

# 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

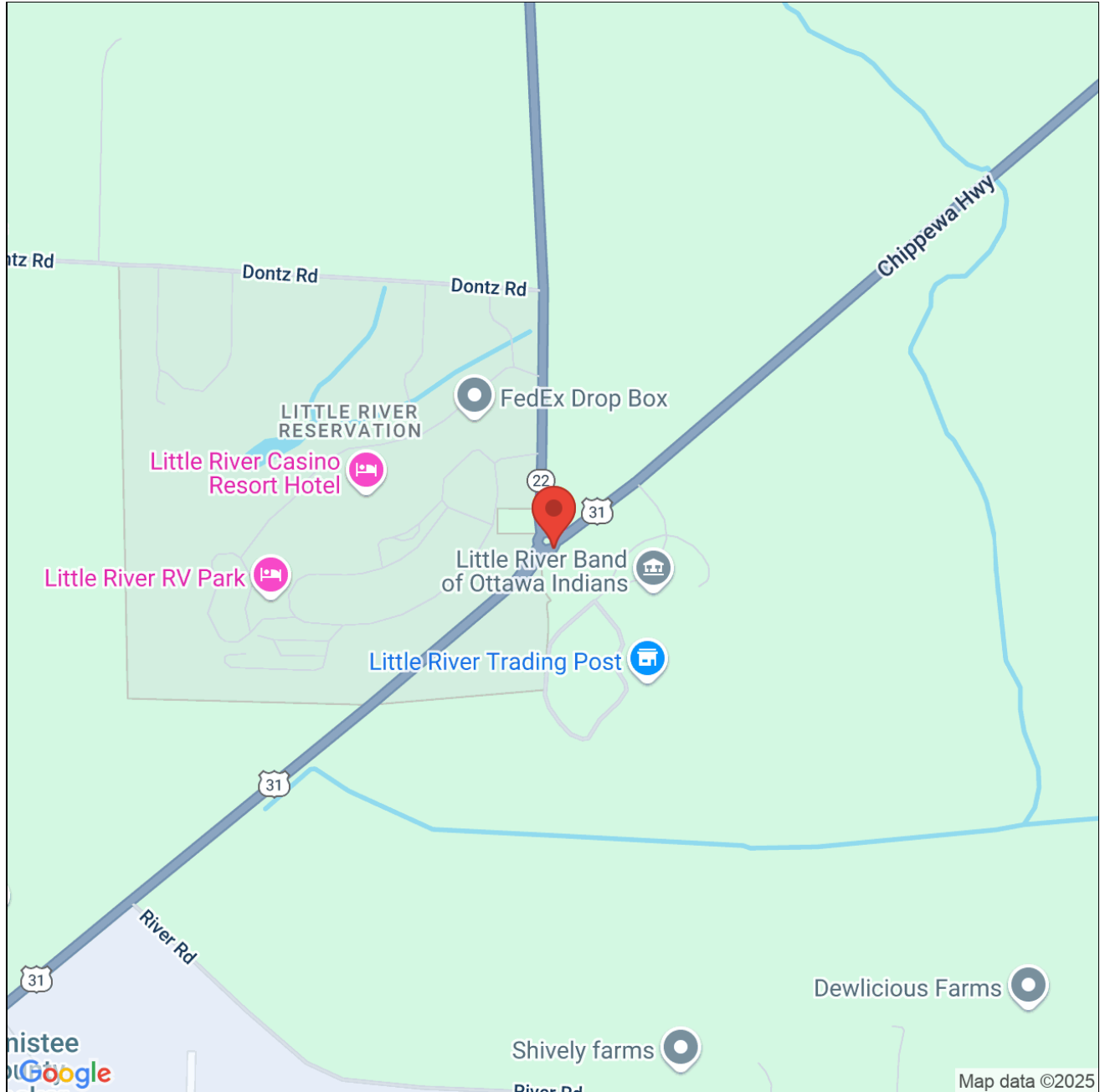
***Time:***

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

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

# Auction Location

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





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

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

**-or-**

**ABSENTEE BID**

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

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

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

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

**CREATE YOUR ACCOUNT TODAY AT**  
**[WWW.TAX-SALE.INFO](http://WWW.TAX-SALE.INFO)**

# Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

# Paying for your Auction Purchases

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

## Bidding Authorization

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

## Absentee bidding

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

## 2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

Schedule is subject to change – Please see [www.tax-sale.info](http://www.tax-sale.info) for the latest information

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

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

## Rules and Regulations

### 1. Registration

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

### 2. Properties Offered

#### A. Overview

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

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

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

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

#### B. Know What You Are Buying

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

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

#### C. Reservations

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

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

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

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

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

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

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

### 3. Bidding

#### A. Overview

##### Live Bidding Auctions:

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

##### i. Advance Bidding

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

##### ii. Active Bidding

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

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

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

##### Sealed Bid Auctions:

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

#### B. Starting Bid Price

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

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

#### C. Bid Increments

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

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

#### D. Eligible Bidders

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

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



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

#### E. Absentee Bidding

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

#### F. Auction Location

Auctions are conducted online through [www.tax-sale.info](http://www.tax-sale.info). An auction may be conducted in-person with simultaneous online bidding as determined by the FGU.

