; **Legal Description:** SEC 28 T14N R08W LOT 142 ROYAL CANADIAN SUB #1 **Comments:** ~0.5a, 120' frontage on Willow Rd (to S). Nice stand of birch trees along the east end. More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $30.22	9750 WILLOW RD STANWOOD	$714.49
4752	**Parcel ID:** 11 190 044 000; **Legal Description:** SEC 34 T14N R08W LOT 44 ROYAL CANADIAN SO. #1 **Comments:** ~0.42a, Fronts Club House Dr (S) and Cherry Ct (E). Flat, wooded land. More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $38.87	6765 CHERRY CT STANWOOD	$797.25
4753	**Parcel ID:** 11 198 002 000; **Legal Description:** SEC 32 T14N R08W UNIT 2 OF WATERFORD SITE CONDOMINIUM **Comments:** More parcel details included in the attached assessor card below. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc **Additional Disclosures:** 68 (see key for full text) **Summer Tax Due:** $20.03	6922 ABBEY LN STANWOOD	$679.58
4755	**Parcel ID:** 13 027 011 800; **Legal Description:** SEC 27 T13N R10W COM AT W 1/4 COR SD SEC TH N 89 DEG 33 M E 1581 FT TO POB. TH N 89 DEG 33 M E 200 FT TH S 0 DEG 46 M W 300 FT TH S 89 DEG 33 M W 200 FT TH N 0 DEG 46 M E 300 FT TO POB. PARCEL B. **Comments:** ~1.38 acres, ~200 ft frontage on Jefferson Rd (N). 275' deep. Morley area. Meter appears to be on or very close to property line, with a mobile home pad nearby. Well components removed. A shed and some personal property remain on the parcel. Minor debris around the grounds, mostly on the pad. Steel cable is on the ground across the driveway. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 62 (see key for full text) **Summer Tax Due:** $56.30	20661 W JEFFERSON RD MORLEY	$1,293.67

