

Public Land Auction

West Central Lakeshore

August 17th, 2018

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



Location:

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

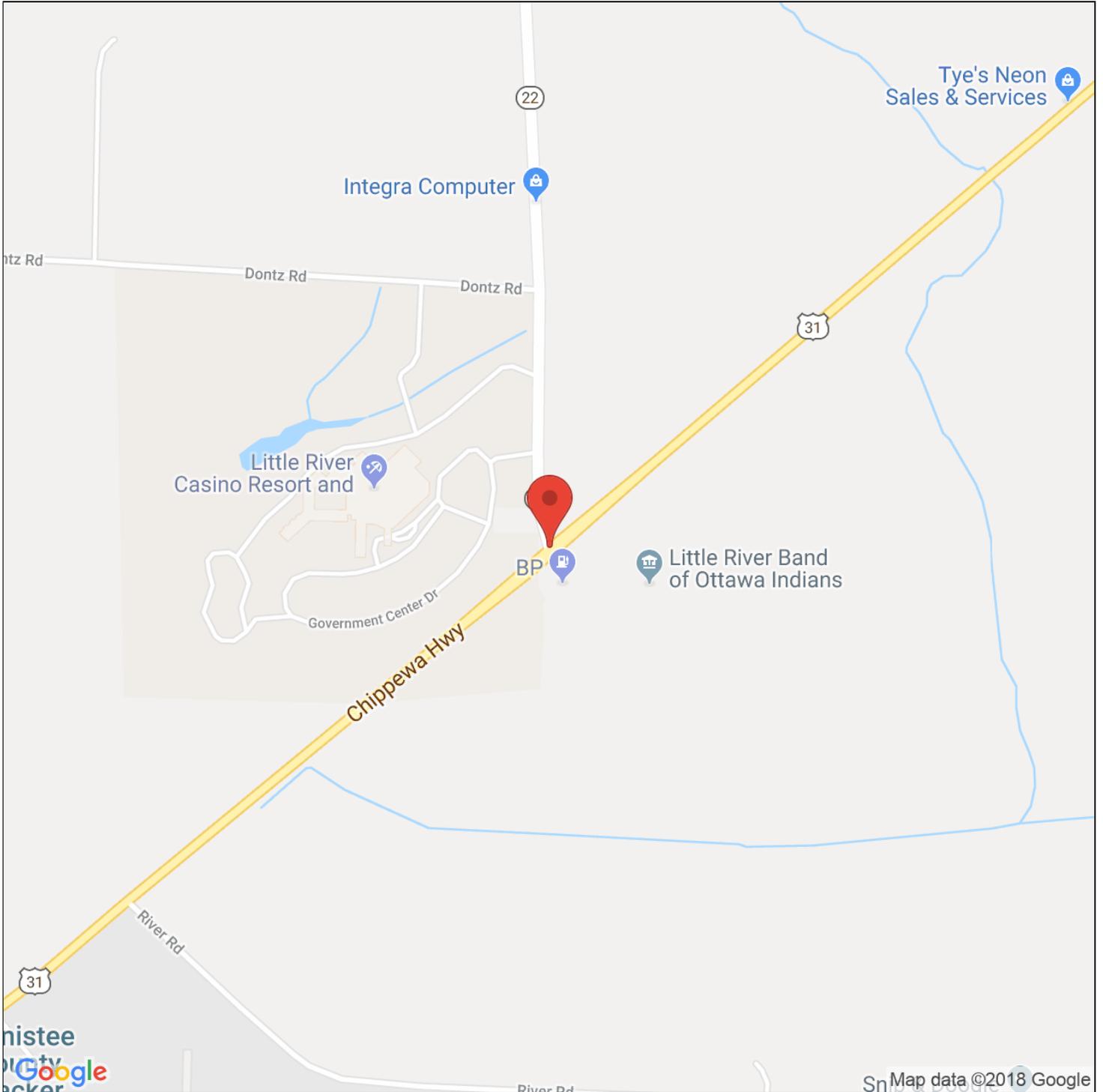
Time:

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

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

Auction Location

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





[Facebook.com/TaxSaleInfo](https://www.facebook.com/TaxSaleInfo)

There are three ways to bid at our auctions:

IN-PERSON AT THE AUCTION

ONLINE VIA OUR WEBSITE

PROXY/ABSENTEE BID

(Absentee bids are for those who cannot attend in-person or bid online)

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

- **Photos** and detailed descriptions of properties (where available)
- **Faster check-in/out** with pre-registration online
- **GPS/GIS** location of the property
- **Maps** of the property vicinity (where available)
- **Google Earth links** to satellite images of the area, and street views of the property and neighborhood (where available)
- **Save properties** to your personalized “favorites” list

We only have about 90 days to review several thousand parcels. We begin about May 1, and add data as we get to each parcel. Please be patient and **check back often as the auction date approaches** 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.

SAVE TIME AT THE AUCTION

PRE-REGISTER TODAY AT [TAX-SALE.INFO](https://www.tax-sale.info)

Visiting and viewing property BEFORE auction:

The auction list being furnished is of property that **MAY** be offered. *Many parcels on early lists do not actually proceed to the auction for a variety of reasons.* PLEASE FOLLOW PROPERTIES YOU ARE INTERESTED IN ON THE WEBSITE. They may be removed from the list, which is updated *daily* on the website if the status is changed. If you do not use the internet, please verify current status with the Treasurer's office regularly.

You are NOT AUTHORIZED to enter any buildings, even if they are unlocked or open to access. Entering into a tax auction property to "see it" is **breaking and entering. It is a criminal offense.** Please limit your review to looking through the windows and other external inspection. We will post exterior and interior photos, and provide other commentary as available.

Entering properties (even vacant land) can be dangerous because of condition. **You assume all liability for injuries and other damage** if you go onto 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 (vehicles, furnishings, appliances etc). These items are **NOT SOLD** at our auction. We are only selling the **REAL ESTATE (land)** and whatever is **attached** to it (land, buildings and fixtures).

- You are **NOT AUTHORIZED** to remove ANY "personal" property, "scrap" metal or fixtures from auction parcels. This is **THEFT AND WILL BE PROSECUTED**. We often ask neighbors to watch property for theft and vandalism and report this to local police. **You have been warned...**
- **PROPERTY IS SOLD "AS IS" IN EVERY RESPECT**. Please check zoning, building code violation records, property boundaries, condition of buildings and all local records.
- **THERE ARE NO REFUNDS AND NO SALE CANCELLATIONS AT BUYERS OPTION.**
- **INFORMATION OFFERED ON THE WEBSITE OR IN THE SALE BOOK IS DEEMED RELIABLE BUT IS NOT GUARANTEED**. We suggest reviewing the records of the local ASSESSORS 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 on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
- **NO CASH** will be accepted.
- If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal/business check, money order, Visa, MasterCard, or Discover.
- If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
- If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1000.00 must be paid in certified funds.**
- If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
- **Any remaining balance** beyond the required certified funds may be paid by certified check, personal/business check, money order, Visa, MasterCard, or Discover.

Online bidding

- **The full purchase price must be paid in full WITHIN 5 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.
- Online and absentee bidding require a **\$1,000 pre-authorization hold** on a Visa, MasterCard, or Discover credit card or a \$1,000 certified funds deposit before any bids will be accepted. 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 Email or Fax.** You will also need to pre-authorize a \$1000 deposit on a major credit card. Contact the auction manager at 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).*

On-site bidding

The doors open **ONE HOUR** before the stated auction time at all of our locations. *Please do not arrive earlier than this, as it delays our setup of the sale.*

2018 AUCTION SCHEDULE - ROUND 1

Ionia/Montcalm 7/31/2018 Sheridan, MI	Northern Bay Area 8/1/2018 East Tawas, MI	Mecosta/Osceola 8/2/2018 Big Rapids, MI
Lake 8/3/2018 Baldwin, MI	Clare/Gladwin 8/4/2018 Clare, MI	Bay/Tuscola 8/8/2018 Bay City, MI
Central L.P. 8/9/2018 Owosso, MI	Monroe 8/10/2018 Monroe, MI	Saint Clair 8/11/2018 Port Huron, MI
North Central L.P. 8/13/2018 Gaylord, MI	Northeastern L.P. 8/14/2018 Alpena, MI	Northwestern L.P. 8/16/2018 Boyne Falls, MI
West Central Lakeshore 8/17/2018 Manistee, MI	Allegan/Ottawa 8/18/2018 West Olive, MI	Wexford/Missaukee/Kalkaska 8/21/2018 Cadillac, MI
Muskegon 8/22/2018 Muskegon, MI	Eastern U.P. 8/23/2018 Sault Ste. Marie, MI	Central U.P. 8/24/2018 Gladstone, MI
Western U.P. 8/25/2018 Watersmeet, MI	Saint Joseph/Branch 8/28/2018 Sturgis, MI	Calhoun 8/29/2018 Battle Creek, MI
Jackson 8/30/2018 Jackson, MI	Genesee 9/4/2018 Flint, MI	Lapeer 9/5/2018 Lapeer, MI
Saginaw 9/6/2018 Frankenmuth, MI	Van Buren/Cass 9/7/2018 Decatur, MI	Kent 9/10/2018 Grand Rapids, MI
	Kalamazoo/Barry 9/11/2018 Kalamazoo, MI	

Rules and Regulations

1. Registration

Registration will begin 30 minutes before the stated start time unless otherwise noted. No bids will be accepted unless the bidder has registered and received a pre-numbered bid card. A Driver's license, passport, or other state issued I.D. must be presented in order to receive a bid card.

