

Public Land Auction

North Western Lower Peninsula

August 14th, 2024

Grand Traverse, Grand Traverse (Dnr), Lake, Leelanau, Manistee,
Manistee (Dnr), Mason, and Wexford Counties



Location:

Online
www.tax-sale.info

Time:

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

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





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

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

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2024 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

Clare, Isabella, Mecosta, Osceola 8/1/2024	Central Lower Peninsula (Clinton, Eaton*, Gratiot, Ionia, Livingston, Montcalm, Shiawassee) 8/2/2024	Eastern Upper Peninsula (Alger, Chippewa*, Delta, Luce*, Mackinac* (DNR Only), Schoolcraft) 8/6/2024
Western Upper Peninsula (Baraga, Dickinson*, Gogebic, Houghton*, Iron Keweenaw, Marquette*, Menominee*, Ontonagon*) 8/7/2024	North Central Lower Peninsula (Crawford*, Kalkaska, Missaukee*, Montmorency, Ogemaw*, Oscoda, Otsego*, Roscommon*) 8/8/2024	Antrim*, Charlevoix*, Emmet 8/9/2024
Northeastern Lower Peninsula (Alcona, Alpena*, Cheboygan*, Iosco, Presque Isle*) 8/13/2024	Northwestern Lower Peninsula (Benzie, Grand Traverse*, Lake, Leelanau, Manistee*, Mason*, Wexford)) 8/14/2024	Kent, Oceana, Ottawa, Muskegon 8/15/2024
Oakland 8/16/2024	City of Highland Park 8/19/2024	Branch, Hillsdale, Jackson 8/20/2024
Monroe 8/20/2024	Arenac*, Bay, Gladwin*, Midland*(DNR ONLY) 8/21/2024	The Thumb Area (Huron, Lapeer, Macomb* (DNR Only), Saint Clair*, Sanilac, Tuscola) 8/22/2024
Barry, Calhoun, Kalamazoo, Saint Joseph 8/23/2024	Allegan, Berrien*, Cass, Van Buren 9/3/2024	Saginaw 9/4/2024
Genesee 9/5/2024	Minimum Bid Re-Offer Auction 9/26/2024	No Reserve Auction 11/1/2024

Important Information Regarding Rules and Regulations

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

- Grand Traverse
- Lake
- Leelanau
- Manistee
- Mason
- Wexford

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Grand Traverse DNR
- Manistee DNR

Michigan DNR Land Sales Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

- The person does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the person intends to purchase property.
- The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 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 DNR from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Grand Traverse

Lot #	Lot Information	Address	Min. Bid
2300	<p>Parcel ID: 01-532-062-00; Legal Description: UNIT 62 LOCHENHEATH SITE CONDOMINIUM SEC 23 T28N R10W Comments: This sale includes one of five adjacent site condo units at the potentially impressive, but incomplete Lochenheath site condominium project near Acme. Buy one or all. This development was undertaken around 2000, but never brought to fruition. It is not to be confused with the adjacent Lochenheath Golf Club, which is a separate operation. This site condo development remains gated, and entry into the grounds is posted as prohibited. It is unclear if the infrastructure there is complete. Some of the roads inside the development area are not even built. It is unlikely that you would be allowed to build there without undertaking litigation and probably substantial infrastructure cost to extend roads and/or utility service to the units. Additionally, each unit is subject to condo association fees which amount to roughly \$1,000 annually for this individual parcel. The association management records liens against the units if these fees are not paid. We have sold these units three times in the last 20 years, and each time the purchaser has allowed them to re-revert after being unable to develop or resell them with these accruing liens for fees. We have been ordered off the property before ... be aware ... Additional Disclosures: 16; 68 (see key for full text) Summer Tax Due: \$733.15</p>	4867 PRESTWICK CT WILLIAMSBURG	\$3,966.48
2301	<p>Parcel ID: 01-532-063-00; Legal Description: UNIT 63 LOCHENHEATH SITE CONDOMINIUM SEC 23 T28N R10W SPLIT ON 12/20/1999 FROM 01-223-011-00; Comments: This sale includes one of five adjacent site condo units at the potentially impressive, but incomplete Lochenheath site condominium project near Acme. Buy one or all. This development was undertaken around 2000, but never brought to fruition. It is not to be confused with the adjacent Lochenheath Golf Club, which is a separate operation. This site condo development remains gated, and entry into the grounds is posted as prohibited. It is unclear if the infrastructure there is complete. Some of the roads inside the development area are not even built. It is unlikely that you would be allowed to build there without undertaking litigation and probably substantial infrastructure costs to extend roads and/or utility service to the units. Additionally, each unit is subject to condo association fees which amount to roughly \$1,000 annually for this individual parcel. The association management records liens against the units if these fees are not paid. We have sold these units three times in the last 20 years, and each time the purchaser has allowed them to re-revert after being unable to develop or resell them with these accruing liens for fees. We have been ordered off the property before ... be aware Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$733.15</p>	4855 PRESTWICK CT WILLIAMSBURG	\$3,966.48
2302	<p>Parcel ID: 01-532-064-00; Legal Description: UNIT 64 LOCHENHEATH SITE CONDOMINIUM SEC 23 T28N R10W SPLIT ON 12/20/1999 FROM 01-223-011-00; Comments: This sale includes one of five adjacent site condo units at the potentially impressive, but incomplete Lochenheath site condominium project near Acme. Buy one or all. This development was undertaken around 2000, but never brought to fruition. It is not to be confused with the adjacent Lochenheath Golf Club, which is a separate operation. This site condo development remains gated, and entry into the grounds is posted as prohibited. It is unclear if the infrastructure there is complete. Some of the roads inside the development area are not even built. It is unlikely that you would be allowed to build there without undertaking litigation and probably substantial infrastructure costs to extend roads and/or utility service to the units. Additionally, each unit is subject to condo association fees which amount to roughly \$1,000 annually for this individual parcel. The association management records liens against the units if these fees are not paid. We have sold these units three times in the last 20 years, and each time the purchaser has allowed them to re-revert after being unable to develop or resell them with these accruing liens for fees. We have been ordered off the property before ... be aware Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$733.15</p>	4843 PRESTWICK CT WILLIAMSBURG	\$3,966.48

2303	<p>Parcel ID: 01-532-065-00; Legal Description: UNIT 65 LOCHENHEATH SITE CONDOMINIUM SEC 23 T28N R10W SPLIT ON 12/20/1999 FROM 01-223-011-00;</p> <p>Comments: This sale includes one of five adjacent site condo units at the potentially impressive, but incomplete Lochenheath site condominium project near Acme. Buy one or all. This development was undertaken around 2000, but never brought to fruition. It is not to be confused with the adjacent Lochenheath Golf Club, which is a separate operation. This site condo development remains gated, and entry into the grounds is posted as prohibited. It is unclear if the infrastructure there is complete. Some of the roads inside the development area are not even built. It is unlikely that you would be allowed to build there without undertaking litigation and probably substantial infrastructure costs to extend roads and/or utility service to the units. Additionally, each unit is subject to condo association fees which amount to roughly \$1,000 annually for this individual parcel. The association management records liens against the units if these fees are not paid. We have sold these units three times in the last 20 years, and each time the purchaser has allowed them to re-revert after being unable to develop or resell them with these accruing liens for fees. We have been ordered off the property before ... be aware Additional Disclosures: 16; 68 (see key for full text)</p> <p>Summer Tax Due: \$733.15</p>	4835 PRESTWICK CT WILLIAMSBURG	\$3,966.48
2304	<p>Parcel ID: 01-532-066-00; Legal Description: UNIT 66 LOCHENHEATH SITE CONDOMINIUM SEC 23 T28N R10W SPLIT ON 12/20/1999 FROM 01-223-009-00;</p> <p>Comments: This sale includes one of five adjacent site condo units at the potentially impressive, but incomplete Lochenheath site condominium project near Acme. Buy one or all. This development was undertaken around 2000, but never brought to fruition. It is not to be confused with the adjacent Lochenheath Golf Club, which is a separate operation. This site condo development remains gated, and entry into the grounds is posted as prohibited. It is unclear if the infrastructure there is complete. Some of the roads inside the development area are not even built. It is unlikely that you would be allowed to build there without undertaking litigation and probably substantial infrastructure costs to extend roads and/or utility service to the units. Additionally, each unit is subject to condo association fees which amount to roughly \$1,000 annually for this individual parcel. The association management records liens against the units if these fees are not paid. We have sold these units three times in the last 20 years, and each time the purchaser has allowed them to re-revert after being unable to develop or resell them with these accruing liens for fees. We have been ordered off the property before ... be aware Additional Disclosures: 16; 68 (see key for full text)</p> <p>Summer Tax Due: \$733.15</p>	4829 PRESTWICK CT WILLIAMSBURG	\$3,966.48
2305	<p>Parcel ID: 04-080-006-00; Legal Description: LOTS 12-13-14 VILL OF WALTON</p> <p>Comments: Three adjoining platted lots on Union Street in Walton. There is a small pile of debris and a disabled automobile (no title included) here to manage the disposal of. Level, dry open lands just off US 131, after the freeway ends, between Cadillac and Fife Lake. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$32.06</p>	11422 PHILIPS ST FIFE LAKE	\$1,033.33
2306	<p>Parcel ID: 05-008-004-00; Legal Description: GA 84 COM ON E LINE OF E 1/2 OF NE 1/4 SEC 8 AT A PT 1397' S OF NE COR OF SD SEC & ASSUME SD LINE TO BE TRUE N & S TH N 88 DEG 41' W 268.4' TO POB TH N 52 DEG 15' W 172.7' TH S 30 DEG 52' W 98.3' TH N 59 DEG 8' W 21.55' TH S 32 DEG 30' W 164.38' TH S 57 DEG 9' E 26.05' TH S 59 DEG 8' E 127.5' TH N 30 DEG 52' E 125.7' TH N 51 DEG 27' E 125.2' TO POB SEC 8 T27N R11W.</p> <p>Comments: This one is deceiving. It is literally *buried* in debris, but appears to be generally structurally sound. You'll need to fill a few dumpsters before you can be certain, but our cursory inspection suggests that this is straight and pretty solid. It will require a cleanout, stripping it down to the studs inside, and all new mechanicals and resurfacing. The roof is tarped, but there is not substantial evidence of leaks inside. All of the mechanical systems inside are in disrepair, but the furnace appears to be of somewhat recent vintage. The yard is heaped with lots of stuff out in the weeds. There is a shallow well pump in the basement, and we don't see any signs of municipal water service in this area, however there is natural gas running by at the street. Lot is irregular in shape. PLEASE NOTE: There is a strip of land between the property and the public road that is owned by a third party ... not one of the neighbors. There is likely a visible easement, but this could be a point of contention that you may want to be aware of. There could be access debates or legal proceedings to maintain access depending on the exact nature of this strips history. THIS BUILDING IS CONDEMNED. It must be brought to code compliance prior to any occupancy. There is excavation at the rear left corner ... not sure what that's about. Septic issues? We'd only be speculating. We would talk with the local building official before bidding on this gem. She's a dirty one, but might be worth the effort!</p> <p>Additional Disclosures: 31; 21; 5 (see key for full text)</p> <p>Summer Tax Due: \$2,495.65</p>	4076 NORTH LONG LAKE RD TRAVERSE CITY	\$9,067.82

