

# Public Land Auction

West Central Lakeshore

*October 6th, 2020*

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



***Location:***

Online  
[www.tax-sale.info](http://www.tax-sale.info)

***Time:***

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

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



**Follow us on Facebook for the latest updates:**  
**[www.facebook.com/taxsaleinfo](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://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](http://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](http://www.tax-sale.info) for the latest information

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

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

# Rules and Regulations

## 1. Registration

You must create an online user account at [www.tax-sale.info](http://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](http://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](http://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](http://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   |
|-------|---|--|------------|
| 1300  | <p><b>Parcel ID:</b> 01-020-012-10; <b>Legal Description:</b> COM AT W 1/4 COR OF SEC S 01 DEG 04' 22" W 334.43 FT TO POB CONT S 01 DEG 04' 22" W 331.49 FT S 89 DEG 47' 02" E 1317.15 FT N 01 DEG 10' 38" E 331.50 FT N 89 DEG 47' 02" W 1317.76 FT TO POB SUBJ TO ESMNT SEC 20 T27N R13W 10.02 A M/L <b>Comments:</b> Parcels 1300 and 1301 are adjacent ten acre parcels located in a newer development just outside of Lake Ann. Buy one or both !! Parcel 1300 is the northernmost of the two offerings. The property is on a very quiet, dead end, private road. There is underground electric and phone already here. The parcels are typical long tens, roughly 330' at the road x 1320' deep more or less. The front 100' feet or so of each parcel is open, level and ready to build. Well drained soils and level topography. To the rear, the land is a literal maple grove, a shady and tranquil woods to wander. The neighboring homes here are newer and top notch, not to mention well kept. You will be happy with this selection.</p> <p><b>Summer Tax Due:</b> \$228.36</p>  | Whitetail Woods Drive - Lake Ann       | \$4,300.00 |
| 1301  | <p><b>Parcel ID:</b> 01-020-012-20; <b>Legal Description:</b> COM AT W 1/4 COR OF SEC S 01 DEG 04' 22" W 665.92 FT TO POB CONT S 01 DEG 04' 22" W 331.49 FT S 89 DEG 47' 02" E 1316.55 FT N 01 DEG 10' 38" E 331.50 FT N 89 DEG 47' 02" W 1317.15 FT TO POB SUBJ TO ESMNT SEC 20 T27N R13W 10.02 A M/L <b>Comments:</b> Parcels 1300 and 1301 are adjacent ten acre parcels located in a newer development just outside of Lake Ann. Buy one or both !! Parcel 1301 is the southernmost of the two offerings. The property is on a very quiet, dead end, private road. There is underground electric and phone already here. The parcels are typical long tens, roughly 330' at the road x 1320' deep more or less. The front 100' feet or so of each parcel is open, level and ready to build. Well drained soils and level topography. To the rear, the land is a literal maple grove, a shady and tranquil woods to wander. The neighboring homes here are newer and top notch, not to mention well kept. You will be happy with this selection.</p> <p><b>Summer Tax Due:</b> \$228.36</p>  | Whitetail Woods Drive - Lake Ann       | \$4,300.00 |
| 1305  | <p><b>Parcel ID:</b> 04-007-009-10; <b>Legal Description:</b> THE S 1/2 OF NW FRL 1/4 OF SW FRL 1/4; EXC S 1/2 OF N 1/2 OF W FRL 1/4 OF SW FRL 1/4 SEC 7 T25N R13W <b>Comments:</b> This parcel does not front on any public road, but appears to have physical access through the parcel to its west off Thompsonville Road. During our visit in mid August, there was a camper here with a generator running for power, so we're suggesting that this property is OCCUPIED at this time and you should investigate from a distance. Parcel is nicely wooded in a mix of varieties and is level, well drained soils and not marshy at all. This parcel is east and south of 3673 S Thompsonville Road. <b>Additional Disclosures:</b> 21; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$56.24</p>  | S. THOMPSONVILLE ROAD<br>THOMPSONVILLE | \$1,500.00 |
| 1311  | <p><b>Parcel ID:</b> 06-502-023-00; <b>Legal Description:</b> LOT 7 BLK 5 C &amp; D ADD ELBERTA P.A. <b>Comments:</b> Appears to have been vacant since roughly 2016. Older home in Elberta, just up the street a bit from the Cabbage Shed. The forward portion of the home appears to be generally solid, but the rear addition has a pretty significant section of rot. The interior of the house is LOADED with personal property, to the degree that it was difficult to navigate or determine condition in detail. We did notice that the floor appears to have sloped downward to the left side of the bathtub, as well as behind the laundry appliances on the other side of that same wall. This suggests to us that there is decay and structural weakness of some sort in that area. Overall the roof appears to be okay, however there is a gaping hole in the rear wall at the corner of the house near the back door ... open to the elements ... and allowing critters access to the interior. It smells of food garbage and animal odors inside. We could not find any access to a basement (if there is one) or to the second floor which appears to be furnished ... so there must be access somewhere. We suspect that a large cabinet or other item could be in front of that stairway, or that it is in a part of the home that we could not get to because of the accumulation. There is significant personal property inside this home that we do not have title for and is not included in the sale. Abandoned vehicle in the rear. This one will need to be emptied out before its real condition can be ascertained. In general, the forward (2 story section) of the home seems solid. The rear addition (1 story) has some decay issues. <b>Additional Disclosures:</b> 21; 66 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,698.77</p> | 165 FURNACE STREET ELBERTA             | \$4,500.00 |

