

Public Land Auction

West Central Lakeshore

August 13th, 2019

Benzie, Grand Traverse, Manistee, Mason, and Oceana Counties



Location:

Little River Casino
2700 Orchard Hwy, Manistee, MI
49660

Time:

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

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

Auction Location

Little River Casino: 2700 Orchard Hwy, Manistee, MI 49660





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).*

2025 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

Kent*, Oceana*, Ottawa, Muskegon 8/1/2025	Northwestern Lower Peninsula (Grand Traverse*, Lake*, Leelanau, Manistee*, Mason, Wexford*) 8/4/2025	Branch, Hillsdale, Jackson 8/5/2025
Monroe 8/5/2025	Bay, Gladwin, Arenac 8/6/2025	The Thumb Area (Huron, Lapeer*, Sanilac, Saint Clair, Tuscola) 8/7/2025
City of Highland Park 8/15/2025	Eastern Upper Peninsula (Alger*, Chippewa, Delta, Luce*, Mackinac, Schoolcraft*) 8/18/2025	Western Upper Peninsula (Baraga, Dickinson, Gogebic*, Houghton, Iron, Keweenaw, Marquette*, Menominee, Ontonagon) 8/19/2025
Oakland 8/20/2025	Southern Central Lower Peninsula (Clinton, Gratiot, Ionia, Livingston, Montcalm, Shiawassee, Washtenaw*) 8/21/2025	Central Lower Peninsula (Clare, Isabella, Mecosta*, Osceola, Midland*, Newaygo*) 8/22/2025
Barry*, Calhoun, Kalamazoo, St. Joseph 8/26/2025	Allegan*, Berrien, Cass, Van Buren 8/27/2025	North Central Lower Peninsula (Crawford, Kalkaska, Ogemaw*, Oscoda, Otsego, Missaukee*, Montmorency*, Roscommon) 8/28/2025
Antrim, Charlevoix, Emmet 9/2/2025	North Eastern Lower Peninsula (Alcona, Alpena, Cheboygan, Iosco, Presque Isle) 9/3/2025	Saginaw 9/4/2025
Genesee* 9/5/2025	Minimum Bid Re-Offer Auction 9/26/2025	No Reserve Auction 10/31/2025

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Benzie

Lot #	Lot Information	Address	Min. Bid
1100	<p>Parcel ID: 02-131-011-00; Legal Description: NW FRL 1/4 OF SW FRL 1/4 LYING N OF AA RR SEC 31 T26N R14W 5 A M/L Comments: Recreational parcel is several hundred feet south of Homestead Road, across the street from the old Benzie High School. About 5 acres in size, it lies north of, and adjacent to the Michigan Northern / Ann Arbor railway line. We did not find any improved public road or even a two track to access this property. It is in a ravine that feeds to the cold creek. Roughly 1320' wide east>west and has an average north>south dimension of about 150 feet. May hold some recreational, use IF you can get physical and legal access to it. Additional Disclosures: 49; 8; 43 (see key for full text)</p> <p>Summer Tax Due: \$23.55</p>	(Off) Homestead Road	\$900.00
1101	<p>Parcel ID: 02-504-162-00; Legal Description: LOTS 1-2-3 BLK 24 BENZONIA P.A. Comments: A decade or more ago, this home had a small fire in the south one story porch addition. It has been vacant ever since. Some of that porch area was torn up a little to make sure the fire was out, but there is no substantial structural damage caused from it. A subsequent buyer started the process of gutting the main floor, and stopped without getting much accomplished. The home has some boarded windows and doors on the main floor, mostly the result of vandalism while sitting empty. The roof is older and probably in need or replacement soon, but at this time it is not leaking. The front porch needs substantial work, as both its perimeter footing wall (freestanding from the house) and the front porch roof and deck are decayed and beyond simple repair ... they need replacement. The home has 3 bedrooms and a quasi-kitchen on the second floor, and there is both a formal staircase at the front as well as a "maids" staircase to the upper level from the kitchen area. The second floor is pretty much intact, and was affected by neither the small fire or any subsequent remodeling demo. One car attached garage. The power service here has been dropped. Electric service is an older, decaying off brand panel board in the basement, which also has a fused subpanel on the second floor. We'd replace the main panel, as well as the boiler and water heaters right off the bat. The boiler piping seems to be intact, and while it may need some patching from freeze damage in places, it would be far more efficient to replace the boiler than to duct the home. The yard at one time was likely very nicely landscaped. It is now difficult to get to the south side of the house or to see most of the house from the road because of the overgrowth. The septic system here has been inspected, and appears to be sufficient and properly sized, but it's not guaranteed. This is a sturdy, straight home that needs someone to restore it and bring it back to life. Located on the top-of-the-knob in Benzonia, right on US-31. The Sewage Treatment System was inspected on June 11, 2019 The inspection has determined the system's construction, location and condition to be Satisfactory. The home is served by the Village of Benzonia's Water Supply System. SEWAGE SYSTEM EVALUATION COMMENTS: The home is served by a 1600 - D gallon septic tank and 900 square feet of drain field installed in 1997. Borings into the drain field revealed no signs of sewage ponding or black stone. Some evidence of tree rooting was noted, which may shorten the usable life of the system. It should also be noted that the house is currently vacant, so it's condition may not be reflective of a system in a "continual" use state. The system appears to be functioning at this time. If and when the drain field fails, suitable soils and area appear to be available for a replacement system. To help prolong the life of the system, routine pumping of the septic tank is recommended. The application did not indicate when the septic tank was last pumped, so it should be checked and pumped now, if solids indicate. Report pumping to this office. Maintenance practices include diverting surface water drainage away from the system, keeping the area mowed, not driving heavy vehicles or plowing snow over the drain field, limiting water usage, diverting water softener discharge out of system, spreading clothes washing loads over long periods, checking for leaking fixtures, and routine pumping of the tank (i.e., every 3-5 yrs.)</p> <p>Summer Tax Due: \$766.62</p>	1141 MICHIGAN AVENUE BENZONIA	\$18,500.00
1102	<p>Parcel ID: 12-040-004-00; Legal Description: LOT 10 BLK 7 CHERRY GROVE Comments: 30' x 144' lots, located off Begold Road on a platted but unimproved road. Wooded in a mix of specie. Additional Disclosures: 43; 51; 8 (see key for full text)</p> <p>Summer Tax Due: \$2.10</p>	(Off) Begold Road	\$650.00
1103	<p>Parcel ID: 12-040-006-00; Legal Description: LOT 38 BLK 14 CHERRY GROVE Comments: Parcel is 30' x 144' in size. Nice property if you can get to it and have an idea what to do with it. No power in these here parts. Catalpa Road is the closest, bring a 4WD or ATV. This ain't no place for your Kia unless your brother owns a wrecker service. . Dense, wooded parcel. Additional Disclosures: 8; 43; 51 (see key for full text)</p> <p>Summer Tax Due: \$2.10</p>	(Off) Catalpa Road	\$650.00