4759	**Parcel ID:** 13 891 002 000; **Legal Description:** SEC 25 T13N R10W VILLAGE OF MORLEY O P BLK 1 LOT 2 **Comments:** ~0.17 acres. Frontage on n Cass St (45', W) and 6th (140', N). Morley. This parcel does not include adjacent house; property line is likely the edge of the driveway. On site are a garage, trailer (tool shop), and an abandoned truck. A nice older gentlemen is utilizing the property, and states they will be out of there soon. Garage is/was utilized as an auto shop. Looks to have gas and electric. Uncertain if those are any good. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 6; 21 (see key for full text) **Summer Tax Due:** $165.91	280 N CASS ST MORLEY	$1,980.19
4760	**Parcel ID:** 13 891 028 013; **Legal Description:** SEC 25 T13N R10W VILLAGE OF MORLEY O P BLK 5 LOT 13 SPLIT ON 07/22/2004 FROM 13 891 029 000; **Comments:** This parcel is occupied. Please respect their privacy. ~0.17 acres. ~50' on Wiliams St to E, 150' deep. Morley. The adjacent parcel with pad and vehicles is not included; don't get confused. This place is in an absolute state. Lots of garbage around the mobile home. Multiple cats milling about. Water is actively leaking out of the bottom of the mobile home. Believed to be occupied by a renter and numerous dogs and cats. **Additional Disclosures:** 17; 21; 63; 33; 45; 6 (see key for full text) **Summer Tax Due:** $246.11	235 N WILLIAMS ST MORLEY	$2,635.11
4761	**Parcel ID:** 13 892 021 001; **Legal Description:** SEC 25 T13N R10W VILLAGE OF MORLEY OUT OF PLAT BEG 66 FT N OF NE COR BLK 20 GER ADD TH N 101 FT TH W TO RR R/W TH SLY ALG SD R/W TO N LINE 8TH ST TH E TO POB. SPLIT/COMBINED ON 02/04/2013 FROM 13 892 021 000, 13 892 024 000; **Comments:** Frontage on N Cass to E. Parcel is overgrown. Lots of debris in the rear of the house. Didn't walk into the wilderness behind; there could be more. This place is not pretty. There's lots of things to complain about, but let's just get right to it: the foundation is failing. Significant deflection and settlement. Some of it looks to be from root infiltration, but the issues are pervasive and present basically everywhere. Dealing with that would just be putting lipstick on a pig, and this is already a big ol' hog of issues. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 66; 5; 34 (see key for full text) **Summer Tax Due:** $435.03	487 CASS ST MORLEY	$4,163.28
4764	**Parcel ID:** 15 016 004 200; **Legal Description:** SEC 16 T13N R08W PART OF S 1/2 NW 1/4 BEING A PARCEL IN NW COR 208 FT E & W BY 210 FT N & S **Comments:** ~1 acre. Altona area. ~210' x 210', frontage on 100th Ave (W). Beat up from the feet up. Parcel is overgrown. Generally flat land. Structure looks to be a modular home. If you thought this place might be even somewhat cute from the exterior, abandon those thoughts. It's absolutely trashed. Neighbors believe it has been vandalized, harvested, and was infested by rats and other critters. Taking a peek inside, there is no reason not to believe that. It may have even been on fire at one point. The area is rural with lots of agricultural activity nearby. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 66; 17; 5; 63; 48; 47; 21 (see key for full text) **Summer Tax Due:** $548.25	3708 100TH AVE LAKEVIEW	$3,279.55
4768	**Parcel ID:** 17-11-460-007; **Legal Description:** 000220 S DEKRAFFT AVENUE: ROBEN'S ADDITION -- LOTS 61, 62 & 63. **Comments:** This parcel is occupied. Please respect their privacy. ~0.33a. 120' x 120', frontage on S Dekrafft (E). Bordering a Ferris State parcel to W. The single story house with attached garage appears slightly worn, but nothing terrible. Rear is fenced in. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $2,513.63	220 S DEKRAFFT AVE BIG RAPIDS	$19,954.22
4769	**Parcel ID:** 17-11-476-006; **Legal Description:** 000112 GILBERTSON AVENUE: IVES' SUBDIVISION -- BLK 1, LOT 14. **Comments:** This parcel is occupied. Please respect their privacy. ~0.16 acres. 50' x 140'. Fronting Gilberston Ave (E), alley to W. The structure appears in generally good condition from exterior. A barking dog was seen through the window. **Additional Disclosures:** 21; 45; 33; 6 (see key for full text) **Summer Tax Due:** $876.84	112 GILBERTSON AVE BIG RAPIDS	$4,547.76