|      |  |                                   |            |
|------|--|-----------------------------------|------------|
| 1314 | <p><b>Parcel ID:</b> 08-015-001-18; <b>Legal Description:</b> E 3 ACRES OF NW 1/4 ALSO W 175 FT OF N 3/4 OF NE 1/4 SEC 15 T26N R13W 10.96 A M/L <b>Comments:</b> High traffic counts in this commercial potential parcel west of Interlochen on US 31 !! Parcel fronts roughly 240' feet along the highway and runs over 2000' feet deep = 10+ acres. It also has a narrow dogleg strip to the rear that seems to possibly connect it to Sleepy Hollow Drive by an overgrown trail. You may wish to verify the legal access over that strip if it is important to you. The property is slightly rolling, dry and wide open land in the front half, and evergreen grove in the rear. .</p> <p><b>Summer Tax Due:</b> \$85.17</p>  | HONOR HIGHWAY<br>INTERLOCHEN      | \$1,900.00 |
| 1317 | <p><b>Parcel ID:</b> 08-024-012-02; <b>Legal Description:</b> COM AT W 1/4 COR S 726 FT TO POB S 125 FT E 363 FT N 125 FT W 363 FT TO POB SEC 24 T26N R13W 1.04 A M/L <b>Comments:</b> Parcel is 125' feet along Bendon Road and runs 363' feet deep. The lot has adornments including an old boat, building materials, and an old pool. There is a partial foundation remaining, suggesting that a structure that was here either burned or was removed. This is nice, level well drained soil and should easily support new construction. We assume there is a well and septic here somewhere, but cannot speak to their suitability for repurposing.</p> <p><b>Summer Tax Due:</b> \$48.70</p>  | 351 BENDON<br>ROAD<br>INTERLOCHEN | \$1,600.00 |
| 1323 | <p><b>Parcel ID:</b> 11-017-001-70; <b>Legal Description:</b> COM AT NE COR SD SEC TH S 0° 06' 30" E, 1979 FT ALG E LN OF SEC &amp; WAY RD TO POB; TH CONT ALG SEC LN S 0° 6' 30" E, 330 FT; TH W, 1323.74 FT; TH N 0° 7' 45" W, 330 FT; TH E, 1323.86 FT TO POB SEC 17 T27N R14W 10.03 A M/L <b>Comments:</b> Parcel fronts 330' on Way Road and runs about 1320' feet deep = 10+ acres. Lots of nice maples on this property. It is generally level, with a bit of a dip near the center. There is a two track that runs in along the north line of the parcel, finds a clearing about 100 feet into the parcel, and then continues along the north side of the parcel where a tree has falled across the trail. This is a very nice, wooded parcel waiting for your recreation or home use. About 5 miles southeast of Empire. Nice property in a quiet rural setting !!</p> <p><b>Summer Tax Due:</b> \$163.09</p> | Way Road                          | \$2,900.00 |
| 1325 | <p><b>Parcel ID:</b> 12-504-007-21; <b>Legal Description:</b> A PREVIOUSLY UNDESCRIBED PARCEL DESC AS: A TRIANGLE PARCEL OF LAND BOUNDED ON THE NORTH BY SOUTH STREET AND ON THE WEST BY FRONT STREET AND ON THE SE BY THE PMRR ROW UNPLATTED THOMPSONVILLE SEC 36 T25N R14W .42 A M/L <b>Comments:</b> This is a triangular parcel at the south boundary of Thompsonville, where South and Front Streets meet. It is the bottomlands of a ravine, and is about two feet below road grade. The lands here do not appear to be wet, but the vegetation is dense toward the rear of the parcel and it could be a little moist toward the rear. There is municipal water here. Parcel is about 1/2 acre in size, and it's adjoined on the north by unimproved platted street which would add to property size if vacated.</p> <p><b>Summer Tax Due:</b> \$33.85</p>   | 2nd Street -<br>Thompsonville     | \$1,000.00 |

## Grand Traverse

| Lot # | Lot Information  | Address                                  | Min. Bid   |
|-------|--|--|------------|
| 3401  | <p><b>Parcel ID:</b> 01-550-128-00; <b>Legal Description:</b> LOT 128 NORTHPOINTE NO 5 SEC 10 T27N R10W <b>Comments:</b> This is a very nice neighborhood, of well maintained upper grade homes. Reaching this parcel will take a GPS or a good map as the roads here twist and wind and the many cul-de-sacs and dead ends remind one of a hedge maze. However the result is a very quiet, secluded area wiith little ambient light or noice from outside. The only detriment we would note to this parcel is the power line on the next parcel ... however that also means no neighbor on that side, permanently. Wooded in nice evergreens and a gentle rolling hillside. This would be a great place for your new Traverse City address. There *could* be a HOA/POA here ... do your research.</p> <p><b>Summer Tax Due:</b> \$154.13</p>  | 4478 GROUND<br>PINE TRL<br>TRAVERSE CITY | \$1,300.00 |
| 3409  | <p><b>Parcel ID:</b> 02-520-010-00; <b>Legal Description:</b> LOT 10 MOBILE GLEN <b>Comments:</b> Singlewide trailer on a lot in the Mobile Glen plat / park. It has "remodeled" a few times, and is not quite finished at present. A half dozen miles south of the action in Traverse City. Many of these older trailer parks in this region are morphing into traditional stick built and larger, newer manufactured units. Natural gas here ! Please note: The treasurer is requiring the trailer to be torn down/removed by the purchaser. As such a performance bond is required to purchase this lot as follows: 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. <b>Additional Disclosures:</b> 17 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$507.60</p> | 4866 LUANNE LN<br>TRAVERSE CITY          | \$3,700.00 |

|      |   |                                 |            |
|------|---|---------------------------------|------------|
| 3423 | <p><b>Parcel ID:</b> 05-125-061-00; <b>Legal Description:</b> LOT 61 GLADEWOOD PLACE. <b>Comments:</b> Mobile is loaded with hoarder grade merchandise. You name it, it's probably in here. Structure has been CONDEMNED, which means it must be brought to CURRENT CODE prior to being occupied again. And it's just not worth that investment. This is not a flip, and its not a paint-and-rent. If the existing unit is removed, it cannot be replaced with another singlewide ... you'll need to upgrade. Talk to the zoning folks before bidding. The value here is in the land and infrastructure. Location, location, location. Desirable Traverse City. This neighborhood is mostly older mobile homes, however another similar neighborhood adjacent to the south was the same and has completely morphed into very nice housing. This property will appreciate even if held as vacant land. An excellent investment even if you just haul this unit away and clean it up. NOTE: There is a FAMILY OF SKUNKS LIVING INSIDE. You have been warned. Stock up on tomato juice. Please note: The treasurer is requiring the trailer to be torn down/removed by the purchaser. As such a performance bond is required to purchase this lot as follows: 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. <b>Additional Disclosures:</b> 31 (see key for full text)<br/><b>Summer Tax Due:</b> \$1,018.04</p> | 1603 WOODWARD AVE TRAVERSE CITY | \$6,400.00 |
| 3431 | <p><b>Parcel ID:</b> 06-100-009-00; <b>Legal Description:</b> LOTS 20 &amp; 21 DE LORME'S SUBDIVISION. <b>Comments:</b> Two platted lots in the Delorme subdivision on Karlin Road south of the old Fireplace Inn. About a dozen miles from city-center in TC. Good county maintained, paved road. 1/4 acre. This is nicely wooded, dry buildable land. Check with the zoning folks for minimum parcel size for construction.<br/><b>Summer Tax Due:</b> \$605.51</p>   | KARLIN RD INTERLOCHEN           | \$3,300.00 |
| 3443 | <p><b>Parcel ID:</b> 41-040-125-00; <b>Legal Description:</b> COM AT INTER E LN MAIN ST &amp; N LN OF MERRITT ST AS POB TH E 28.21' TH N 157.94' TH W 28.21' TH S 157.16' TO POB PART OF SW 1/4 OF NW 1/4 SEC 12 T25N R9W. <b>Comments:</b> Originally a bank, this property has most recently been used as a real estate office. Appears to have been vacant for several years. Delightful pressed tin ceiling has one bad spot from roof leakage ... with some searching you can find replacement tiles. Some evidence of frozen plumbing. Basement has an exterior entrance that is quite overgrown. Parking area offstreet to the rear. Parcel is 28.21' feet wide x 157.94' feet deep. Forced air heat. Corner location in small-town Fife Lake. Holds a number of possibilities for repurposing.<br/><b>Summer Tax Due:</b> \$337.02</p>  | 107 MERRITT ST FIFE LAKE        | \$6,700.00 |
| 3445 | <p><b>Parcel ID:</b> 41-070-084-00; <b>Legal Description:</b> ENTIRE BLK 16 VILL OF NO FIFE LAKE. <b>Comments:</b> This parcel is too small to support construction because of its narrow dimension. It is a peninsula of land at Bates and State Streets in Fife Lake. Adding to the burden of use are numerous utility easements, including most of the parcel being covered by a municipal sewage lift pump station and telephone switch. Not sure what use this property would have to anyone other than the village .... <b>Additional Disclosures:</b> 9; 30 (see key for full text)<br/><b>Summer Tax Due:</b> \$15.21</p>   | E STATE ST FIFE LAKE            | \$700.00   |