1104	Parcel ID: 12-060-002-00; Legal Description: LOT 8 BLK 4 HOMESTEAD ORCHARDS #1 Comments: Parcel does not front on any improved road. It is roughly 132' east-west, x 307' (?) north-south. Someone has been indiscriminately cutting trees out here and it doesn't really appear that they followed property boundaries ... there are some missing from this parcel. It is what it is. Additional Disclosures: 43; 8 (see key for full text) Summer Tax Due: \$2.10	(Off) Fruitville Road	\$650.00
9991100	Parcel ID: 02-131-011-00; Legal Description: NW FRL 1/4 OF SW FRL 1/4 LYING N OF AA RR SEC 31 T26N R14W 5 A M/L Comments: Recreational parcel is several hundred feet south of Homestead Road, across the street from the old Benzie High School. About 5 acres in size, it lies north of, and adjacent to the Michigan Northern / Ann Arbor railway line. We did not find any improved public road or even a two track to access this property. It is in a ravine that feeds to the cold creek. Roughly 1320' wide east>west and has an average north>south dimension of about 150 feet. May hold some recreational, use IF you can get physical and legal access to it. Additional Disclosures: 49; 8; 43 (see key for full text) Summer Tax Due: TBA	(Off) Homestead Road	\$900.00

Grand Traverse

Lot #	Lot Information	Address	Min. Bid
2600	Parcel ID: 02-520-031-00; Legal Description: LOT 31 MOBILE GLEN Comments: Parcel contains a double wide mobile home that has had a large tree fall on the roof. For this reason the county is requiring demolition of the property and a performance bond to ensure that happens. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$25,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Additional Disclosures: 17; 36 (see key for full text) Summer Tax Due: \$1,232.70	4576 LUANNE LN TRAVERSE CITY	\$5,800.00
2601	Parcel ID: 02-560-098-00; Legal Description: NORTHERN ESTATES CONDOMINIUMS UNIT 98 PHASE 2 SECTION 17 T26N R11W Comments: Parcel in newer subdivision, has a large valley. Summer Tax Due: \$329.50	4649 QUAIL CT TRAVERSE CITY	\$2,200.00
2602	Parcel ID: 04-002-011-30; Legal Description: PT SE 1/4 SEC 2 T25N R9W COM SE SEC COR; N 1 DEG 57' W 1310.59' TO POB; W 926.41'; N 1 DEG W 614.19'; E 464.65'; S 1 DEG E 140.38'; E 453.56' S 480.21' TO POB EXC ROAD R/W Comments: Parcel is 10+ acres in size, wooded with Pines and Spruce trees. Grade is lower than road. Summer Tax Due: \$112.30	FIFE LAKE RD FIFE LAKE	\$2,200.00
2603	Parcel ID: 04-011-031-00; Legal Description: COM NE CNR NE 1/4 OF SW 1/4; S 577.99'; N 86 DEG W 208.3' TO C/L US-131; NE'Y ALG C/L 110' M/L; W 186' TO POB; W 75'; SWLY = WITH C/L 442.09'; E 75' N'Y 442.09' TO POB SEC 11 T25N R9W Comments: This is a landlocked 1 acre parcel Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$16.19	US 131 FIFE LAKE	\$900.00
2604	This lot is a "bundle" comprised of 4 parcels <i>(1 of 4)</i> Parcel ID: 04-060-096-01; Legal Description: LOT 146 GRAND TRAVERSE WILDS Comments: Bundle of four parcels that sit on Pickerel Lake. Contains an old mobile home. Additional Disclosures: 36; 17 (see key for full text) <i>(2 of 4)</i> Parcel ID: 04-060-096-02; Legal Description: LOT 147 GRAND TRAVERSE WILDS <i>(3 of 4)</i> Parcel ID: 04-060-096-03; Legal Description: LOT 148 GRAND TRAVERSE WILDS <i>(4 of 4)</i> Parcel ID: 04-060-098-00; Legal Description: 11682 JEFFERSON ST LOT 149 G T WILDS. Summer Tax Due: \$85.75	11678 JEFFERSON ST FIFE LAKE; JEFFERSON ST FIFE LAKE; JEFFERSON ST FIFE LAKE; 11682 JEFFERSON ST FIFE LAKE	\$3,800.00
2608	Parcel ID: 08-006-022-00; Legal Description: COM AT SW COR SEC 6 TH N ON SEC LINE 516' TH S 84 DEG E 450' TOA POB TH N TO W LINE OF SEC 133' TH N 84 DEG W 40' TH S 133' TH S 84 DEG E 40' TOPOB SUBJ TO PUB R/W ON S END SEC 6-27-12. Comments: This is a small strip of land 133' X 40' that may overlap partially with the road and is probably not of much use or interest to anyone besides the adjacent property owner. Summer Tax Due: \$7.40	CEDAR VALLEY RD TRAVERSE CITY	\$700.00
2609	Parcel ID: 03-725-010-00; Legal Description: UNIT 10 SHARKEY HILLS CONDOMINIUM SEC 7 T26N R10W Comments: Mostly used as an easement for other surrounding properties. Summer Tax Due: \$272.14	1316 ELK RUN TRAVERSE CITY	\$2,300.00