2307	Parcel ID: 41-070-002-00; Legal Description: 414 MERRITT ST LOTS 5, 6, 7, & 8 BLK 1 VILL OF NO FIFE LAKE. Comments: Four adjoining platted lots in the quiet village of Fife Lake. There is a beat up OCCUPIED double wide here that needs serious dejunking.. Plenty more in the yard when you get done with emptying the house including a discombobulated motor home (someone was inside having a ciggie when we were there), snowmobile and piles of what-have-you. Probably wouldn't be too difficult to clean up when you can get possession. We do not have title to anything here other than the land and doublewide. Paved village street. Additional Disclosures: 21; 33; 6 (see key for full text) Summer Tax Due: \$646.87	414 MERRITT ST FIFE LAKE	\$11,907.55
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Grand Traverse DNR

Lot #	Lot Information	Address	Min. Bid
10028	<p>Parcel ID: 28-12-026-001-01; Legal Description: S1/2 of the SE1/4 Comments: 80 acres with 1/4 mile of frontage on paved Fife Lake Road, and 1/2 mile on Cedar Creek Road, which is a gravel, county maintained road. Zoned Forest Residential and is about 2.5 miles north of Fife Lake MI. There are two two-tracks on the property – one is oriented north-south in the eastern part of the parcel and the other crosses the property diagonally. There is a private road easement along the western 30' of the property (the two tracks that cross the middle of the property are NOT the easement) also there is a US Forest Service mineral well access easement near Cedar Creek Road and a telephone easement near the roads. Both of the two tracks are being used as access driveways by two different adjoining property owner to the north, but neither one has a deeded easement to do so..The land is flat to gently rolling and is mostly dry (5% of the property has wet muck soils in the east). The property is large enough to meet local zoning to build regulations. The State of MI plans on conducting a timber harvest on some of the property before being sold via auction. Per Union Twp. 11 land divisions remain on the parcel. Approx. 80 Acres Additional Disclosures: 39; 41; 30; 75 (see key for full text) Summer Tax Due: TBA</p>	Fife Lake Road @ Cedar Creek Road	\$78,000.00

Lake

Lot #	Lot Information	Address	Min. Bid
6900	<p>Parcel ID: 01-025-009-02; Legal Description: W 1/2 W 1/2 E 1/2 NE 1/4 NW 1/4 SEC 25 T20N R11W. 5 A. M/L Comments: ~166 ft road frontage on 8 mile road to the north, ~1324 deep. Front yard is spacious and clear, with the mature trees lining the sides. The grounds appear to be cared for. Follow the long gravel driveway uphill to the structure. This appears to be an enclosed mobile home with multiple additions, including a large two-car garage. Meters are spinning, the AC is running, and somebody is keeping the numerous cats and kittens fed. Front porch is full of belongings. A significant amount of trash lines the rear of the structure, although this parcel apparently has garbage service. Looking through the windows, this could possibly be a hoarder situation. Outwardly, this place does not seem in bad shape. There are some visible issues with the roof, including missing and lifting shingles, and a tiny piece of exposed decking in a lower corner. Some soffit/fascia issues. Exposed sheathing on the west wall of the lean-to off the garage. Nothing apparently serious. Additional Disclosures: 5; 21; 33; 6; 17 (see key for full text)</p> <p>Summer Tax Due: \$432.92</p>	11431 E 8 MILE RD TUSTIN	\$3,500.00
6901	<p>Parcel ID: 02-604-003-00; Legal Description: LOT 3 BLOCK D RIVERSIDE ACRES SUBDIVISION Comments: ~100 ft road frontage on North C Ave (possibly also known as North Cave) to the west, 385 ft deep. About 1/2 mile south of Ahmikwam Lake. Little Manistee River is within 500 ft, as the bird flies. Grounds are now deeply overgrown. Structure appears to be an enclosed mobile home with multiple additions. The enclosure appears to be failing. A part of the mobile home has fully collapsed; that's two roofs, all the way through. The mobile is not worth saving, and getting that gone without compromising the rest is a tall order. Located essentially at the of the road in a quiet little rural development, there are certainly some positives here. Additional Disclosures: 42; 33; 36; 17; 5 (see key for full text)</p> <p>Summer Tax Due: \$119.55</p>	3454 N "C" AVE LUTHER	\$2,372.00
6902	<p>Parcel ID: 04-204-014-00; Legal Description: LOT 14 HARPER LAKE RESORT #4. Comments: ~130 ft of road frontage on Granger Rd to the west, ~155 deep at the south, widening to ~192 at the north. Harper lake itself is under 700 ft to the northwest, with DNR public access for the lake about ~1500 ft up the road. There appears to be a driveway running through this parcel, leading to large privately owned acreage parcels with private lakes. Other than the driveway, turnaround, and election signs; this is vacant land, generally lightly wooded. Additional Disclosures: 30; 42 (see key for full text)</p> <p>Summer Tax Due: \$109.27</p>	9480 N GRANGER RD IRONS	\$2,058.00
6903	<p>Parcel ID: 04-600-020-01; Legal Description: LOT 20 TOMA ACRES. Comments: ~140 ft road frontage on W Toma Trl to the south. Parcel is shaped like a slice of pie, with the longest point ~430 deep. Driveway at SW corner. Land grades up slightly from the road. Land near the structures is fairly clear, with the perimeter tree coverage shading the area. The rest of the property is wooded and walkable. Cute looking place and area. A single story house with detached two car garage sit in the SW portion of the property, essentially at the top of a hill. Both have their share of exterior issues, mostly cosmetic. Bay window and chimney enclosure on the house are looking rough. Screened in porch addition probably just needs to go. More importantly, the roof on this house is not good. Numerous visible roof leaks inside, and they are forming mold. It looks like somebody had plans for this place, and looks like some work was in progress. In particular, the bathroom is incomplete. Interior of the house has tools and materials inside. Looks like most of the contents are in the garage. This place does not yet seem too far gone, but the clock is ticking. Additional Disclosures: 50; 32; 5; 21 (see key for full text)</p> <p>Summer Tax Due: \$417.69</p>	8760 W TOMA TR IRONS	\$6,256.00
6904	<p>Parcel ID: 06-016-009-00; Legal Description: PE16 6-1 THAT PART NW 1/4 NW 1/4 LYING N OF S LINE OF M&GR RR R/W EXC BEG 240 FT S OF NW COR OF SEC E 125 FT S 50 FT W 125 FT N TO POB. SEC 16 T19N R13W. 9.85 A Comments: ~1332 ft of road frontage on W 4 Mile Rd to the north, with additional frontage on N Peacock Trl to the east. Frontage on N Peacock is broken up by a smaller parcel containing a travel trailer, which this auction lot borders on three sides. That area is fairly well delineated with white picket fence. The SW corner contains an old garage, with a few storage sheds nearby. The area around the garage is getting mowed. Garage is older, with dirt floor and no overhead door. It's not much, but it is still standing. The real star here is the land: fairly flat, walkable forest acreage. Additional Disclosures: 21 (see key for full text)</p> <p>Summer Tax Due: \$73.65</p>		\$1,417.00
6905	<p>Parcel ID: 06-355-001-00; Legal Description: LOTS 1 & 2 BLK 25 WOLF LAKE SUBDIVISION #1. Comments: Small wooded vacant lot with access issues near Wolf Lake just to the south. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$6.87</p>		\$731.00