# Manistee

| Lot # | Lot Information  | Address                   | Min. Bid   |
|-------|--|---------------------------|------------|
| 6110  | <p><b>Parcel ID:</b> 04-036-225-02; <b>Legal Description:</b> W 1/2 NW 1/4 LYING S OF M 115 HWY R/W, EXC S 1340 FT THEREOF ALSO EXC COM AT W 1/4 COR OF SD SEC, TH N 1040 FT, TH S 89 DEG 15 MIN 10 SEC E 845.52 FT TO POB, TH CON'T S 89 DEG 15 MIN 10 SEC E 455 FT, TH N 101.75 FT TO SW'LY R/W OF HWY M-115, TH N 67 DEG 44 MIN 30 SEC W 491.76 FT, TH S 282.13 FT TO POB. 8.08 A*M/L SEC 36 T24N T13W <b>Comments:</b> Really nice 8 acre parcel east of Copemish on M-115. Lots of nice middle aged maples on this parcel. There is a older residential building here that is rather spartan. Upper level access by ladder. Last occupancy appears to be about 5 years ago. It could be put back together, but is pretty overgrown and trash strewn so you'd need a plan to deal with that. Abandon vehicle, some rubble, a few dozen tires, a camper (we do not have title to this and it is not included). Hard to say what all is out there in the weeds. A power line easement crosses the property. There is over 900' feet of frontage on busy M-115 at Viaduct Road, and the entrance to the building area is on Viaduct. This property is a solid building, nice land, and has potential but needs a lot of dejunking. The plumbing and electrical here are very DIY/amateur grade workmanship. The heat? It's a converted kitchen range with blower .... the electric service has been dropped by the utility provider. <b>Additional Disclosures:</b> 21 (see key for full text)<br/> <b>Summer Tax Due:</b> \$165.57</p> | 13769 VIADUCT RD COPEMISH | \$3,400.00 |
| 6116  | <p><b>Parcel ID:</b> 05-117-175-20; <b>Legal Description:</b> PT SE 1/4 NE 1/4, COM SE COR THEREOF, TH W 495 FT TO POB, TH N 198 FT, TH W 50 FT, TH S 198 FT, TH E 50 FT TO POB. .19 A* SEC 17 T22N R14W <b>Comments:</b> Vacant parcel between two houses in Brethren. 50' wide x 198' deep. Can't be exactly sure of what is or isn't on it ... There is a port-a-jon in about the center of the lot (we think). It is half-mowed and the neighbors driveway may run over the west side of it. So there may be encroachments here. <b>Additional Disclosures:</b> 39 (see key for full text)<br/> <b>Summer Tax Due:</b> \$4.80</p>  | Graf Road - Brethren      | \$400.00   |
| 6126  | <p><b>Parcel ID:</b> 07-103-019-00; <b>Legal Description:</b> PART OF SW 1/4 OF SW 1/4 COM 165 FT N OF SW COR, TH N 134 FT, E 200 FT, S 134 FT, W 200 FT TO BEG. SEC 3 T22N R16W. <b>Comments:</b> 134' feet along Miller Road x 200' feet deep. Home on the parcel has burned and is beyond reasonable repair. The value here is in the land and infrastructure.<br/> <b>Summer Tax Due:</b> \$779.09</p>   | 6039 MILLER RD            | \$4,500.00 |
| 6143  | <p><b>Parcel ID:</b> 10-114-475-06; <b>Legal Description:</b> PT SE 1/4 SE 1/4 COM AT NE COR, S 549.5FT, W 232.5FT FOR POB, W 200FT, S 100FT, E 200FT, N 100FT TO POB. SEC 14 T21N R14W .46 A M/L <b>Comments:</b> Well maintained older mobile home in Wellston. Lot fronts 200' feet on Water Street and runs 100' feet deep. There is a collapsed oooold log cabin on the other half of the parcel. It appears they shared the well and possibly the septic here. The mobile has been taken care of over the years and appears to be pretty solid. Roofover with a steel top. Small storage shed. Nicely wooded on a quiet, dead end street. Two bedrooms, one bath. There is still some personal property here that is not included in the sale. Looks like they just left and never came back. <b>Additional Disclosures:</b> 21 (see key for full text)<br/> <b>Summer Tax Due:</b> \$145.11</p>   | 16921 WATER ST WELLSTON   | \$1,700.00 |
| 6144  | <p><b>Parcel ID:</b> 10-125-350-06; <b>Legal Description:</b> PT SW 1/4 SW 1/4 COM 33FT E OF SW COR N 0DEG 7MIN W 1295 FT &amp; S 88 DEG 36 MIN E 635 FT FOR POB, S 0 DEG 7 MIN E 297 FT, N 88 DEG 36 MIN W 132 FT, S 0 DEG 7 MIN E 297 FT, S 88 DEG 36 MIN E 264 FT, N 0 DEG 7 MIN W 594 FT, N 88 DEG 36 MIN W 132FT TO POB. SEC 25 T21N R14W 2.70 A. <b>Comments:</b> Older one story home with a newer two story addition. This property is actively OCCUPIED, so we did not have the opportunity to review it in detail. Appears to be in generally merchantable condition. Steel roof looks solid. Lot fronts on two streets, Airport at the front and Cheyne to the rear. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text)<br/> <b>Summer Tax Due:</b> \$280.08</p>  | 17137 AIRPORT RD WELLSTON | \$6,400.00 |
| 6146  | <p><b>Parcel ID:</b> 10-261-708-19; <b>Legal Description:</b> DEER TRAIL SUBDIVISION LOT 74 &amp; 75 <b>Comments:</b> The power is on and there are signs of recent activity here, so we did not have the opportunity to review this one in detail. Parcel is roughly one acre in size. There is an older mobile here, a camper, abandoned vehicle and lots of other "stuff" distributed across the site. The side addition to the mobile is in pretty tough shape. The value here is in the property and infrastructure. <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text)<br/> <b>Summer Tax Due:</b> \$93.57</p>   | 3815 DAVID ST             | \$2,200.00 |