Manistee

Lot #	Lot Information	Address	Min. Bid
4200	Parcel ID: 04-011-175-01; Legal Description: N 1/2 SE 1/4 NE 1/4 SEC 11 T24N R13W 20.00 A. Comments: Parcel fronts about 660' feet along the west side of Viaduct Road, and runs 1320' deep. There is a power line easement that bisects the SE corner of the parcel, probably about 1/4 of it, from the rest of it. There is a two track that runs the entire length of the south property line. It seems clear that the parcel has been logged , as most of what here is fairly young. There is a real nice (but young) maple grove in the SW section of the property. We've marked the approximate corners at NE, and SE along the road, and the SW at the end of the two track. Parcel is all uplands and backs up to state and federal lands. Summer Tax Due: \$122.95	Viaduct Road	\$2,100.00
4201	Parcel ID: 06-481-709-02; Legal Description: OAK HILL E 1/2 OF LOT 19 BLOCK 4 Comments: 1/2 of a platted lot. In the past it was the side yard for the house to the east. Probably too small to build on. Mostly useful to the neighbors ... Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$22.80	22nd Street - Oak Hill	\$550.00
4202	Parcel ID: 08-002-325-03; Legal Description: S 1/2 N 1/2 NW 1/4 SW 1/4 SEC 2 T23N R14W 10 ACRES. Comments: Parcel fronts 330' feet along the right (east) side of Hulkonen Road (seasonal) north of Potter Road. He have marked the SW and NW corners of the parcel (approximate) with a piece of pink survey tape. You will also notice if you look at the tree line that this is where the forestry changes to solid white pines all in neat little rows. Clearly this is a depression era CCC style pine plantation. Halfway to to north end of the property there is a clearing cut that runs to the east, and the center of the property, where the forestry changes to almost exclusively maples. So what you've got here is 5 acres (west) of white pines, and the east 5 are mostly maples with a few other things tossed in for a wonderful tree salad. The soils are sandy and well drained and the topography almost flat. Open areas are carpeted in ferns. We believe that this parcel may have full mineral rights, and those are worth something in this area. We'd suggest you verify that if it important to you. Additional Disclosures: 43; 40 (see key for full text) Summer Tax Due: \$53.64	Hulkonen Road (seasonal)	\$1,200.00
4204	Parcel ID: 10-301-701-15; Legal Description: FISCHER SUBDIVISION LOTS 8, 9 10 Comments: Parcel fronts 387' feet along the north side of Hoxylville Road, just up the road a spell from the world famous Dublin General Store (in case you need some Ostrich jerky), and runs 200' feet deep. That's about 2 acres more or less. There is a neat and clean small home here, with a detached 1.5 car garage. is older but in great shape, and its vinyl sided for low maintenance. Inside it is clean and appears to be ready for new occupants! There are two bedrooms and two baths here, with one set being in a converted attached garage. There is a detached steel garage to the west that has some rummage sale items inside that are tarped. This home is straight, solid and clean. There is a detached screen room for summer evening get-togethers and a garden shed to the rear of the garage. The house is numbered 19520, but the official address for taxes is 19566. 150A electric service. Vinyl sided. Summer Tax Due: \$392.76	19520/19566 HOXYVILLE RD WELLSTON	\$7,300.00
4205	Parcel ID: 10-481-702-11; Legal Description: OAK-LAND PARK SUBDIVISION LOT 20. Comments: This sale includes an improved single lot in the Oak-Land plat and a single wide mobile/modular home with trussed roof. Because the property is posted and occupied, we did not have the opportunity to view it in detail. However it appears to be generally merchantable and probably 10ish years old. There is personal property here that we do not have title to, and that is not included in the sale. Additional Disclosures: 21; 6; 33; 17 (see key for full text) Summer Tax Due: \$117.83	17331 MARIAN ST WELLSTON	\$1,700.00
4206	Parcel ID: 10-642-703-01; Legal Description: FIRST ADD. TO VILL. OF WELLSTON LOTS 1 TO 4 INCL. BLOCK 3 Comments: Four adjacent lots on "Little" Cranberry lake, which is shown on plat maps as connected to Cranberry Lake but currently appears to be freestanding. The lake is the lilly-pad variety and not a "swimming" lake. The property is uplands and should support building. A few nice maples and oaks here. Summer Tax Due: \$92.66	Cranberry Street, Wellston	\$1,800.00

4207	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 11-290-117-00; Legal Description: PORTAGE PARK ADDITION LOTS 6, 7, 18, 19 BLOCK 27 Comments: Two hundred feet on beautiful Portage Lake Point near Onekama. Over an acre here unfortunately it is UNDERWATER right now because of lake levels. We sold this one a couple years ago and it was moist then, but now it is fully submerged. This parcel is also subject to a non development agreement with the State of Michigan ... so even if it *was* dry ... no McMansions can be built here. However it does remain spectacular waterfront that could be used for a very nice seasonal/temporary dock and cabana for an off water home in the area. It also holds promise as a frog farm or cattail ranch! Additional Disclosures: 41; 10 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 11-290-117-10; Legal Description: PORTAGE PARK ADDITION LOTS 8, 9, 16, 17 BLOCK 27 Summer Tax Due: \$4,261.58</p>	Fairway Drive;	\$14,000.00
4209	<p>Parcel ID: 12-009-350-10; Legal Description: TH N 400 FT OF TH FOLLOWING DESC., COM AT TH SW COR OF SW 1/4, TH N 1050 FT, TH E 478.5 FT, TH S 1050 FT, TH W 478.5 FT TO POB. SEC 9 T24N R15W 4.39 A M/L Comments: This one is nestled in 4.39 acres of rolling woods, about halfway between Arcadia and Bear Lake on Butwell Road. It shows signs of having been vacant for a little bit, but has a Sat .TV dish so it hasn't been forever. It is structurally and mechanically sound, with the exception of the rear porch, which has some advanced rot, and the side porch, which could use some random repair. Good roof, solid foundation. Drive-under toy room (mowers ATV etc) plus a detached one car garage that is in fine condition. Inside, there are two tiny bedrooms upstairs and a bath that is missing the sink and stool. The entire place needs a good scrubbing, but its nothing terrible. Something has burrowed under the foundation into the basement and gas had free reign inside, but it wasn't there when we visited. A broken window to replace in the living room. This will make someone a wonderful retreat or getaway, or it would be an outstanding starter or retirement home in the great north woods. Parcel runs 1050 feet along the east side of Butwell Road and is 478.5 feet deep into the woods. Beautiful, peaceful property. Summer Tax Due: \$1,192.93</p>	17135 BUTWELL RD BEAR LAKE	\$3,400.00
4210	<p>Parcel ID: 13-002-250-08; Legal Description: PT NW 1/4 COM 2150 FT S OF NW COR, E 400 FT, S 200 FT, W 400 FT, N 200 FT TO POB SEC 2 T24N R14W 1.84 A. Comments: Parcel fronts 200 feet along the east side of Kurick Road, and runs 400 feet deep. Nicely wooded, with some mature maples here. Does not appear to have ever been developed, and has no driveway or trail in. Power and phone at the paved road. Nice dirt. Level, wooded, dry. Summer Tax Due: \$43.54</p>	Kurick Road	\$900.00
4213	<p>Parcel ID: 51-644-702-05; Legal Description: J. M. DAVIS SUB OF LOTS 1 22 OF MAGILLS ADD N 1/2 LOT 8 Comments: Older two story home in Maxwelltown section of Manistee. Appears to have been used more for storage than for living as of late. Has no kitchen ... we theorize that it is supposed to be main floor rear ... an area that is currently stripped to the studs. Upper floor features three bedrooms and a bath that does not have a shower or tub ... and we did not see one of those anywhere here either. Basement has been somewhat finished into living space. There is a good amount of debris to remove here, but the bones seem to be good. The roof is not leaking (yet) inside, but the soffits and eaves are really shredded ... probably be raccoons that may be residing in the attic. They have not made their way inside (yet) but they will if this is not addressed. This home has NO offstreet parking, something that is fairly common in this part of town. Summer Tax Due: \$669.27</p>	528 DAVIS ST MANISTEE	\$3,400.00
4215	<p>Parcel ID: 51-748-710-09; Legal Description: FREELAND N 1/2 OF LOT 5 BLOCK 6 Comments: Home is located adjacent to an employee parking lot at Morton Salts plant in Maxwelltown. Two story wood frame construction. Has a bad roof that should be replaced soon. There are a couple of places where the home is open to the elements. The structure is essentially straight and solid, but needs a roof, resurfacing and HVAC and plumbing repair. Electrical service is modern, however we could not find either a meter base or a service drop on the outside. Exterior, porches, fascia and soffits all need attention. Three bedrooms plus a walk-thru study/playroom up, and a 4th bedroom downstairs. Exterior basement entrance. Could be a decent place, but needs work. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$300.30</p>	616 ENGELMAN ST MANISTEE	\$2,300.00
4216	<p>Parcel ID: 03-019-004-05; Legal Description: S 100 FT OF NW 1/4 NW 1/4, EXC E 1020 FT THEREOF. SEC 19 T22N R15W. .69 A*M/L. Comments: Very buildable, open, level country lot on a smooth paved road (how rare is THAT nowadays?) . Our math says that this is 100' along the road x 300' feet deep more or less. Nice quiet spot for your new home! Summer Tax Due: \$51.07</p>	MILARCH RD MANISTEE	\$1,100.00