6906	Parcel ID: 10-300-019-00; Legal Description: LOT 19 EASTGATE PARK. Comments: ~50 ft road frontage on S CV Branch Rd to the east, ~150 ft deep. Single wide mobile home on property, fairly tight to the north line. Rear of property is wooded. Around the mobile home is overgrown, with a smattering of debris. A camper trailer sits across the north property line. Nearby properties and roadsides are filled with all manner of vehicles and trailers. The mobile home appears long abandoned, and in quite poor condition. Additional Disclosures: 21; 33; 5; 17 (see key for full text) Summer Tax Due: \$84.72	5805 S CV BRANCH RD	\$1,962.00
6907	Parcel ID: 11-102-123-00; Legal Description: LOT 123 ARROWHEAD VILLAGE #2. Comments: ~77 ft road frontage on S Chief Okemos Trl to the east, ~180 ft deep m/l. Mench Lake is ~1200 ft to the north. Vacant land, generally flat and clear. Rear portion is lightly wooded, with some mature trees lining the boundaries. Some dead/dying. There's a shed on the property, and some leftover debris. Likely used as a camp site in the past. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$11.23	5236 S CHIEF OKEMOS TR	\$931.50
6908	Parcel ID: 11-102-166-01; Legal Description: LOT 166 ARROWHEAD VILLAGE #2. Comments: ~83 ft road frontage on S Chief Okemos Trl to the east, ~160 ft deep m/l/. Mench Lake is ~2000 ft to the north. Vacant land, generally flat and clear. Trees have been thinned, but plenty of tall, mature trees remain. Small travel on site, as well as a nearby shed holding up a fallen tree. Some personal property/debris around the camp site. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$23.71		\$1,106.00
6909	Parcel ID: 11-329-001-00; Legal Description: LOTS 1,2,3 BLK 29 LAKELAND ACRES #1. Comments: ~100 X 100, Frontage on S Broadside Ave to the east. Road to the north may be platted but unbuilt. Bush Lake under 600 ft to the west Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$8.40		\$849.00
6910	Parcel ID: 11-344-001-00; Legal Description: LOTS 1 & 2 BLK 44 LAKELAND ACRES #2. Comments: ~54 x 103 ft. Vacant, unimproved, generally flat and wooded land. Summer Tax Due: \$5.58		\$853.00
6911	Parcel ID: 11-409-017-00; Legal Description: LOTS 17, 18 & 19 BLK 9 LAKEWOODS ACRES. Comments: ~90 ft frontage on W Ashton Rd to the north, ~100 ft deep. Vacant land, which looks to have been cleared at some point in the past and now overgrown. Plenty of mature trees lining the property. Summer Tax Due: \$9.63		\$909.00
6912	Parcel ID: 11-413-001-00; Legal Description: LOTS 1 & 2 BLK 13 LAKEWOODS ACRES. Comments: ~100 ft road frontage on S Sunset Dr to the west, and ~59 ft additional road frontage on W May St to the north. Summer Tax Due: \$7.89	4286 S SUNSET DR	\$886.00
6913	Parcel ID: 11-413-012-00; Legal Description: LOTS 12 & 13 BLK 13 LAKEWOODS ACRES. Comments: ~70 ft road frontage on W May St to the north, ~100 ft deep. Summer Tax Due: \$6.87		\$871.00
6916	Parcel ID: 11-428-049-00; Legal Description: LOTS 49 & 50 BLK 28 LAKEWOODS ACRES. Comments: Roughly between Cashion, Government, and Putman Lakes. ~332 ft road frontage on Elmwood St to the south, just off S M-37 Summer Tax Due: \$6.34		\$863.00
6917	Parcel ID: 11-431-007-02; Legal Description: LOTS 7 TO 14 INCLUSIVE AND LOTS 40 TO 50 INCLUSIVE, BLOCK 31 LAKEWOODS ACRES #1 COMBINED 10/31/2014 - FROM 11-431-007-01, 11-431-046-00 Comments: ~1.31 acres vacant land, with ~320 ft of road frontage on Elmwood St to the south. Irregular shaped parcel, vacant and wooded. A small portion near the center has been cleared in years past. A two track runs next to the west end, and there is disconnected electrical service in that corner. Summer Tax Due: \$63.52	2368 W WONDERLAND ST	\$1,526.00
6918	Parcel ID: 11-442-008-00; Legal Description: LOTS 8,9,10,11 BLK 42 LAKEWOODS ACRES #2. Comments: ~117 ft road frontage on S Princeton Way Ave to the west, ~100 ft deep. Vacant, unimproved, generally flat and wooded land. Summer Tax Due: \$14.99		\$984.00
6919	Parcel ID: 11-443-022-01; Legal Description: LOTS 22 TO 29 INC BLK 43 LAKEWOODS ACRES #2. Comments: ~196 ft road frontage on S Harvard Ave to the west, ~116' on W Saginaw Bay to the north, and the same on W Springtime St to the south. Vacant, generally flat and wooded land. Some clearings indicate this may have been thinned for camping use in the past. Summer Tax Due: \$26.22		\$1,104.00

6920	Parcel ID: 11-450-043-00; Legal Description: * LOT 43 BLK 50 LAKEWOODS ACRES #2. Comments: ~30 x 100 ft. ~0.07 Acres. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$2.71		\$813.00
6921	Parcel ID: 11-455-015-00; Legal Description: LOT 15 BLK 55 LAKEWOODS ACRES 2. Comments: ~ 30 x 100 ft. ~0.06 acres small lot. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$2.71		\$509.00
6922	Parcel ID: 11-462-038-00; Legal Description: LOT 38 BLK 62 LAKEWOODS ACRES #3. Comments: ~ 30 x 100 ft. ~ 0.06 acre small lot. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$2.71	2626 W LAKEWOOD GROVE DR	\$813.00
6923	Parcel ID: 11-465-001-01; Legal Description: LOTS 1,2,3 AND LOTS 46, 47, 48, 49 & 50, BLOCK 65 LAKEWOODS ACRES #3. COMBINED ON 09/21/2015 FROM 11-465-001-00, 11-465-046-01; Comments: ~197.5 ft road frontage on S Yale Ave to the east. ~150 ft on W Orleans St to the south, and ~90 on W Dewey St to the north. Vacant, generally flat and wooded land. Summer Tax Due: \$26.22	BALDWIN	\$1,141.00
6924	Parcel ID: 11-466-048-00; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2025. LOTS 48,49,50 BLK 66 LAKEWOODS ACRES #3. Comments: ~101 ft road frontage on S Yale Ave to the east, ~90 ft on W Dewey St to the south. Vacant, generally flat and clear land, with some mature trees at the roadside. Disconnected electrical service and a door for submersed well have been found. There may be septic, evidenced by a PVC vent. Some minor debris is scattered about here and there. Summer Tax Due: \$24.49	2564 W DEWEY ST	\$1,083.00
6925	Parcel ID: 11-474-012-00; Legal Description: LOTS 12,13,22,23,24 BLK 74 LAKEWOODS ACRES #3. Comments: ~200 ft tall. ~60 ft wide at the north, ~90 ft at the south. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$16.53		\$962.00
6926	Parcel ID: 11-498-028-00; Legal Description: LOTS 28,29 & 30 BLK 98 LAKEWOODS ACRES #4. SPLIT ON 09/09/2009 FROM 11-498-019-01; Comments: ~90 ft road frontage on S Prince Conway Ave to the east, ~100 ft deep. Summer Tax Due: \$11.86		\$942.00
6927	Parcel ID: 11-513-010-00; Legal Description: LOTS 10 TO 13 INC BLK 113 LAKEWOODS ACRES #4. Comments: ~120 x 100 ft. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$13.78		\$967.00
6928	Parcel ID: 11-533-038-00; Legal Description: LOTS 38,39 BLK 133 LAKEWOODS ACRES #8. Comments: ~65 ft road frontage on S Yale St to the south, ~98 ft deep. Summer Tax Due: \$6.87		\$861.00
6930	Parcel ID: 13-145-001-00; Legal Description: LOTS 1 TO 14 INC 33 & 34 BLK 45 CHAIN O LAKES. Comments: Think of this as two parcels, a ~50 x 100 double lot with the structure, and an attached ~340 x 100 at the rear. ~50 ft road frontage on S Woody Ave to the east. The wooded area has ~100 ft on W Hillcrest Blvd to the north. Roughly between Orchard, Reed, and Honeymoon Lakes; the nearest being Reed, less than 800 feet north from the roadside. Land around the structure is flat and fairly clear, with a batch pines lining the roadside. The rear portion is wooded, and grades sharply down to the center. The cottage is collapsing, and is likely beyond saving. Debris is fairly well contained to immediately around the structure, although it appears the chimney has fallen into the neighbor's yard. Some tires and empty cans and such in the woods. Additional Disclosures: 5; 36; 42 (see key for full text) Summer Tax Due: \$63.52	9661 S WOODY AVE	\$1,300.00
6931	Parcel ID: 13-169-023-00; Legal Description: LOTS 23 & 24 BLK 69 CHAIN O LAKES. Comments: An out of square ~53 x 98 ft, with frontage on W Mountain Crest Ave to the south, and S Hillcrest Blvd to the west. Roughly between Rainbow, Shonenya, and Cecilia Lakes; the nearest being Shonenya under 600 ft to the north. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$4.27		\$626.00
6932	Parcel ID: 13-175-005-00; Legal Description: LOTS 5 & 6 BLK 75 CHAIN O LAKES. Comments: ~53 ft road frontage on S Wildwood Blvd to the west, ~103 ft deep. Roughly between Reed, Shonenya, and Cecilia Lakes, with Rainbow the closest at under 1000 ft to the west. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$4.27		\$626.00

