

Public Land Auction

North Western Lower Peninsula

August 27th, 2026

Benzie, Grand Traverse, Lake, Lake (Dnr), Leelanau, Manistee,
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).*

2026 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

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.

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Lake DNR

Michigan DNR Land Sales Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Benzie

Lot #	Lot Information	Address	Min. Bid
1001	<p>Parcel ID: 02-011-006-01; Legal Description: W 80 FT OF FOLLOWING: BEG AT NE COR OF W 1/2 OF NE 1/4 W 300 FT S 93 FT S 52 DEG 38' E 377.46 FT TO SW COR OF YOUKON RST N 322 FT TO POB. SEC 11 T26N R15W .40 A M/L. Comments: Old wood frame home and garage on a 4/10th acre parcel near Bay Point on Platte Lake. This so overgrown that it isn't feasible to get decent photos of it. You car barely see the house at all from the road. The roof decking is severely decayed and has collapsed in several large areas, however the framing itself appears to be in place. Unsure of the amount of decay in those elements. Located on a corner parcel where Platte Road meets Old Platte Road. Could it be saved? You'll need to empty it out to properly make that assessment. Contains personal property. We believe the building had power but unlikely to have had well or septic. This one has been vacant for some time. Additional Disclosures: 31; 5; 33; 21 (see key for full text)</p> <p>Summer Tax Due: \$70.89</p>	7711 OLD PLATTE ROAD BEULAH	\$2,332.37
1002	<p>Parcel ID: 02-036-002-13; Legal Description: PT OF E 1/2 OF NE 1/4 COM AT NE COR OF SEC W 952.98 FT ALG N LN SEC TO POB S 337.85 FT W 151.86 FT TO E ROW PVT RD ALG CRV TO LFT RAD 60 FT DIST OF 118.99 FT (CHRD BRS N 11 DEG 22' 24" W 100.43 FT) N 21 DEG 48' 46" E 258.04 FT E 75 FT TO POB. SUBJ TO ROW HOMESTEAD RD W/ NON-EXCL PVT RD EASE. SEC 36 T26N R15W. 1 A M/L. PARCEL "C" SRVY P.A. 1288 LIPP FARM ROAD (PVT) Comments: This is a very sharp 1.5 story home in a modern upscale subdivision a couple miles east of Beulah-Benzonia off Traverse Road. All outward appearances are that this property is in excellent condition. 1.5 car attached garage and a small shed in the yard. Architectural shingle and vinyl siding lend to the low maintenance exterior. Because the property is OCCUPIED, we were not able to review it in detail. The occupant does not recognize the right of the government to tax property. You may wish to exercise caution when viewing this parcel and limit your inspection to driving by. Located on a private road owned by a HOA/POA and there are likely to be fees and deed restrictions here. One acre parcel at the end of a quiet cul-de-sac. Additional Disclosures: 67; 21; 6; 33; 16 (see key for full text)</p> <p>Summer Tax Due: \$1,706.45</p>	1288 LIPP FARM ROAD (PVT) BENZONIA	\$27,521.54
1003	<p>Parcel ID: 07-027-019-08; Legal Description: W 1/2 OF S 1/2 OF N 1/2 OF SE 1/4 OF SE 1/4 DESC AS COM REMON E 1/4 COR; TH N 82° 6' W, 8.44 FT TO CONTROL COR; TH S 0° 46' 0" E ALG C/L RD 1654.78 FT; TH N 88° 57' 20" W, 664.11 FT TO POB; TH N 88° 57' 20" W, 664.11 FT; TH S 0° 39' 20" E, 331.3 FT; TH S 88° 57' 25 E, 664.43 FT; TH N 0° 42' 38" W, 331.3 FT TO POB (PAR H-SURVEY) SEC 27 T26N R14W 5.5 A M/L Comments: Parcel measures 330' (N>S) x 660' (E>W). There is a shared group of roads/driveways off S Weldon Road 1/4 north of Homestead Road. The center trail, bearing to the left reaches this parcel. The home here appears to be OCCUPIED at the time of our visit in mid-June. So we were unable to view it in detail. There is unfinished construction on an addition on the north end of the structure. Fairly modern construction. Lands are very level and sparsely wooded. Sandy well drain ed soils here. Additional Disclosures: 50; 21; 6; 33 (see key for full text)</p> <p>Summer Tax Due: \$709.16</p>	838 S. WELDON ROAD BEULAH	\$12,260.57

Lake DNR

Lot #	Lot Information	Address	Min. Bid
10073	<p>Parcel ID: 11-013-006-00; Legal Description: S 1/2 of the NE 1/4 Comments: The subject property is ~80 acres in size and is located NW of the S Forman Road and E 20th Street intersection about 6 miles northeast of Baldwin MI. The property is mostly comprised of well drained sandy soil with 0 to 6% slopes. There are some poorly drained muck soils in the western part of the property. The subject property has legal road access on the west side of S Forman Road. The subject property is adjacent to 14 private landowners and is zoned within the AG Agricultural District which requires a minimum of 5 acres and 330 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Webber Township regarding zoning inquiries. Additional Disclosures: 42; 41; 75 (see key for full text) Summer Tax Due: TBA</p>		\$180,000.00
10074	<p>Parcel ID: 11-024-031-00; Legal Description: W 1/2 of the SE 1/4 Comments: The subject property is ~80 acres in size and is located NE of the W 32nd Street and S Otis Street intersection/curve about 4.5 miles northeast of Baldwin MI. The property is mostly comprised of well drained sandy soil with 0 to 6% slopes. There is an area of poorly drained muck soil at the southern border of the property. The subject property has legal road access at the curve of W 32nd Street and S Otis Street. The subject property is adjacent to 8 private landowners and is zoned within the AG Agricultural District which requires a minimum of 5 acres and 330 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Webber Township regarding zoning inquiries. Additional Disclosures: 42; 41; 75 (see key for full text) Summer Tax Due: TBA</p>		\$180,000.00
10075	<p>Parcel ID: 11-025-012-00 11-025-014-00; Legal Description: E 1/2 of the NW 1/4 Comments: The subject property is ~80 acres in size and is located SW of the W 32nd Street and S Otis Street intersection/curve about 4.5 miles northeast of Baldwin MI. The property is mostly comprised of well drained sandy soil with 0 to 6% slopes. There is an area of poorly drained muck soil at the center and northwestern part of the property. The subject property has legal road access on both W 32nd Street and S Otis Street. The subject property is adjacent to 18 private landowners and is zoned within the AG Agricultural District which requires a minimum of 5 acres and 330 ft. of width to meet local zoning to build. Interested buyers are encouraged to contact Webber Township regarding zoning inquiries. The listing is comprised of both local parcel numbers 11-025-012-00 11-025-014-00. Additional Disclosures: 42; 41; 75 (see key for full text) Summer Tax Due: TBA</p>		\$180,000.00