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 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 HIS OR HER OWN RESEARCH** as to the suitability of any offered property for any intended purpose. The FGU makes no warranty, guaranty or representation 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.

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 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

Generally, each sale unit will be offered separately and in the order appearing on the attached list. Sales are typically conducted both online and live on-site, simultaneously. The sale will be awarded to the individual bidding the highest amount equal to or greater than the starting bid by either method. Typically, the auctioneer will make available a list of parcels prior-to-sale and will provide an opportunity for on-site bidders to designate "parcels of interest" prior to the start of the sale. The auctioneer may skip over those parcels upon which no party has placed an online bid or designated as a parcel of interest prior to the start of the sale. **Parcels that do not have online bids and that have not been designated as parcels of interest prior to the start of the sale and in the manner prescribed by the auctioneer are not guaranteed to be offered.** The auctioneer, in their sole discretion, may offer a second request round of unsold parcels after the first round of bidding has been completed at the minimum bid sale only. Such second request round will be available to those online and on-site bidders as may be in attendance at that time.

B. Starting Bid Price

The starting bid prices are shown 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 or auctioneer.

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

Floor bidders MUST bid in the same increments as online and absentee bidders. **We will not accept irregular bid increments** in fairness to online and absentee bidders.

D. Eligible Bidders

Any person who meets the following requirements may register as a bidder and receive a pre-numbered bid card:

- The person does not directly or indirectly hold more than a *de minimus* 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 FGU from participation in the public sale.

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

Absentee bids will be accepted in increments up to the amount that you pre-approve. 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. An absentee bid form is also available on www.tax-sale.info. Additionally, absentee bids may be submitted up until one hour before the sale if submitted online.

F. Online Bidding

On-line bidding will be available on the day of the auction at www.tax-sale.info.

G. Bids are Binding

An oral bid accepted at public auction is a legal and binding contract to purchase. No sealed bids will be accepted and the FGU reserves the right to reject any or all bids.

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

- **Live On-Site Bidders**
 - **The full purchase price must be paid in full on the day of the sale, within half an hour of the end of the Auction.** No purchases can be made on a time-payment plan.
 - **NO CASH** will be accepted.
 - If the total purchase price is **less than \$1,000.00**, full payment may be made by certified check, personal check, money order, Visa, MasterCard, or Discover.
 - If the total purchase price is **greater than \$1,000.00**, a portion of the total purchase price must be paid by **certified funds** as follows:
 - If the total purchase price is **greater than \$1,000.00 but less than \$50,000.00**, **the first \$1,000.00 must be paid in certified funds.**
 - If the total purchase price is **\$50,000.00 or greater**, **the first \$5,000.00 must be paid in certified funds.**
 - **Any remaining balance** beyond the required certified funds may be paid by certified check, personal check, money order, Visa, MasterCard, or Discover.
- **Online & Absentee Bidders**
 - **The full purchase price must be paid in full WITHIN 5 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.
 - Online and absentee bidding require a \$1,000 pre-authorization on a Visa, MasterCard, or Discover credit card or a \$1,000 deposit before any bids will be accepted. Buyer's failure to consummate an online or absentee purchase will result in the forfeiture of this \$1,000.

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 forfeit any purchase price paid as follows:

- A buyer whose total purchase price was less than \$1,000.00 will forfeit any portion of the total purchase price tendered and not dishonored including any credit card chargebacks which are successfully reversed by Seller.
- A buyer whose total purchase price was greater than \$1,000.00 will forfeit that portion of their total purchase price which was required to be tendered in certified funds as required by part 4A 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 will be banned from bidding at all future land auctions. The venue for litigation or arbitration resulting from any disputes or matters involving or arising out of bidding or purchases, whether online or on-site, shall be fixed as Kalamazoo County in the State of Michigan.

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 *de minimus* 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 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, 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.

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 did not meet the above requirements at the time their 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 **forfeit the first \$350 paid** on each parcel and any buyer's premium paid as liquidated damages for breach of contract by the buyer. 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

The FGU reserves the right **TO CANCEL ANY SALE, AT ANY TIME, FOR ANY REASON** prior to the issuance of the deed.

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 upon payment. 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 purchaser 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 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 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 http://www.michigan.gov/deq/0,4561,7-135-3311_4109_4212---,00.html

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.

9. Conditions

The purchaser accepts the premises in its present "as is" condition, and releases the Foreclosing Governmental Unit and employees and agents 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. Seller makes 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 under the heading "Additional Terms and Conditions" 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. In some cases, the auctioneer is required to relate certain information orally on the day of sale when it is not possible to include such information in the printed sale booklets or in these Rules and Regulations ("**Oral Terms**"). In such a situation, the auctioneer will clearly state that they are relating an additional condition of sale which either has not been previously printed or which modifies some portion of these Rules and Regulations. If the auctioneer makes such a specific announcement, the Oral Terms shall take precedence over these Rules and Regulations where applicable. Finally, additional conditions are included on the printed 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, Oral 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: Oral Terms, Additional Terms, Terms of Sale, Rules and Regulations.

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

NOTE: Please review the terms at the top of each online catalog and the addendum pages in the printable sale books for county-specific purchase terms. Failure to follow the specific rules posted for each county could result in a cancellation of the sale and the retention of part or all of the purchase proceeds by the FGU.

Benzie

Lot #	Lot Information	Address	Min. Bid	Sold For
1000	<p>Parcel ID: 02-023-003-00; Legal Description: 259* BEG AT NW COR OF NE 1/4 OF NE 1/4 E 459 FT ALG SEC LN S 634 FT S 60 DEG 29' W 270 FT N 136.87FT W 139 FT S 4 DEG 54' E 385.66 FT TO C/L EDEN HILL RD S 59 DEG 19' W 73.3 FT ALG C/L N 4 DEG 54' W 496.2 FT N 2 DEG W 550.55 FT TO POB SEC 23 T26N R15W Comments: This is an irregularly shaped parcel that has 73 feet of frontage on Eden Hill Road. A private drive runs up the hill to a tee where a driveway on the right leads to a home (not part of this sale). There is a grown over drive that continues past our sign and winds around to a plateau that rises even higher than the roof of the home already there. Thru-the-trees views of Crystal Lake can be had here, and the property rises even further than this (we didn't explore further). Site easily accommodates multiple homesites, or it would be a grand estate type setting for your very own new, hilltop, lakeview McMansion. Local records indicate that this parcel is about 7 acres in size. The plateau at the end of the overgrown road is already cleared and levelled. The elevation at the plateau is roughly 128 feet above the level of Crystal Lake (and just 1/4 mile away from the lake) and it rises yet another 60 feet at the rear of the property if you're really after the penthouse view. Well drained soils and rolling wooded lands here.</p> <p>Summer Tax Due: \$164.60</p>	(Next to 770) EDEN HILL ROAD BEULAH;	\$2,300	
1001	<p>Parcel ID: 06-506-007-00; Legal Description: COM SE COR LOT 1 PLAT SECOND ADD FRANKFORT CITY S 130 FT TO POB S 50 FT W 199.85 FT N 50 FT & 199.59 FT TO POB UNPLATTED LANDS ELBERTA SEC 27 T26N R16W .23 A M/L Comments: Vinyl sided tiny house in Elberta. Would be a great weekender, retirement place or single persons quarters. Can't be much more than 400 or 500 square feet if that. It is currently occupied by renters and we did not have the opportunity to view it up close and personal. Occupied; Dnvi;</p> <p>Summer Tax Due: \$1,014.70</p>	351 CRAPO STREET ELBERTA;	\$3,000	
1005	<p>Parcel ID: 12-501-105-95; Legal Description: LOTS 6 BLK 12 THOMPSONVILLE SEC 36 T25N R14W Comments: Vacant lot in the village of Thompsonville.</p> <p>Summer Tax Due: \$48.33</p>	THOMPSONVILLE;	\$800	
1006	<p>Parcel ID: 12-502-013-00; Legal Description: LOT 12 BLK 3 1ST ADD. THOMPSONVILLE Comments: Vacant lot in the village of Thompsonville. This parcel lies along an unimproved road, so you can only access it by foot.</p> <p>Summer Tax Due: \$40.11</p>	THOMPSONVILLE;	\$700	
1007	<p>Parcel ID: 12-503-029-00; Legal Description: N 200 FT LOT 50 ASSESSORS ADD THOMPSONVILLE Comments: Vacant lot in the village of Thompsonville.</p> <p>Summer Tax Due: \$13.20</p>	THOMPSONVILLE;	\$500	