9994200	<p>Parcel ID: 04-011-175-01; Legal Description: N 1/2 SE 1/4 NE 1/4 SEC 11 T24N R13W 20.00 A. Comments: Parcel fronts about 660' feet along the west side of Viaduct Road, and runs 1320' deep. There is a power line easement that bisects the SE corner of the parcel, probably about 1/4 of it, from the rest of it. There is a two track that runs the entire length of the south property line. It seems clear that the parcel has been logged , as most of what here is fairly young. There is a real nice (but young) maple grove in the SW section of the property. We've marked the approximate corners at NE, and SE along the road, and the SW at the end of the two track. Parcel is all uplands and backs up to state and federal lands.</p> <p>Summer Tax Due: TBA</p>	Viaduct Road	\$2,100.00
9994204	<p>Parcel ID: 10-301-701-15; Legal Description: FISCHER SUBDIVISION LOTS 8, 9 10 Comments: Parcel fronts 387' feet along the north side of Hoxville Road, just up the road a spell from the world famous Dublin General Store (in case you need some Ostrich jerky), and runs 200' feet deep. That's about 2 acres more or less. There is a neat and clean small home here, with a detached 1.5 car garage. is older but in great shape, and its vinyl sided for low maintenance. Inside it is clean and appears to be ready for new occupants! There are two bedrooms and two baths here, with one set being in a converted attached garage. There is a detached steel garage to the west that has some rummage sale items inside that are tarped. This home is straight, solid and clean. There is a detached screen room for summer evening get-togethers and a garden shed to the rear of the garage. The house is numbered 19520, but the official address for taxes is 19566. 150A electric service. Vinyl sided.</p> <p>Summer Tax Due: TBA</p>	19520/19566 HOXYVILLE RD WELLSTON	\$7,300.00

Mason

Lot #	Lot Information	Address	Min. Bid
4400	Parcel ID: 001-045-002-00; Legal Description: BROOKRIDGE SITE CONDOMINIUM UNIT 2 SEC 8 T18N R17W Comments: This is a site condo lot in the Brookridge development. It is subject to the master deed requirements as well as condo association fees that are of record. It may be difficult to build here, as it drops off sharply from the road, and may be wetlands at the bottom. Parcel fronts on a small pond/marsh area. Additional Disclosures: 49; 68 (see key for full text) Summer Tax Due: \$198.76	1150 N BROOKRIDGE RD LUDINGTON	\$1,500.00
4401	Parcel ID: 006-200-001-00; Legal Description: COHO SUBDIVISION LOTS 1 & 2 Comments: Double lot in the Coho subdivision. Located on a quiet country road at the Manistee-Mason County line. Property has a mailbox, but we could not see any clear evidence of there having been a house, trailer etc there in the recent past. Nicely wooded, shaded lot with a beautiful evergreen canopy. Summer Tax Due: \$72.08	11853 N ANDERSON RD MANISTEE	\$1,700.00
4402	This lot is a "bundle" comprised of 3 parcels (1 of 3) Parcel ID: 007-220-117-00; Legal Description: HAMLIN LAKE ESTATES NO. 1 LOTS 7 & 8, BLOCK 13. Comments: THREE sets of adjacent double lots (six lots total) in the Hamlin Lake Estates area, on the east side of popular Hamlin Lake. The land is nicely wooded, level and dry. Signs on the lots note these as sales 4402, 4403, and 4404. Four lots front on Birch Street (which is alley-like) and two on Cherry Street (where the power is) (2 of 3) Parcel ID: 007-220-119-00; Legal Description: HAMLIN LAKE ESTATES NO. 1 LOTS 5 & 6, BLOCK 13. (3 of 3) Parcel ID: 007-220-127-00; Legal Description: HAMLIN LAKE ESTATES NO. 1 LOTS 29 & 30 BLOCK 13. Comments: Double lot in the Hamlin Lake Estates area, on the east side of popular Hamlin Lake. The land is nicely wooded, level and dry. PLEASE NOTE: Sales 4402 and 4403 abut this property to the north. It may require more than one parcel to have sufficient area to build under zoning. Summer Tax Due: \$176.19	Birch Road, Cherry Road; Cherry Street	\$2,600.00
4405	Parcel ID: 009-023-009-50; Legal Description: COMM ON S SEC LINE 656.75 FT W OF SE COROF SEC TH N 0 DEG 25'24"W 1315.24 FT TH N 88 DEG 21'15"W 660.62 FT TH S 0 DEG 35'58"E 1311.53 FT TH E ALG S SEC LINE 656.74 FT TO POB SUBJ TO EASE OF RECORD SEC 23 T20N R15W 19.83 A M/L Comments: This is a very nice, wooded parcel, with 656' feet of frontage on the north side of Freesoil Road about 1 mile from the Mason-Lake County line. Runs roughly 1320 feet deep. This is a very nice, level, dry, buildable wooded parcel. We saw many oaks and maples toward the roadside. There are no trails or roads cut into this property as far as we can. There is no power service here from visual inspection. We put pink survey tape at the very approximate SE and SW corners along the road. Additional Disclosures: 43 (see key for full text) Summer Tax Due: \$195.66	E Freesoil Road	\$3,700.00
4406	Parcel ID: 010-360-000-044-00; Legal Description: SECTION 14, T18N. R18W. BONNIE HEIGHTS SUBDIVISION LOTS #44-46 Comments: Newer manufactured or modular home in Ludington, at the end of a quiet cul-de-sac. This home is occupied, so we did not have the opportunity to view it in great detail. It appears to be well kept and in good, merchantable condition overall. Vinyl sided, low maintenance exterior. This Property as has been reviewed by a title insurance company who determined it is insurable, however there will be some additional action on the part of the buyer. More details available upon request. Additional Disclosures: 21; 33; 6 (see key for full text) Summer Tax Due: \$435.97	5731 W LIMOUZE AVE LUDINGTON	\$3,100.00