Leelanau

Lot #	Lot Information	Address	Min. Bid
4100	<p>Parcel ID: 004-005-004-00; Legal Description: PRT NE 1/4 COM @ E 1/4 COR SD SEC TH ALG E-W 1/4 LN N 89D 59' 50" W 1157.01 FT TO POB TH CONT N 89D 59' 59" W 175 FT TH N 00D 10' 05" W 335 FT TH S 89D 59' 50" E 175 FT TH S 00D 10' 05" E TO POB SEC 5 T28N R11W 1.345 AC Comments: An undeveloped ~1.3 acre parcel of wooded property in growing Elmwood Township north west of Traverse City. We have had contact from a neighbor who contends that the property is (a) the site of a former township "dump" and is contaminated and un-buildable, and (b) that it has no means of legal access. We do note that it is on a private road, and we do not see any specific deeded access rights in the current title documents. However there are numerous other parcels here on the same road that seem to have similar circumstances and there has been no apparent barrier to their use. So you may wish to investigate these claims. We see no evidence of this having been a "dump" and it is not listed on any state registry of contamination. The parcel is on the right/west side of the road, and has a cleared site at the center of the parcel. The southern/rear part of the site is beautifully wooded and sits about five feet below road grade. This parcel may be subject to deed restrictions and association fees for maintenance of the private road. Do your homework on this one prior to bidding. Very nice homes in this quiet, scenic setting. Additional Disclosures: (see key for full text) Summer Tax Due: TBA</p>	(Off) Northern Sites Drive (PVT)	\$589.48
4101	<p>Parcel ID: 042-234-011-00; Legal Description: PRT N 1/2 OF NE 1/4 OF NW 1/4 BEG 120 FTS OF N 1/4 SEC COR TH W 350 FT TH S 100 FT TH E 350 FT TH N 100 FT TO POB SEC 34 T32N R11W. Comments: This home was still OCCUPIED at the time of our inspection in mid-June, so we were not able to inspect it in detail. Modern one story wood frame ranch design. Appears to be a two car detached garage to the rear. Everything appears to be in generally good condition. If the property is vacated prior to the sale, we will return for interior photos and commentary. Parcel fronts ~100' on the west side of Hwy 201 (N Mill St) and runs 350' feet deep. The north property line is the village of Northport limits. Parcel is inside the village. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: TBA</p>	1151 N MILL ST NORTHPORT	\$19,090.09

Manistee

Lot #	Lot Information	Address	Min. Bid
4400	<p>Parcel ID: 02-004-200-15; Legal Description: PT GOVT LOT 1, COM AT CTR 1/4 POST, TH N 0 DEG 52 MIN E 1068.8 FT, TH W 207.6 FT, TH N 7 DEG 40 MIN W 539 FT, TH S 59 DEG 12 MIN W 138.6 FT FOR POB, TH N 30 DEG 48 MIN W 167 FT, TH S 59 DEG 12 MIN W PARA & 33 FT FROM C/L OF US-31 150 FT, TH S 30 DEG 48 MIN E 167 FT, TH N 59 DEG 12 MIN E 150 FT TO POB; ALSO PT GOVT LOT 1, COM AT CTR 1/4 POST, TH N 0 DEG 52 MIN E 1068.8 FT, TH W 207.6 FT, TH N 7 DEG 40 MIN W 847.8 FT, TH S 65 DEG 17 MIN W 261.5 FT FOR POB, TH S 65 DEG 17 MIN W 47 FT, TH S 30 DEG 48 MIN E 83.7 FT, TH N 59 DEG 12 MIN E PARA & 33 FT FROM C/L OF US-31 41.2 FT, TH N 30 DEG 48 MIN W 78.7 FT TO POB. SEC 4 T23N R15W. .70 A M/L. Comments: Very nice 1 acre +/- parcel on US 31 in Bear Lake with 50' of lake frontage ! This was likely a motor court 100 years ago. Three small tourist cottages (two now combined) and a garage. We assume the original owners quarters was adjacent (or in front) and likely removed over time. The old wood frame buildings are in need of considerable work but aren't shot. Could be a killer little family or communal group cabin compound ! There is a mobile home here also, an older 60's/70's model. Situated across the street is a 50' waterfront lot with boathouse. Parcel is walking distance to businesses on US 31 right in town (technically in Bear Lake Township). You'll want to check local zoning if you contemplate commercial use here. Parcel is one acre more or less. Former owners still have personal property here which they are coming to claim. Would also likely make a great summer homesite with direct lake frontage ! "Dry side" parcel has about 150' on the road. Subject to US 31 right-of-way. Additional Disclosures: 17; 21 (see key for full text) Summer Tax Due: \$1,145.51</p>	8359 LAKE ST BEAR LAKE	\$5,801.53
4401	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 02-005-325-08; Legal Description: PT GOVT LOT 4 COM AT SW COR, N 1313.75FT TO S R/W OF CO RD NO. 600, N 79DEG 32MIN E 394.58FT, FOR POB N 101.54FT TO SHORE OF BEAR LAKE. N 78DEG 22MIN E 95.36FT, S 425.06FT. N 88DEG 32 MIN W 93.3 FT, N 302.4 FT TO POB. .78 A M/L SEC 5 T23N R15W. Comments: We do not see many like this. Completely updated family or summer home on popular all-sports Bear Lake ! This property started life as a 1300 square foot Cape Cod style home. It was thoroughly and completely updated about 20 years ago with a substantial, modern addition which includes a large 2 car attached garage, steel storage building and an older (original) outbuilding. This property displays professional quality upgrades including zoned hot water radiant heat, a Generac whole-house backup power system and completely upgraded 200A electric service. The grounds are tastefully lined with mature Catalpa trees and other ornamental vegetation. There is a paved driveway. There are two parcels here, which include 95' of frontage on popular Bear Lake. The parcel containing the house is just shy of one acre, and the rear parcel that is directly south and east comprises an additional 1.5+ acres. The home features three bedrooms with closets, a fourth room that serves as a den, a "walk thru" bunkroom in the upper center portion of the home over the kitchen, and a "future expansion" room currently used as storage over the attached garage that could become a sizeable recreation or family/rec/TV room. Every detail of this property has been carefully and professionally upgraded and well maintained in the years since the home was upgraded. Please note: The former owners still have personal property here and are in the process of moving things out. Because they are from outside the area, this will take them some time. Please respect that right to privacy. The photos are a thorough representation of the quality here. Individual personal showings of this property are not anticipated. This will be a popular and sought after property. Come prepared. Additional Disclosures: 21 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 02-005-350-08; Legal Description: PT GOVT LOT 4 COM ON E LI OF W 1/2 OF SD GOV LOT 4 WHERE SAME INTS S LI OF CO RD 600, S 360FT FOR POB, W 20 RDS, S 200 FT, E 20 RDS, N 200 FT TO POB SEC 5 T23N R15W. 1.5 A. 3.03 A M/L. [[SALE(76) 8 1341 0225 (03) 3866 0784 (06) 31002 2984 Summer Tax Due: \$3,374.67</p>	7063 S SHORE DR BEAR LAKE; S SHORE DR BEAR LAKE	\$17,848.33
4403	<p>Parcel ID: 02-641-701-17; Legal Description: WILDWOOD LOTS 9 & 10 ALSO N 36 FT LOTS 11 & 12 BLOCK 1 [Comments: Walking distance of popular Bear Lake. Newer single wide with shingled roof. Has been vacant a couple of years, and we think it's been through a mortgage foreclosure as well. Can't tell if it has been winterized ... no guarantees. Everything appears generally solid and there is some flaking of ceiling texture material likely from humidity. Some faded carpet. Nice open, level dry lot in Bear Lake township. Garden shed to rear in useful condition. Two full platted lots and part of two others. There is an active wasp nest near the front door (ask us how we know). Additional Disclosures: 17 (see key for full text) Summer Tax Due: \$790.85</p>	12184 LINDERMAN RD BEAR LAKE	\$2,875.69