|      |   |                                      |             |
|------|---|--------------------------------------|-------------|
| 6163 | <b>Parcel ID:</b> 13-003-225-10; <b>Legal Description:</b> PT NW FRL 1/4, COM AT NW COR OF SD SEC, TH S 89 DEG 19 MIN 05 SEC E 258 FT FOR POB, TH S 89 DEG 19 MIN 05 SEC E 258 FT, TH S 210 FT, TH N 89 DEG 19 MIN 05 SEC W 258 FT, TH N 210 FT TO POB. 1.04 A*M/L. SEC 3 T24N R14W. <b>Comments:</b> Sales 6163 and 6164 are side-by-side lots on the Manistee-Benzie County line road. Buy one or both! They are separated by a private drive that also services the two lots to the rear. These parcels are level, lightly wooded buildable lots on a paved county road.<br><b>Summer Tax Due:</b> \$48.34   | N Manistee<br>County Line Rd         | \$1,300.00  |
| 6164 | <b>Parcel ID:</b> 13-003-225-12; <b>Legal Description:</b> PT NW FRL 1/4, COM AT NW COR OF SD SEC FOR POB, TH S 89 DEG 19 MIN 05 SEC E 258 FT, TH S 210 FT, TH N 89 DEG 19 MIN 05 SEC W 258 FT, TH N 210 FT TO POB. 1.04 A*M/L. SEC 3 T24N R14W <b>Comments:</b> Sales 6163 and 6164 are side-by-side lots on the Manistee-Benzie County line road. Buy one or both! They are separated by a private drive that also services the two lots to the rear. These parcels are level, lightly wooded buildable lots on a paved county road.<br><b>Summer Tax Due:</b> \$48.34  | N Manistee<br>County Line Rd         | \$1,300.00  |
| 6165 | <b>Parcel ID:</b> 13-011-475-05; <b>Legal Description:</b> E 208.69 FT OF S 200 FT OF 5 ACRE PARCEL IN NE COR OF SE 1/4 SE 1/4. .81 A*M/L. SEC 11 T24N R14W <b>Comments:</b> Mobile was occupied until the last few months we believe. It's in pretty tough shape, however the well, septic and lot have some value for repurposing. There is still some personal property here, as well as tires, a camper and other castoffs. A steel building here has been partly harvested. The value here is the land and improvements.<br><b>Summer Tax Due:</b> \$77.35   | 17192 TOMASEK<br>RD<br>THOMPSONVILLE | \$1,200.00  |
| 6176 | <b>Parcel ID:</b> 38-441-703-09; <b>Legal Description:</b> VILLAGE OF KALEVA MAKINEN ADDITION LOTS 5 & 8 BLOCK C. <b>Comments:</b> Modern, probably manufactured housing unit in Kaleva. On a block foundation on a large, level lot in the village. Property is OCCUPIED and we did not have the opportunity to review it in detail. Large dog on premises. Appears to be in generally merchantable condition but probably needs a good cleaning. <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text)<br><b>Summer Tax Due:</b> \$838.66  | 8561 AURA ST<br>KALEVA               | \$5,800.00  |
| 6181 | <b>Parcel ID:</b> 51-144-706-04; <b>Legal Description:</b> DUFFYS ADD LOT 2 EXC N 20 FT, E 18 FT OF LOT 3 EXC N 20 FT THEREOF BLOCK 3. <b>Comments:</b> Home has had a bad roof for years. It is posted against entry by police order and is condemned .... which means that it cannot be legally occupied until permits are pulled and the structure is brought into compliance with all current codes. Ain't nobody gonna do that .... this should be considered a vacant parcel. <b>Additional Disclosures:</b> 5; 31; 33; 36 (see key for full text)<br><b>Summer Tax Due:</b> \$1,540.47   | 2 DUFFY ST<br>MANISTEE               | \$10,750.00 |
| 6185 | <b>Parcel ID:</b> 51-448-724-09; <b>Legal Description:</b> FILER & SMITHS ADD LOT 11 BLOCK 13. <b>Comments:</b> This is a duplex property located in Manistee near the Ramsdell Theater and just a few houses down from the Dairy Queen. It was occupied until fairly recently. Appears to have been a duplex from day one, and not a hatchetjob. The units show sign of the typical rental abuse ... splintered jambs and interior doors and walls that have been repaired/replaced. Utilities are separated including water. House is served by two older boilers which may be near the end of their serviceable life and there is notable decay in the steam piping. Water, power and gas were available during our inspection, and we could not get either of the boilers to fire. Could be an expensive upgrade/replacement. The interior is straight and mostly in need of deep cleaning and aesthetics. Each unit is 2 bedrooms and a bath, and there are 2 parking spaces which could be stacked to accommodate 4 cars if necessary but it would be congested. Upper unit rear porch is rotten, unsafe and needs immediate replacement. Upper unit bathroom has water leakage from upper bath to the unit below and will require plumbing and ceiling repair. There is a sump pump in the basement that ejects into the side yard, and there is an excavation in the basement floor nearby that indicates some sort of subsurface repair or other issue. We also noticed a floor drain type fixture out in the back yard (?) which may infer that there are issues with the sewer line or a drainage problem. There is some missing tuckpoint in the foundation. Kitchens and baths are fairly modern, but pretty box-store cheap and generic, The plumbing workmanship is questionable and probably DIY. In the proper hands, this could be a pretty nice property, but it will take some work. Large rear yard is partly fenced. <b>Additional Disclosures:</b> 18 (see key for full text)<br><b>Summer Tax Due:</b> \$1,477.57 | 354 FIRST ST<br>MANISTEE             | \$10,250.00 |
| 6189 | <b>Parcel ID:</b> 51-644-702-06; <b>Legal Description:</b> J.M. DAVIS SUB OF LOTS 1 & 22 OF MAGILLS ADD S 1/2 OF LOT 8 <b>Comments:</b> Older single family home. Suffered substantial fire damage in 2019. It has been exposed to the elements (part of the roof burned off) for over a year at the time of sale. This home has no alley access and no offstreet parking whatsoever. Should be demolished. <b>Additional Disclosures:</b> 11; 36; 33 (see key for full text)<br><b>Summer Tax Due:</b> \$1,228.42  | 530 DAVIS ST<br>MANISTEE             | \$7,400.00  |