Grand Traverse

Lot #	Lot Information	Address	Min. Bid	Sold For
2400	<p>Parcel ID: 01-002-031-00; Legal Description: COM NW CNR NE 1/4; E 408.86'; S 503.82'; W 408.86' N 503.82' TO POB EXC RD R/W SEC 6 T27N R9W</p> <p>Comments: Killer commercial location in BATES. Great place for a themed motel (!). There is a nice new Meijer just a few miles to the west, and Casino to the east. Corner lot is 3+ acres in size, and is dry, level buildable land. High traffic M-72 commercial frontage. This would be an excellent long term investment parcel as the Traverse City metro market continues to grow !!</p> <p>Summer Tax Due: \$724.72</p>	5990 BATES RD WILLIAMSBURG;	\$4,100	
2401	<p>Parcel ID: 02-018-005-00; Legal Description: COM N 1/4 COR TH E 100' TO POB TH E 281' TH S 330' TH W 281' TH N 330' TO POB SEC 18 T26N R11W</p> <p>Comments: This property is posted and clearly occupied. There is an older mobile here and a couple of outbuildings with an assortment of "man stuff" scattered about the yard. We didn't get a real good opportunity to view this one in detail. Proceed very carefully if this one interests you. It's posted ! Occupied; Dnvi;</p> <p>Summer Tax Due: \$514.72</p>	5451 VANCE RD GRAWN;	\$6,800	
2402	<p>Parcel ID: 06-500-014-00; Legal Description: GR LOTS 89 & 90 VILLAGE OF KARLIN. Comments: 1/3rd acre on a quiet private road in the Village of Karlin, just a hop skip and jump from Interlochen and Traverse City.</p> <p>Summer Tax Due: \$275.97</p>	BEROUN AVE INTERLOCHEN;	\$1,800	
2403	<p>Parcel ID: 13-830-029-00; Legal Description: W LOTS 4 THRU 10 BLK 5 EXC W 27.5' OF LOT 4 EXC M-72 R/W VILL. OF WILLIAMSBURG. Comments: Parcel consists of 7 platted lots in the Village of Williamsburg. This parcel sits below road grade, is subject to the r/o/w of M-72 and has a clear vision setback at the intersection on the east. You'll want to investigate its usefulness for your intended purpose BEFORE bidding with local zoning folks. High traffic, very visible M-72 frontage ! We did notice cattails, surface water and other wet land indicators on this parcel. A creek flows through portions of the land. It fronts 550 feet along M-72 and runs 132' deep to the north. Wetland Indicators;</p> <p>Summer Tax Due: \$158.60</p>	E M 72 WILLIAMSBURG;	\$2,000	

Leelanau

Lot #	Lot Information	Address	Min. Bid	Sold For
3900	<p>Parcel ID: 008-115-022-01; Legal Description: COM NE COR S 1/2 OF NE 1/4 SEC 15 T31N R11W TH S 288.2 FT TO C/L M 22 TH NWLY ALG C/L WITH RADIUS 1276.6 FT A DISTANCE OF 328.2 FT TO N LN SD S1/2 OF NE 1/4 TH E 159 FT TO POB. Comments: A Small triangular shaped vacant lot along W Bay Shore Drive.</p> <p>Summer Tax Due: \$125.29</p>	N WEST-BAY SHORE DR;	\$1,200	
3901	<p>Parcel ID: 009-015-029-10; Legal Description: PRT OF GOVT LOT 3 SEC 15 BEG SW LOT COR TH N 0 DEG 01' W 284.93 TH N 89 DEG 11' E 125.1 FT TH S TO S LOT LN TH W TO POB TOGETHER WITH & SUBJECT TO PRIVATE HWY SEC 15 T30N R12W. Comments: Wooded vacant lot in a very nice residential area near the shore of Lake Leelanau. Sits along the corner of E Detzer Rd. Does not have water access.</p> <p>Summer Tax Due: \$74.09</p>	E DETZER RD LAKE LEELANAU;	\$900	

Manistee

Lot #	Lot Information	Address	Min. Bid	Sold For
4200	<p>This lot is a "bundle" comprised of 2 parcels</p> <p><i>(1 of 2) Parcel ID: 01-425-051-00; Legal Description: LAKESIDE MARINA AT POINT ARCADIA DOCKOMINIUM UNIT 51. Comments: Dockominium at Point Arcadia ! This slip should easily accommodate a 30 footer and maybe even longer if you're twin engined and have good water brakes. Be aware that there is no parking at this boat slip. This is a well kept community with restrictions, association fees and membership requirements that you will want to investigate BEFORE bidding. Please note that we are offering a site condo lot that is only a couple hundred feet away as sale #4201. Bring your home AND your boat ! See http://www.pointarcadia.com for details on this development and association. Bundled with a site condo in the same association. Boat slip owners must also own a building site, so these are being sold together. Condominium;</i></p> <p><i>(2 of 2) Parcel ID: 01-450-021-00; Legal Description: VALLEYWOOD COVE AT POINT ARCADIA CONDO UNIT 21 Comments: Valleywood Cove is a newer site condo at Point Arcadia. The construction here is exclusively modular-type homes. This is a well kept community with restrictions, association fees and membership requirements that you will want to investigate BEFORE bidding. This is a corner parcel. Please note that we are offering a Dockominium marina slip that is only a couple hundred feet away as sale #4200. Bring your home AND your boat ! See http://www.pointarcadia.com for details on this development and association Condo Subdivision "site Condo";</i> Summer Tax Due: \$593.72</p>	<p>Mariners Lane - Arcadia; 3356 MARINER'S LN ARCADIA;</p>	\$3,800	
4203	<p>Parcel ID: 04-001-225-20; Legal Description: PT NW FRL 1/4 NW FRL 1/4, COM AT NW COR OF SD SEC, TH S 663.5 FT TO POB, TH S 89 DEG 52 MIN 15 SEC E 330.11 FT, TH S 0 DEG 23 MIN 03 SEC W 333.37 FT, TH N 89 DEG 53 MIN 34 SEC W 329.86 FT, TH N 333.5 FT TO POB. 2.27 A*M/L SEC 1 T24N R13W. Comments: 2.5 acre square parcel east of Nessen City. Fronts on both paved, county Viaduct Road and Woodward Lane, a private gravel road. A circle drive has already been cut into the property for your viewing pleasure. Summer Tax Due: \$71.17</p>	Viaduct Road at Woodward Lane.;	\$1,300	
4204	<p>Parcel ID: 05-130-425-05; Legal Description: 2 RDS OFF W SIDE OF FOLLOWING DESC PARCEL: COM NE COR NW 1/4 SE 1/4, W 660FT, S 300FT, E 660 FT, N 300 FT TO POB. SEC 30 T22N R14W .202 A M/L Comments: This is a 33' wide parcel that runs 300 ft south of River Road. We believe its original intention was to serve as an access road to parcels with no other road access. However, they appear to have built an access road in a different location a little to the east. This is too narrow to build on, and is best sold to the neighbor. Unbuildable Lands / Too Small; 33'/66' Width Parcel; Summer Tax Due: \$4.69</p>	(Off) River Road;	\$450	