4404	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 04-036-150-06; Legal Description: W 10RDS OF E 36RDS OF W 1/2 NE 1/4 S OF M115. 2.36 A*M/L SEC 36 T24N R13W Comments: Two adjacent parcels here. 264' on the south side of M-115 west of Mesick. There is a block and frame home here that has had a really bad roof for a really long time. The interior has ceilings down but the trusses/rafters appear to be intact. No guarantee on condition tho. Two outbuildings in similar condition. Nice uplands parcels with mature hardwoods and other growth. The electric has been dropped by the service provider. We assume there are a well and septic here, condition not guaranteed. This one will need a complete rehab and resurface. Additional Disclosures: 5 (see key for full text)</p> <p><i>(2 of 2)</i> Parcel ID: 04-036-150-07; Legal Description: W 6 RDS OF E 26 RDS OF SW 1/4 NE 1/4 LYING S OF M-115 SEC 36 T24N R13W. 1.27 A*M/L. [[SALE(93) 120 4569 0996 (96) 120 2642 0912 (98) 7 1685 0836 (04) 250 1896 1911 (07) QC2 2007R004611, LC2 2007R004612 (08) AF2 2008R000996, AF2 2008R001397</p> <p>Summer Tax Due: \$299.41</p>	23649 CADILLAC HWY COPEMISH; 23653 CADILLAC HWY COPEMISH	\$4,816.27
4406	<p>Parcel ID: 04-036-275-04; Legal Description: W 1/2 E 1/2 E 1/2 SE 1/4 NW 1/4 LYING S OF M 115. SEC 36 T24N R13W. 4.17 A M/L. Comments: 4.17 acre parcel on the south side of M-115 west of Mesick. Fronts 150' feet on the highway. There are remnants of a burned house here, which will be removed before the parcel is sold. Demo costs will be included in the opening bid. Topographical maps suggest that this is all uplands, and a nice rolling wooded parcel. There may be a well, septic and other infrastructure here that is re-useable ... but not guaranteed. Additional Disclosures: 64; 11 (see key for full text)</p> <p>Summer Tax Due: \$151.39</p>	23479 CADILLAC HWY COPEMISH	\$29,607.29
4407	<p>Parcel ID: 05-221-732-07; Legal Description: VILLAGE OF BRETHERN LOTS 157 & 158 Comments: Parcel has platted streets on two sides and an alley on a third side. None have even been built. There are several adjacent properties that could add this to their yards. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$29.08</p>	(Unimproved) Earhart @ Cripe Street	\$749.04
4408	<p>Parcel ID: 06-113-150-13; Legal Description: PT SW 1/4 NE 1/4, COM AT C 1/4 COR OF SD SEC, TH S 87 DEG 39 MIN 44 SEC E 137.78 FT, TH N 2 DEG 20 MIN 16 SEC E 533 FT, TH S 87 DEG 39 MIN 44 SEC E 33.5 FT, TH N 55.59 FT TO POB, TH CON'T N 94.52 FT, TH N 70 DEG 08 MIN 58 SEC E 386.75 FT TO W R/W OF US-31, TH ALG CRV TO RIGHT 157.29 FT (CHRD BEARS & DIST S 19 DEG 26 MIN 31 SEC E 157.29 FT), TH S 79 DEG 27 MIN 21 SEC W 423.7 FT TO POB. 1.15 A*M/L. SEC 13 T21N R17W Comments: 1.15 acres. Irregular in shape with 150' feet of frontage on the west side of US 31 in growing Manistee. Immediately north of the Baymont (former Days Inn) on the south edge of the city in Filer Township. Level well drained soils. Commercial potential, check zoning for your intended use prior to bidding.</p> <p>Summer Tax Due: \$214.64</p>	US 31 South, Manistee	\$6,277.65
4409	<p>Parcel ID: 08-641-714-39; Legal Description: WOODMERE SUBDIVISION LOT 20 BLOCK 14 [[SALE(06) 1976 12645 Comments: Single platted lot in the Woodmere subdivision, ~0.24 acres in size. Roads have not been established in this part of the subdivision, so we were unable to visit the parcel. Additional Disclosures: 8 (see key for full text)</p> <p>Summer Tax Due: \$27.23</p>		\$740.43
4410	<p>Parcel ID: 08-641-714-47; Legal Description: WOODMERE SUBDIVISION LOT 24 BLOCK 14 [[SALE(06) 1976 12645 Comments: Single platted lot in the Woodmere subdivision, ~0.24 acres in size. Roads have not been established in this part of the subdivision, so we were unable to visit the parcel.</p> <p>Summer Tax Due: \$27.23</p>		\$740.43
4411	<p>Parcel ID: 10-113-475-07; Legal Description: COM 264FT E OF SW COR OF E 1/2 SE 1/4 SE 1/4, N PARA E SEC LI 660FT, E 66FT, S 660FT, W 66FT TO POB SEC 13 T21N R14W 1.00 A. [[SALE(83) 6428 0872 (06) 1976 12645 Comments: Parcel is ~1 acre. Rectangular shaped parcel which sits behind another parcel fronting on Stronach Dam Rd. No road access and no real use for anyone other than an adjacent property owner. Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: \$25.44</p>		\$697.19
4412	<p>Parcel ID: 10-641-725-10; Legal Description: VILLAGE OF WELLSTON LOTS 12 & 13 BLOCK 25. Comments: Parcels sit about 5 feet blow road grade. There is standing water present. Near the park at Crystal Lake Additional Disclosures: 41 (see key for full text)</p> <p>Summer Tax Due: \$85.77</p>	OAK ST WELLSTON	\$1,597.38