6933	Parcel ID: 13-245-027-00; Legal Description: LOTS 27 & 28 BLK 145 CHAIN O LAKES #1. Comments: ~50 ft off S Sunrise Dr to the SE, ~106 ft deep. Several lakes nearby; the closest being Shononya under 700 ft to the north. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$4.27		\$620.00
6934	Parcel ID: 13-279-010-00; Legal Description: LOT 10 BLK 179 SUP PLAT CHAIN O LAKES. Comments: Odd shaped corner lot. ~170 ft road frontage on S Otter Ave to the NNW, ~55 on W Orchard Lake Dr to the NNE. Roughly ~160 ft deep from W Orchard. Under 700 ft south of Orchard Lake. Land is fairly flat, and was likely cleared for a mobile/camper at some point in the past. Summer Tax Due: \$25.21		\$860.00
6935	Parcel ID: 14-012-022-00; Legal Description: PP12 13-3C E 220' W 860' N 1/4 S 1/2 NE 1/4 SE 1/4 SEC 12 T17N R13W. .83 A M/L. Comments: ~220 x 164 ft lot with access issues in Idlewild. Adjacent to Auction Lot 6936 Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$22.07		\$661.00
6936	Parcel ID: 14-012-023-00; Legal Description: PP12 13-3D W 640' N 1/4 S 1/2 NE 1/4 SE 1/4 SEC 12 T17N R13W. 2.43 A M/L. Comments: ~2.43 Acre vacant wooded parcel with access issues in Idlewild. Adjacent to Auction Lot 6935 Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$63.52		\$1,007.00
6937	Parcel ID: 14-046-001-01; Legal Description: LOTS 1 THRU 4 INC BLK 126 LAKEWOODS ACRES #5. Comments: ~120 ft road frontage on W US-10 to the north, ~100 deep. Baldwin River crosses US-10 about 300 ft to the west. Land is vacant, generally flat and clear. Some mature trees line the east boundary. Looks like a house was here in the past. Summer Tax Due: \$14.81	1623 W US 10	\$986.00
6938	Parcel ID: 14-053-002-01; Legal Description: LOTS 2 TO 9 INC BKL 3. MARBOROUGH Comments: ~400 ft road frontage on S Michcon Ave to the east, ~200 ft deep. South of the airport, west of North Lake. Nice chunk of land at the end of the road. Land is flat, and covered with pines. Some space is cleared, enough to nose a vehicle in. A small foundation is near the "driveway", but may not be of any real use. Summer Tax Due: \$41.16		\$1,131.00
6939	Parcel ID: 14-055-035-00; Legal Description: LOT 35 BLK 5 MARLBOROUGH Comments: ~50 x 150 ft. ~0.15 Acres Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$4.18		\$854.00
6940	Parcel ID: 14-102-001-00; Legal Description: LOTS 1,26,27 BLOCK 2 BALDWIN AVE SUBDIVISION. Comments: ~50 ft road frontage on W Baldwin Rd to the south, ~248 ft on S Harvey Dr to the east. Summer Tax Due: \$5.86		\$874.00
6941	Parcel ID: 14-111-009-01; Legal Description: LOT 9 BLK 11 BALDWIN AVE SUBDIVISION. Comments: ~31 x 126 ft. Small Lot ~0.07 Acres. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.62		\$838.00
6942	Parcel ID: 14-150-035-00; Legal Description: LOTS 35 & 36 DORSEY'S WOODS. Comments: ~124 ft road frontage on Albany Ave to the south, ~207 ft deep. Vacant, unimproved, generally flat and wooded land. Abuts developed parcel to the west. Summer Tax Due: \$10.35		\$930.00
6943	Parcel ID: 14-215-029-00; Legal Description: LOT 29 BLOCK 15 IDLEWILD HEIGHTS #1. SPLIT ON 10/09/2020 FROM 14-215-020-00; Comments: ~25 x 105 ft. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.50		\$837.00
6944	Parcel ID: 14-216-022-00; Legal Description: LOTS 22 TO 25 INC BLOCK 16 IDLEWILD HEIGHTS #1. Comments: ~90 ft road frontage on W Dubois Ave to the north, ~105 ft on S Mt Vernon Ave to the West. Summer Tax Due: \$12.23		\$970.00
6945	Parcel ID: 14-220-022-00; Legal Description: LOTS 22 TO 25 INC BLOCK 20 IDLEWILD HEIGHTS #1. Comments: ~100' of frontage on Mount Vernon Ave, ~90 deep. Summer Tax Due: \$8.83		\$803.00
6946	Parcel ID: 14-228-001-00; Legal Description: LOTS 1 TO 10 INC,49,50 BLOCK 28 IDLEWILD HEIGHTS #2. Comments: ~198 ft road frontage on S Wilberforce to the west, ~150 on W Ft Wayne Ave to the south. Vacant, unimproved, generally flat and wooded land. Electric utility easement abuts to the north. Summer Tax Due: \$17.77		\$1,047.00

6947	Parcel ID: 14-280-049-00; Legal Description: LOTS 49 & 50 BLK 40 IDLEWILD TERRACE #1. Comments: ~48 x 98 ft vacant lot. Property fronts on an unbuilt platted road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$4.06		\$858.00
6948	Parcel ID: 14-293-011-00; Legal Description: LOT 11 BLOCK 53 IDLEWILD TERRACE #1. Comments: ~25 x 85 ft. Portions of the Middle Branch Pere Marquette River may flow near or through this property. Additional Disclosures: 41; 8 (see key for full text) Summer Tax Due: \$1.34		\$820.00
6949	Parcel ID: 14-303-003-00; Legal Description: LOTS 3 & 4 BLK 73 IDLEWILD TERRACE #3. Comments: ~50 ft road frontage on S Forman Rd to the East, ~100 ft deep. Summer Tax Due: \$4.06		\$858.00
6950	Parcel ID: 14-312-014-00; Legal Description: LOTS 14,15,16 BLOCK 82 IDLEWILD TERRACE #3 Comments: ~132.5 ft road frontage on W 68th St to the SE. Roughly Triangular shaped parcel, with an additional ~122 ft road frontage on S Garfield to the west, with ~30 depth from W 68th on the east end. Structures are a single story house and garage; garage may have been converted to living space. NW corner of house may cross the property line, into the 25 ft wide adjacent platted lot to the north. Watermill Lake is under 300 ft to the SE. Land is flat and clear, with some mature trees near the intersection. Everything here has a litany of issues, but at least the roofs look pretty good. Interiors of both buildings are full of junk and debris. Doors and windows have issues all around. Bathroom looks incomplete. We have been informed by the Treasurer's office that this is a meth house. Additional Disclosures: 21; 39; 13; 47; 66 (see key for full text) Summer Tax Due: \$348.27	218 W 68TH ST	\$5,611.00
6951	Parcel ID: 14-316-001-03; Legal Description: LOTS 1 TO 5 INCLUSIVE BLOCK 86 IDLEWILD TERRACE #3 COMBINED ON 06/09/2016 FROM 14-316-001-02, 14-316-002-00, 14-316-003-00, 14-316-004-00, 14-316-005-00; Comments: ~95 ft road frontage on W Jefferson St to the north, ~130 on S Ellis St to the east. Watermill Lake is under 800 ft to the southeast. Land is flat and wooded, with a driveway cut in on Jefferson. Looks like the center has been cleared for a camp site. Summer Tax Due: \$11.86		\$941.00
6952	Parcel ID: 14-321-032-00; Legal Description: LOT 32 & 33 BLK 91 IDLEWILD TERRACE #3 Comments: ~50 x 105 ft. Summer Tax Due: \$4.06		\$858.00
6953	Parcel ID: 14-323-038-00; Legal Description: LOTS 38 TO 41 INC BLOCK 93 IDLEWILD TERRACE #3. Comments: ~100 ft road frontage on S Cherokee St to the west, ~100 ft deep Summer Tax Due: \$6.99		\$758.00
6954	Parcel ID: 14-363-022-00; Legal Description: LOT 22 BLOCK 3 IDLEWILD TWIN LAKES. Comments: ~30 x 100 ft. Parcel fronts on an unbuilt platted road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$2.50		\$834.00
6955	Parcel ID: 14-500-051-00; Legal Description: LOT 51 MARQUETTE VILLAGE. Comments: ~71 ft rd frontage on W Marquette Circle Drive to the north, ~90 ft deep. Summer Tax Due: \$5.42	2806 W MARQUETTE CIR DR	\$876.00
6956	Parcel ID: 14-623-001-01; Legal Description: LOTS 1 TO 12 INCLUSIVE AND LOTS 42 TO 50 INCLUSIVE BLOCK 3 THOMPSON'S TERRACE. SPLIT ON 08/03/2020 FROM 14-623-001-00; Comments: ~198 ft road frontage on S Drexel to the east, ~302 ft deep on the north side, ~226 on the south. Easements/ROW likely about the north and south boundaries. Land is vacant, generally flat and wooded. Seems that the interior has been thinned, with some evidence of a former campsite found. Some minor debris in the NE portion. Summer Tax Due: \$40.86		\$1,367.00
6957	Parcel ID: 14-652-018-00; Legal Description: LOT 18 BLK 2 THOMPSONS TERRACE #2. Comments: ~97 ft road frontage on Esther Ave to the east, ~199 ft deep. Summer Tax Due: \$13.18	6799 S ESTHER AVE BALDWIN	\$958.00
6958	Parcel ID: 15-044-029-00; Legal Description: LOTS 29 TO 32 INC BLK 4 ARMSTRONGS ADDITION TO IDLEWILD. Comments: East end of Idlewild Lake is ~500 ft to the north. ~100 ft of road frontage on S Toledo Rd to the east, 98 ft deep. Vacant, unimproved, generally flat, wooded land. Natural gas appears to make it to the nearby Franklin intersection. Summer Tax Due: \$9.61		\$891.00