4407	<p>Parcel ID: 012-013-009-00; Legal Description: THAT PART OF S 560 FT OF SE 1/4 OF NW 1/4 LYING E OF SAUBLE RIVER. SEC 13 T19N R15W Comments: Older farmhouse style frame building. Has a newer roof, vinyl siding, furnace and electrical service. Detached 2 car garage. The new siding stops about as far back as you can see from the road, with the rear still being asphalt faux brick siding. The interior of the home was obviously being prepared for a facelift that never happened. Ceilings on the main floor are open and ready for sheetrock after wiring. Not much here in the way of new plumbing. The well may be in the crawlspace (in accessible at the time of our visit) or out in the yard somewhere. This is a solid, fairly straight older frame home that has had some of the rehab already done for you. Parcel fronts on more than 500' feet of the Sauble River to the rear. Lots of potential here. Located at the site of the historic "Millerton" village. In fact there isn't much else here anymore except this house. You can become the mayor of Millerton! The parcel is irregular in shape, but we believe it is around 4 acres in size. This Property as has been reviewed by a title insurance company who determined it is insurable. More details available upon request. Additional Disclosures: 50 (see key for full text)</p> <p>Summer Tax Due: \$385.59</p>	4899 N LONDON RD BRANCH	\$6,500.00
4408	<p>Parcel ID: 012-210-006-00; Legal Description: COTTAGE GROVE SUBDIVISION LOTS 5, 6 & 7 TOG WITH R/W TO W/E Comments: Older roofover mobile with a couple of stickbilt additions. Also has a detached oversized 2 car garage (comes with dead possum). The home has a steel roof and seems generally solid, but it's really grubby and mid-rehab with unfinished little projects everywhere. The electric is discombobulated and the utility company has dropped the service line. 3 bedrooms and a bath. The whole place needs a cleaning, resurfacing, electric and plumbing (+ well) work. Could be decent with some effort. Less than 1/4 mile from Tallman Lake! This is a triple lot and we believe has access to a shared waterfront parcel! (You'll want to double check that if it is important to you). Numerous heat sources inside including forced air, wall/space heaters, electric portables and woodstove.</p> <p>Summer Tax Due: \$194.97</p>	6440 E ELM ST FOUNTAIN	\$3,300.00
4409	<p>Parcel ID: 012-489-004-00; Legal Description: OAK OPENINGS LOTS 4, 5, 6, 7, 8, 9, 10 & 11 BLOCK 37. Comments: Oopsie! This home has had a fire. With the exception of a small addition to the east end, the entire structure is pretty much roached. Best concept here would be to remove and replace. Check with the local health department for specifics on reuse of the well and septic. Sits a little bit off N 34th Street on platted "D" Street.</p> <p>Additional Disclosures: 11 (see key for full text)</p> <p>Summer Tax Due: \$53.92</p>	2290 N 34TH ST FOUNTAIN	\$1,600.00
4410	<p>Parcel ID: 012-532-001-00; Legal Description: FIRST ADDITION TO OAK OPENINGS LOTS 5, 6, 7, 32, 33 & 34. BLOCK 20 Comments: Parcel fronts 99' feet along Spruce Street and runs 122' feet deep. Nicely wooded and power at the street. Nicely wooded with some nice oaks here.</p> <p>Summer Tax Due: \$10.31</p>	Cedar St, Spruce St	\$800.00
4411	<p>Parcel ID: 013-031-020-10; Legal Description: PART SW 1/4 OF SW 1/4 DESC AS:COMM AT SW COR OF SEC TH E ALG S SEC LINE 51.14 FT TO POB TH N ALG HWY R/W LINE 379.04 FT TH S 87 DEG 56'45"E 348.58 FT TH S 03 DEG 19'25" E ALG CENTER OF DRAINAGE DITCH 274.51 FT TH S 42 DEG 56'45" E ALG CENT OF DITCH 57.56 FT TH S 87 DEG 56'45"E ALG SD DITCH 84 FT TH S 42 DEG 56'45" ALG SD DITCH 43.17 FT TH S 02 DEG 03'15"W ALG DITCH 34.48 FT TH W ALG S SEC LINE 523.86 FT TO POB SEC 31 T19N R16W 3.39 A M/L Comments: Parcel is at the NE corner of the intersection of US 31 and Decker Road. It appears there was a building/home here in the past that has been removed. We did not see any remaining well or other improvement, but there could be one in the grass. Bring the lawnmower ... it'll show up! This is a nice parcel, with some mature oaks and a couple of great homesites. Both road frontages are paved and have driveway cut ins. Fronts 379' feet along US 31 and 523' feet on Decker. The east boundary runs along a drain (ditch) and the parcels east and north lines are irregular. 3+ acres. Good dirt.</p> <p>Summer Tax Due: \$128.88</p>	2012 N US 31 SCOTTVILLE	\$2,800.00
4412	<p>Parcel ID: 014-214-010-00; Legal Description: BASS LAKE PARK LOTS 10-11-12-15 & 16 BLK 14 Comments: 5 platted lots in the Bass Lake Park plat. Some lands in this area are protected by federal dune regulation that you may wish to investigate. Does appear to front on Lennox Avenue Additional Disclosures: 49 (see key for full text)</p> <p>Summer Tax Due: \$93.66</p>		\$1,200.00
4413	<p>Parcel ID: 014-606-039-00; Legal Description: NAGASAKI PARK LOTS 39 & 40 BLOCK 6. Comments: Parcel located near Bass Lake and Pentwater. It has no improved road access anywhere near it. There could be federal dune protections here. Investigate legal and physical access before bidding. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$38.72</p>	(Off) Lennox Avenue	\$800.00