4413	Parcel ID: 11-290-277-00; Legal Description: PORTAGE PARK ADDITION LOT 22 BLOCK 67. [[SALE(78) 6361 0283(79)3374 4619(81)7399 0936-7 (06) 1976 12645 Comments: Single platted lot in the Portage Park subdivision, ~0.23 acres in size. Roads have not been established in this part of the subdivision, so we were unable to visit the parcel. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$7.16		\$436.14
4414	Parcel ID: 11-290-290-00; Legal Description: PORTAGE PARK ADDITION LOT 5 BLOCK 72. [[SALE(06) 1976 12645 Comments: Single platted lot in the Portage Park subdivision, ~0.11 acres in size. Roads have not been established in this part of the subdivision, so we were unable to visit the parcel. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$7.16		\$436.14
4415	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 37-200-081-00; Legal Description: VILLAGE OF EAST LAKE R.G. PETERS ADDITION LOT 124, EXC S 15 FT BLOCK N. Comments: Older one story wood frame home on a corner lot in the quiet village of East Lake. A second parcel to the north contains a detached garage. It is difficult to determine if this parcel is still occupied. We believe we saw lights on inside the home, even though it appears unkept and overgrown. We did not enter it because of this possible occupancy. There is substantial deferred maintenance. The roof has missing shingles and either already is ... or is going to leak before long inside. We noted a couple of broken windows. Large village parcel. A total of three platted lots here. Additional Disclosures: 6; 21; 33 (see key for full text) <i>(2 of 2)</i> Parcel ID: 37-250-014-00; Legal Description: VILLAGE OF EAST LAKE SUPERVISOR'S PLAT OF SHRIGLEY'S ADD LOTS 5 & 6 BLOCK 4. [[SALE(85) 3455 1713 (05) 850 1960 1456 (06) 3994 1979 Summer Tax Due: \$955.67	157 THIRD ST EASTLAKE; EASTLAKE	\$6,318.31
4417	Parcel ID: 38-541-703-39; Legal Description: VILLAGE OF KALEVA RENGO ADDITION LOTS 19 & 20 EXC W 20 FT OF LOT 19 BLOCK 3 Comments: Double lot on a quiet side street in Kaleva in central Manistee County. Beautifully wooded in large pines and maples. Level, dry land with well drained soils. Summer Tax Due: \$71.55	BROOK AVE KALEVA	\$1,075.51
4418	Parcel ID: 51-349-713-05; Legal Description: FILER + TYSONS ADD W 62.25 FT OF LOT 7 BLOCK 10 Comments: Older home on Manistee's north side. It's larger than it appears from the outside. We counted SIX bedrooms inside, though some are very small. Structurally this home has a lot of deferred maintenance, and was never of high grade to begin with. The roof surprisingly isn't leaking in the forward (2 story) section, but it's deplorable over the one story storage room addition to the rear. The floors throughout the place bow and weave. It needs new siding. Many of the doors and windows have been upgraded. The foundation, particularly on the north wall, have substantial stress cracks. We thought we could see an area of lateral deflection there, but the amount of debris in the property made a complete review difficult. Curiously, the power is still on here. Shared driveway with a one car garage in the rear that needs help ASAP. Limited off-street parking only in the back yard without encroaching on the neighbors property. The furnace is missing. Potential here? Yes. But it will take a lot of investment and hard work. Not a "quick flip" house at all. Additional Disclosures: 34 (see key for full text) Summer Tax Due: \$873.59	462 SECOND ST MANISTEE	\$6,288.74
4419	Parcel ID: 51-748-710-09; Legal Description: FREELAND N 1/2 OF LOT 5 BLOCK 6 Comments: 1/2 of a platted lot in the Maxwelltown neighborhood of Manistee. Morton Salt is across the street, and their employee parking lot is next door. Too small for typical home construction but it might qualify for a tiny home site under current city of Manistee zoning. Additional Disclosures: 23; 9 (see key for full text) Summer Tax Due: \$230.69	616 ENGELMAN ST MANISTEE	\$1,922.10

Mason

Lot #	Lot Information	Address	Min. Bid
4600	Parcel ID: 001-021-004-50; Legal Description: PART OF NE 1/4 OF NW 1/4 DESC AS COMM ATN 1/4 COR OF SEC 21 TH S 02 DEG 12'17"E 397.01 FT ALG E LINE OF SAID SEC TO POB TH CONT'G ALG E LINE S 02 DEG 12'17"E 907.14 FT TO N 1/16 LINE TH N 88 DEG 04'37"W 551.02 FT ALG N 1/16 LINE TH N 02 DEG 12'17"W 914.43 FT TH S 87 DEG 19'15" E 551.60 FT TO N-S 1/4 LINE & POB SUBJ TO R/W EASE & RESTR OF RCD SEC 21 T18N R17W 11.49 A M/L Comments: Parcel is 11.5 acres in size, measuring 551' (E-W) and 914' (N-S). It sits south and to the rear of the parcel at 2823 W First St. There is an overgrown trail along the east boundary, but it is not clear if there is a legal right to use it, so the parcel may not have legal access except from adjacent parcels. Topographic maps suggest that the parcel is uplands and not marsh, but we did not walk it to be certain. Densely wooded. Per legal description, parcel may be subject to an easement. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$212.14	(Behind) 28223 W First St	\$3,542.76
4601	Parcel ID: 002-012-007-00; Legal Description: N 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 OF NE 1/4. SEC 12 T18N R15W. 2.50 A. M/L. Comments: Rally nice, wooded uplands parcel. A couple miles north of Branch. It's so far east in Mason County, that it's Lake County across the street ! Paved county road, electric at the street. 165' feet along the road and 660' feet deep. Nice property ! Summer Tax Due: \$34.94	S Tyndall Road, Branch	\$1,176.41
4602	Parcel ID: 002-700-194-00; Legal Description: WALHALLA SHORES LOT 194. Comments: Sales 4602 and 4603 are two adjacent lots in the Walhalla Shores POA community off US 10 east of Ludington near Walhalla. This is a nice, clean community of modest, modern homes. You'll want to research the HOA fees and restrictions before bidding. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$27.74	Shoshone Trail, Walhalla	\$1,069.98
4603	Parcel ID: 002-700-195-00; Legal Description: B-567-195 WALHALLA SHORES LOT 195. Comments: Sales 4602 and 4603 are two adjacent lots in the Walhalla Shores POA community off US 10 east of Ludington near Walhalla. This is a nice, clean community of modest, modern homes. You'll want to research the HOA fees and restrictions before bidding. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$27.74	Shoshone Trail	\$1,069.98
4605	Parcel ID: 003-022-009-50; Legal Description: E 1/2 OF FOLLOWING DESC PCL--S 264 FT OFW 660 FT OF SW 1/4 OF NW 1/4. SEC 22 T18N R16W 2 A M/L Comments: Parcel is located off S Custer Road. It does not have any frontage on any public or improved street as far as we can tell. It measures 264' (N-S) and 330' (E-W). Nothin' on it but trees. Sits to the rear of 782 S Custer Road. Topographic maps tell us that this is an uplands (dry) parcel. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$13.11	(Behind) 782 S Custer Road	\$850.16
4606	Parcel ID: 005-001-019-00; Legal Description: W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4 SEC 1 T20N R16W 10 A Comments: Tidy little primitive hunt camp on a 330x1320 parcel surrounded by federal land. There is no power here other than genset uses. Features a "bath with a path". No plumbing or other infrastructure to speak of. This parcel appears to be surrounded by federal lands which *can* present access issues if here are not agreements already in place. Parcel is about a mile due east of Hoags Lake. It wouldn't take much work to put this one back into use. Evidence of minor roof leaks around woodstove vent. Additional Disclosures: 43; 21 (see key for full text) Summer Tax Due: \$114.19	4414 E HOAGUE RD FREESOIL	\$2,373.28
4607	Parcel ID: 005-001-035-00; Legal Description: SE 1/4 OF LOT 7 SEC 1 T20N R16W 10 A Comments: "Where the streets have no names". You'll need some GPS help to get to this one. Strictly seasonal federal roads. Surrounded by federal lands which can present access problems if there are not preexisting agreements in place. A square ten acres (660x660) with densely wooded , rolling terrain. Drops about twenty feet from boundaries to the center of parcel. Plenty of oak here. Even has a well-worn DEER TRAIL that runs right thru the camp site .. they come to YOU on opening day ! Old camper (we have no title) and miscellaneous rubbish laying around but not overwhelming amount. No power anywhere near here. We found access off NFS 8369 ...a two-trak, off another two-trak off Hoague Road, Come in from the SW corner and you'll find it. Additional Disclosures: 43; 21 (see key for full text) Summer Tax Due: \$114.25	(Off) NFS 8369	\$2,324.25