6959	Parcel ID: 15-084-007-01; Legal Description: LOTS 7 & 8 AND LOTS 43 TO 45 INC BLK 4 GLEASONS ADDITION TO IDLEWILD. SPLIT/COMBINED ON 06/29/2018 FROM 15-084-007-00, 15-084-043-00; Comments: ~75 ft road frontage on E Madison St to the south, ~198 ft deep on the west end, ~97 on the east. Near the end of a dead end. Looks like some nearby lots are getting cleared. This one is vacant and wooded. Summer Tax Due: \$12.41		\$931.00
6960	Parcel ID: 15-089-023-00; Legal Description: LOTS 23 TO 26 INC BLK 9 GLEASONS ADDITION TO IDLEWILD. Comments: ~95 x 101 ft. Property fronts on an unbuilt platted road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$6.36		\$843.00
6961	Parcel ID: 15-100-008-00; Legal Description: LOT 8 GOOD SHEPHERD CAMP. Comments: ~110 ft road frontage on E Camp Rd to the south, ~356 ft deep. Vacant, unimproved, generally flat and wooded land. Decently cleared of trees at the roadside. Summer Tax Due: \$12.52		\$917.00
6962	Parcel ID: 15-115-034-00; Legal Description: LOTS 34 TO 37 INC BLK 15 IDLEWILD. Comments: ~96.5 ft road frontage on E Oakley Ave to the south, ~98 ft deep. Vacant, unimproved, generally flat and wooded land. Summer Tax Due: \$9.81		\$894.00
6963	Parcel ID: 15-117-020-00; Legal Description: LOTS 20 & 21 BLK 17 IDLEWILD. Comments: ~48 ft road frontage on E Hall St to the north, ~99.5 ft deep. Summer Tax Due: \$4.38		\$815.00
6964	Parcel ID: 15-165-032-00; Legal Description: LOTS 32 TO 35 INC BLK 65 IDLEWILD Comments: ~100 x 100 m/l. Located on the eastern peninsula in Lake Idlewild, with the lake being ~500 ft to the north, south, and west. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$9.81		\$894.00
6965	Parcel ID: 15-183-032-00; Legal Description: LOTS 32 TO 35 INC BLK 83 IDLEWILD. Comments: ~98 ft road frontage on E Birchrun Ave to the south, ~97 ft deep. Mobile sits on the second of the four platted lots. Land is generally flat and clear. Mobile is older and worn in. Current occupant states they are intending to move out in September. Additional Disclosures: 17; 21; 33; 6 (see key for full text) Summer Tax Due: \$89.09	1460 E BIRCHRUN AVE	\$2,055.00
6966	Parcel ID: 15-184-009-00; Legal Description: LOTS 9 TO 12 INC BLK 84 IDLEWILD. Comments: ~98 x 102 ft. Road frontage on Forest to the west. Vacant, unimproved, generally flat and wooded land. Summer Tax Due: \$9.39		\$877.00
6967	Parcel ID: 15-192-022-00; Legal Description: LOTS 22 TO 25 INC BLK 92 IDLEWILD. Comments: ~96 x 100 ft. Property fronts on an unbuilt platted road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$9.39		\$888.00
6968	Parcel ID: 15-193-034-00; Legal Description: LOTS 34 TO 38 INC BLK 93 IDLEWILD. Comments: ~125 x 99 ft. Property fronts on an unbuilt platted road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$15.81		\$963.00
6969	Parcel ID: 15-219-011-00; Legal Description: LOTS 11 TO 15 INC BLK 119 IDLEWILD #1. Comments: ~125 ft road frontage on E Henry St to the north, ~103 ft deep. Vacant, unimproved, wooded land. Many developed lots nearby. Summer Tax Due: \$11.78		\$907.00
6970	Parcel ID: 15-240-045-00; Legal Description: LOTS 45 & 46 INC BLK 140, IDLEWILD #2. SPLIT ON 12/29/2008 FROM 15-240-043-00, 43-15-240-043-01, 43-15-240-045-00 Comments: ~48 x 100 ft. Property fronts on an unbuilt platted road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$1.51		\$770.00
6971	Parcel ID: 15-250-001-00; Legal Description: LOTS 1 TO 4 INC BLK 150 IDLEWILD #2. Comments: ~100 ft road frontage on E Michigan St to the south, ~80 ft deep m/l. Roughly 600 ft south of the southern tip of the lake. Vacant, unimproved, wooded land. Summer Tax Due: \$11.21		\$899.00
6972	Parcel ID: 15-251-019-01; Legal Description: LOT 19 BLK 151 IDLEWILD #2. Comments: ~24 x 100 ft. Property fronts on an unbuilt platted road. Additional Disclosures: 8; 9 (see key for full text) Summer Tax Due: \$2.62		\$785.00

6973	Parcel ID: 15-252-022-00; Legal Description: LOTS 22, 23, 24 & 25 BLK 152 IDLEWILD #2. Comments: ~98 ft road frontage on E Quarry Rd to the north, ~102 ft deep. Lake Idlewild is ~650 to the west. Summer Tax Due: \$10.88		\$895.00
6975	Parcel ID: 15-255-013-00; Legal Description: LOTS 13 TO 16 INC BLK 155 IDLEWILD #2. Comments: ~100 x 100 ft. Property fronts on an unbuilt platted road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$9.80		\$881.00
6976	Parcel ID: 15-306-014-00; Legal Description: LOT 14 BLK 206 IDLEWILD #3. Comments: ~25 x 99 ft. Property fronts on an unbuilt platted road. Additional Disclosures: 8; 9 (see key for full text) Summer Tax Due: \$1.65		\$772.00
6977	Parcel ID: 15-307-014-02; Legal Description: LOTS 14, 15 & 36 TO 39 INC BLK 207 IDLEWILD #3 COMBINED ON 11/01/2018 FROM 15-307-014-01, 15-307-018-00, 15-307-030-00, 15-307-036-00; Comments: 6 platted lots; ~50 ft road frontage on E Chicago Ave to the north, ~100 ft, with another ~100 x 100 attached to the south. Vacant, unimproved, wooded land. Looks like a driveway may have been cut in ages ago. Summer Tax Due: \$9.81		\$893.00
6978	Parcel ID: 15-307-018-01; Legal Description: LOTS 18, 19 & 30 TO 33 INCLUSIVE BLOCK 207 IDLEWILD #3 SPLIT/COMBINED ON 11/01/2018 FROM 15-307-014-01, 15-307-018-00, 15-307-030-00, 15-307-036-00; Comments: 6 platted lots; ~50 ft road frontage on E Chicago Ave to the north, ~100 ft deep, with another ~100 x 100 attached to the south. Vacant, unimproved, wooded land. Summer Tax Due: \$9.81		\$893.00
6979	Parcel ID: 15-322-013-00; Legal Description: LOT 13 BLK 222 IDLEWILD #3. Comments: ~25 ft road frontage on E Baldwin Rd to the north, 98 ft deep. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$2.69		\$790.00
6980	Parcel ID: 15-391-005-00; Legal Description: LOTS 5, 6, 11 & 12 BLK 291 IDLEWILD #4. Comments: ~100 x 100 ft. Property fronts on a platted unbuilt road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$6.36		\$843.00
6981	Parcel ID: 15-410-008-00; Legal Description: LOTS 8, 9, 10 & 11 BLK 310 IDLEWILD #4. Comments: Roughly between Paradise and Idlewild Lakes. Land may get swampy. ~100 x 100 ft. Property fronts on an unimproved road. Additional Disclosures: 8; 41 (see key for full text) Summer Tax Due: \$10.88		\$910.00
6982	Parcel ID: 15-428-034-00; Legal Description: LOTS 34 TO 40 INC BLK 328 IDLEWILD #4. Comments: ~176.5 ft road frontage on E Fremont St to the south, ~87.5 ft deep. Vacant, unimproved, generally flat and wooded land. Summer Tax Due: \$16.28		\$989.00
6983	Parcel ID: 15-449-018-00; Legal Description: LOTS 18 TO 21 INC BLK 349 IDLEWILD #5. Comments: ~105 x 100 ft. E Essex seems to be the point of access, but may terminate before getting directly to the property. Roughly between Paradise and Idlewild lakes. Additional Disclosures: 8; 41 (see key for full text) Summer Tax Due: \$10.88		\$910.00
6984	Parcel ID: 15-464-026-00; Legal Description: LOTS 26 TO 29 INC BLK 364 IDLEWILD #6. Comments: ~98 ft road frontage on S Tampa Ave to the west, with ~98 more on E Dubois to the south. Summer Tax Due: \$10.88		\$910.00
6985	Parcel ID: 15-469-038-00; Legal Description: LOTS 38 TO 41 INC BLK 369 IDLEWILD #6. Comments: ~100' x 93' vacant lot. Property has frontage on an unimproved platted road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$10.88		\$910.00
6986	Parcel ID: 15-502-001-00; Legal Description: LOTS 1 TO 4 INC BLK 402 IDLEWILD #8. Comments: ~102.5 ft road frontage on E Birmingham to the North, with another ~100 on S Franklin to the east. Vacant, wooded lot. A small area may have been cleared for a camp site years ago. Summer Tax Due: \$9.81		\$881.00
6987	Parcel ID: 15-555-024-01; Legal Description: LOTS 24 TO 28 INC BLK 55 IDLEWILD HEIGHTS #4. Comments: ~100 ft road frontage on S Celestial to the east, with another ~120 ft on E Maywood to the north. Summer Tax Due: \$13.60		\$950.00