Osceola

Lot #	Lot Information	Address	Min. Bid
5900	**Parcel ID:** 01 029 002 00; **Legal Description:** SEC 29 T20N R10W NE 1/4 OF NE 1/4, EXC COM AT SE COR THEREOF, TH N 469 FT TO CEN OF RIVER, TH SWLY ALG CEN OF RIVER TO N 1/8 LN, TH E 369 FT TO POB, EXC PINE RIVER VALLEY SUBD, & EXC N 12 RDS OF W 40 RDS THEREOF 13.43A M/L **Comments:** Odd shaped parcel, with two non-contiguous portions per county GIS (East portion 1.5a, 12 to the west). Both portions are bordered by parcels within the Pine River Valley Subdivision. Both portions have winding frontage on the North branch Pine River (~267 for e portion, just under 2k in the w portion). Significant amounts of both portions appear to be wetlands per EGLE. While a portion of this parcel does abut a private road, legal access is uncertain. It is possible the private roads are not usable for this parcel, as this parcel is not explicitly included as part of that platted subdivision. **Additional Disclosures:** 41; 49 (see key for full text) **Summer Tax Due:** $157.95		$1,668.13
5901	**Parcel ID:** 02 551 092 00; **Legal Description:** LOT 92 SWISS ALPINE **Comments:** 80' x 350', ~0.64a. Fronting Zurich Dr to S. Vacant, unimproved, wooded land. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $12.36	REED CITY	$755.74
5902	**Parcel ID:** 02 553 420 00; **Legal Description:** LOT 420 SWISS ALPINE #3 **Comments:** 10' x 190', ~0.45a. Fronting Fribourg to the S. Vacant, unimproved, wooded land. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $18.22	FRIBOURG DR REED CITY	$794.60
5903	**Parcel ID:** 03 013 016 00; **Legal Description:** SEC 13 T17N R8W N 10 RDS OF SE 1/4 OF SE 1/4 5A M/L **Comments:** This parcel is occupied. Please respect their privacy and restrict your viewing to the roadside. SW of Big Lake. 182' x 1333' deep, fronting 60th Ave to W. ~5 acres. There appears to be a driveway running through/along the northmost portion, providing access to the privately owned parcel neighboring to the west. Trails winding through and around the rear of the parcel. The primary structure is a single story house with a walkout basement. Overall exterior appearance is good. Some deferred maintenance, generally cosmetic, paint peeling and the like. No obvious issues with the foundation. Roof appears to be in good shape. Pole barn looks a little rough: rusty roof, doors may need attention. It does appear to be generally solid, however. Multiple vehicles around the house, as well as other personal property. There was no opportunity for more details given the occupancy. **Additional Disclosures:** 6; 21; 33; 30 (see key for full text) **Summer Tax Due:** $710.54	3245 60TH AVE SEARS	$6,381.92
5904	**Parcel ID:** 03 381 003 00; **Legal Description:** LOT 3 LAKE MIRAMICHI SUBD **Comments:** Corner lot at the end of the Chippewa Trl cul-de-sac. Borders Evart/90th to the east (likely no road access from there). ~1a. The road is essentially two track and blocked by downed trees. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16; 40 (see key for full text) **Summer Tax Due:** $23.24	EVART	$887.45
5905	**Parcel ID:** 03 381 139 00; **Legal Description:** LOT 139 LAKE MIRAMICHI SUBD **Comments:** Corner lot at Chippewa and Iroquois Trl intersection. ~1 acre. Generally wooded, fairly flat. Several nicely developed parcels nearby. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $19.88	EVART	$843.39
5906	**Parcel ID:** 03 382 388 00; **Legal Description:** LOT 388 LAKE MIRAMICHI SUBD #2 **Comments:** 85' x 165' (roughly). ~0.36a. Frontage on Pawneee Trl to W. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $9.55	EVART	$708.20