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| 6194 | <p><b>Parcel ID:</b> 06-115-175-02; <b>Legal Description:</b> PT GOVT LOT 3, COM AT PT ON E-W 1/4 LN OF SD SEC 6690.9 FT W OF E 1/4 COR OF SEC 14, TH N 1 DEG E 401 FT, TH N 89 DEG 35 MIN W 269.4 FT, TH S 16 DEG 10 MIN W 416 FT, TH S 89 DEG E TO POB, EXC N 1/2 THEREOF; INC RIPARIAN RIGHTS. SEC 15 T21N R17W. 2 A*M/L. <b>Comments:</b> Beautiful property. Beautiful view! Unfortunately, Mother Nature is eating this lot away one foot at a time. There is no longer enough land here to support new construction. So you can put a garden or a chair here to watch the sunset, but that's about it. Would make an great addition to adjoining property. There was a home here that was falling off the bluff ... it was removed in July 2020. There is an easement across the east line of the property for access to an adjacent property. <b>Additional Disclosures:</b> 49; 9 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p> | 2280 MERKEY RD<br>MANISTEE | \$33,000.00 |
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# Mason

| Lot # | Lot Information  | Address                       | Min. Bid   |
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| 6413  | <b>Parcel ID:</b> 005-002-008-01; <b>Legal Description:</b> S 1/2 OF SW 1/4 OF SE 1/4 OF NW 1/4 SEC 2 T20N R16W 5 A M/L <b>Comments:</b> Parcel is 330' (N-S) x 660' (E-W) more or less. It does not have any direct road frontage, and is about 50' feet from Rybicki Road at the nearest point. The land between the parcel and the road is federal property ... process that however you'd like to. Lightly wooded, with open areas toward the west side, and flat as a pancake. This is dry, well drained soils. Great recreational property. <b>Additional Disclosures:</b> 43 (see key for full text)<br><b>Summer Tax Due:</b> \$19.01  | (Off) Rybicki Road            | \$950.00   |
| 6415  | <b>Parcel ID:</b> 007-220-244-00; <b>Legal Description:</b> HAMLIN LAKE EST NO. 1 LOT 10 BLOCK 21 <b>Comments:</b> Single platted lot at Hamlin Lake Estates. Likely too small to build on. Nice addition for adjacent property owner. <b>Additional Disclosures:</b> 51 (see key for full text)<br><b>Summer Tax Due:</b> \$18.61   | Linden Road                   | \$750.00   |
| 6416  | <b>Parcel ID:</b> 007-220-259-00; <b>Legal Description:</b> HAMLIN LAKE ESTATES NO. 1 LOTS 29 & 30 BLOCK 22. <b>Comments:</b> Parcel sits slightly below road grade but appears dry. Nicely wooded. Appears the neighbors are dumping limbs and yard waste here ..... double lot. <b>Additional Disclosures:</b> 51 (see key for full text)<br><b>Summer Tax Due:</b> \$61.09  | Beech Road                    | \$450.00   |
| 6417  | <b>Parcel ID:</b> 007-220-403-00; <b>Legal Description:</b> HAMLIN LAKE ESTATES NO. 1 LOTS 1, 2, 36 & 37 BLOCK 35 <b>Comments:</b> May be large enough to support construction .... check with the zoning folks to be sure. Nicely wooded, high and dry parcel. Great spot for a new home or as an add-on for an adjacent property owner!<br><b>Summer Tax Due:</b> \$122.37   | Maple Road                    | \$600.00   |
| 6418  | <b>Parcel ID:</b> 007-220-419-00; <b>Legal Description:</b> HAMLIN LAKE ESTATES NO. 1 LOTS 7 TO 11 INC. BLOCK 39.<br><b>Summer Tax Due:</b> \$172.87   |                               | \$1,400.00 |
| 6419  | <b>Parcel ID:</b> 007-220-521-00; <b>Legal Description:</b> HAMLIN LAKE ESTATES NO. 1 LOT 24 BLOCK 50. <b>Comments:</b> Single platted lot. Too small for construction without adjacent property. Gravel county maintained road. <b>Additional Disclosures:</b> 51 (see key for full text)<br><b>Summer Tax Due:</b> \$19.14   | W Victory Drive               | \$750.00   |
| 6420  | <b>Parcel ID:</b> 007-420-033-50; <b>Legal Description:</b> PINEY RIDGE RESORT LOTS 13 & 14 BLOCK 14.<br><b>Summer Tax Due:</b> \$12.11  |                               | \$650.00   |
| 6422  | <b>Parcel ID:</b> 009-003-015-50; <b>Legal Description:</b> ALL LANDS LYING N & E OF LITTLE MANISTEE RIVER LOCATED IN NE COR OF GOV'T LOT 3. SEC 3 T20N R15W 0.25 A M/L <b>Comments:</b> This is a 1/4 acre parcel with direct frontage on the Little Manistee, right at the Mason-Manistee County line. This parcel has no road access, is too small to support construction, and has wetlands indicators. Recreational use only here, and you'd have to access it from the water as it has no easement right to Pine Drive. <b>Additional Disclosures:</b> 9 (see key for full text)<br><b>Summer Tax Due:</b> \$7.87  | (Off) Pine Drive              | \$750.00   |
| 6424  | <b>Parcel ID:</b> 009-009-026-03; <b>Legal Description:</b> PART OF SE 1/4 OF SE 1/4 OF SE 1/4 SEC 9 T20N R15W COMM AT SE COR OF SD SEC TH N 88DEG 03' 20" W ALG S LN OF SD SEC 662.14FT TH N 00DEG 49'21" E ALG W LN OF SE 1/4 OF SE 1/4 OF SE 1/4 237.25 TH S 88DEG 09'30"E 545.22FT TO C/L OF CAMPBELL RD TH S 31DEG 35'46"E 128.33FT THE S 19DEG 09'56"E 140.66 FT TO POB SUBJ TO EASEMENTS OR R/W OF RECORD A/K/A PCL C SEC 9 T20N R15W 3.34 A M/L <b>Comments:</b> Out east of Fountain, this is a nice 3.2 acre recreational parcel. Several camps in this area. Parcel is wooded and on a year round county road along the east boundry and there is a seasonal road along the south edge. Wooded in mature growth, with a good number of oaks. We located a rustic cabin at the west line of the parcel a few hundred feet up the seasonal road. No power out here. We did not see signs of a well or septic. Built on wood pier footings and probably not "code". Does have a newer roof and appears to be secure and in merchantable condition. Welcome to the outdoors! <b>Additional Disclosures:</b> 43 (see key for full text)<br><b>Summer Tax Due:</b> \$145.12 | 7132 E KOENIG RD<br>FREE SOIL | \$2,900.00 |