4205	<p>Parcel ID: 10-006-150-02; Legal Description: PT OF SW 1/4 NE 1/4 COM 88FT W OF NE COR, W 176FT, S 330FT, E 176FT, N 330FT TO POB. 1.33 A M/L SEC 6 T21N R13W Comments: We had a tough time figuring out exactly what was/was not on this one. It is a 1.3 acre parcel that fronts 176 feet along the north side of Cravens Road and runs 330 feet deep. There is a rustic cabin (no running water) that sits literally just about right on top of the east line of the parcel. It's a no bedroom, no bathroom one roomer with a one holer. To the best of our measurement, the two junky mobiles are on the next parcel. The parcel also has a newer 1.5 car garage that has potential for conversion to hunt camp space also. The cottage needs a roof, but the inside isn't horribly defaced "yet". We'd get a new roof on it this year and replace the ceilings and you should be good to go. The power service here has been dropped. It would appear that this one has likely been unused for a decade or so. It could be REALLY CUTE with some attention. The garage is divided in half and is just full of random castoffs.</p> <p>Summer Tax Due: \$114.29</p>	18737 CRAVENS RD WELLSTON;	\$2,300	
4206	<p>Parcel ID: 10-007-475-23; Legal Description: PT SE 1/4 SE 1/4, COM AT E 1/4 COR OF SD SEC, TH S 4 DEG 21 MIN 41 SEC E 1329.08 FT, TH S 86 DEG 29 MIN 08 SEC W 331.06 FT, TH S 39 DEG 14 MIN 50 SEC W 44.94 FT, TH S 4 DEG 20 MIN 02 SEC E 572.80 FT, TH S 86 DEG 29 MIN 08 SEC W 158.24 FT TO POB, TH S 4 DEG 18 MIN 44 SEC E 403.3 FT, TH S 87 DEG 34 MIN 51 SEC W 74 FT, TH S 4 DEG 18 MIN 44 SEC E 206.53 FT TO N R/W M-55, TH ALG CRV TO RIGHT (CHRD BEARS & DIST S 87 DEG 34 MIN 51 SEC W 136.95 FT, TH N 4 DEG 18 MIN 44 SEC W 605.8 FT, TH N 86 DEG 29 MIN 08 SEC E 210.86 FT TO POB. 2.59 A*M/L SEC 7 T21N R13W. Comments: Parcel is irregular in shape, fronting 136 feet along the north side of M-55 east of Wellston ... and runs over 600 feet deep. Older occupied mobile home here, which we did not get the opportunity to view in detail because of use. Mobile Home; Dnvi; Occupied;</p> <p>Summer Tax Due: \$115.98</p>	18876 CABERFAE HWY WELLSTON;	\$1,700	
4207	<p>Parcel ID: 10-035-375-04; Legal Description: W 2010 FT OF S 1/2 SW 1/4 EXC SW 1/4 SW 1/4 W 1/2 SE 1/4 SW 1/4 SEC 35 T21N R13W 1.00 A. Comments: This may be a private road ... or a description/survey leftover. It is 33 feet wide (give or take) and 1/4 mile long. Whatcha gonna do with that ? Outdoor bowling jarts catching contest ... use your imagination !! Unbuildable Lands / Too Small; 33'/66' Width Parcel;</p> <p>Summer Tax Due: \$7.03</p>	W 12 Mile Road;	\$500	
4208	<p>Parcel ID: 10-104-425-04; Legal Description: PT OF SW 1/4 NW 1/4 SE 1/4 COM AT SW COR, N 158.4FT, E 633.9FT, S 158.4FT, W 633.9FT TO POB SEC 4 T21N R14W 2.30 A. Comments: Cabin is pretty well shot. Roof and floor joists are either caved in or about to. There is a newer electric service and a shallow well with pump pit here ... and we suspect that this has been used as a campspot. The home has no wiring connected to this power service, and we don't believe there is a septic here either. Just up the road a piece from the popular Tippy Dam recreational area. Parcel fronts 158 feet along the road and runs 633 feet east into the woods. Nice level, dry, buildable land here folks ! And in a great recreational area !! The value here is in the land and improvements. Dangerous Building;</p> <p>Summer Tax Due: \$39.47</p>	261 N HIGH BRIDGE RD WELLSTON;	\$1,200	

4209	Parcel ID: 10-113-200-01; Legal Description: NE 1/4 NE 1/4 NW 1/4 SEC 13 T 21N R14W 10.00 A Comments: A nice square ten acre parcel (660x660) fronting on the west side of Baker Road as well as along Steinberg Road at the north line. We have placed pink survey tape at the very approximate 3 roadfront corners. We did not find any trails into the property. USGS topographical maps indicate that there is a low spot in the center of the lands, and it may be marshy or even open water seasonally. A great buildable spot near a vibrant recreational area ! Summer Tax Due: \$108.27	S Baker Road - Wellston;	\$2,000	
4210	Parcel ID: 10-125-325-07; Legal Description: PT NW 1/4 OF SW 1/4, COM SE COR THEREOF, TH W 208.71 FT FOR POB, TH W 208.72 FT, TH N 208.71 FT, TH E 208.72 FT, TH S 208.71 FT TO POB. SEC 25 T21N R14W. .84 A*M/L Comments: Older one room slab-on-grade with an addition used as a bedroom and/or additional living space. Actually a pretty solid little place, just an odd layout. A square acre, 208 x 208 in size. Shallow well. space heat. The one thing we did not see in here was a BATHROOM. Not really even the plumbing for one. So there may not be a septic just saying ... Summer Tax Due: \$125.65	17180 AIRPORT RD WELLSTON;	\$2,500	
4211	Parcel ID: 10-136-200-01; Legal Description: S 1/2 SW 1/4 NE 1/4 NW 1/4, EXC RD R/W. SEC 36 T21N R14W. 5 A M/L. Comments: Parcel measures 330' north-south and is 660 feet wide east-west. There is a stanky, nasty, grungy, dirty old mobile here that isn't worth much more than scrap metal and firewood content. The floors are bad, and there are scraps of wood covering numerous holes. The larger effort will be cleaning up the crap that is strewn in about a 300 foot radius. Old furniture, tires, lumber, an old boat ... you name it. Good thing there is a landfill not far away. This is actually a decent piece of property ... it just needs someone to clean it up and put it back to use. Dangerous Building; Summer Tax Due: \$142.57	17306 GULCH RD WELLSTON;	\$2,000	
4212	Parcel ID: 10-321-701-21; Legal Description: GLENN VALANCE SUBDIVISION LOT 9 Comments: Parcel fronts 100' on the north side on M-55 and runs about 280' deep ... making it roughly 1/2 acre. Nicely wooded. It also fronts on Oak Drive to the rear, which is a two track that runs off Warfield Road and is popular with a group of campers during the summer months. Not far from the Tippy Dam recreation area. Summer Tax Due: \$13.95	M-55 and Oak Drive;	\$600	
4213	Parcel ID: 12-018-225-01; Legal Description: PT NW 1/4 COM 20 RDS S OF NW COR, N 20 RDS, E 40 RDS, SWLY TO POB SEC 18 T24N R15W 2.50 A. Comments: This is a 330x660 parcel that is way off in the woods. There is absolutely no road or trail access to this piece at all, and it is unclear if there is even an easement to legally get to it. It is over 2600 feet from the nearest public road. No power out here. You have to cross two other folks property and go through a couple of large (and wet) gullies to get to it. And it's on the side of a fairly steep hill. Questions ? No Power In Area; No Road Access; Summer Tax Due: \$64.48	(Wayyyy off) Letteau Road;	\$650	

4214	<p>Parcel ID: 13-008-425-10; Legal Description: S 1/2 NW 1/4 SE 1/4 SEC 8 T24N R14W 20 A M/L Comments: Modest, modern home in good repair. This home is currently occupied, and we did not have the opportunity to view it up close and personal. There is also an older mobile on the parcel that appears to be in marginal, but possibly merchantable condition with some work. Again ... we did not see this up close. The land is trapezoidal in shape, and of the 20 acres, probably 15 of it is level, open tillable lands. The structures are at the NW corner. There is a stream that connects to the Betsie River that runs along the rear of this property. The previous owner mentioned a "party" spot along the water, although we were unable to investigate it at the time of inspection. Occupied; Dnvi; Summer Tax Due: \$502.68</p>	17321 PSUTKA RD THOMPSONVILLE;	\$2,700	
4215	<p>Parcel ID: 13-008-475-01; Legal Description: S 1039 FT OF W 208.8 FT OF E 495 FT OF SE 1/4 SEC 8 T24N R14W 4.98 A. Comments: 70's era mobile on 5 acres near Copemish and Thompsonville. This has been unoccupied almost a decade. Its difficult to assess the condition because its layered in garbage. This is a great place to earn your tetanus shot badge. At least its all old enough that it doesn't stink anymore. Bring a dumpster' clean it out and then you'll have a better idea of whether its worth tinkering with ... or if its roached beyond use. There is still a hitch on the front end if you just wanna have it hauled off. The value here is the property. 208' along the north side of Springdale Road, and it runs 1039 feet deep. Nice mature maples on this parcel ... certainly certainly more than a few sawlog grade ones. There is a power service next to the trailer and another one about 20 feet to the east that we believe is also on this parcel. It has enough antennas and dishes that it could have been an alien communication center. But really and truly, this is a very nice 5 acre parcel that just needs some clean up.IOs the mobile worth saving ? It's got some busted windows and the coons have been inside ... but until its cleaned out ... we just can't say with any certainty. We did not see a well, but there could easily be one here somewhere in the weeds. Outbuilding is a goner. We did not venture all the way into the trailer, but the roof looked good in what we saw. Summer Tax Due: \$109.08</p>	13954 SPRINGDALE RD THOMPSONVILLE;	\$2,400	
4217	<p>Parcel ID: 14-009-028-00; Legal Description: PART OF SW 1/4 OF SW 1/4 COM 33 FT E 633 FT S OF NW COR, TH E 300.5 FT, S 200 FT, W 300.5 FT, N 200 FT TO BEG. 1.38 A*M/L SEC 9 T21N R15W Comments: 1.38 acre home site with an older vertical log home. One bedroom knotty pine classic that has been put onto a newer block foundation. Well is in the basement, as is oil forced air heat. There is a little bit of sway to the floors, but nothing that couldn't be corrected if it bothers you. Roof is mid life and doesn't leak that we can see. Older electrical. Nice wooded lot just a couple hundred feet off M-55. This one is messy but very salvageable. Summer Tax Due: \$174.99</p>	905 SKOCELAS RD MANISTEE;	\$4,300	