5907	**Parcel ID:** 03 382 418 00; **Legal Description:** LOT 418 LAKE MIRAMICHI SUBD #2 **Comments:** 75' x 200'. ~0.39a. Fronts Miramichi Dr to S. Vacant, unimproved, wooded land. Adjacent to Lot# 5908. Nice developed parcels nearby. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $7.62	EVART	$672.57
5908	**Parcel ID:** 03 382 419 00; **Legal Description:** LOTS 419 & 420 LAKE MIRAMICHI SUBD #2 **Comments:** 150' x 200' (roughly). ~0.77a. Fronts Miramichi Dr to S. If developed, this could have nice lake views through the parcels across the street to the south. Adjacent to Lot# 5907. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $14.36	EVART	$771.23
5909	**Parcel ID:** 03 384 608 00; **Legal Description:** LOT 608 LAKE MIRAMICHI SUBD #4 **Comments:** ~77 ft road frontage, ~220' average depth. ~0.51a. Fronts Pawnee Trl to SE. Parcels in this area of the subdivision are often one or more of the following: on unmaintained roads or otherwise difficult to access; comprised of wet/mucky soils (i.e. unbuildable). Please do your research and make sure this parcel is suitable for your purposes before bidding. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16; 40 (see key for full text) **Summer Tax Due:** $12.30	EVART	$744.08
5910	**Parcel ID:** 03 384 618 00; **Legal Description:** LOT 618 LAKE MIRAMICHI SUBD #4 **Comments:** 90'x 200' roughly. At NE corner of Cayuga and Pawnee Trl intersection. ~0.66a. Parcels in this area of the subdivision are often one or more of the following: on unmaintained roads or otherwise difficult to access; comprised of wet/mucky soils (i.e. unbuildable). Please do your research and make sure this parcel is suitable for your purposes before bidding. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 40; 16 (see key for full text) **Summer Tax Due:** $9.13	EVART	$690.37
5911	**Parcel ID:** 03 384 653 00; **Legal Description:** LOT 653 LAKE MIRAMICHI SUBD #4 **Comments:** At Sarsi Cove cul-de-sac. ~0.56a. Parcels in this area of the subdivision are often one or more of the following: on unmaintained roads or otherwise difficult to access; comprised of wet/mucky soils (i.e. unbuildable). Please do your research and make sure this parcel is suitable for your purposes before bidding. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 40; 16 (see key for full text) **Summer Tax Due:** $9.55	EVART	$708.20
5912	**Parcel ID:** 03 384 654 00; **Legal Description:** LOT 654 LAKE MIRAMICHI SUBD #4 **Comments:** At Sarsi Cove cul-de-sac. ~0.59a. Parcels in this area of the subdivision are often one or more of the following: on unmaintained roads or otherwise difficult to access; comprised of wet/mucky soils (i.e. unbuildable). Please do your research and make sure this parcel is suitable for your purposes before bidding. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 40; 16 (see key for full text) **Summer Tax Due:** $9.55	EVART	$708.20
5913	**Parcel ID:** 03 384 655 00; **Legal Description:** LOTS 655 & 656 LAKE MIRAMICHI SUBD #4 **Comments:** At Sarsi Cove cul-de-sac. ~0.94a. Parcels in this area of the subdivision are often one or more of the following: on unmaintained roads or otherwise difficult to access; comprised of wet/mucky soils (i.e. unbuildable). Please do your research and make sure this parcel is suitable for your purposes before bidding. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 40; 16 (see key for full text) **Summer Tax Due:** $9.55	EVART	$708.20

5914	**Parcel ID:** 03 384 657 00; **Legal Description:** LOT 657 LAKE MIRAMICHI SUBD #4 **Comments:** 75' x 200' roughly. at Sarsi Cover Cul-de-sac. ~0.37a. Parcels in this area of the subdivision are often one or more of the following: on unmaintained roads or otherwise difficult to access; comprised of wet/mucky soils (i.e. unbuildable). Please do your research and make sure this parcel is suitable for your purposes before bidding. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 40; 16 (see key for full text) **Summer Tax Due:** $9.55	EVART	$708.20
5915	**Parcel ID:** 03 384 658 00; **Legal Description:** LOT 658 LAKE MIRAMICHI SUBD #4 **Comments:** 75' x 200' roughly. At Sarsi Cover Cul-de-sac. ~0.39a. Parcels in this area of the subdivision are often one or more of the following: on unmaintained roads or otherwise difficult to access; comprised of wet/mucky soils (i.e. unbuildable). Please do your research and make sure this parcel is suitable for your purposes before bidding. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16; 40 (see key for full text) **Summer Tax Due:** $9.55	EVART	$708.20
5916	**Parcel ID:** 03 384 659 00; **Legal Description:** LOT 659 LAKE MIRAMICHI SUBD #4 **Comments:** Parcels in this area of the subdivision are often one or more of the following: on unmaintained roads or otherwise difficult to access; comprised of wet/mucky soils (i.e. unbuildable). Please do your research and make sure this parcel is suitable for your purposes before bidding. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 40; 16 (see key for full text) **Summer Tax Due:** $13.66	EVART	$761.99
5917	**Parcel ID:** 03 384 665 00; **Legal Description:** LOT 665 LAKE MIRAMICHI SUBD #4 **Comments:** 95' frontage on Cayuga Trl to S. ~0.42a. Parcels in this area of the subdivision are often one or more of the following: on unmaintained roads or otherwise difficult to access; comprised of wet/mucky soils (i.e. unbuildable). Please do your research and make sure this parcel is suitable for your purposes before bidding. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 40; 16 (see key for full text) **Summer Tax Due:** $4.53	EVART	$637.50
5918	**Parcel ID:** 03 384 669 00; **Legal Description:** LOT 669 LAKE MIRAMICHI SUBD #4 **Comments:** At Cayuga Cove cul-de-sac. ~0.57a. Parcels in this area of the subdivision are often one or more of the following: on unmaintained roads or otherwise difficult to access; comprised of wet/mucky soils (i.e. unbuildable). Please do your research and make sure this parcel is suitable for your purposes before bidding. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 40; 16 (see key for full text) **Summer Tax Due:** $6.82	EVART	$672.45
5919	**Parcel ID:** 03 384 670 00; **Legal Description:** LOT 670 LAKE MIRAMICHI SUBD #4 **Comments:** At Cayuga Cove cul-de-sac. ~0.48a. Parcels in this area of the subdivision are often one or more of the following: on unmaintained roads or otherwise difficult to access; comprised of wet/mucky soils (i.e. unbuildable). Please do your research and make sure this parcel is suitable for your purposes before bidding. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 40; 16 (see key for full text) **Summer Tax Due:** $6.82	EVART	$672.45
5920	**Parcel ID:** 03 384 685 00; **Legal Description:** LOT 685 LAKE MIRAMICHI SUBD #4 **Comments:** 75' x 215' roughly. Fronts Cayuga Trl to N. ~0.43a. Parcels in this area of the subdivision are often one or more of the following: on unmaintained roads or otherwise difficult to access; comprised of wet/mucky soils (i.e. unbuildable). Please do your research and make sure this parcel is suitable for your purposes before bidding. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 40; 16 (see key for full text) **Summer Tax Due:** $9.55	EVART	$708.20