4414	<p>Parcel ID: 041-104-005-00; Legal Description: VILLAGE OF CUSTER LOT 5 EXC S 26 FT BLOCK 4 Comments: Four bedroom, one bath home located behind the Bonsers Market building in downtown Custer. Someone has done some of the work to update this, including a newer architectural series shingle roof, carpet, furnace and water heater. It appears they were going to remove the aluminum siding and either restore the wood or add vinyl, but they never finished. Has some DIY grade plumbing work. There are ceiling stains inside from leakage, but we believe that was old damage from before the new roof. Electrical is minimal and old. One car garage could be saved with a new roof. This home is basic, solid and square. Needs cosmetic work more than anything else. This Property as has been reviewed by a title insurance company who determined it is insurable. More details available upon request.</p> <p>Summer Tax Due: \$276.90</p>	31 S MAIN ST CUSTER	\$3,600.00
4415	<p>Parcel ID: 041-215-012-00; Legal Description: COMM AT A POINT ON S LINE OF US HWY 10, 530.21 FT E OF W LINE OF W 1/2 OF SW 1/4 OF SEC 15, TH E ALG S LINE OF HWY 324 FT TH S AT RIGHT ANGLES 165 FT, TH W PAR TO S LINE OF HWY 324 FT TH N 165 FT TO POB SEC 15 T18N R16W 1.23 A M/L CUSTER L P GAS 2521 E US 10 Comments: Substantial, well built retail/commercial building with great exposure on US 10 in Custer. Building is roughly 100' feet wide x 50' feet deep = 5000 square feet. The building is in dire need of a new roof, but it is well built so the damage has not been substantial (yet) This building has a reinforced concrete floor. The basement is flooded to the tippy-top step so we do not know how large it is, or what mechanical may be down there. The retail section of the building is approximately 3000 square feet, with two garage/shop areas on the east side being the remainder. There is substantial personal property (inventory) still here that is not included in the sale and remains the property of the former owner. There is a propane refueling apparatus here. Has great potential for many different commercial uses. High traffic US highway exposure.</p> <p>Summer Tax Due: \$642.79</p>	2501/2523 E US 10 CUSTER	\$11,750.00
4416	<p>Parcel ID: 051-320-007-00; Legal Description: ORIGINAL PLAT W 28 FEET OF S 1/2 OF LOT 2 & E 10 FT OF LOT 3 BLOCK 65. Comments: We've been doing this a long time, and this *might* be the dirtiest one we've ever run across. There is a coating of what appears to be fecal debris (yes, poo) all across the floor. There may have already been an effort made to shovel or scrape it up that was abandoned. There are hundreds of flies. Ironically, it does not smell all that bad, but it's just not inviting. The home appears to be in generally solid condition, but will require a professional cleaning prior to significant exposure. It appears to have three bedrooms (2 up) and one bath. If you're willing to deal with a very unsanitary property, this may be a screaming deal for you. Small yard is debris strewn. This Property as has been reviewed by a title insurance company who determined it is insurable. More details available upon request. Additional Disclosures: 66 (see key for full text)</p> <p>Summer Tax Due: \$913.32</p>	609 E DANAHER ST LUDINGTON	\$4,100.00
4417	<p>Parcel ID: 052-245-008-00; Legal Description: CITY ASSESSOR'S REPLAT OF NEIL'S ADDITION LOT 8 BLOCK 5. Comments: This is a two story early century home, with a couple of mid century, one story additions. We noticed a substantial deflection in the north exterior wall that you can see from outside the building near the foundation about half-way back. This could be the result of removing interior load bearing walls to "remodel". The home went through a mid-century upgrade. It needs a roof and there are localized leaks appearing. There is some sway to the floors which should be investigated from the crawlspace. There is a newer boiler, but we did not see evidence of it having been winterized. Has an odd, rambling floor plan, including a toilet right smack dab in the middle of the upstairs hallway (peek-a-boo!). There is a large hole around the electric service mast in the roof (rain + power = boom boom, spark spark). This Property as has been reviewed by a title insurance company who determined it is insurable. More details available upon request.</p> <p>Summer Tax Due: \$777.70</p>	205 N THOMAS ST SCOTTVILLE	\$18,500.00

4418	<p>Parcel ID: 052-250-019-00; Legal Description: CITY ASSESSOR'S NORTHERN ADDITION LOT 19 AND S 20 FT OF W 140 FT OF LOT 62 Comments: Mid-century one story wood frame home on the Scottville Road just off US 31. Home has a newer architectural series shingle roof that is not quite complete. The rear section of the roof has had a cowboy-carpentry effort at repairing it by framing a new roof *over* the old one, rather than fixing it. It needs to be removed and properly installed. Inside, the floor plan is a Biltmore that rambles and has floor levels that vary and some slope. There is mold at the SW 9right front) corner, as well as in the bedroom at the rear. The moisture clearly appears to be coming up from the crawlspace as opposed to caused by the roof. You'll need to open up the floors and alleviate any issues there, as well as tile the perimeter to prevent reoccurrence. Could be a great little place, but it's going to need some remediation of the dampness issues and any structural issues it has caused, as well as the roofing issues. Lot is wet at the rear. One gas space heater and portable electric units. No central heat supply. This Property as has been reviewed by a title insurance company who determined it is insurable. More details available upon request. Additional Disclosures: 5 ; 32 (see key for full text)</p> <p>Summer Tax Due: \$451.10</p>	512 N MAIN ST SCOTTVILLE	\$3,500.00
4419	<p>Parcel ID: 052-111-003-01; Legal Description: CITY ASSESSOR'S REPLAT LOT 3 & E 1/2 OF LOT 4 BLOCK 11 Comments: 1/3rd acre lot on the south side of W 4th Street in Scottville. Waiting for your new home! Municipal utility and natural gas available here! Paved city streets. Platted but unimproved alley. Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	W 4TH ST	\$1,500.00
9994405	<p>Parcel ID: 009-023-009-50; Legal Description: COMM ON S SEC LINE 656.75 FT W OF SE COROF SEC TH N 0 DEG 25'24"W 1315.24 FT TH N 88 DEG 21'15"W 660.62 FT TH S 0 DEG 35'58"E 1311.53 FT TH E ALG S SEC LINE 656.74 FT TO POB SUBJ TO EASE OF RECORD SEC 23 T20N R15W 19.83 A M/L Comments: This is a very nice, wooded parcel, with 656' feet of frontage on the north side of Freesoil Road about 1 mile from the Mason-Lake County line. Runs roughly 1320 feet deep. This is a very nice, level, dry, buildable wooded parcel. We saw many oaks and maples toward the roadside. There are no trails or roads cut into this property as far as we can. There is no power service here from visual inspection. We put pink survey tape at the very approximate SE and SW corners along the road. . Additional Disclosures: 43 (see key for full text)</p> <p>Summer Tax Due: TBA</p>	E Freesoil Road	\$3,700.00