4608	Parcel ID: 005-003-006-10; Legal Description: N 208 FT OF S 473 FT OF E 236 FT OF SE 1/4 OF SW 1/4. SEC 3 T20N R16W 1.13 A M/L Comments: Doublewide or modular home on 1.13 acres. Measures 208' x 236' roughly in size. Parcel is on a shared driveway and sits back a couple hundred feet from Hoague Road. This property was not occupied when we were there, but there are signs that it remains under the possession of the former owner. House has missing siding in the front and there are signs of roof issues on the rear east corner. One and a half car attached garage connected by a breezeway / utility room. It is probable that this house will need some work inside based on the exterior indicators. Additional Disclosures: 50; 21; 6; 33; 17 (see key for full text) Summer Tax Due: \$333.40	2788 E HOAGUE RD FREE SOIL	\$4,977.87
4609	Parcel ID: 005-013-024-00; Legal Description: ALL THAT PT OF SE 1/4 OF SE 1/4 LYING S OF SAUBLE RIVER EXC W 1100 FT SEC 13 T20N R16W Comments: So let's say that a piece of property was teeny-tiny. So teeny-tiny that you couldn't build anything on it. AND it was like ... underwater, too. Like under the Sauble River kinda wet. It's so tiny ... and so wet .. that even the TAX ASSESSOR says its worth like three hundred bucks. And we all know they always shoot low ... right ? So iffen you want bragging rights to "waterfront property up north" ... well by golly here it is. Maybe you can put a chair there and fish ? (It may not even be that big if it's raining). Additional Disclosures: 9; 14 (see key for full text) Summer Tax Due: \$2.89	(near) 9205 N SCHOENHERR RD FREE SOIL	\$424.14
4611	Parcel ID: 007-220-290-00; Legal Description: HAMLIN LAKE ESTATES NO. 1 LOTS 32, 33, & 34, BLOCK 24. Comments: Nicely wooded triple lot at the NW corner of the intersection of Beed and Tamarack. Gently rolling, dry, Summer Tax Due: \$90.50	Tamarack at Beech Street	\$1,053.39
4612	Parcel ID: 010-131-300-019-00; Legal Description: SECTION 31, T18N, R17W. COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, THENCE EAST, 840'; THENCE NORTH, 440' TO THE POINT OF BEGINNING: THENCE CONTINUING NORTH, 220'; THENCE EAST, 54'; THENCE SOUTH, 220'; THENCE WEST, 54' TO THE POINT OF BEGINNING. Comments: Parcel is a ~0.27 acre rectangle that is surrounded on all 4 sides by private landowners. Parcel has no apparent road access and likely has little value to anyone other than an adjacent property owner. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$14.99	W CHAUVEZ RD LUDINGTON	\$678.75
4613	Parcel ID: 012-013-010-00; Legal Description: S 6 RODS OF W 80 RODS OF N 1/2 OF SE 1/4 OF NW 1/4 SEC 13 T19N R15W 3 A M/L Comments: Parcel is 99' feet wide and runs 1320' feet deep. The Little Sable River bisects the parcel about halfway back. Uplands here ... not swamp property. Cabin is 2 bedroom one bath. Not much of a kitchen (no sink). Pretty basic accomodations here. In decent overall condition. Last regular occupancy about 2023. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$186.55	4891 N LANDON RD BRANCH	\$3,400.34
4614	Parcel ID: 012-033-031-00; Legal Description: THE S 66 FT OF N 858 FT OF W 330 FT OF W 1/2 OF GOV'T LOT 2. SEC 33 T19N R15W. 0.50 A.M/L. Comments: Parcel is 66' wide x 330' deep. It is covered in debris including at least 4 old campers, a garage and a stripped mobile home. A real ShangriLa ! The property is an active demo target, and it will be cleaned of all debris before the sale, with the cost of that work added to the minimum bid price in the amount of \$9000. May be a well or septic here ... we can't tell ! Summer Tax Due: \$25.64	2280 N BENSON RD FOUNTAIN	\$2,093.89
4615	Parcel ID: 012-523-001-10; Legal Description: FIRST ADDITION TO OAK OPENINGS LOTS 1, 2, 3, 4, 5, & 14 BLOCK 8 Comments: Modern wood frame faux log ranch style home and detached garage on a lot near Tallman Lake. This property had lights on and cars in the driveway at the time of our visit in mid-June, so we could not examine it in detail. Appears to be in merchantable condition. The street here is a platted right-of-way, but it may not be maintained as it is rutted and muddy. Additional Disclosures: 6; 21; 33 (see key for full text) Summer Tax Due: \$437.61	6589 E SHERMAN ST FOUNTAIN	\$6,970.41
4616	Parcel ID: 014-205-021-00; Legal Description: SU-283 BASS LAKE PARK LOTS 21 & 22 BLOCK 5. Comments: Parcel is 2 platted lots located on an undeveloped platted road. We did not visit this parcel in person as it is inaccessible by vehicle. Likely not buildable due to size. Additional Disclosures: 9; 8 (see key for full text) Summer Tax Due: \$37.69		\$1,106.06