5921	**Parcel ID:** 03 384 686 00; **Legal Description:** LOT 686 LAKE MIRAMICHI SUBD #4 **Comments:** 135' frontage on Cayuga Trl to N, narrowing to the south. ~0.61a. Parcels in this area of the subdivision are often one or more of the following: on unmaintained roads or otherwise difficult to access; comprised of wet/mucky soils (i.e. unbuildable). Please do your research and make sure this parcel is suitable for your purposes before bidding. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 40; 16 (see key for full text) **Summer Tax Due:** $7.62	EVART	$682.72
5922	**Parcel ID:** 03 384 687 00; **Legal Description:** LOT 687 LAKE MIRAMICHI SUBD #4 **Comments:** At Cayuga Trail and Cayuga Cove intersection. 140' frontage on Cayuga Trl to N, narrowing to the south. ~0.72a. Parcels in this area of the subdivision are often one or more of the following: on unmaintained roads or otherwise difficult to access; comprised of wet/mucky soils (i.e. unbuildable). Please do your research and make sure this parcel is suitable for your purposes before bidding. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 40; 16 (see key for full text) **Summer Tax Due:** $9.13	EVART	$702.75
5923	**Parcel ID:** 03 384 749 00; **Legal Description:** LOT 749 LAKE MIRAMICHI SUBD #4 **Comments:** 80' x 170' roughly. Fronts Shoshone Trl to NE. ~0.39a. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $9.55	EVART	$708.20
5924	**Parcel ID:** 03 384 750 00; **Legal Description:** LOT 750 LAKE MIRAMICHI SUBD #4 **Comments:** 80' x 170' roughly. Fronts Shoshone Trl to NE. ~0.38a. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $9.55	9750 SHOSHONE TRL EVART	$708.20
5925	**Parcel ID:** 03 384 756 00; **Legal Description:** LOT 756 LAKE MIRAMICHI SUBD #4 **Comments:** 185' x 110' roughly. Fronts Shoshone Trl to E. ~0.68a. The road is on a slope, and the parcel's terrain is somewhat rolling. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $13.74	EVART	$762.92
5926	**Parcel ID:** 03 385 914 00; **Legal Description:** LOTS 914 & 915 LAKE MIRAMICHI SUBD #5 **Comments:** Fronts Pueblo Trl to S. Near end of a Cul-de-Sac with one lone house on it. Might be because it's too difficult to build on anything nearby. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16; 49 (see key for full text) **Summer Tax Due:** $16.80	EVART	$780.18
5927	**Parcel ID:** 03 385 945 00; **Legal Description:** LOT 945 LAKE MIRAMICHI SUBD #5 **Comments:** On a cul-de-sac of Miramichi Dr. Bordered by 90th/Evart Rd to E (no legal access likely from there, but you could contact the county road commission and ask). Wedge shaped parcel. ~0.68a. The Cul de sac is grass. The parcel grades up to the east. Vacant, wooded, unimproved land. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $16.41	EVART	$797.86
5928	**Parcel ID:** 08 013 006 06; **Legal Description:** SEC 13 T18N R10W PT OF NW 1/4 OF NW 1/4 COM 16 RDS S OF NW COR, TH E 12 RDS, TH S 84 FT, TH W 12 RDS, TH N 84 FT TO POB .39A M/L **Comments:** 65' x 198', fronting 190th to W. Between Austin and Beaver Dam Lakes. Parcel grades well up from the roadside before flattening out. Driveway is easy to miss, is overgrown, running up diagonally into the parcel. Might want to clear that. Up at the top of the hill is an old wreck of a mobile home, with debris and junk around it. Surface well components observed. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 17; 21; 5 (see key for full text) **Summer Tax Due:** $43.60	9950 190TH AVE REED CITY	$1,030.20