4218	<p>Parcel ID: 32-562-706-01; Legal Description: SMITH'S E ADD TO VILL BEAR LAKE LOTS 1 2 BLK C EAST 132 FT OF PLEASANT ST. Comments: This is a large residential parcel in Bear Lake village ... you can see the lake at the end of the street ! The main portion of the lot sits about 4 feet below road grade and there may have been a home(s) here in the past that have since been removed. At the south end of the parcel are a small storage shed on blocks, as well as a roofover that we surmise housed a mobile home at one time. There is a still a septic line visible. We believe that there is village water here (or may be shortly) but you may wish to verify this. The roofover is very very very near the property line and could actually encroach into the platted street ... tho that may be vacated (abandoned) ... another thing to check on before bidding. The roofover has potential to be converted into a pole barn for storage of your lake toys. Bear Lake is unzoned.</p> <p>Summer Tax Due: \$637.77</p>	12494 RUSSELL ST BEAR LAKE;	\$3,300	
4219	<p>Parcel ID: 37-050-033-00; Legal Description: VILLAGE OF EAST LAKE LOT 2 BLOCK E. Comments: This one is pretty well roached. Its going to need a lot of work to bring back, and we'd consider it a shell to strip and redo. TBH, you might be better off removing it and starting over. The kitchen and baths are trashed, and there is damage to drywall thruout the home. Floor coverings are either gone or junk. Lots of broken windows. The pump is sitting in the living room, which probably means no water at present. It's had a past problem with cockroaches and has been empty for a few years. The value here is probably in the lot.</p> <p>Summer Tax Due: \$314.96</p>	265 THIRD ST EASTLAKE;	\$2,200	
4220	<p>Parcel ID: 37-050-090-00; Legal Description: VILLAGE OF EAST LAKE LOT 9 BLOCK K. Comments: Older mobile on a single lot in East Lake village. Occupied by renters. We didn't get a good look at it because of occupancy, but a mobile home of this age is as predictable as getting socks at Christmas ... you don't have to open it to know what's inside. Will likely need some upgrading, but its likely habitable based on general observations. There is natural gas here, but she's on well and septic. Dnvi; Occupied; Mobile Home;</p> <p>Summer Tax Due: \$224.61</p>	467 FIRST ST EASTLAKE;	\$2,500	
4221	<p>Parcel ID: 38-401-727-07; Legal Description: VILLAGE OF KALEVA N 1/2 OF LOTS 122 & 123. I9140 KAUKO ST. Comments: You'll be on a first name basis with the dumpster man if you are the lucky winner on this one. 2 bedrooms, and an attached 2 car garage here. The house has a good amount of garbage in it, and the garage is *loaded* with it ... a good solid 5 feet deep all the way from wall to wall. And it's "good stuff" ... food garbage. There is also a healthy dose of more in the basement. There was so much in those two areas that the true condition of the place is difficult to really grasp, but it seems to be straight and solid. We think (but can't guarantee) that if you hold your nose and clean this out, its likely to be very restorable with a resurfacing and attention to the mechanicals (some of which we could not get to). The roof is older, but we did not see leaks inside. Sanitation Issues And Garbage;</p> <p>Summer Tax Due: \$271.89</p>	9140 KAUKO ST KALEVA;	\$2,400	
4222	<p>Parcel ID: 38-402-704-03; Legal Description: RESERVE OF VILLAGE OF KALEVA S 66FT OF LOTS 149, 150 & 151 Comments: Older wood frame in Kaleva. Attached garage has been converted into workshop and storage space. Older roof, and a few signs of old leaks, but it appears to be dry at this time. Overall this home is solid and straight. A resurfacing would make it a decent place to live. Nice corner lot within walking distance of shopping and restaurants. City water. Three bedrooms here ... one down and two up. Second floor rooms would make a nicer room if combined into one larger one. There is a little water in basement (see photo) and we are told there may be freeze damage and that there was deeper water in here this spring.</p> <p>Summer Tax Due: \$412.30</p>	9041 OSMO ST KALEVA;	\$2,900	

4223	Parcel ID: 51-648-705-12; Legal Description: FREELAND S 1/2 LOT 11 BLOCK 3 P.ADDR: 519 DAVIS ST Comments: Asbestos/asphalt shingle sided. Older roof that looks like it's in need of replacement now (or very soon). This property is currently occupied. Did not get a good look at it because of that. There is some incomplete work to windows and other features. We assume inside is more of the same. Occupied; Incomplete Construction; Dnvi; Summer Tax Due: \$611.89	519 DAVIS ST MANISTEE;	\$3,800	
4224	Parcel ID: 51-655-705-05; Legal Description: HART & MEADS ADD LOT 3 BLOCK 2. (EAST OF 241 7TH ST) Comments: City lot with a steep hillside roll from west to east. Good place for a secret clubhouse ... or a neighbor to have. Summer Tax Due: \$84.93	7TH STREET;	\$1,200	
4225	Parcel ID: 51-748-729-03; Legal Description: FREELAND W 1/2 OF LOT 1 BLOCK 17 P.ADDR: 147 & 149 8TH ST Comments: Two single family homes that have been attached in an effort to combine them into a odd sort of duplex. One unit here is generally cleaned out ... and the other is LOADED (almost to the ceiling) with garbage. The roof on the house(s) main sections are fairly new architectural shingle ... but the connecting hallway and the back shed are in pretty touch condition and may have to actually just be town down. These are generally salvageable if you removed the extraneous structures/connections and rehabbed the two main structures but there is a serious shortage of parking here. The right unit (149) is LOADED floor-to-ceiling in areas ... with hoarder type stuff. A family of feral cats lives here as well, so there is a distinctive odor to the right side. Left (clean) side has been vacant for decades according to a neighbor. The right (grubby) side more recently. Because of the amount of crud in the right side, it was difficult to ascertain its actual integrity. Both units are one floor with one bedroom each (from what we can tell). Left unit ... we did not see a bathroom the whole place will need a de-junking, scrubbing, resurfacing and new mechanicals. Fortunately the landfill isn't far away. Sanitation Issues And Garbage; Summer Tax Due: \$521.41	147-149 EIGHTH ST MANISTEE;	\$2,900	
4226	Parcel ID: 51-764-701-05; Legal Description: MAXWELLTOWN S 8 FT OF E 60 FT OF LOT 2, E 1/2 OF LOT 3 BLOCK 1 P.ADDR: 1208 MAIN ST Comments: This home has been occupied recently (or may still be occupied). Utilities are on, windows open, toys still on the porch. We did not have the opportunity to view it in detail for that reason. We're thinking its fairly merchantable, but will require a good cleaning and some updates. Older mid-life roof that seems to have a little life left. Limited parking. Occupied; Dnvi; Summer Tax Due: \$617.74	1208 MAIN ST MANISTEE;	\$2,800	

Mason

Lot #	Lot Information	Address	Min. Bid	Sold For
4400	<p>Parcel ID: 002-013-005-00; Legal Description: N 8 RODS OF S 16 RODS OF E 20 RODS OF N 1/2 OF SE 1/4 EXC HWY R/W ON E SIDE. SEC 13 T18N R15W. 1 A. M/L. Comments: Branch village is at the Lake-Mason County line. This is a one acre parcel that sits on the Tyndall Road north of the intersection with US 10 about 1/4 mile. The mobile has several additions including a garage. There is a fair amount of accumulation in the garage to remove. Couldn't get a good upclose view as it is still occupied. Occupied; Dnvi; Summer Tax Due: \$132.91</p>	121 S TYNDALL RD BRANCH;	\$2,100	
4401	<p>Parcel ID: 002-016-118-10; Legal Description: PART 016 118 00 NEW 2000 COMM AT S 1/4 COR TH E ALG S SEC LINE 996.72 FT TH N 01 DEG 14'12"W 249.45 FT TO POB TH N 01 DEG 14'12"W 411.99 FT TH N 89 DEG 48'16"W 388.70 FT TH SE'LY ALG C/L OF GIBSON RD 575.53 TO POB SUBJ TO RD R/W SEC 16 T18N R15W 2.09 A M/L ***NO SPLIT RIGHTS CONVEYED*** Comments: Triangular parcel of land along a curve on Gibson Road. There is a 70's era modular (double-wide) here that appears to be in generally merchantable condition. Couldn't get a real good look at it because it is currently occupied. Occupied; Dnvi; Summer Tax Due: \$363.12</p>	352 S GIBSON RD FOUNTAIN;	\$3,500	
4403	<p>Parcel ID: 007-190-019-00; Legal Description: DEWEY ROAD SUBDIVISION LOT 19 Comments: A level, dry wooded building site on a paved county road in the Hamlin Lake area. There is natural gas at the road, and the lot has a nice canopy of mature maples. We have marked the two roadfront corners approximately location with pink survey tape. There is a bit of a cleared trail into the center of the lot for your review. See the plat map for dimensional information. A nice lot ! Well kept homes in this area. Summer Tax Due: \$380.29</p>	DEWEY RD LOT 19 LUDINGTON;	\$1,400	
4404	<p>Parcel ID: 007-220-461-00; Legal Description: HAMLIN LAKE ESTATES NO. 1 LOTS 26 & 27 BLOCK 42 Comments: Parcel is located on a section of Hemlock Street that is more of a deer trail than a road. 1/6th of an acre more or less. Nicely wooded, level and well drained lands. Unimproved Roads; Summer Tax Due: \$54.91</p>	W HEMLOCK STREET LUDINGTON;	\$400	