4617	<p>Parcel ID: 051-282-007-00; Legal Description: LAWNDALE PARK ADDITION LOTS 7 & 8 BLOCK 12. * 804 DIANA ST. Comments: This was a pretty nice place at one time. And then the roof started to leak. And leak. And leak. And nothing was done about it. Before long the mold began to grow. And it took over rooms on by one. And now it's in this sale. The right side rear is the worst of it. We could not access several rooms in the upper floor right end hallway as they were swelled shut or obstructed with wet debris. The basement was barricaded, and a peek inside revealed a soaked, hoarded pile of goodness that we did not climb over the photograph in detail. Here is the short version: Start with several 30 yard dumpsters to empty the house. Strip the entire things down to studs and start over from the inside out. You'll clearly need a new roof and most or all decking as well as some framing rehab. There are a couple of sections of wall that likely have decay. We saw some rot in window and door elements. We suspect your need to upgrade some infrastructure as we doubt anything here was winterized. This has been leaking a lot, for a long time. It's smells, moldy and decayed. Be prepared. Two car detached garage, hoarded and also a very bad roof. Additional Disclosures: 32; 5; 21; 66 (see key for full text) Summer Tax Due: \$5,825.00</p>	804 DIANA ST LUDINGTON	\$45,798.54
4618	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2)</i> Parcel ID: 051-311-001-00; Legal Description: RESSEGUIE'S ADDITION ENTIRE BLOCK 11. Comments: This is a 30's/40's era grade school building with several additions of different periods. It is in a great Ludington neighborhood. It was closed by the school district within the last decade or so, and sold to a third party developer, who has since abandoned it. The building is structurally sound, but has been vandalized in the form of broken windows (boarded now) and some graffiti inside. Otherwise, the building is in generally solid condition. It is clear that this property was well maintained until the district sold it. There are electrical upgrades dated 2007 and other obvious infrastructure improvements that are not old. We did not see any roof issues transmitting to the inside other than one small leak in a central atrium. We found and are attaching floor plan maps. We include many photographs but did not attempt to document every room as it would just be redundant. Things that we DID see: Barrier free design. Up to date HVAC. Network ethernet infrastructure appears intact. What we did NOT see: Any over signs of asbestos, including in the original two story portion of the building (general observations). Roof leaks. Broken or vandalized fixtures. Boilers (removed). It also has a very minimal kitchen and no room specified as a cafeteria. The lunch ladies of yore would have been distressed by lack of a place to make the mystery meat. Maybe they had it all Door-dashed ? The potential for this property is substantial. You'll want to check with the zoning people, but it would make an impressive corporate campus, private educational facility or various forms of housing or nursing care. Again ... zoning and community buy-in are important here. We did notice that the boilers have been removed. . The overall synopsis is thus: This is a well maintained, solid, modern infrastructure building that has a myriad of uses. This sale includes two parcels, which incorporates the playground and parking area across the street to the south of the building.</p> <p><i>(2 of 2)</i> Parcel ID: 051-314-001-00; Legal Description: RESSEGUIE'S ADDITION ENTIRE BLOCK 14 AND ORIGINAL PLAT THAT PART OF BLOCK 64 LYING N OF ALLEY AKA LOTS 6 THRU 10 OF BLK 64 Summer Tax Due: \$15,900.00</p>	507 E FOSTER ST LUDINGTON; 504 E FOSTER ST LUDINGTON	\$28,111.41
4620	<p>Parcel ID: 051-335-005-00; Legal Description: ADDITION NO. 3 LOT 5 BLOCK 135. Comments: A home was removed from this site. Nice, clean and green ! Check with city zoning about the project you might envision before you bid. Has all municipal utilities, natural gas and alley access! Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$4,500.00</p>	716 E DANAHER ST LUDINGTON	\$18,147.91
4622	<p>Parcel ID: 052-220-009-00; Legal Description: CITY ASSESSOR'S EASTERN ADDITION LOT 9. Comments: No clowning around about this one ! Large family size home has had some rough use, but the potential here is grand ! There is evidence of plumbing freeze damage here. And to be honest, the plumbing here was very amateurish and should all be replaced anyway. It appears that this may have been used as a boarding house or pseudo-apartments as the bedroom doors upstairs are numbered. Several poor grade bathrooms were scabbed in, and plumbing was run in very odd places on the main floor degrading the historical character of the house. The main floor retains many quality finishes and trim. Fireplace is in need of rebuilding. The basement is waterlogged and we didn't get down there, but we assume the boiler is cracked and should be replaced. Needs attention to outside decks as they have deteriorated. Roof is older but no substantial leaks. At least 4 bedrooms upstairs. The bathrooms are numerous and low grade. We would tear them out and start over. Same with the kitchen. Home is grubby and needs a resurface and deodorizing.. Detached two car garage curiously was fairly empty. Needs a roof yesterday. This could be a grand home in the right hands. Additional Disclosures: 5; 35 (see key for full text) Summer Tax Due: \$2,413.72</p>	306 E STATE ST SCOTTVILLE	\$17,823.81

Wexford

Lot #	Lot Information	Address	Min. Bid
7000	Parcel ID: 10-061-00-049-00; Legal Description: W 72 FT. OF LOT 13, BLK. 132 DIGGINS 1ST ADD. CITY OF CADILLAC Comments: This home has the potential to be a cute little starter, retirement or flip home. It has been boarded and we could not easily access it for review. Our understanding is that this is an estate property, and that the former owners (deceased) heirs have abandoned it. Has been vacant about 5-6 years we believe. Based on observations, this likely has an old 60a electrical service (fuses) and antiquated mechanicals. Probably will need a gutting and resurfacing as well as mechanicals. It is not posted as condemned, but you may want to verify that with city building conde officials. It has a twin next door ! Additional Disclosures: 33; 46 (see key for full text) Summer Tax Due: \$941.59	836 SECOND AV CADILLAC	\$4,687.83
7001	Parcel ID: 10-087-00-021-00; Legal Description: LOT 43, POLLARDS SUB. DIV OF BLKS E & F COBBS & MITCHELLS SECOND ADDN CITY OF CADILLAC Comments: This parcel is on the south side of Pollard Street, west of Aspen Street. It is completely covered in dense brush and can't really be evaluated without a brush hog haircut. There are marshlands in this general area, so soils may be moist. However there is modern construction right next door, so it's probably feasible. Check zoning for size requirements to build. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$119.80	Pollard Street - Cadillac	\$1,022.83
7002	Parcel ID: 10-088-00-004-00; Legal Description: LOT 4 ROSEDALE PARK PLAT CITY OF CADILLAC Comments: Vacant platted lot on Division Street at Cadillacs eastern boundary near US 131. Parel sits five feet below road grade. Highly visible location on a busy city street. Has become a dumping ground for yard waste and general debris that will require some cleanup. Summer Tax Due: \$222.34	E DIVISION ST CADILLAC	\$1,566.24
7003	Parcel ID: 10-091-00-019-00; Legal Description: LOT 19, BLK 248 SMITH & ERNST ADDN, CITY OF CADILLAC Comments: Older single-wide mobile home on a platted lot in Cadillac. This one is well used and will likely need a good deal of work to make merchantable. There is some debris about the yard, but not a huge amount. There are several vehicles parked to the north of this that we believe belong to the neighbors. We understand this unit to be still OCCUPIED at the time of our visit in mid-June, so we could not view it in detail. Still has the tongue if you want to haul it off, however you probably can't put another one there under current zoning. Check zoning for your intended use. Additional Disclosures: 6; 21; 33; 17 (see key for full text) Summer Tax Due: \$286.19	918 SUNDBERG ST CADILLAC	\$1,904.58
7004	Parcel ID: 10-097-00-124-00; Legal Description: LOT 21, BLK 268 WEBBERS SECOND ADD CITY OF CADILLAC Comments: Vacant, overgrown home on the north side of Cadillac. Has the asphalt faux-brick siding common in the 50's. There is a detached one car garage that is one good snow load away from collapsing. The roof is older, and the fascia and soffit show decay, but it does not appear to be leaking. The mechanical systems here are old, but it does have a high efficiency heating system. We think this is likely slab-on-grade construction, and most of the lower siding around the perimeter has been covered or replaced suggesting some issues with decay at ground level. You'll really need to cut back the growth and clean this one out before you can really get a good look at it from a construction standpoint. Our understanding is that it has been vacant about two years since the former owner passed away. It is unclear if the plumbing was winterized prior to being vacated. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$516.00	1209 DANDY ST CADILLAC	\$3,167.90
7005	Parcel ID: 2109-14-1102; Legal Description: E 264 FT OF S 165 FT OF NE 1/4 OF NE 1/4 1 A. CL. SEC. 14 T21N R9W -CAPS- Comments: A country acre. On S 47 Road near McBain in Clam Lake Township. Fronts 165' along the west side of the road and runs 264 feet deep. Level open property. We're guessing there was a mobile home here, which burned. The frame is still here. We see a natural gas, electrical and assume a well/septic hookup here (condition unknown). Small metal shed of little value up front, and another nicer wood one further back for the in-laws when they visit. Nice, level open dry land with a nice country pastureland view to the rear. Additional Disclosures: 62 (see key for full text) Summer Tax Due: \$322.51	8180 S 47 RD CADILLAC	\$2,726.07