5929	**Parcel ID:** 14 610 053 00; **Legal Description:** LOT 53 SOUTH ROSE LAKE FOREST **Comments:** 110' x 215' roughly. ~0.45a. Vacant wooded land with some improvements. Terrain is rolling. The driveway is overgrown, but present. Parcel appears to have been used as a campsite in the past. A shed, rowboat, and small trailer remain. Electric service has been established. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 16; 21 (see key for full text) **Summer Tax Due:** $31.99	LEROY	$1,030.42
5930	**Parcel ID:** 16 600 074 00; **Legal Description:** LOT 74 TIMBER SHORES **Comments:** Just north of the Muskegon River (within 600 ft), just west of M66. 110' x 468' (and a bit more). Parcel has two track/gravel frontage to the west and south. Judging from the roadside, the interior of this parcel is going to be wet/mucky. This parcel seems to be on a private road, and there may be some association fees. Interested bidders should contact the association and/or local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 41; 16 (see key for full text) **Summer Tax Due:** $46.51	EVART	$1,182.86
5931	**Parcel ID:** 52 261 030 50; **Legal Description:** S 94 FT OF LOT 30 2ND SUBD OF BLK #1 OF BITTNER'S 2ND ADD **Comments:** Vacant land. Appears to be the site of a demolished house. There's a PVC cap popping out of the ground near the SE corner... it would appear that one of both of the adjacent houses have some of their waste system routed through the subject parcel. This could either be an encroachment or a utility easement. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 23; 39 (see key for full text) **Summer Tax Due:** $95.65	148 E LINCOLN AVE REED CITY	$2,648.84

Additional Disclosures Key

5: One or more buildings on this parcel has a roof which is either leaking to the interior or appears close to failure. Failing roofs often indicate substantial structural decay inside the building. You should investigate the integrity of this structure(s) prior to bidding.

6: This property is ***occupied***. Please respect the privacy of current occupants and limit any inspection to what can be ***safely observed from the road.*** Some occupants may be upset or angry and may meet contact with aggression or violence. ***Please use discretion and caution when researching this or other occupied properties.*** Furthermore, although this property has been foreclosed for unpaid taxes, occupants have certain rights under Michigan law and must be formally evicted if unwilling to leave voluntarily. You may wish to consult a licensed attorney for more information.