6988	Parcel ID: 15-569-047-00; Legal Description: LOTS 47 TO 50 INC BLK 59 IDLEWILD TERRACE #2. Comments: ~98 ft road frontage on E Buckley to the south, ~100 ft deep. This property is occupied. Structure appears to be a slab cottage w/addition. Numerous vehicles, trailers, and other such personal property around the structures. The Treasurer's office has informed us that this is a meth house. Additional Disclosures: 21; 33; 6; 13 (see key for full text) Summer Tax Due: \$175.46	194 E BUCKLEY	\$2,617.00
6989	Parcel ID: 15-572-025-00; Legal Description: LOT 25 BLK 62 IDLEWILD TERRACE #2. Comments: ~25' of frontage on Buckley (unimproved road) ~100' deep. Additional Disclosures: 8; 9 (see key for full text) Summer Tax Due: \$1.65		\$775.00
6990	Parcel ID: 15-576-006-00; Legal Description: LOTS 6, 7, 8 & 9 BLK 66 IDLEWILD TERRACE #2. Comments: ~100 ft road frontage on E Benjamin to the north, ~100 ft deep. Generally flat land, somewhat cleared. Somebody is keeping it mowed. Summer Tax Due: \$6.36		\$843.00
6991	Parcel ID: 15-622-001-00; Legal Description: LOTS 1 TO 5 INC, 28 TO 31 INC BLK 122 IDLEWILD TERRACE #4. Comments: Irregular shaped parcel, with frontage on Park Rd to the south. Borders state land on the Blood Creek to the east. Land is wooded, with some clearings. The low lying northeastern portion looks to get swampy at times. Property fronts on a platted but undeveloped road. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$19.26		\$637.00
6992	Parcel ID: 15-723-037-00; Legal Description: LOTS 37 TO 44 INCLUSIVE BLOCK 13 WILSONS PARADISE GARDEN. Comments: ~201 ft road frontage on E Maywood to the north, ~99 ft deep. Land is generally flat and clear, with overgrown lawn. A handful of mature trees provide a bit of shade. Structure in middle of parcel; looks to be manufactured or mobile home w/addition on block foundation. An abandoned vehicle, jetski, and snowmobiles are around the property. Block foundation looks pretty good, with one corner cracking a bit, and it looks like a critter burrowed under in one spot. Metal roof looks in good enough condition. Looks like the roof over was not complete; and soffit and fascia pieces can be found inside. Some ceilings look to have recent drywall work. Master bathroom has an old board or two that are dropping down and moldy. Floor feels weak in spots. Rear patio exit is boarded over. All things considered, this place seems close to livable as is, and shouldn't take a lot of effort to get back up to par. Additional Disclosures: 5; 17; 21 (see key for full text) Summer Tax Due: \$114.34	287 E MAYWOOD	\$2,425.00
6993	Parcel ID: 15-724-021-00; Legal Description: LOTS 21 & 22 BLK 14 WILSONS PARADISE GARDEN. Comments: ~50 ft road frontage on E Maywood to the south, ~99 ft deep. Summer Tax Due: \$4.38		\$803.00
6994	Parcel ID: 15-735-001-01; Legal Description: LOTS 1 TO 4 INC, 23 & 24 BLK 25 WILSONS PARADISE GARDEN #1. Comments: State owned boat launch directly across the street. ~228 ft road frontage on E Unity to the north, ~97.5 ft road frontage on S Wilson Dr to the west, and ~50 ft on S Tampa to the east. Paradise Lake is visible, less than 200 ft to the east. If you're looking for easy lake access, this could be a winner. Summer Tax Due: \$16.28		\$968.93
6996	Parcel ID: 41-530-021-01; Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2025. LOTS 21 TO 24 INCLUSIVE BLOCK 130 LAKEWOODS ACRES #7. COMBINED ON 07/27/2020 FROM 41-530-021-00, 41-530-023-00; Comments: ~117 x 103 ft. South of Washington Ave, north of the Pere Marquette Trail. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$32.86		\$820.00
6997	Parcel ID: 41-532-027-01; Legal Description: PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2025. LOTS 27 TO 34 INC BLOCK 132 LAKEWOODS ACRES #7. Comments: ~228 x 103 ft. South of Washington Ave, north of the Pere Marquette trail. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$71.82		\$1,116.00
6998	Parcel ID: 42-311-001-00; Legal Description: LOTS 1, 2 BLK 11 LAKELAND ACRES. Comments: ~80 ft road frontage on Pine St to the north, with ~150 ft on Roosevelt St to the west. Vacant, unimproved, generally flat and wooded land. Summer Tax Due: \$18.15		\$709.00
7000	Parcel ID: 42-388-038-00; Legal Description: LOTS 38,39,40 BLK 88 LAKELAND ACRES #3. Comments: ~90 ft road frontage on Center St to the north, ~101 ft deep. Summer Tax Due: \$18.46	955 CENTER ST - VOB	\$714.00

7001	Parcel ID: 43-110-005-00; Legal Description: LOTS 5,8 EXC W 32.5 FT BLK 10 VILLAGE OF LUTHER. Comments: ~130 ft road frontage on River St to the east, with ~98 ft on Elm St to the south. Garage in SW corner, with a travel trailer, semi trailer, and a bunch of other odds and ends. A portion is mowed, and the meter is spinning, raising questions regarding occupancy. Portions of the ground are torn up, with exposed flex tubing snaking around within. The garage appears to now also be the well house, and where the toilet is. The overhead door opening is boarded over. Wiring looks shoddy and possibly dangerous. On a positive note, the steel roof on the garage looks pretty good. There perhaps used to be a house here. Additional Disclosures: 42; 21; 72 (see key for full text) Summer Tax Due: \$170.46	303 RIVER ST (VL) LUTHER	\$3,553.00
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Leelanau

Lot #	Lot Information	Address	Min. Bid
3600	<p>Parcel ID: 002-018-005-16; Legal Description: PRT N 1/2 OF SE 1/4 SEC 18 COM AT NW COR OF LOT 16 OF AMENDED PLAT OF SKI VIEW FARMS TH S 00 DEG 00' 32" E 130 FT TH S 82 DEG 24' 55" W 210 FT TH N 00 DEG 00' 32" W 141.55 FT TH N 85 DEG 33' 34" E 208.79 FT TO POB. SEC 18 T29N R12W .649 A. Comments: Parcel is roughly 2/3 of an acre. Located to the rear of the home at 4634 S Ski View in the Ski View Farms subdivision near SugarLoaf in Centerville Township. There is no improved access or any sort of legal access to this property other than crossing over adjacent property to get to it. The back side of the parcel fronts on what appears to be the far west portion of the Old Sugar Loaf Golf Course. This parcel really is only of benefit to those who own adjacent property with legal access. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$15.12</p>	S SKI VIEW DR CEDAR	\$688.63
3601	<p>Parcel ID: 041-824-067-10; Legal Description: PRT OF GOVT LOT 5 SEC 24 COM NE COR SD GOVT LOT TH S 412.5 FT TH W 282 TO POB TH W 16 FT TH S 125 FT TH E 16 FT TH N 125 FT TO POB VILLAGE OF EMPIRE SEC 24 T28N R15W 0.04 A M/L. Comments: This parcel sits to the west/rear of the two homes at 11842 and 11858 Lake Street in Empire. There is no visible access to this property, and there does not appear to be any platted street or other access of record to it. It is really only of use or benefit to an adjacent property owner. AND it is only 16 feet wide. Lawn bowling, anyone? Additional Disclosures: 9; 7 (see key for full text) Summer Tax Due: \$17.00</p>	S LAKE ST EMPIRE	\$704.76

Manistee

Lot #	Lot Information	Address	Min. Bid
3900	Parcel ID: 02-007-225-01; Legal Description: NW 1/4 NW 1/4 SEC 7 T23N R15W 42.61 A. Additional Disclosures: 27 (see key for full text) Summer Tax Due: \$4,790.02	11875 & 11943 MILARCH RD	\$13,370.52
3901	Parcel ID: 04-341-701-01; Legal Description: SUPERVISORS PLAT OF HARLAN LOTS 1 + 2 Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$99.49	15300 HARLAN RD COPEMISH	\$1,690.94
3902	Parcel ID: 04-341-703-01; Legal Description: SUPERVISOR'S PLAT OF HARLAN LOT 13. Comments: Older single wide mobile home on a side street in Harlan ... in the Marilla/Copemish area. Because this is occupied, we did not get the opportunity to view it in detail. ~0.10 Acres Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$111.54	15252 HARLAN RD COPEMISH	\$1,843.32
3903	Parcel ID: 05-221-735-09; Legal Description: VILLAGE OF BRETHERN LOT 173 Comments: Lot is too small to build on, but would make a nice addition to an adjoining property. On High Bridge Road right in Brethren. Additional Disclosures: 9 (see key for full text) Summer Tax Due: \$11.75	High Bridge Road. Brethren	\$516.03
3904	Parcel ID: 09-010-400-01; Legal Description: PT E 1/2 SE 1/4 COM AT NE COR, S 6 RDS, W 80 RDS N 6 RDS, E 80 RDS TO POB SEC 10 T23N R13W 3.00 A. Comments: This will be recognizable to you if you're an old timer and know what the CCC was, and what it did. 3 acres of depression era CCC pines. Parcel is 99' along the west side of Litzen Road, and runs 1320' (1/4 mile) deep. Bordered to the north and east by tilled lands in corn. This is a seasonal road and not maintained by the county. That's a fancy word for a two-track. There is a trail along the north line of the parcel, but its not wide enough for a car or truck. 'Taint no power out in these parts neither. Additional Disclosures: 43; 40 (see key for full text) Summer Tax Due: \$34.83	Litzen Road	\$787.29
3905	Parcel ID: 10-261-709-07; Legal Description: DEER TRAIL SUBDIVISION LOT 79 [Comments: 1960's era mobile on a platted lot just east of Dublin in a trailer park. Has a full length wood frame on slab addition along the front for additional storage. We didn't see a date on anything inside here newer than about 2013. Has a solid roof and floor, indicating that its been well maintained over time. Likely winterized plumbing, but that's only a guess. Additional Disclosures: 21; 17 (see key for full text) Summer Tax Due: \$92.07	3889 DAVID ST	\$1,860.02
3906	Parcel ID: 14-113-006-00; Legal Description: PART OF NW 1/4 OF NE 1/4 COM 100 FT S + 400 FT W OF NE COR, TH S 200 FT, W 200 FT, N 200 FT, E 200 FT TO POB. .92 A*M/L SEC 13 T21N R16W. [(SALE(88) 25 1509 0227 (90) 3538 0171 (91) 42 1544 0970, 26 3547 0415, 3549 0257 (02) 6000 000 Comments: 200' x 200' parcel on M-55 a couple-five miles east of Manistee. There are signs of deferred maintenance, and some garbage and castoff is visible from the roadside. This property was OCCUPIED at the time of our visit in early June, so we did not have the opportunity to review it in detail. Detached 1.5 car garage. This is in generally merchantable condition, but needs a scrubbing and clean out. There is a formal affidavit-of-affixture on file for this property, so the title to the unit is documented as being tied to the real estate. Additional Disclosures: 21; 6; 33 (see key for full text) Summer Tax Due: \$420.81	5627 CABERFAE HWY MANISTEE	\$9,197.31
3907	Parcel ID: 38-402-733-06; Legal Description: RESERVE OF VILLAGE OF KALEVA S 1/2 OF LOTS 305, 306 & 307. Comments: Home was destroyed by fire. We will be cleaning the debris from the lot before the sale. You'll be getting a fresh new parcel! On a quiet side street in Kaleva. ~0.26 acres Additional Disclosures: 42; 64 (see key for full text) Summer Tax Due: \$54.34	9061 TAPIO ST KALEVA	\$47,854.54