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| 6425 | <p><b>Parcel ID:</b> 009-010-002-00; <b>Legal Description:</b> SE 1/4 OF NW 1/4 OF NE 1/4 SEC 10 T20N R15W. 10 A. <b>Comments:</b> This is a square ten, 660' x 660', that is surrounded (almost) entirely by federal lands. It is *near* (South of) Hoague Road, west of Taylor Road. The parcel sits to the south of the road but does not front on it. We have marked the VERY APPROXIMATE locations of the NE and NW corners with pink survey tape. No power within a mile or more of this location. The road is super-seasonal and is not maintained whatsoever. If anyone has ever told you to "get lost", this is the place they were referring to. Wooded in oaks. This is level, dry lands. <b>Additional Disclosures:</b> 43 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$39.65</p> | (South of) Hoague Road, west of Taylor Road | \$1,300.00 |
| 6433 | <p><b>Parcel ID:</b> 012-488-006-00; <b>Legal Description:</b> OAK OPENINGS LOTS 6 TO 9 INC. BLOCK 36. <b>Comments:</b> Wooded parcel on D Street, near Tallman Lake. Power it right at the lot line. A nice little piece of buildable land. 4 lots here, should be large enough to build on, but you may want to verify that with the zoning folks. Tallman Lake just a few blocks away!</p> <p><b>Summer Tax Due:</b> \$23.08</p>  | D Street                                    | \$1,000.00 |
| 6442 | <p><b>Parcel ID:</b> 015-027-006-00; <b>Legal Description:</b> THE W 8 RODS OF N 40 RODS OF E 1/2 OF NW 1/4 AND E 8 RODS OF W 16 RODS OF N 20 RODS OF E 1/2 OF NW 1/4. SEC 27 T19N R17W 3 A. M/L. <b>Comments:</b> Older mobile is worn and needs a freshenup. Older mobile with a small storage building and a dog run. Paved county road. Fuel oil forced air heat. The value here is the lot and well/septic/power infrastructure. <b>Additional Disclosures:</b> 21; 33; 17 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$191.59</p>   | 2191 W DEWEY RD<br>SCOTTVILLE               | \$2,400.00 |

# Oceana

| Lot # | Lot Information   | Address                            | Min. Bid   |
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| 7901  | <b>Parcel ID:</b> 001-466-031-00; <b>Legal Description:</b> PENTWATER BEACH ADDITION PLAT 2 - LOT 31 BLK 6.<br><b>Summer Tax Due:</b> \$4.12  |                                    | \$700.00   |
| 7902  | <b>Parcel ID:</b> 001-614-011-00; <b>Legal Description:</b> PYTHIAN ADDITION TO PYTHIAN PARK SUBDIVISION LOT 11 BLOCK 4. <b>Comments:</b> This is a single platted lot in an addition to the Pythian Park plat. It is too small to build on, but could be adjoined to other lots adjacent for more area! Just like playing Monopoly, adult style! <b>Additional Disclosures:</b> 51 (see key for full text)<br><b>Summer Tax Due:</b> \$28.13   | W Ritter Street                    | \$1,100.00 |
| 7910  | <b>Parcel ID:</b> 002-500-003-00; <b>Legal Description:</b> PENTWATER RIVER RETREAT LOT 3. <b>Comments:</b> Very nice, level, dry buildable waterfrontage on the Pentwater River! Parcel is over 1 acre in size, and has roughly 100' feet on the road x over 400' deep to the center of the river. Located on a very quiet country road in an area of nice, newer homes. You can almost smell the fish frying in the kitchen from this gorgeous little river already!<br><b>Summer Tax Due:</b> \$75.54  | W Adams Road                       | \$1,800.00 |
| 7911  | <b>Parcel ID:</b> 002-500-045-00; <b>Legal Description:</b> PENTWATER RIVER RETREAT LOT 45. <b>Comments:</b> Very nice lightly wooded building site on a quiet country road. Parcel has a sloping hillside lot with terrific southern exposure about 75 feet back from the road. This is a large lot, with about 125' on the road, and it runs back about 1000 feet! Nice, newer homes nearby. Just a couple hundred feet away from the Pentwater River! Bring your waders and let's go fishing!<br><b>Summer Tax Due:</b> \$42.50  | W Adams Road                       | \$1,300.00 |
| 7915  | <b>Parcel ID:</b> 004-610-108-00; <b>Legal Description:</b> SEC 16 T16N R15W. WATER WONDERLAND NO 2 LOT 108 SUBJ TO ESMT. <b>Comments:</b> The value here is in the land and infrastructure. Nice wooded 1.4 acre parcel near Foster Lake in the Water Wonderland plat. May be a POA here ... check for regulations or membership fees. Not far from the Ruby Creek and Pere Marquette River. The mobile is shot. Siding has been removed, has natural skylights over the rear and is wide open to the elements. Bonus: Tongue is still attached so you can pull it out easier. There is a power service here and we would guess probably a well and septic (condition not guaranteed).<br><b>Summer Tax Due:</b> \$85.45 | E Ruth Drive                       | \$2,400.00 |
| 7916  | <b>Parcel ID:</b> 006-407-017-00; <b>Legal Description:</b> LAKE MICHIGAN SHORES LOT 17 BLOCK 7. <b>Comments:</b> This is a single lot in Lake Michigan Shores plat. It is too small to support construction alone, but does entitle you to waterfront access at the LMB HOA beach on Lake Michigan! Would be a great addition to a neighboring parcel. Check with the zoning people to see how many lots are required to build here before bidding if that's your plan ...<br><b>Additional Disclosures:</b> 51 (see key for full text)<br><b>Summer Tax Due:</b> TBA  | Tolliver Street                    | \$2,100.00 |
| 7920  | <b>Parcel ID:</b> 006-410-005-00; <b>Legal Description:</b> LAKE MICHIGAN SHORES LOT 5 BLK 10. <b>Comments:</b> This is a single lot in Lake Michigan Shores plat. It is too small (and wet) to support construction, but does entitle you to waterfront access at the LMB HOA beach on Lake Michigan! High water table. Seasonal road. Frog farm. <b>Additional Disclosures:</b> 10 (see key for full text)<br><b>Summer Tax Due:</b> \$20.17  | Tolliver Street                    | \$900.00   |
| 7921  | <b>Parcel ID:</b> 006-410-021-00; <b>Legal Description:</b> LAKE MICHIGAN SHORES LOTS 21, 22 23 & 24 BLK 10. <b>Comments:</b> This is a group of 4 lots lot in the Lake Michigan Shores plat. It is too small (and wet) to support construction, but does entitle you to waterfront access at the LMB HOA beach on Lake Michigan! High water table. Seasonal road. Frog farm.<br><b>Additional Disclosures:</b> 76 (see key for full text)<br><b>Summer Tax Due:</b> \$82.82  | Birch Avenue                       | \$1,900.00 |
| 7936  | <b>Parcel ID:</b> 009-004-200-05; <b>Legal Description:</b> SEC 4 T15N R15W-- E 200 FT OF N 10 A OF: NE 1/4 EXC E 100 A THEREOF. 2 A 2006 SPLIT OF 009-004-200-01 ON 09/19/2005<br><b>Comments:</b> This property is actively occupied, so we did not have the opportunity to review it in detail. Older mobile on a two acre parcel tucked in between a woodlot and tilled cornfield. The trailer is difficult to see from the roadway, but appears to have some roof issues by virtue of a somewhat permanent ladder. Likely needs cleanout and repair.<br><b>Additional Disclosures:</b> 6; 21; 33 (see key for full text)<br><b>Summer Tax Due:</b> \$66.50   | 6929 E VAN BUREN RD<br>WALKERVILLE | \$1,700.00 |