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Lot #	Lot Information	Address	Min. Bid
5200	Parcel ID: 001-463-021-00; Legal Description: PENTWATER BEACH ADDITION PLAT 2 - LOTS 21 & 22 BLOCK 3. Comments: Small, double lot. This is located past the end of improved Hoyt (a/k/a Topping) Avenue. You should investigate whether the street has ever been vacated to determine rights to improve it on your own for access. It may not be large enough to build on. Additional Disclosures: 51; 8 (see key for full text) Summer Tax Due: \$21.36	Hoyt (Topping) Avenue	\$950.00
5201	Parcel ID: 001-481-009-00; Legal Description: PENTWATER BEACH ADDITION PLAT 2 - LOTS 9, 10, 11 & 12 BLOCK 21. Comments: Parcel located near the North Beach Association residential area. It has no improved road access anywhere near it for access. It is several hundred feet from any road or trail. There could be federal dune protections here. Investigate legal and physical access before bidding. Additional Disclosures: 43; 8 (see key for full text) Summer Tax Due: \$13.86	(Off) US 31 Business Route	\$800.00
5202	Parcel ID: 001-629-016-00; Legal Description: PYTHIAN ADDITION TO PYTHIAN PARK SUBDIVISION LOTS 16 & 17 BLOCK 19. Additional Disclosures: 43; 40; 51; 8 (see key for full text) Summer Tax Due: \$15.82	(Off) Bass Lake Blvd / Pentwater Avenue	\$850.00
5203	Parcel ID: 003-005-400-09; Legal Description: SEC 5 T16N R16W. 1 A M/L PT OF S 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 COM AT SE SEC COR, TH N 88° W 1326.16 FT TO SW COR THOF, TH N 184 FT TO POB, TH N 126.43 FT, TH S 88° E 344.80 FT, TH S 126.30 FT, TH N 88° W 344.80 FT TO POB. Comments: Parcel fronts 126' feet along the east side of 126th Avenue, and runs 344' feet deep. One acre more or less. Nice level, open site. There may have been a home removed from this parcel in the past, but now it is a grassy space ready for a new place. Summer Tax Due: \$27.27	8854 N 126TH AVE HART	\$1,100.00
5204	Parcel ID: 004-020-300-03; Legal Description: SEC 20 T16N R15W. 20 A M/L N 1/2 OF SW 1/4 OF SW 1/4 SUBJ TO R/W ESMT. Comments: Parcel fronts 660' feet along the east side of 168th Avenue and runs 1320' feet deep. The north half of this parcel is planted in Asparagus, and this years crop is reserved for the benefit of whoever planted it. The south half is also tillable, but has not been turned in a few years. There is a mobile, farm equipment and vehicles on the south half of the parcel, and we believe it to be occupied, at least occasionally. No personal property is included in this sale. 2019 crop reserved. Additional Disclosures: 17; 21; 6; 60 (see key for full text) Summer Tax Due: \$272.95	6526 N 168TH AVE WALKERVILLE	\$4,600.00
5205	Parcel ID: 006-415-002-00; Legal Description: LAKE MICHIGAN SHORES LOT 2 BLK 15. Comments: Lake Michigan is just a few hundred feet away from this parcel. Located at Cedar Point Park, there is standing water here after recent rains, but we surmise that this lot can be built on with proper permits ... you may wish to check prior to bidding. Frontage is on Range Street, which runs east from Ridge Road near Mears. Summer Tax Due: \$52.23	7785 W RANGE ST MEARS	\$1,300.00
5207	Parcel ID: 006-721-020-00; Legal Description: VILLAGE OF MEARS LOTS 20, 21 & 22 BLK 11. Comments: This is a very large, older wood frame home in Mears ... not far from Silver Lake! The southern portion of the structure is two stories, has shingled roof, and contains 5 bedrooms and the living area. The northern section (one story) has steel roof, the kitchen and bath, an attic for storage, as well as a basement. The southern part of the house is on a crawlspace. Soffits and gutters all need attention. It is all very cluttered and needs a clean out to properly assess its condition with certainty. The electric service is older 60A, and the panel is in the attic (!) Older fuel oil heat. It seems solid, but it's filthy and debris strewn. Two car detached garage is constructed of cement block and seems solid but needs de-junking and new overhead doors. The entire property needs a resurfacing. Summer Tax Due: \$335.84	2137 N MORRISON ST MEARS	\$3,200.00
5208	Parcel ID: 014-035-100-18; Legal Description: SPL FR 11 IN 02 SEC 35 T14N R15W. 10 A M/L W 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4. Comments: Located at the SE corner of S 192nd and Hawley Road, this is a 660' x 660' parcel. It is level as a pancake, dry, and nicely wooded with some hardwoods. There is a fifth wheel trailer here, but we do not have title to this, and it is not included. We saw a couple of deer blinds here as well. There is no power service, well or potty at the campspot as far as we could tell. Summer Tax Due: \$138.65	S 192ND AVE VAC HESPERIA	\$2,800.00

5209	Parcel ID: 014-422-007-00; Legal Description: OLD SETTLERS' PLAT NO 2 LOT 7. Comments: This is an older slab-on-grade frame-built cottage, with a couple of poorly executed additions. It is restorable, but will require some work. Has a forced air wall furnace and a woodstove. Bathroom is primitive and the floor plan is random. One bedroom. There is a two car garage at the road that has collapsed, and a few (3) junk vehicles, to which we do not have titles. The Darlington Lake waterfrontage is marshy, but could probably be manicured with some effort. The power service has been dropped by the utility provider. Has a screen room toward the lake. Has potential - needs work. Summer Tax Due: \$237.72	7488 E BIRCH ST HESPERIA	\$4,500.00
5210	Parcel ID: 017-027-200-06; Legal Description: SEC 27 T13N R17W. 5 A M/L S 1/2 OF E 1/2 OF E 1/2 OF SW 1/4 OF NE 1/4. Comments: Newer modular home on a 5+ acre parcel east of Rothbury. There are signs of deferred maintenance, and we noticed a port-a-potty in the yard that infers there could be some sort of issue with the septic (?). The property is occupied so we did not have the opportunity to view it in detail. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$462.91	1832 W WEBSTER RD MONTAGUE	\$5,600.00
5211	Parcel ID: 017-200-005-00; Legal Description: DELUXE OAK SUBDIVISION LOT 5. Comments: A mobile or small home has been removed from this lot, and the excavation remains. We did not see any evidence of a well or septic still here, but there could be one buried under brush. Located on a paved street in a quiet neighborhood south of Rothbury off Skeels Road. There IS a fairly new power service here for a mobile home type setup. Summer Tax Due: \$96.75	9486 S OAK LANE DR MONTAGUE	\$2,000.00
5212	Parcel ID: 017-620-183-00; Legal Description: OCEANA SHORES LOT 183. Comments: Parcel is fenced all the way around with a six foot corrugated roofing product. A garage door leads to the yard, which has substantial debris and a collapsed travel trailer in it. There appear to be other items in the back yard to dispose of as well. There is a small building/home here, a little larger than a 2 car garage, that we did not get too far into as it is packed full of hoarder type goodies that block the way. You'll really need to empty it to properly assess it. Former owner is deceased. Be aware that the neighbors are closely watching this parcel. If you try wandering inside, you may get a visit from the po-po. Summer Tax Due: \$90.54	2466 W WHITETAIL DR ROTHBURY	\$1,500.00
5213	Parcel ID: 017-750-149-00; Legal Description: TAHOE SHORES LOT 149. Comments: Single lot in the Tahoe Shores plat. There is an older mobile here in decay that is literally buried in overgrown sumac and other vegetation. The porch has collapsed and the roof has been leaking for some time. The back yard features an abandoned freight truck and other goodies. We do not have title to any of these items. It was pretty much impossible to get good clear photos of any of this because of the dense growth. Essentially this is probably best used by clearing the whole lot and starting over. Summer Tax Due: \$81.86	5737 S CHEROKEE BND NEW ERA	\$1,800.00
5214	Parcel ID: 018-030-100-08; Legal Description: SEC 30 T13N R16W. 5 A E 1/2 - NE 1/4 - SW 1/4 - NW 1/4 EXC E'LY & N'LY 15 FT FOR RD. Comments: Parcel is 330' wide (east-west) x 660' feet deep. It does not have any improved road access, not even a two track that we could find (and we looked for a bit!) The land between this parcel and McKinley Road is Federally owned you'll want to investigate recorded documents to determine whether there is legal access over adjacent property. It may be necessary to purchase an easement. The legal description does infer the the east and north 15' of the parcel is part of a road/easement ... but it has not been physically improved. There is no power back here. It's out at McKinley Road ... over 1000 feet away. Additional Disclosures: 43; 8 (see key for full text) Summer Tax Due: \$62.66	(Off) E MCKINLEY RD	\$1,700.00
5215	Parcel ID: 044-320-005-50; Legal Description: JOHNSON'S REPLAT OF OUTLOT 5 IN FOREST HILLS - PT OF LOT 5 COM AT SW COR LOT 47, FOREST HILLS, S 80 DEG 15' E 80 FT, N 86 DEG 58' E 70 FT, N 68 DEG 24' E 45 FT, S 42 DEG 36' E 34.83 FT S 25 DEG 32' W 131.22 FT, N 56 DEG 04' W 65.22 FT, N 74 DEG 25' W 129.94 FT, NE TO POB. Comments: 1/3rd acre parcel of irregular shape. This is a part of a replatted lot and likely had a road route created, however it has never been improved. A physical examination of this area indicates that the parcel is likely located in a ravine and the closest point of existing access is from Old State Road (behind 160 and 210), to the right (east) of a split rail fence. You will want to investigate whether it is buildable and the legal status of the platted, unimproved street prior to bidding. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$372.15	(Off) Old State Road	\$3,000.00
5216	Parcel ID: 046-107-038-00; Legal Description: LOT 38 BLK 7 SHELBY VILLAGE VILLAGE OF BARNETT. Comments: Vacant platted lot in Shelby, 50' wide x 210' feet deep. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$47.33	(next to) 109 Pine Street	\$950.00