Manistee DNR

Lot #	Lot Information	Address	Min. Bid
10041	<p>Parcel ID: 07-003-008-00; Legal Description: E1/2 of the SW1/4 of the SW1/4 EXCLUDING the South 660 feet thereof Comments: Does not have road access (i.e. landlocked) and is surrounded by 5 private landowners. Located near the north side of Pine Creek Road east of the Mathisen Road intersection about 6 miles east of Manistee MI. Adjacent to a strip of Consumers Power Co. land that they own in fee. The parcel has excessively drained sandy soils and is forested. Local zoning has placed the property within the Multiple Use M-1 district which requires a minimum area of 5-acres and a width of 300 ft to build. The property is large enough to support a building site. Legal road access is likely needed to get local approvals to build since the property is landlocked. Aprox. 10 Acres Additional Disclosures: 7; 75 (see key for full text) Summer Tax Due: TBA</p>		\$14,500.00
10042	<p>Parcel ID: 07-003-008-05; Legal Description: The South 330 feet of the E1/2 of the SW1/4 of the SW1/4 Comments: Located on the north side of Pine Creek Road and is surrounded by 3 private landowners. Parcel runs 660' along the road and is 330' deep more or less, to the Consumers Power easement, which runs along the entire west boundary line. The property is east of the Mathisen Road intersection about 6 miles east of Manistee MI. The parcel has excessively drained sandy soils and is wooded in predominately younger oak.. Local zoning has placed the property within the Multiple Use M-1 district which requires a minimum area of 5 acres and a width of 300 ft to build. The property is large enough to support a building site. Approx. 5 Acres Additional Disclosures: 75 (see key for full text) Summer Tax Due: TBA</p>	Pine Creek Road	\$16,500.00
10043	<p>Parcel ID: 10-112-150-11; Legal Description: Part of S1/2 of the N1/2 of the SW1/4 of the NE1/4 Commencing at SW corner thereof thence E 580.80 ft thence N 135 ft for POB thence N05D37â€™ E 195.94 ft thence S 208.75 ft thence W 19.2 ft thence N 13.75 ft to POB. Comments: The subject property is between ~13 and 19 ft wide X ~200 ft long. The parcel is forested and located on the east side of S Baker Road south of the Cedar Creek Road intersection about 1.5 miles north of Wellston MI. The property is surrounded by 4 private landowners and does not have legal road access to Baker Road (i.e. landlocked). The area consists of well drained sandy soils. Local zoning has placed the property within the Agricultural Residential district which requires a minimum area of 2.5 acres and a lot width of 165 ft to build. Since the subject property is only 0.06 acres it is much too small to meet local zoning to build regulations. Aprox. 0.06 Acres Additional Disclosures: 7; 75; 9 (see key for full text) Summer Tax Due: TBA</p>		\$300.00
10044	<p>Parcel ID: 11-290-134-00; Legal Description: Portage Park Addition: Block 30 - Lots 8 and 9 Comments: Portage Point parcel is in Onekama Township, 4 miles west of Onekama village. The township has zoned the property Resort Residential 3 which requires 0.35 acres 100 ft. of road frontage 25 ft setbacks and minimum of 800 sq. ft. of floor area for the structure. The property has over 100 ft. of frontage on Greenway and is up to 130 ft wide (east end) and would likely meet zoning to build but would be very restricted on the size and location of the structure. Interested buyers should contact Onekama Township with permitting/approval questions prior to bidding/buying. The land in this area consists moderately flat terrain with well drained dry sandy soils. Approx. 0.4 Acres. There is seasonal flooding in this area that you may want to investigate. There is a driveway thru the middle of this parcel that serves property to the south we don't believe that there is an easement permitting this use. Additional Disclosures: 39; 75 (see key for full text) Summer Tax Due: TBA</p>	Greenway Drive, South	\$14,400.00
10045	<p>Parcel ID: 101-290-077-00; Legal Description: Portage Park Addition: Block 20: S1/2 of Lot 20 Comments: Only legal access is on non-constructed platted road(s). Surrounded by two private landowners. Property Dimensions are approx. 117 ft. X 25 ft. The township has zoned the property Resort Residential 3 which requires 0.35 acres 100 ft. of road frontage 25 ft setbacks and minimum of 800 sq. ft. of floor area for the structure. As a result the property does not meet local zoning to build. Approx. 0.06 Acres Additional Disclosures: 75; 9; 8 (see key for full text) Summer Tax Due: TBA</p>	(Behind and south of) 8558 Bayview, Onekama	\$1,080.00

10046	<p>Parcel ID: 11-290-359-00; Legal Description: Portage Park Addition: All that part of Outlot 3 lying NW'ly of a line drawn from SW corner of Lot 22 Block 75 to NW corner Lot 9 Block 76 and SE'ly of a line drawn from SE corner Lot 21 Block 75 to NE corner Lot 10 Block 76 according to plat thereof. (Being an extension of the alley across Outlot 3.)</p> <p>Comments: Surrounded by one private landowner. The township has zoned the property Resort Residential 3 which requires ~0.35 acres 100 ft. of road frontage 25 ft setbacks and minimum of 800 sq. ft. of floor area for the structure. As a result the property does not meet local zoning to build. Located NW of the Portage Point and Hilltop intersection around 1.5 miles west of Onekama MI. Only legal access is on non-constructed platted road(s). Aprox. 0.02 Acres Additional Disclosures: 75; 9; 8 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$360.00
10047	<p>Parcel ID: Parcel ID is TBD Manistee; Legal Description: Portage Park Addition: That part of Outlot 3 lying N'ly of the line common to Lots 20 and 21 Blk. 76 as extended E'ly to Lot 13 Blk. 75 and lying S'ly of the line from the NE corner of Lot 21 Blk.76 to the NW corner of Lot 13 Blk. 75. Comments: Surrounded by two private landowners. The township has zoned the property Resort Residential 3 which requires ~0.35 acres 100 ft. of road frontage 25 ft setbacks and minimum of 800 sq. ft. of floor area for the structure. As a result the property does not meet local zoning to build. There is no local parcel number assigned to this property. Located East of the Portage Point and Woodland Drive intersection around 1.5 miles west of Onekama MI. Has frontage on the south side of Woodland Drive. Aprox. 0.02 Acres Additional Disclosures: 75; 9 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$360.00
10048	<p>Parcel ID: Part of 13-012-250-01; Legal Description: NE1/4 of the SW1/4 Comments: The subject property is a forested vacant 40-acre parcel that is surrounded by 4 private landowners. The parcel does not have legal road access and is located northeast of the Springdale and Tomasek Road intersection about 2 miles west of Copemish MI. The property has level terrain with excessively drained sandy soils. Springdale Township is not a zoned community. Interested buyers should contact the local unit regarding building plans if interested in constructing a structure on the parcel. Legal road access will likely be needed to gain local approvals. The State of Michigan granted a transmission line easement to Northern MI Electric Co. in 1972 across the southern part of the property. This transmission line is not proper or legal access to the subject property from Tomasek Road. Aprox. 40 Acres Additional Disclosures: 30; 75; 7 (see key for full text)</p> <p>Summer Tax Due: TBA</p>		\$30,000.00

Mason

Lot #	Lot Information	Address	Min. Bid
4100	<p>Parcel ID: 001-015-021-30; Legal Description: N 100 FT OF W 400 FT OF SW 1/4 OF NW 1/4 AND N 50 FT OF S 100 FT OF W 200 FT OF N 200 FT OF SW 1/4 OF NW 1/4, EXC HWY R/W ON W SIDE. SEC 15 T18N R17W 1.13 A M/L Comments: OCCUPIED, older wood frame home just south of West Shore Community College on Stiles Road. Because of the occupancy, we were not able to get a good look at it, and did not see inside. There are signs of deferred maintenance, , and we think we see patched areas on the roof. There is an abundance of "yard art" including used appliances and other debris in the yard.to manage the disposal of. Has some cosmetic challenges but likely has potential for rehabbing. Lot is irregular in shape and slightly over 1 acre in size. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$348.38</p>	196 N STILES RD LUDINGTON	\$5,135.44
4101	<p>Parcel ID: 002-015-081-80; Legal Description: E 110 FT OF THE FOLLOWING: COMM AT W 1/4 COR OF SEC, TH N 00 DEG 30'E ALG W LINE OF SEC 1147.51 FT TO POB, TH CON'T N 00 DEG 30'E 149.26 FT TO S LINE OF A 33 FT LANE, THE S 88 DEG 35'E ALG S LINE 330 FT, TH S 00 DEG 30'W 149.30 FT, TH N 88 DEG 32'30"W PAR TO E-W 1/4 LINE OF SEC 330 FT TO POB. TOGETHER WITH EASE FOR I/E. SEC 15 T18N R15W .38 A M/L Comments: This is a really great lot. It's so great, that all the other lots tell me that they have never seen a better lot. In the whole history of the world there has never been a better lot. Or better trees. Have you ever seen better trees? The trees are so good that they're actually green! Except in the winter, then they're more not green. Or white maybe. But it's the brightest white. Anyhow, this parcel doesn't have any improved road access to it. Not even a two track. But there IS a recorded easement, so you could put a road in and then it would be even better than the greatest lot ever! There is a small rough-sawn lumber shed/shack at the road here, and this lot sits about 200 feet to the rear of that shed. And it's a great shed, but it's not so good because it's not on THIS lot. If it was on this lot, then it would be a great shed. You should really buy this lot. It's a really great lot. Almost 1/2 acre. 330' x 149.3' Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$4.10</p>	(Off) Campbell Road. Walhalla	\$700.34
4102	<p>Parcel ID: 002-220-050-00; Legal Description: FAIR OAKS ESTATES LOTS 50, 51 & S 1/2 OF LOT 49 Comments: PLEASE NOTE: THE TRAILER IS IN POOR CONDITION AND AS SUCH WILL NEED TO BE DEMOLISHED AS A CONDITION OF THE SALE. Based on the CWPCF index (Cobwebs per cubic foot), this one has been vacant a while and is in poor condition. Older singlewide mobile on a lot that is just shy of 1 acre in size. The value here is in the land, well and septic (as they may be). Additional Disclosures: 17; 21 (see key for full text) Summer Tax Due: \$140.99</p>	41 S STEPHEN AVE FOUNTAIN	\$2,696.56
4103	<p>Parcel ID: 004-026-002-00; Legal Description: NW 1/4 OF SE 1/4 OF SE 1/4 OF NE 1/4 SEC 26 T17N R16W. 2.5 A. M/L. Comments: A square parcel of 2.5 acres, that is surrounded on all 4 sides by 632 acres of Federal land. There is a gated, private road to this parcel. Access rights over that road are ambiguous, but the feds aren't known for being co-operative in such matters ... so you'll want to check that out before bidding as it is a small hike to get back in there. There are two old steel buildings and several foundations and footings here. One building has a mechanics pit which is a red flag for potential contamination. Do you homework on this one. Additional Disclosures: 13; 7 (see key for full text) Summer Tax Due: \$105.48</p>	(Off) E Sippy Road.	\$1,965.51
4104	<p>Parcel ID: 011-136-025-00; Legal Description: N 208.71 FT OF E 208.71 FT OF FOLLOWING DESC: COMM AT SE COR OF SEC TH N ALG E SEC LINE 75.36 FT TO POB TH N ALG E SEC LINE 434.80 FT TH N 88 DEG 15'08"W 389.07 FT TH S 2 DEG 44'15"W 291.12 FT TH S 78 DEG 37'03"E 408 FT TO POB SEC 36 T18N R17W 1 A M/L Comments: The headline pretty well sums this one up. Old wood frame house that collapsed many moons ago. Wayyyy beyond rational repair. But this IS a nice wooded 1 acre parcel with some mature maples towering overhead. Could be a great new home site! Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$86.26</p>	2757 S SCOTTVILLE RD SCOTTVILLE	\$2,126.14
4106	<p>Parcel ID: 041-302-007-00; Legal Description: B SOUTHWORTH'S ADDITION TO VILLAGE OF CUSTER LOT 7 BLOCK 2. Comments: Parcel is about 1/3rd of an acre. Located on a quiet, dead end street on the south edge of Custer. There are a couple of small, wood frame shed on (or near) the parcel, and a small pile of debris (burn pile?) in the center. A tire swing for your entertainment Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$25.87</p>	S Mill Street, Custer	\$903.67