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| 7955 | <b>Parcel ID:</b> 014-024-300-05; <b>Legal Description:</b> SEC 24 T14N R15W. 2.81 A LOT IN NE COR OF NE 1/4 OF SW 1/4 RUN 23 R E & W & 30 R N & S EXC LOT IN NW COR 250 FT E & W & 188 FT N & S. <b>Comments:</b> Parcel fronts 495 feet along 204th Avenue and runs 379 feet deep, except for a parcel notched out of the NW corner. Irregular in shape, bit about 2.81 acres in size. Older frame construction home here has boarded windows and other signs of rough use. Tree limb down across driveway. This is a solid older home that needs a refresh. Old plaster, no evidence of roof leaks. 100A modern electrical service. Two bedrooms and one bath. Kitchen and bath are dated but probably suit the purpose. Basement is dry and full height with a walkout in the rear. Paved county road frontage as well and some access to Baker Road to the north. Older roof but not leaking. Gas forced air heat. Older unit but not ancient.<br><b>Summer Tax Due:</b> \$166.77  | 2861 S 204TH AVE HESPERIA   | \$2,700.00 |
| 7956 | <b>Parcel ID:</b> 014-125-039-00; <b>Legal Description:</b> OAKWOOD RESORT CONDOMINIUMS LOT 39 & 1/39 OF ALL GENERAL/LIMITED COMMON ELEMENTS. <b>Comments:</b> This building was originally ther Oakwood Resort store. It was later converted to a single family residence and sold as a condo unit in the conversion of the resort. This unit is subject to association fees and the condo restrictions of the project .... you may wish to inquire about those prior to bidding. It is located next to the association community building (hall) and not far from the Campbell Lake waterfront that is a shared amenity of the association here. There are two bedrooms plus an enclosed front porch. There is evidence of frozen plumbing and water damage here, and there may have been a foot of water or so in the basement, which probably means that the furnace is in need of at least a control board if not replacement completely. Basement is only under the rear addition, front portion is part on a crawlspace and part slab on grade. Steel roof isn't leaking but we did notice some drywall separation in the seams in the front porch. This could be a real solid little cottage with some updating. Last occupants took the kitchen and bathroom fixtures with them when they left. Plastic plumbing likely has numerous issues and probably should be replaced entirely. Shared waterfront access here. <b>Additional Disclosures:</b> 48; 3 5 (see key for full text)<br><b>Summer Tax Due:</b> \$236.64 | 58 S 180TH AVE HESPERIA     | \$3,200.00 |
| 7958 | <b>Parcel ID:</b> 017-009-400-15; <b>Legal Description:</b> SEC 9 T13N R17W. 2.01 A M/L E 265 FT OF N 330 FT OF S 526 FT OF SE 1/4 OF SE 1/4. 2006 PARCEL 017-009-400-11 SPLIT ON 11/07/2005 SPLIT ON 01/25/2012 FROM 017-009-400-11; <b>Comments:</b> Parcel is 330' feet (E-W) x 526' feet (N-S) and sits a couple hundred feet north of Cleveland Road off a shared private road. Land is open, level and dry. There is an old mobile home and a car abandon on this property. May be some other items here but we can't be sure what is or isn't "on the property". The pole barn at the end of the road is NOT a part of this parcel. Property is overgrown around the trailer and we did not see any evidence of a power service, well or other improvements.<br><b>Summer Tax Due:</b> \$25.98   | 2412 W CLEVELAND RD NEW ERA | \$850.00   |
| 7962 | <b>Parcel ID:</b> 017-200-011-50; <b>Legal Description:</b> DELUXE OAK SUBDIVISION N 18 FT OF LOT 11. <b>Comments:</b> Narrow 18' foot wide strip of land. Located north of a pole barn at 9425 S Oak Lane. <b>Additional Disclosures:</b> 9 (see key for full text)<br><b>Summer Tax Due:</b> \$6.47   | (North of) 9425 S Oak Lane  | \$750.00   |
| 7963 | <b>Parcel ID:</b> 017-750-187-00; <b>Legal Description:</b> TAHOE SHORES LOT 187. 3069 W TAHOE TRAIL <b>Comments:</b> A home has been removed from this lot in Tahoe Trail subdivision. A garage, 4" submersible well, probably a septic and remnants of a foundation remain. Has a paved circle drive. Nice lot for new construction! This is in the Schmidt Lake area and is in the Lake Tahoe POA and is subject to any fees and deed restrictions it may have. Garage is in merchantable condition but debris is strewn around and it will need some repair and maintenance work. <b>Additional Disclosures:</b> 16 (see key for full text)<br><b>Summer Tax Due:</b> \$53.48   | 3069 W TAHOE TRL NEW ERA    | \$2,200.00 |
| 7965 | <b>Parcel ID:</b> 018-002-300-14; <b>Legal Description:</b> 1.5 A M/L PT OF SW1/4 COM AT S1/4 SEC COR, TH N 01D E 1773.45 FT TO POB, TH N 01D E 225 FT, TH N88D W 290.45 FT, TH S 01D W 225 FT, TH S 88D E 290.42 FT TO POB. SEC 2, T13N R16W <b>Comments:</b> Parcel is 225' x 290' feet in size = 1.5 acres. Situated on a quiet coutry road with no immediate neighbors. Mobile has seen some rough use. Appears to be occasionally occupied or at least there are still person property items still there. Fresh tracks in the driveway and signs of recent use. Might make a nice spot for a newer unit, reusing the well septic and other improvements. <b>Additional Disclosures:</b> 21; 33 (see key for full text)<br><b>Summer Tax Due:</b> \$127.58  | 5333 S 148TH AVE HESPERIA   | \$2,400.00 |