4405	<p>This lot is a "bundle" comprised of 6 parcels</p> <p>(1 of 6) Parcel ID: 007-460-147-00; Legal Description: 2ND. ADDITION TO PINEY RIDGE RESORT LOTS 7 & 8 BLOCK 202. Comments: This is a group ("bundle") of six parcels that do not have legal access by road and/or are protected by Federal law as sensitive environmental dunes. THESE PARCELS ARE UNBUILDABLE and you can't place any improvements (structures, utilities) on them or develop a road to them. The sale of these parcels is restricted to only those parties that can demonstrate that they already own ADJACENT lands with at least one full common border, and that they have an existing, legal, developed, recorded right to get to them. If you have such access to any parcel(s) in this bundle, please contact us prior to the sale, and we will verify that you meet this requirement and remove that parcel from the bundle to be sold individually. In the event that any or all of these parcels is sold at auction, and if such claim proves to be untrue, the sale will be cancelled and no deed or refund issued. No Road Access;</p> <p>(2 of 6) Parcel ID: 007-480-322-00; Legal Description: 3RD ADDITION TO PINEY RIDGE RESORT LOT 2 BLOCK 149.</p> <p>(3 of 6) Parcel ID: 007-480-412-00; Legal Description: 3RD ADDITION TO PINEY RIDGE RESORT LOTS 12 & 13 BLOCK 232.</p> <p>(4 of 6) Parcel ID: 007-480-464-00; Legal Description: 3RD ADDITION TO PINEY RIDGE RESORT LOT 24 BLOCK 243</p> <p>(5 of 6) Parcel ID: 007-500-261-00; Legal Description: 4TH ADDITION TO PINEY RIDGE RESORT LOT 11 BLOCK 284.</p> <p>(6 of 6) Parcel ID: 014-618-012-00; Legal Description: NAGASAKI PARK LOTS 12 & 13, BLOCK 18. Summer Tax Due: \$98.92</p>	<p>NEAR PINEY RIDGE RD LUDINGTON; NEAR S MONTGOMERY BLVD PENTWATER;</p>	\$4,000	
4410	<p>Parcel ID: 009-011-005-00; Legal Description: NW 1/4 OF SE 1/4 OF NE 1/4 SEC 11 T20N R15W. 10 A. Comments: A square ten in Section 11. You can get into this area over Federal Road 5040, but that is not a permanent or legal easement or access. Wooded property. Power is 1/2 mile away. Hunting property or rustic camping ... iffen you can get there. No Power In Area; No Road Access; Summer Tax Due: \$36.90</p>	(Off) Federal Road 5040;	\$1,000	
4411	<p>Parcel ID: 009-012-003-84; Legal Description: PT OF SE 1/4 OF NW 1/4 COMM AT N 1/4 COR OF SEC TH S 2DEG 15' 18"E ALG N-S 1/4 LN 1685.97FT TH S 2DEG 16' 14"E ALG SD N-S 1/4 LN 337.18FT TH S 88DEG 7' 33"W 387.70FT TO POB TH S 2DEG 15' 32"E 336.92FT TH S 88DEG 8'59"W 323.14FT TH N 2DEG 15' 32"W 336.78FT TH N 88DEG 7' 33"E 323.14FT TO POB TOG WITH AND SUBJ TO 33FT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES SUBJ TO ANY EASEMENT OR R/W OF RECORD. PCL J-2 SEC 12 T20N R15W 2.5 A M/L Comments: Parcel is a roughly square 2.5 acre parcel out in the NE corner of Mason County near the Little Manistee River. Nice property, but a clean up in in order here. There is a trashed out mobile home, and a pretty good assortment of old furniture and other castoffs strewn about. There IS POWER HERE interestingly enough, so it has excellent potential for a camp or hunt spot ... or even a homesite. BE ADVISED: There are ACTIVE building and zoning violations here. If you purchase this parcel you will be required to remove the trailer and debris within SIX MONTHS or the property will revert to the seller with NO REFUND to you. This is a condition sale and will be recited in the deed. Condemned; Summer Tax Due: \$53.10</p>	10491 N River Drive Ranch RD FREE SOIL;	\$1,900	

4412	Parcel ID: 014-125-005-00; Legal Description: COM AT SE COR OF NE 1/4 OF NE 1/4, TH W 8 RDS, N 20 RDS, E 8 RDS, S 20 RDS TO BEG. SEC 25 T17N R18W 1 A Comments: Parcel fronts 330 feet along the Pere Marquette Road, and runs 132 feet deep. We suspect there may have been a home here in the past that was removed, based on the flowers and landscape that remain. Level, dry buildable parcel on a nice county road. Summer Tax Due: \$159.69	6193 S PERE MARQUETTE HWY PENTWATER;	\$1,100	
4414	Parcel ID: 015-034-002-90; Legal Description: W 143 FT OF E 275 FT OF N 165 FT OF NE 1/4. SEC 34 T19N R17W. .54 A. M/L Comments: Parcel is 1/2 acre. Fronts 143 feet on Sugar Grove road and runs 165 feet deep to the south. Level dry lands. There is a roofover mobile here in pretty tough condition. It is about doubled in size by a frame addition to the rear. We did not get to view the unit interior as it was unclear whether it had yet been vacated when we were there the first week of June. Power was still on, and there were some fairly fresh tire tracks in the drive. There is a small pile of debris in the yard to deal with, and we imagine that the inside is populated with more of the same. The value here is the well, septic and land. We can't be certain of the heating fuel source ... we didn't see any gas meter, or fuel tank on the premises. May be solid fuel. Summer Tax Due: \$130.82	1631 W SUGAR GROVE RD LUDINGTON;	\$1,900	
4415	Parcel ID: 015-075-003-00; Legal Description: HUNGRY HOLLOW SUBDIVISION LOT 3. Comments: Vacant building site just a few hundred feet west of US 31 on a gravel county road. This parcel *was* co-owned with the one to the east, and that owner has encroached on this parcel we believe with some lot clearing and probably some debris/personal property storage. You'll want to verify the lot line between lot 2 and 3 to be certain what you are (or are not) inheriting. Encroachments; Summer Tax Due: \$23.76	WEST DEWEY RD SCOTTVILLE;	\$1,000	
4416	Parcel ID: 051-113-001-00; Legal Description: CROSSWINDS LAKESIDE MARINA CONDOMINIUM AS AMENDED. UNIT NO 1. Comments: Perhaps new and unused condo boat slip at Crosswinds LAKESIDE Marina Association in Ludington ! http://www.crosswindsmarinami.com for complete detail. Appears to easily accommodate a 30+ foot boat. Does not have a hoist installed, but is prepped for one. Membership does NOT INCLUDE access to the bath/shower facility or clubhouse. It is a "slip only" amenities unit. You would be liable for condo association fees as of the date of purchase. Please do your homework before bidding Condominium; Summer Tax Due: \$186.00	10 Harbor Drive, Unit 1 LUDINGTON;	\$1,400	