4107	Parcel ID: 051-235-117-10; Legal Description: MANUFACTURERS' ADDITION LOT 6 BLOCK 7. SPLIT/COMBINED ON 02/04/2013 FROM 051-235-117-00; Comments: ~0.16 acre vacant lot located on N Emily in Ludington. Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$450.46	712 N EMILY ST LUDINGTON	\$2,521.47
4109	Parcel ID: 052-106-006-00; Legal Description: CITY ASSESSOR'S REPLAT LOT 6 BLOCK 6 Comments: Open rolling lot at the SE corner of the intersection of S Crowley and Second Streets in Scottville. Well kept, quiet neighborhood with municipal utility service and natural gas. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$137.28	203 S CROWLEY ST SCOTTVILLE	\$1,471.50

Wexford

Lot #	Lot Information	Address	Min. Bid
6500	Parcel ID: 10-082-00-258-00; Legal Description: S 51 FT OF LOTS 5-6 & 7 INCL 6 FT OF VACATED ALLEYON S SIDE BLK 25 G A MITCHELLS PLAT OF NW 1/4 SEC 3-21-9 CITY OF CADILLAC Comments: Located across the street and west of Munson-Mercy Cadillac Hospital. Large, family size wood frame home with addition. Roof appears to be newer. We can see some repair to the foundation at the rear from the alley. This was occupied at the time of our visit in June, so we did not have the opportunity view it in detail. Is in good overall repair. Small steel storage building in yard. Additional Disclosures: 6; 33; 21 (see key for full text) Summer Tax Due: \$1,431.23	812 LYNN ST CADILLAC	\$5,529.95
6501	Parcel ID: 2209-12-3201; Legal Description: E 1/2 OF E 1/2 OF E 1/2 OF NW 1/4 OF SW 1/4 --5 A.-- HAR. SEC. 12 T22N R9W -CAPS- Comments: Parcel is 165' (E-W) x 1320' (N-S) more or less. If there is a trail into this one, we didn't find it. It does not front on any improved road, and you need to cross other property to get to it. There are plenty of oaks in this area. This is nice, well drained, very buildable soil. We went most of the way around three sides of this property and didn't see a way to drive in. So you'll want to very access if that's important to you. Nice property ... not far from the Long Lake State Campground. There is power a few hundred feet to the south on the county road. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$92.50	E 28 3/4 Road	\$956.95
6502	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 2210-BR3-76; Legal Description: LOT 76 BIRCH RIDGE #3 SEL. SEC. 26 T22N R10W -CAPS- Comments: This sale is a bundle of two parcels that are identical in size and shape. Each one has ~65 of frontage on Fern Ave and is ~300' deep. Together they are ~.96 Acres of vacant wooded land. <i>(2 of 2)</i> Parcel ID: 2210-BR3-77; Legal Description: LOT 77 BIRCH RIDGE #3 SEL. SEC. 26 T22N R10W -CAPS- Summer Tax Due: \$129.62	;	\$1,525.93
6504	Parcel ID: 2211-B-0704; Legal Description: LOTS 4 & 5, BLK. 7 VILLAGE OF BOON BN. SEC. 23 T22N R11W -CAPS- Comments: Two adjacent platted lots in the quiet village on Boon. Right downtown! Level, dry land with some mature trees and undergrowth. Summer Tax Due: \$14.77	S Haskins Street, Boon	\$427.70
6505	Parcel ID: 2312M-122408; Legal Description: PAR COM 4 RDS S & 771.63 FT E OF SW COR OF BLK 15; E 86.41 FT; S 211.51 FT; W 87.41 FT; N 213.88 FT TO POB. .42 A M/L VILLAGE OF MESICK SP. SEC. 12 T23N R12W -MESICK- Comments: Vacant parcel on E Henry Street in Mesick. A structure has been removed from this parcel, and there are remnants of footing and slabs remaining. There are two decrepit wood storage buildings to the rear ... can't be positive if they're on the parcel or not ... you may wish to verify if that's important to you. Mesick municipal water. Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$28.98	120 E HENRY ST MESICK	\$3,998.76
6506	Parcel ID: 2411B-5-3310; Legal Description: COM 365 FT W OF SE COR OF S 1/2 OF SW 1/4 OF SW 1/4: N 264 FT; W 165 FT; S 264 FT; E TO BEG. -1 A.- VILLAGE OF BUCKLEY HNR. SEC. 5 T24N R11W -BUCKLEY- Comments: Open floor plan. Well ventilated and lots of natural light ... <cough>. This is an older roofover mobile that was vandalized by someone on the way out. Lots of broken windows ... and the wiring and plumbing is cannibalized and chopped up. Structurally this one is pretty solid, but it will need the interior gutted and everything redone. Open to the elements on the east side, where the siding to the bump-out has been stripped down to the studs. Decent 1.5 car garage with shop area to the rear. Could be a decent little place with some work. Roofs are older but not leaking that we can tell ... yet ... Needs to be buttoned up before the weather goes south. Nice large 1 acre yard. Just SE of Buckley. Additional Disclosures: 50; 21; 47 (see key for full text) Summer Tax Due: \$593.72	4820 W 4 RD BUCKLEY	\$3,896.82
6507	Parcel ID: MN-HF-02-08; Legal Description: LOT 8, BLK. 2 HUFF'S ADDITION CITY OF MANTON Comments: Older single wide mobile home. On a crawlspace that has a fairly tall (4'-5') access hatch on the back side. Single platted village lot. Municipal water here. This property was occupied at the time of our visit in June, so we could not view it in detail. Additional Disclosures: 21; 17; 33; 6 (see key for full text) Summer Tax Due: \$309.82	214 WEST ST MANTON	\$2,314.20

Additional Disclosures Key

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

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

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

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

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.

13: A visual inspection of this parcel indicates **potential environmental contamination**. Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites and can be accessed [here](#). Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of contamination on this parcel. Purchasers are strongly advised to obtain a **Baseline Environmental Assessment (BEA)**. Some basic information about BEAs can be found [here](#). All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

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 125.2330j](#). You may wish to consult a licensed attorney or title company to assist in this research.

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

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

27: In some cases, a party other than the surface land owner may own the right to explore for and remove oil, natural gas, and other minerals from a property. Such "severed" mineral rights generally include the right to enter upon the surface of the land in order to prospect or remove minerals located beneath the surface. If you are purchasing property of any substantial size (over a few acres), you may wish to investigate whether the mineral rights are included in the sale or if they have been severed and are owned by third parties. Significant mineral interests are held by the State of Michigan. Information about mineral interests held by the State can be found [here](#). Even if not owned by the State, mineral rights may have been sold to third parties or retained by a previous owner. Oil, gas, and other severed mineral interests are not

affected by property tax foreclosure. Furthermore, due to the complicated nature of mineral abstracting, such severed interests have not been examined during the foreclosure process. **Severed mineral interest are not included as part of this sale.** If the mineral interests have not been severed, such interests are included. However, it is the sole responsibility of a prospective purchaser to determine the state of any mineral interests associated with this property prior to bidding. Seller makes no representations or warranties regarding the state of title to any mineral interests associated with this parcel.

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.

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

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

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

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" without warranty based upon the assessed legal description.

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

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

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

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.

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

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

64: The structure(s) on this parcel have been slated for **demolition** by the local unit of government prior to sale. As such, it is being presented here as a vacant lot. You should confirm the status of this parcel as well as the allocation of the cost of demolition prior to bidding.

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

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

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

75: The State of Michigan reserves a property right in 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 as provided under Article III, part 761 of PA 451 of 1994 as amended.