7006	Parcel ID: 2110-11-4118; Legal Description: COM ON S BDRY OF DONNELLY ST 1089 FT W OF 1/4-POST: S 200 FT; N 83D12' W 110. 69 FT; W 135.22 FT TO 1/8-LINE; N TO DONNELLY ST; E'LY ALONG DONNELLY ST. TO POB. --1.07 A M/L-- CG. SEC. 11 T21N R10W Comments: Our topo maps tell us that this parcel is predominately wetlands. There is some firmer earth at the roadside. Sits across the street from several nice homes on Lake Mitchell. Has some utility use to those folks. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$165.96	S Lake Mitchell Drive	\$902.42
7007	Parcel ID: 2110-BB56146; Legal Description: LOTS 46, 47, 48, 49, BLK. 61 BOULEVARD BEACH SUBDIVISION #5 CG. SEC. 3 T21N R10W Comments: This parcel sits third row back off S Lake Drive. There is a platted road to get to it, but is has never been improved and is covered in trees. Also sits directly behind 111/113 Maple Blvd and might be of use to those property owners. There are marshlands in this area, but maps suggest this parcel is uplands. You may want to investigate that in person if you have access. Additional Disclosures: 8 (see key for full text) Summer Tax Due: \$104.10	(Behind) 111/113 Maple Boulevard	\$1,154.78
7008	Parcel ID: 2210-BR2-59; Legal Description: LOT 59 BIRCH RIDGE #2 . SEC. 26 T22N R10W ALSO THAT PART OF THE SE 1/4 OF SW 1/4 LYING N OF LOT 59 BIRCH RIDGE PLAT #2 & S OF ANN ARBOR RR R/W. .05 A M/L SEC. 26 T22N R10W - CAPS Comments: Older mobile home northwest of Cadillac in Selma Township. It appears that this property was still OCCUPIED at the time of our visit in mid-June. Three inoperable vehicles in the yard along with other clutter. Mobile has signs of deferred maintenance. Lands to the east of this parcel are marshy. Additional Disclosures: 21; 6; 33; 17 (see key for full text) Summer Tax Due: \$536.21	150 ARBUTUS AV CADILLAC	\$10,286.70
7009	Parcel ID: 2210-FW0301; Legal Description: LOT 1, BLK. 3 FLOWING WELL PARK SEL. SEC. 35 T22N R10W -CAPS- Comments: Triangular shaped parcel on the west side of W Mitchell Lake Road. Parcel has multiple wetlands indicators visible from the road. Good for utility purposes to owners across the street. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$96.75	W Mitchell Lake Drive	\$1,073.69
7010	Parcel ID: 2210-SOS-08; Legal Description: LOT 8 SOUTHERN SHORES SUBDIVISION SEL. SEC. 8 & 17 T22N R10W -MESICK- Comments: Nicely wooded lot in the Southern Shores plat, near Woodward Lake, just off M-115 NW of Cadillac. A quiet area of modest, newer homes. The parcel to the north is marshy and has a drain flowing thru it, but this parcel appears to be primarily uplands. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Summer Tax Due: \$32.73	Deer Run Road	\$771.20
7011	Parcel ID: 2211-32-3401; Legal Description: E 100 FT OF SW 1/4 LYING S OF C/L OF OKOREN RD AS LAID OUT EXC N 30 FT FOR R/W --1.37 A M/L-- BN. SEC. 32 T22N R11W -CAPS- Comments: Parcel is ~100' wide on the south side of Okoren Road and runs roughly 600 feet deep. It is bisected by a power line easement. Our sign is located on a square wood fence post that approximates the NE corner of the parcel. May be some sort of private association in this area. This is a nicely wooded uplands parcel. Summer Tax Due: \$86.73	Okoren Road	\$1,021.44
7012	Parcel ID: 2211-B-0724; Legal Description: A PAR COM 30 FT E OF NW COR OF LOT 24, BLK. 7: S 44 FT; E 22 FT; N 44 FT; W 22 FT TO BEG. VILLAGE OF BOON BN. SEC. 23 T22N R11W -CAPS- Comments: Parcel is only 22' wide and runs 44' deep. Not sure what you'd do with it But hey ... let your imagination wander ! Vacant, level, dry land. Additional Disclosures: 23; 9 (see key for full text) Summer Tax Due: \$6.12	W Hueston St - Boon	\$425.83
7013	Parcel ID: 2211-BA-0404; Legal Description: LOT 4, BLK. 4 BENNETT'S ADDITION TO VILLAGE OF BOON BN. SEC. 23 T22N R11W -CAPS- Comments: At the NE corner of N Myrtle and W Hueston Streets in Boon. Level, open, dry parcel. Single platted lot. Neighbor has some things stored here. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21; 23 (see key for full text) Summer Tax Due: \$21.59	W Hueston @ N Myrtle Street - Boon	\$518.16