4417	<p>Parcel ID: 051-415-006-00; Legal Description: ADDITION NO. 2 N 79 FT OF LOTS 6 & 7, BLOCK 95, SUBJECT TO EASEMENT OVER THE E 10 FT THEREOF. Comments: Well kept Ludington home in a nice neighborhood. This would be a wonderful home for a new family. 1 bedroom down and 2 up. 2 baths. There is a localized roof issue here in the rear upstairs bedroom where there is a 2 foot square area of shingle and decking just absolutely missing. It does not appear to be from tree damage ... so we're not sure what the story is but its leaking and it has caused ceiling damage in that rear bedroom as well as in the dining room on the main floor. We can't tell if there has been freeze damage to plumbing here or not ... there is heaving in the floor around the kitchen/dining room ... and that usually indicates frozen pipes that let water run for a bit, but we can't get into the cellar because that door at the bottom of the trap door/stairs is pretty well swelled shut. However the floor there appears dry so as far as we can tell there is no standing water down there. So your issues here are (1) roof - localized (2) heaved floor and (3) possible plumbing breaks. The garage needs a new roof over the whole thing, but the house roof can probably be redone just on the south slope and you should get another few years out of the rest of it. There is a good amount of personal property still here ... and a car to which we do NOT have title and cannot sell. Roof Issues; Personal Property; Summer Tax Due: \$924.00</p>	207 JEFFERSON ST LUDINGTON;	\$5,100	
4418	<p>Parcel ID: 051-515-005-00; Legal Description: RESSEGUIE'S ADDITION LOT 5 BLOCK 15. Comments: Older frame construction home in Ludington. Appears to have been a bank repo and winterized. Nice corner lot. No developed offstreet parking (but there is room). Has been "remodeled", but with some odd design choices. Two bedrooms on the main floor (one is narrow/small). The upper floor has been opened into a loft with an odd bathroom in a sloped ceiling closet type room. Home has numerous (probably 4-5-6) layers of roofing on it. There is some decay at the soffits and corners. If it were ours, we'd rip it all off, put in some large dormers and add some quality space upstairs. There is something funky going on with the kitchen floor where the sink is located ... it drops a few inches. We suspect there is freeze damaged plumbing in a few spots here ... and we're not sure at all what the deal is with the kitchen floor is ... but you'll want to fix it. The basement entrance is from outside. Newer forced air NG furnace. 100A electrical that has some questionable workmanship you'll want to have checked out. Aluminum siding circa 1960. This is a solid home in a great neighborhood. Walking distance to one of the best beaches in the state. This one is worth a full-on rehab effort. Freeze Damage; Bank Repo; Summer Tax Due: \$1,632.00</p>	402 E FOSTER ST LUDINGTON;	\$8,900	

Oceana

Lot #	Lot Information	Address	Min. Bid	Sold For
5200	<p>Parcel ID: 001-591-015-00; Legal Description: PYTHIAN PARK SUBDIVISION LOT 15 BLK 1. Comments: Parcel is probably too small to build on and best acquired by a neighbor. The road here is improved (barely) but not maintained by the road commission. A two track dead end. Roughly 1/20th of an acre ... about 25 feet wide. Antiquated Plat; Summer Tax Due: \$9.56</p>	RITTER STREET;	\$750	
5201	<p>Parcel ID: 001-598-026-00; Legal Description: PYTHIAN PARK SUBDIVISION LOT 26 BLOCK 8. Comments: It's small ... about 1/20th of an acre ... about 100 feet along the east side of the two track known as XXXX and only about 25 feet deep. Likely too small to build on. Only a few hundred feet from the paved road and power tho. Use your imagination. Accumulate surrounding parcels just like Monopoly !! Seasonal, non-maintained road. Seasonal Road; Antiquated Plat; Summer Tax Due: \$6.04</p>	Pentwater Boulevard;	\$900	
5202	<p>Parcel ID: 006-001-200-08; Legal Description: SEC 1 T15N R18W. 5 A M/L PCL D S 142 FT OF SE 1/4 OF NE 1/4 & N 75 FT OF NE 1/4 OF SE 1/4 LYG W OF LAMBRICKS CREEK. Comments: Very nice parcel bordered on the west by state land, and on the east by Lambricks Creek. 5 acres 217 feet north to south and roughly 1000 feet east to west. We placed pink survey tape at the very approximate north and south lines of the parcel along the private access road. Access you will want to verify. The only road access we found was on the east side of the property by way of a private road through the Pentwater Plains Association. We believe that this parcel is eligible for membership in that association and use of this road, but you'll want to verify this before you bid. The land is level for most of its surface, but drops sharply to the creek at the east side ... the creek is probably 20 feet below the road grade there. There are some areas of open water/marsh on or near the parcel. Very nice property ... but you'll want to verify access rights and membership requirements. If not via that road, then you'll need to venture in from state land to the west. Power is several hundred feet away. Summer Tax Due: \$82.53</p>	(Off) N 60th Avenue - Pentwater Plains Assn Rd.;	\$1,800	
5203	<p>Parcel ID: 009-019-300-05; Legal Description: SEC 19 T15N R15W-- NE 1/4 OF SW 1/4. 40 A Comments: The parcel is a mostly open, level 40 acre parcel south of Walkerville. USGS topo maps do not show any marshlands here, and it appeared to be well drained buildable land during our inspection. Maps also show a structure here in the past that has long since been removed. No evidence of it remains other than an address. The parcel is bisected by a two track road that also serves a building of some type further to the south. The lands are generally open with a mixture of specie including both trees and some brush. It is not dense. Soils are sandy and well drained. Summer Tax Due: \$385.92</p>	5069 E FOX RD WALKERVILLE;	\$6,100	
5204	<p>Parcel ID: 011-015-100-08; Legal Description: SEC 15 T14N R18W. 5.54 A M/L PT OF SE 1/4 OF NW 1/4 COM AT N 1/4 COR, TH S 2077.53 FT TO POB, TH S 560.22 FT, TH N 89 DEG W ALG E-W 1/4 LN 430.97 FT, TH N 560.60 FT, TH S 89 DEG E 430.79 FT TO POB. Comments: Sharp corner parcel at W. Shelby Road and S 44th Avenue. Level, dry, well drained soils here perfect for construction. Solidly wooded in mature evergreens. There is a culverted driveway cut in just off the intersection. Paved county road on two sides ... an excellent subdivision prospect. Summer Tax Due: \$61.43</p>	W SHELBY RD SHELBY;	\$1,500	

5205	Parcel ID: 013-407-099-00; Legal Description: SEC 28 T14N R16W. .50 A VILLAGE OF REED BLK G - LOTS 99 & 100. Comments: This one needs a little cleaning, but it's about as "move in ready" as we get. Double wide/modular with low maintenance vinyl siding. 3 bedrooms and 2 baths. Attached 1.5 car garage PLUS a bonus RV size pole barn/workshop with a 14 foot high overhead door. It's hillbilly heaven !! The home has been lived in until fairly recently, and even still had power when we were there. It does appear that someone took the back deck (it's simply GONE) maybe an alien abduction ... who knows. This would be a great family or retirement tinker pad. Summer Tax Due: \$308.90	2259 E FERRY ST SHELBY;	\$3,100	
5206	Parcel ID: 017-202-039-00; Legal Description: DELUXE OAK SUBDIVISION #2 LOT 39. Comments: Subdivision is mostly older mobiles and modulars. This unit is older but has had some siding updated. Has a modern steel storage building/garage to the rear of the lot that appears to be merchantable. This one was occupied at the time of our visit in early June, so we did not get a good up-close-and-personal look at it. Appears to be in generally solid condition. Occupied; Dnvi; Summer Tax Due: \$132.20	9560 S EAST LANE MONTAGUE;	\$2,400	
5207	Parcel ID: 017-620-027-00; Legal Description: OCEANA SHORES LOTS 27 & 28 Comments: Double lot in Oceana Shores plat, on the west side of S 88th Avenue at its intersection with S Clay Road. Summer Tax Due: \$11.82	S 88th Avenue;	\$850	
5208	Parcel ID: 019-033-400-11; Legal Description: SEC 33 T13N R15W. 2.23 A COM 2409 FT S OF NW COR OF SE 1/4, TH E 990 FT, TH N 440 FT, TH W 990 FT, TH S TO POB, EXC N 342 FT THOF. Comments: Parcel fronts 98 feet along the east side of S 180th Street, and runs 990 feet deep. Quiet country road. Beautiful maples. Lots of Amish folks in the area. Summer Tax Due: \$51.08	S 180th Street;	\$1,400	
5209	Parcel ID: 045-700-013-00; Legal Description: SEC 21 T13N R17W VILLAGE OF ROTHBURY LOTS 13 & 14. Comments: Wood frame storage /freight building just east of Rothbury on Winston Road. The main section of the structure seems solid, but the one story shed roofed addition to the east has failed and should be removed and that end buttoned up. Has loading dock height floor and entrances on the north and south side. No mechanicals. Could be cute. Overgrown and needs a haircut and shave. Parcel is a double village lot and roughly 1/4 of an acre. No developed offstreet parking. Summer Tax Due: \$98.77	2694 W WINSTON RD ROTHBURY;	\$2,100	
5210	Parcel ID: 047-202-004-00; Legal Description: LOT 4 & W 3/4 OF LOT 3 & S 20 FT OF LOT 5 BLK 2 GAULT'S ADDITION VILLAGE OF WALKERVILLE. Comments: 3 (small) bedrooms and one bath. Located right across the street from the Walkerville School and Library building. Home is in solid condition and needs a good cleaning and some resurfacing, but not bad overall. Fuel oil heat. At one time this was a sharp pace with coved ceilings in the living room. Holds a lot of potential for restoration to its former brilliance. Corner lot in a quiet country town. Summer Tax Due: \$711.53	156 E LATHROP ST WALKERVILLE;	\$6,000	