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| 7970 | <b>Parcel ID:</b> 019-004-200-06; <b>Legal Description:</b> SEC 4 T13N R15W. 5 A M/L N 660 FT OF S 990 FT OF E 660 FT OF NE 1/4 NE 1/4 EXC N 330 FT THOF. <b>Comments:</b> Parcel fronts 330' feet along 184th Avenue and runs 660' feet deep. = 5 acres. This property is actively occupied, so we did not have the opportunity to view it in detail. Appears to be an older, but reasonably merchantable mobile home. The land is generally level, open and dry. Farm community, quiet country roads. <b>Additional Disclosures:</b> 17; 6; 21; 33 (see key for full text)<br><b>Summer Tax Due:</b> \$270.92   | 4925 S 184TH AVE HESPERIA     | \$4,700.00  |
| 7971 | <b>Parcel ID:</b> 043-404-003-00; <b>Legal Description:</b> LOT 3 BLOCK 4 VILLAGE OF NEW ERA. <b>Comments:</b> Older 1.5 story home in New Era, has had some updates. Four bedrooms, two up, two down. One full bath on the main floor and a main floor laundry. 100A electric service. Older 1.5 car garage needs some structural help but is worth that effort. The home is not presently occupied, but still contains personal property of the former owner, and the power is still on here. There is food garbage piled in the back room and a considerable amount of hefty bag collections of other "stuff" in some bedrooms and other areas. We noticed a small area of weakness in the entryway floor (about a square foot) and an old water spot on a couple of ceilings. The roof appears to be fairly new, so that may be old damage. Michigan basement and lots of cobwebs. Modern windows and doors. Generally, this is a decent home that needs a good clean out and clean up before reuse. Won't be sure until you get it emptied out, but we don't think this one really needs much work. <b>Additional Disclosures:</b> 21 (see key for full text)<br><b>Summer Tax Due:</b> TBA  | 2683 RAY AVE<br>NEW ERA       | \$12,000.00 |
| 7972 | <b>Parcel ID:</b> 046-020-100-10; <b>Legal Description:</b> SEC 20 T14N R17W COM 372 FT N OF S LINE OF NE 1/4 OF NW 1/4 TH W 80 FT N 200 FT E 80 FT S 200 FT TO POB VILLAGE OF SHELBY. <b>Comments:</b> Fairly modern construction .... mayyyyyybe 20 years old. Small retail / deli / commercial building has a 10 door reach in cooler and small deli kitchen. Does not have a full featured vent hood or any Ansul system ... so you'd be limited in menu as outfitted. There is an erosion issue at the NE corner of the building, and it does not appear to affect the structure itself, but the parking area will have a substantial washout if not addressed. 200A electrical service, and natural gas forced air heat. There is a side garage / can storage area, and a basement that is not accessible from inside the store building (or outside unless you scale the dropoff or trespass from the rear). We assume a natural gas forced air furnace and water heater are in the basement which appears to have an overhead loading door for additional storage. There is still personal property here that remains titled in the last owner and is NOT included in the sale .... only items PHYSICALLY ATTACHED to the building (sinks, walkin cooler etc) are part of the sale. There is no liquor or food service license included in this sale. ADA compliant building with accessible bathroom. Office area. Located on Old US 31, aka Oceana Drive about a mile s. might be interested in buying some of the equipment inside if South of Shelby. <b>Additional Disclosures:</b> 21 (see key for full text)<br><b>Summer Tax Due:</b> TBA | 571 S STATE ST<br>SHELBY      | \$22,250.00 |
| 7998 | <b>Parcel ID:</b> 047-736-001-00; <b>Legal Description:</b> BLK 6 & 7 EXC BEG AT SW COR LOT 6 BLK 6, W 230 FT, N 100 FT, E 230 FT, S 100 FT TO BEG WALKER ADDITION VILLAGE OF WALKERVILLE <b>Comments:</b> Older two story brick house at the end of a dead end, platted street in Walkerville. This does not appear to be regularly occupied, but there is still personal property stored here, and signs of recent use, so we did not trespass in to the yard. We can tell from the curbside that the house has had a bad roof for a long time. Even the blue tarps need to be replaced. There is substantial eave and roof edge decay. The building is open to the elements. <b>Additional Disclosures:</b> 5; 21; 33 (see key for full text)<br><b>Summer Tax Due:</b> \$297.69   | 205 N STATE ST<br>WALKERVILLE | \$3,300.00  |

## 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.

**9:** This parcel is too small to be practically useful under most circumstances. Many times such parcels are the result of survey or property transfer errors which create small orphaned slivers of land. These parcels are frequently too small to allow construction or any other practical use. They often have no road frontage or legal means of access. These parcels can often lead to **adverse claims or encroachments by neighboring land owners** which can be complicated legal issues to resolve. Please investigate this parcel thoroughly prior to 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.

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

**17:** Mobile homes (and some modular homes) can be separately titled and considered personal property. In these instances, there may be third parties that have the legal right to remove that mobile home from the parcel whether or not it has been assessed as part of the property in the past. We make no representations or warranties as to whether such mobile or modular homes are included with the real property offered for sale. It is the 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.

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

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

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

**31:** This parcel has been posted as "Condemned" by the local building authority. Properties are generally condemned when they are deemed substandard, unsafe, or otherwise unfit for use and habitation. Condemned property **must** be rehabilitated to meet local building codes **prior to use or occupancy**. A building is not automatically slated for demolition when condemned. However, this does not necessarily mean that demolition will not also be pursued by the local unit. Please check with the local building official before bidding to determine the specific status and requirements for this property.

**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.

**35:** This property contains physical indications that one or more water lines have frozen, ruptured, and leaked for a significant period of time prior to being shut off. Such indications can include damage to ceilings and floors and visibly damaged pipes and fixtures. Damage from freeze bursts can be substantial including significant harm to structural

components such as framing and foundations.

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

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

**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.

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

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

**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.

**52:** This parcel is what we refer to as a 33'/66'. We frequently see foreclosed parcels that are either 33 or 66 feet wide. These parcels are often a result of existing or former road rights of way. A common road right of way is 66 feet wide. Half of that is 33 feet. There are two common scenarios that we see. **Scenario 1:** A land owner splits a tract of land and creates a common easement parcel for access. They might then quit paying taxes on the parcel with road frontage knowing that the easement would remain even after foreclosure. Such easements are generally either 33 or 66 feet wide. **Scenario 2:** Rural land generally runs to the *center* of any public road on which it fronts whereas subdivided land usually runs to the *edge* of the road right-of-way. Sometimes during surveys or other splits, half of the right-of-way (usually 33 feet) can become orphaned, effectively turning to no-man's-land. Potential bidders should be aware that 33 and 66 foot wide parcels are **very likely to include easements**. That means that there are people who have a *right to use the property* even though they do not own the land. It is unlawful to cut off access over a 33 or 66 foot parcel where an easement already exists. Even if an easement doesn't already exist, courts will frequently create such an easement to prevent a neighboring parcel from becoming landlocked. Potential bidders should consider that this parcel likely has little value and cannot be used to landlock a neighboring parcel when there is no other path for ingress and egress.

**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.

**76:**

#### **IRS Limited Redemption Right**

This property is **subject to redemption by the Internal Revenue Service through October 27, 2020** due to a lien possessed by the IRS prior to foreclosure. Pursuant to federal law, the Internal Revenue Service is granted an additional 120 days to redeem tax foreclosed property on which they possessed a lien. Normally, this extended redemption right has expired by the time tax foreclosed property is offered for sale. However, due to COVID-19, normal foreclosure timelines have been altered in 2020. As such, **the IRS retains a right to redeem this property until October 27, 2020**. As a result, the sale of this parcel remains subject to cancellation with a full refund to the buyer if the IRS chooses to exercise its right of redemption. A deed issued following the sale of this property will thus **contain the following reverter clause:**

“This conveyance is made subject to a right of redemption possessed by the Internal Revenue Service which must be exercised no later than October 27, 2020. In the event that the Internal Revenue Service exercises its right of redemption, title shall automatically revert to Grantor and Grantee shall be awarded a full refund. This possibility of reverter expires after October 27, 2020.”