7: This parcel does not front on a public or privately deeded improved road. Often times there are easements in the recorded chain-of-title that provide legal access to such parcels but other times there are not. You should thoroughly research this parcel's access rights prior to bidding. It can require expensive, complicated, and time consuming legal proceedings to secure legal access to landlocked parcels that do not have easements for ingress and egress.

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

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

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

18: The building on this property appears to have been used for multi-family occupancy in the past based upon indicators such as multiple mailboxes, entrances, numbering, layout, or other such factors. Modifications to the property may NOT have been legally made and may NOT conform to local zoning. Prospective bidders should verify with local officials that multi-family use is permitted under existing zoning. In many areas, once a multi-family use has been discontinued, it cannot be reinstated unless in conformance with local zoning and code.

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

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

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

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

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

33: The interior of this property was not viewed during our inspection. Buildings which are dangerous, occupied, boarded, condemned, or otherwise difficult to enter are inspected from the exterior/curbside only. You are NOT authorized to enter these or any other buildings offered for sale. You should limit your inspection to that which can be made safely from the building's exterior.

34: The foundation of one or more buildings located on this parcel appears to be failing. Correcting foundation issues can

be very expensive and issues are often more complex than they initially appear. You should research this issue thoroughly prior to bidding on this parcel.

36: This parcel includes a structure which should be considered ***DANGEROUS.*** This building has suffered structural damage which creates substantial risk of harm from falling through damaged areas or collapse from above. It may also contain extensive debris which could fall or collapse, rusty nails, broken glass, and other hazards. ***You are not permitted to enter this or any other structure offered at tax sale. You should limit your inspection only to what can be safely observed from the building's exterior.*** Trespassers are subject to prosecution.

39: This parcel appears that it may be subject to encroachments or may encroach on neighboring property. This assessment is based upon our visual inspection. Not everyone is a surveyor and sometimes buildings, roads, septic systems, wells, or other improvements are built across property lines and may lie partially or wholly upon neighboring parcels. Please consider a survey and conduct thorough research before bidding on this parcel. All property is sold "as-as, where-is" without warranty based upon the assessed legal description.

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

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

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

44: This property appears as if it may be a side-yard parcel. Frequently homes are located on one parcel and the associated back or side-yard is located on a separate adjacent parcel. These side-yards are sometimes foreclosed while the home is not. This can create unfortunate situations where fenced boundaries, septic tanks, out buildings, garages, and other improvements that were previously associated with the home next door are sold on their own. Such parcels may have value to the adjacent owners but often have little to no value on their own. You should investigate this parcel carefully and understand what you are purchasing before you bid.

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

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior ***only***. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

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

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

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

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

62: This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.

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

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

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

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

Reset Form

Michigan Department of Treasury - 2766 (Rev. 03-25)

L-4260

OFFICE USE ONLY

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.)	5. Purchase Price of Real Estate
☐ City ☐ Township ☐ Village	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 found 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.

☐ Land Contract ☐ Lease ☐ Deed ☐ Other (specify) _____

11. Was property purchased from a financial institution?	12. Is the transfer between related persons?	13. Amount of Down Payment
☐ Yes ☐ No	☐ Yes ☐ No	

14. If you financed the purchase, did you pay market rate of interest?	15. Amount Financed (Borrowed)
☐ Yes ☐ No	

EXEMPTIONS

Certain transfers are exempt from uncapping. If you believe your transfer qualifies for an exemption, please indicate the type of exemption you're claiming below. Note that if an exemption is claimed, your assessor may request additional 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). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name:_____ Buyer Name:_____
Relationship of Buyer to Seller:_____

☐ 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). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name:_____ Buyer Name:_____
Relationship of Buyer to Seller:_____

☐ 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, as described in MCL 211.27a, 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	Email 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(6): "Except as otherwise provided in subsection (7), 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, subject to subsection (9), all of the following must 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 one of the following, as applicable:

(i) For property owned and occupied as a principal residence, $200.00. As used in subparagraph, "principal residence" means that term as defined in section 7dd.

(ii)For all other property, $4000.00