5217	Parcel ID: 047-713-007-00; Legal Description: FR 6 IN 79 PT TO 008 IN 81 LOT 7 BLK M VILLAGE OF WALKERVILLE ORIGINAL PLAT. Comments: Older one story frame construction home in Walkerville. Two bedrooms one bath. Has a side addition that serves as a kitchen. Newer furnace ... but there is some water in the basement (a couple inches in early June) so it may need a look-see. The electric is cannibalized. One car, detached garage is poor overall condition. House has sloping floors, and needs an overall rehab. There is a newer 4" well here, but neighbor reports that they had "problems with the water" but did not have more details. Summer Tax Due: \$481.61	120 W SOUTH ST WALKERVILLE	\$3,200.00
5218	Parcel ID: 047-731-001-50; Legal Description: WALKER'S ADDITION VILLAGE OF WALKERVILLE-100 FT WIDE STRIP BETWEEN BLKS 1, 2, 4 5, 6, AND 9. Comments: Parcel is 100' feet wide and may be subject to an overhead hi-tension powerline right-of-way. What land isn't under the power line, is thick, brushy and marshy land. On the east side of Bogue Street, south of the power line. Summer Tax Due: \$41.28	N BOGUE ST WALKERVILLE	\$1,000.00
5219	Parcel ID: 047-005-300-10; Legal Description: PT FR 11, 18 & 21 IN 01 SEC 5 T15N R15W. 1 A M/L PT OF SE 1/4 OF SE 1/4 OF SW 1/4 COM AT S 1/4 COR, TH N 1 DEG E 532.94 FT, TH N 89 DEG W 185 FT TO POB, TH S 01 DEG W 8 FT, TH N 89 DEG W 310 FT, TH N 01 DEG E 140 FT, TH S 89 DEG E 310 FT, TH S 01 DEG W 132 FT TO POB VILLAGE OF WALKERVILLE. Comments: Parcel sits 185' feet west of Bogue Street in Walkerville. WE believe there is a driveway that comes in from the north and is shared with a mobile home farm there. This parcel is 140' feet north-south and 310' feet east-west. Contains a burned out mobile home and a collapsed garage. The value here is in the land and the well, septic and electric service depending on their condition. Summer Tax Due: \$137.17	195 N BOGUE ST WALKERVILLE	\$3,100.00
5220	Parcel ID: 003-117-001-00; Legal Description: UNDIV 1/3 INT IN LOTS 1 2 & 14 BLK 17 VILLAGE OF CRYSTAL VALLEY Comments: Nice manicured corner lot in Crystal Valley. There is a mid-century roofover mobile with two enclosed porches and a really, really great 2+2 car garage. This mobile has been well cared for and shows evidence of being maintained. We see a couple of leaks forming in the porch toward the garage. We wouldn't be afraid of this one at all. The garage alone is worth the price of admission. Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$195.39	7365 N 128TH AVE HART	\$5,100.00
5221	Parcel ID: 014-035-200-06; Legal Description: SEC 35 T14N R15W-- E 153.51 FT OF S 283 FT OF NW 1/4 OF SE 1/4 EXC S & E 33 FT THOF. Comments: 4 bedroom, one bath home on a corner lot at S 198th Street and Hawley Road. Home is solid, but grubby and worn. Will need new flooring, some drywall finishing work and everything needs cleaning and paint. A couple of doors with fist holes. Foundation is poured concrete, and the home is a mid/late century modular. Has a newer architectural series shingle roof and a 3" well. With some sprucing up, this could be a decent family home. Two water heaters (?) and wood backup heat. Summer Tax Due: \$323.21	4181 S 198TH ST HESPERIA	\$4,200.00
5222	Parcel ID: 047-500-003-00; Legal Description: LOTS 3 10 & 11 EXC E 15 FT OF BLK G SUPERVISOR'S PLAT VILLAGE OF WALKERVILLE. Comments: Well built, clean, modern restaurant facility in Walkerville. The west section appears to have been added about 2006, and is a large banquet/dining room. The east portion is older, and contains the kitchen and backend, which includes a walk-in cooler *and* freezer as well as vent hoods and the Ansul fire suppression system, which appears to be intact. It does not appear that this facility has make-up air, which is now a health department mechanical requirement. The roof is newer architectural series shingle and does not leak. We did not see a basement. Some parking out back. Adjacent to the village park. This is a nice, clean, modern facility, ready for a new operator. Summer Tax Due: \$2,113.45	134 W MAIN ST WALKERVILLE	\$15,750.00

Additional Disclosures Key

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

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

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

8: The roads which are shown on plat or tax maps for this parcel do not appear to exist or may be located in a different location than shown on such maps. While a legal right to build such roads may remain, this construction would likely be very expensive. However, in some instances these unimproved roads have been vacated or abandoned by action of the local government and no such right to construct the roads remains. Issues surrounding unimproved roads can be complicated and expensive to resolve. You should investigate the existence of any roads and the ability to access this parcel thoroughly before bidding.

10: 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 and can be found [here](#). It is your responsibility to determine if this parcel is suitable for your desired use.

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.

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 buyer's responsibility to conduct their own research as to the state of title. As a preliminary step, it may be useful to determine if an Affidavit of Affixture of Manufactured Home has been executed and recorded as outlined in [MCL 125.2330i](#). You may wish to consult a licensed attorney or title company to assist in this research.

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

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

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.

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.

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 and can be found [here](#). It is your responsibility to determine if this parcel is suitable for your desired use.

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

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.

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

60: A visual inspection of this parcel indicates that it contains a crop or planting which may have been made by a third party. These can range from single year crops like corn or grain to items such as Christmas trees or other nursery stock which require more than one year to mature before harvest. Any third party lease has been voided through the foreclosure process. However, these situations can become points of potential litigation. In an effort to prevent dispute, the Foreclosing Governmental Unit will often grant single year farmers the right to harvest their crop as a condition of sale.

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.***