7014	Parcel ID: 2211V-GC1201; Legal Description: LOT 1, BLK. 12 & VACATED ALLEY L616 P2300 VILLAGE OF HARRIETTA GASTON & CAMPBELL ADDITION BN. SEC. 7 T22N R11W - CAPS- Comments: Single platted lot in the Village of Harrietta. Old maps suggest there was a house here at one time that has been removed. A little brush here but not much else now. There is a power service and a well here, and it appears there may have been a mobile home here in the past as well. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 62 (see key for full text) Summer Tax Due: \$21.69	120 N HURON ST HARRIETTA	\$537.61
7015	Parcel ID: 2312-10-2104; Legal Description: COM AT N 1/4 COR OF SEC; S 1184.48 FT TO POB; S 128.03 FT; S 84D59M29S W 400 FT; N 259.68 FT; ALG C/L M-115 ALG CURV TO LEFT; LC OF S 76D34M04S E 415.82 FT TO POB. --1.743 A M/L SP SEC 10 T23N R12W - MESICK Comments: Just west of Hodenpyle Dam Road on M-115. Triangular shaped parcel of land is ~1.7 acres in size. There is a fairly modern singlewide home here that is cluttered but appears structurally solid. There is a section of the skirting opened which could suggest plumbing freeze issues. Inside the unit is cluttered and dirty. The windows are lower grade. With a good cleaning and some resurfacing, this could be a decent property. We would bet there is freeze damaged plumbing here. Some doors off their hinges. The fridge in the kitchen is duct taped shut ... we took that as a hint. Power is off (meter pulled) and we saw a dated item inside from 2016 posted near the door. Additional Disclosures: 35; 21 (see key for full text) Summer Tax Due: \$298.51	8575 W M-115 HWY MESICK	\$4,230.02
7016	Parcel ID: 2411-RV-66; Legal Description: LOT 66 RIVERVIEW HNR.SEC. 31 T24N R11W -MESICK- Comments: ~0.31 acre Vacant parcel on W 12 Road, just east of M-37 near Sherman. Former owner still has vehicles, boats, campers and equipment stored here and lives nearby. We have no title to any of these items and they are not included in the sale. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$49.58	W 12 Road	\$1,003.95
7017	Parcel ID: MN-CC-05-05; Legal Description: LOTS 5 & 6 EXC THE E 12 FT. OF LOT 5 BLK. 5 CEDAR CREEK PLAT CITY OF MANTON Comments: Large 1.5 story wood frame home in Manton. Corner lot. Upgraded with vinyl siding. The roof is fatigued and needs help ASAP. It's not leaking inside "yet", but by golly she's gonna ! This home is a bit stanky and there is some food debris around the kitchen. The garage is LOADED with bundled newspaper and other debris. The electrical service panel is somewhere in that heaped mess, so we couldn't get to it for review. Based on observation, we assume it is an upgraded 100a service, but that's just a guess. The floors on the main level here have sway. We only found a partial "Michigan" basement about 5x5 feet in size under the kitchen ... we assume the rest may be wood pier footings that are decaying and may need some review. She is a dirty girl, but with a good scrubbing, you may be able to bring her back to life ! Much original (painted) wood trim here worth saving. Natural gas forced air heat. Laundry room has a very weak/rotten floor. A dumpster load of debris in the yard to haul off. Four bedrooms upstairs (two are walk-thru) and one on the main floor. Bath and kitchen are grungy and could use a re-do. Additional Disclosures: 5; 21 (see key for full text) Summer Tax Due: \$762.59	306 W ELMORE ST MANTON	\$6,108.19
7018	Parcel ID: MN-M-DV-032; Legal Description: LOT 32 MANTON DEVELOPMENT ASSOCIATION ADDITION CITY OF MANTON Comments: Small one bedroom wood frame home in Manton. Last owner was part-way through a remodel when she passed away and the estate has let it go. Newer windows and drywall needs finishing and trim. Updated high efficiency natural gas forced air heat. Full basement has minor repair visible. Detached one car garage seems generally straight and sound. Roof is older but no visible leaks. Finish the remodel and score ! Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$536.48	110 E ELM ST MANTON	\$5,380.94
7019	Parcel ID: MN-RODNB-A; Legal Description: 50 FT BY 150 FT OF OUTLOT A RODENBAUGH'S ADDITION CITY OF MANTON Comments: This property is OCCUPIED. Please respect the occupant's privacy if viewing in person. The property includes an older occupied single-wide mobile home that appears to be in decent repair. There are numerous campers, boats, and other personal property visible from the roadside. We do not have title to any personal property on site, and none of it is included in the sale. We were unable to view the interior due to occupancy. Please do your research before bidding Additional Disclosures: 33; 6; 21 (see key for full text) Summer Tax Due: \$395.03	508 N MAPLE ST MANTON	\$2,466.61

7020	<p>Parcel ID: MN-RODNB-A-3; Legal Description: OUTLOT A EXC THAT PART LYING E'LY OF A LINE DESC AS COM 65 FT W OF NW COR OF S 1/2 OF NE 1/4 OF SW 1/4 & RUNNING TO NW COR OF LOT 9, EXC 50 FT BY 150 FT OF OUTLOT A & EXC THAT PT OF OUTLOT A & PT OF N 1/2 OF SW 1/4 SEC 3 T23N R9W DESC AS COM AT SOUTHERN MOST COR COMMON TO LOT 8 & 9 OF BURKE-FOXWORTHY SUBD; ALG N'LY LN OF SD OUTLOT A, W 65 FT TO POB; CONT W 126.34 FT; S 50.23 FT; S62°04'44"E 165 FT; N08°44'58"W 127.17 FT TO POB. RODENBAUGH'S ADDITION CITY OF MANTON SPLIT/COMBINED ON 09/30/2020 FROM MN-RODNB-A-1; Comments: This parcel is ~0.27 acres with no known legal access. Sits behind houses off of Pine St, N Maple St, and Robert St. Would be best suited for an adjacent property owner looking to expand their property size. There are debris from an adjacent owner that spill onto this property as well. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. Additional Disclosures: 7 (see key for full text)</p> <p>Summer Tax Due: \$3.43</p>		\$417.25
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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.

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

14: This parcel may not exist as depicted on county plat or GIS maps. Particularly when dealing with property abutting water, lands can be totally or predominantly submerged and any dry portions of such property may be too small to be of practical use. Many cliff or bluff type "waterfront" lots have literally fallen into the body of water that they previously abutted and many "swamp lots" may be submerged as well. You should investigate the true boundaries of this parcel and understand what you are purchasing **prior to the sale**.

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

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

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.

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.

34: The foundation of one or more buildings located on this parcel appears to be failing. Correcting foundation issues can be very expensive and issues are often more complex than they initially appear. You should research this issue thoroughly prior to bidding on this parcel.

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

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

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

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.

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

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

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

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.

67: We have reason to believe that this property was last owned (and may still be occupied or monitored) by someone that does not recognize the right of the government to tax or foreclose upon their property. Be advised that this former owner may be potentially volatile or aggressive. We strongly advise that you limit any inspection of this property to what can be safely observed from a distance and to avoid contact with the former owner.

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.