5211	<p>Parcel ID: 014-033-200-03; Legal Description: SEC 33 T14N R15W. .9 A M/L S 330 FT OF N 640 FT OF W 120 FT OF NE 1/4 OF NE 1/4 INCL ESMT. Comments: Parcel is 120' wide x 330' feet deep. It has NO legal access to road frontage at this time. There IS a legal easement to the property that shares the driveway with the property to the northeast (presently for sale) HOWEVER where that easement runs west to this parcel from the driveway is covered by the south 15 feet of the home on that parcel. In other words, the easement to this parcel has the neighbors house sitting on top of it. The rest of the neighbors here do NOT want you driving across their property to get to this one. Sooooooooooooo there isn't any way to get to this. If you could, there is an older mobile here that (so far) has a good roof and is merchantable. The well is bad we are told, and there is no septic system here ... or if there is, it's no good. Detached garage and storage shed as well as a camper to which we have no title. You will need to negotiate or litigate for access to this. There is a good amount of bad blood over this easement issue in this area, and that may not be a certain outcome. Unimproved Roads; Summer Tax Due: \$154.76</p>	7011 E M-20 HESPERIA;	\$3,900	
5212	<p>Parcel ID: 006-335-001-00; Legal Description: SEC 13 T15N R18W. GOLDEN POND COMMUNITY CONDOMINIUMS UNIT 1. Comments: 3BR 2BA modular home on a site condo lot in the Golden Pond site condo. We noticed a number of holes on the wall here and have determined that there is some mold working its way up from the crawlspace and this was someones way to see its rate of spread. The home was closed up for months (or longer) as the former owner was in nursing care. The mold damage that we saw was moderate. This one is restorable, but not a weekend project. There are deed restrictions and association fees/membership requirements here that you will want to be up to speed on before bidding. Condo Subdivision "site Condo"; Mold; Summer Tax Due: TBA</p>	5516 W NORTH LAKE CT HART;	\$700	
5213	<p>Parcel ID: 003-020-100-04; Legal Description: SEC 20 T16N R16W. 10 A M/L S 1/2 OF S 1/2 OF SW 1/4 OF NW 1/4. Comments: This is a long ten ... running 330' feet north>south and 1320' feet east>west. Lightly wooded and fronting 330' feet along the east side of N 120th Avenue. Does not appear that there have been any trails or roads cut into this piece, and there are no other improvements. USGS maps show a small wetland streak about halfway back, but most of this parcel is uplands and buildable. Summer Tax Due: \$60.70</p>	N 120th Avenue;	\$1,400	
5214	<p>Parcel ID: 012-003-400-14; Legal Description: SEC 3 T14N R17W. 10 A M/L E 1/2 OF NE 1/4 OF SE 1/4 EXC N 660 FT THOF. Comments: Nice square, wooded 10 acre parcel near Shelby. The mobile home here has been vandalized (broken windows, holes in walls) before the last occupants left. Stinky and garbage strewn, but repairable. The value here is in the 4" submersible well, septic, power service and land. To access this parcel, come up the extension of 96th Avenue off Buchanan Road. At a point a few hundred feet off the road, a driveway runs west, and access to our parcel is to the right ... a sandy two track that runs straight north (see photo). This is almost 4WD road. This trail comes into the parcel from the SE corner. You will see pink survey tape along 96th at the approximate SE and NE corners of the 10 acres. There is a driveway running off 96th due west toward the north end of the parcel and that is where the trailer is located. There is an incomplete frame addition started to the rear that has been sitting unfinished for several years. You'll want to review this for suitability to complete or tear off. Incomplete Construction; Vandalism; Summer Tax Due: \$271.87</p>	571 S 96TH AVE SHELBY;	\$5,000	

5215	<p>Parcel ID: 006-480-003-00; Legal Description: LYNNWOOD LOT 3. Comments: Popular area ! Not far from the Silver Lake recreation area ! Older mobile home is currently OCCUPIED although an eviction is in process and may be complete by sale date. Because of the occupancy we did not have the opportunity to see this one up close, but it appears from curbside to have been well maintained over time. This property has been the subject of litigation up to and including the Michigan Court of Appeals, which rule in favor of the county. With that being completed and judgment issued, title insurance should be fairly straightforward on this one. Personal Property; Occupied; Dnvi; Summer Tax Due: TBA</p>	1915 N BEECHWOOD DR, MEARS;	\$55,000	
5216	<p>Parcel ID: 006-480-002-00; Legal Description: LYNNWOOD N 1/2 OF LOT 2. Comments: See the linked plat map for the location and size of this lot. By itself it may not be large enough to support construction, but possibly could support a small trailer. You will want to check with local zoning to see if you can build or camp here prior to bidding. 1/2 of a platted lot. Summer Tax Due: TBA</p>	Beechwood Drive - Mears;	\$1,300	

Tenancy

If you listed **more than 1 party above** to be placed on the deed, you must tell us the type of tenancy you would like to create. The tenancy you choose has legal implications that you should consider carefully. We **cannot and will not provide legal advice** to help you make this choice. You must seek outside help if you need additional guidance.

Check One Box Below:

- TENANTS IN COMMON**
If a co-tenant dies, their share of the property passes to their heirs by law.
- JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**
If one of the co-tenants dies, their share of the property passes to the surviving co-tenant(s) automatically.
- TENANTS BY THE ENTIRETIES** (A married couple)
This tenancy is available only to married persons taking title together with no other parties.

Reminder: If you listed a legal entity as one of the deed parties above you **must** complete the Schedule of Entity Ownership below **unless the entity is exempt** from this disclosure because:

- The Entity held a prior recorded interest in the deeded property;
or
- The Entity is a division, agency, or instrumentality of federal, state, or local government;
or
- The Entity is a Homeowners Association, Condo Association, or other such organization that exercises control over the deeded property;
or
- The Entity is a publicly traded company listed on a national securities exchange.

SCHEDULE OF ENTITY OWNERSHIP

Entity Name	Entity Type	State
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The following is a complete list of all officers, shareholders, partners, members, or other parties, regardless of title, who own any portion of the entity listed above:

1.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
2.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
3.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
4.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
5.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
6.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
7.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
8.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip
9.	Name	Title (shareholder, member, partner, etc.)		
	Address	City	State	Zip

If more space is required, select one of the following options:

- Disclosure is continued on the back of this sheet; OR
- An additional SCHEDULE OF ENTITY OWNERSHIP is attached

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct taxable value. **It must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property		2. County	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		5. Purchase Price of Real Estate	
		6. Seller's (Transferor) Name	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.		8. Buyer's (Transferee) Name and Mailing Address	
		9. Buyer's (Transferee) Telephone Number	

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment			
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed)	

EXEMPTIONS

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the taxable value must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (**State Equalized Value**). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- transfer from one spouse to the other spouse
- change in ownership solely to exclude or include a spouse
- transfer is by blood or affinity to the first degree
- transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- transfer to effect the foreclosure or forfeiture of real property
- transfer by redemption from a tax sale
- transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- transfer resulting from a court order unless the order specifies a monetary payment
- transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- transfer to establish or release a security interest (collateral)
- transfer of real estate through normal public trading of stocks
- transfer between entities under common control or among members of an affiliated group
- transfer resulting from transactions that qualify as a tax-free reorganization
- transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- transfer of land with qualified conservation easement (land only - not improvements)
- other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Signature		Date
Name and title, if signer is other than the owner	Daytime Phone Number	E-mail Address

Instructions:

This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. It includes, but is not limited to, the following conveyances:

- Deed.
- Land contract.
- Transfer into a trust, unless the sole beneficiary is the settlor (creator of the trust), the settlor's spouse, or both.
- Transfer from a trust, unless the distributee is the sole present beneficiary, the spouse of the sole present beneficiary, or both.
- Changes in the sole present beneficiary of a trust, unless the change only adds or substitutes the spouse of the sole present beneficiary.
- Distributions by a will or intestate succession, unless to the decedent's spouse.
- Leases, if the total duration of the lease is more than 35 years, including the initial term and all options for renewal, or if the lease grants the lessee the right to purchase the property at the end of the lease for not more than 80 percent of the property's projected true cash value at the end of the lease. This only applies to the portion of the property subject to the lease described above.
- Transfers of more than a 50 percent interest in the ownership of a business, unless the ownership is gained through the normal public trading of shares of stock.
- Transfers of property held as a tenancy in common, except the portion of the property not subject to the ownership interest conveyed.
- A conveyance of an ownership interest in a cooperative housing corporation, except the portion of the property not subject to the ownership interest conveyed.

For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

- (a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.
- (b) Interest and penalty from the date the tax would have been originally levied.
- (c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:
 - (i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.
 - (ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.
- (d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$200.00.