#### G. Bids are Binding

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

#### H. Limitations on Bidding

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

#### I. Attempts to Bypass These Rules and Regulations

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

### 4. Terms of Sale

#### A. Payment

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

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

#### B. Refund Checks

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

#### C. Dishonored Payment

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

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

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

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

#### D. Eligible Buyers

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

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

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

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

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

## E. Sale to Entities

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

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

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

## F. Cancellation Policy

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

## G. Property Transfer Affidavit

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

## 5. Purchase Receipts

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

## 6. Title Being Conveyed

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

## 7. Special Assessments

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

## 8. Possession of Property

### A. Possession Pending Deed Delivery

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

on the site other than:

### ***I. Securing the Property***

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

### ***II. Assessing Potential Contamination***

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

## **B. Occupied Property**

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

## **9. Additional Conditions**

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

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

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

## **10. Deeds**

### **A. Deed Execution and Delivery**

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

### **B. Restrictive Covenants**

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

## **11. Property Taxes & Other Fees**

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

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

## **12. Other**

### **A. Personal Property**

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

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

## **B. Mineral Rights**

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

## **C. Applicability of These Rules and Regulations**

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

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

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

## Benzie

Lot #	Lot Information	Address	Min. Bid
1000	<p><b>Parcel ID:</b> 02-023-003-00; <b>Legal Description:</b> 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 <b>Comments:</b> 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><b>Summer Tax Due:</b> \$164.60</p>	(Next to 770) EDEN HILL ROAD BEULAH	\$2,300.00
1001	<p><b>Parcel ID:</b> 06-506-007-00; <b>Legal Description:</b> 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 &amp; 199.59 FT TO POB UNPLATTED LANDS ELBERTA SEC 27 T26N R16W .23 A M/L <b>Comments:</b> 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.</p> <p><b>Additional Disclosures:</b> 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,014.70</p>	351 CRAPO STREET ELBERTA	\$3,000.00
1006	<p><b>Parcel ID:</b> 12-502-013-00; <b>Legal Description:</b> LOT 12 BLK 3 1ST ADD. THOMPSONVILLE <b>Comments:</b> Vacant lot in the village of Thompsonville. This parcel lies along an unimproved road, so you can only access it by foot.</p> <p><b>Summer Tax Due:</b> \$40.11</p>	THOMPSONVILLE	\$700.00

## Grand Traverse

Lot #	Lot Information	Address	Min. Bid
2400	<b>Parcel ID:</b> 01-002-031-00; <b>Legal Description:</b> 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 <b>Comments:</b> 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 !! <b>Summer Tax Due:</b> \$724.72	5990 BATES RD WILLIAMSBURG	\$4,100.00
2401	<b>Parcel ID:</b> 02-018-005-00; <b>Legal Description:</b> 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 <b>Comments:</b> 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 ! <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$514.72	5451 VANCE RD GRAWN	\$6,800.00
2402	<b>Parcel ID:</b> 06-500-014-00; <b>Legal Description:</b> GR LOTS 89 & 90 VILLAGE OF KARLIN. <b>Comments:</b> 1/3rd acre on a quiet private road in the Village of Karlin, just a hop skip and jump from Interlochen and Traverse City. <b>Summer Tax Due:</b> \$275.97	BEROUN AVE INTERLOCHEN	\$1,800.00
2403	<b>Parcel ID:</b> 13-830-029-00; <b>Legal Description:</b> W 706 LOTS 4 THRU 10 BLK 5 EXC W 27.5' OF LOT 4 EXC M-72 R/W VILL. OF WILLIAMSBURG. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$158.60	E M 72 WILLIAMSBURG	\$2,000.00

## Leelanau

Lot #	Lot Information	Address	Min. Bid
3900	<b>Parcel ID:</b> 008-115-022-01; <b>Legal Description:</b> 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. <b>Comments:</b> A Small triangular shaped vacant lot along W Bay Shore Drive. <b>Summer Tax Due:</b> \$125.29	N WEST-BAY SHORE DR	\$1,200.00
3901	<b>Parcel ID:</b> 009-015-029-10; <b>Legal Description:</b> 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. <b>Comments:</b> 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. <b>Summer Tax Due:</b> \$74.09	E DETZER RD LAKE LEELANAU	\$900.00

# Manistee

Lot #	Lot Information	Address	Min. Bid
4200	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p>(1 of 2) <b>Parcel ID:</b> 01-425-051-00; <b>Legal Description:</b> LAKESIDE MARINA AT POINT ARCADIA DOCKMINIUM UNIT 51. <b>Comments:</b> 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 <a href="http://www.pointarcadia.com">http://www.pointarcadia.com</a> 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. <b>Additional Disclosures:</b> 15 (see key for full text)</p> <p>(2 of 2) <b>Parcel ID:</b> 01-450-021-00; <b>Legal Description:</b> VALLEYWOOD COVE AT POINT ARCADIA CONDO UNIT 21 <b>Comments:</b> 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 <a href="http://www.pointarcadia.com">http://www.pointarcadia.com</a> for details on this development and association <b>Additional Disclosures:</b> 68 (see key for full text)  <b>Summer Tax Due:</b> \$593.72</p>	<p>Mariners Lane - Arcadia;</p> <p>3356 MARINER'S LN ARCADIA</p>	\$3,800.00
4203	<p><b>Parcel ID:</b> 04-001-225-20; <b>Legal Description:</b> 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. <b>Comments:</b> 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.  <b>Summer Tax Due:</b> \$71.17</p>	Viaduct Road at Woodward Lane.	\$1,300.00
4204	<p><b>Parcel ID:</b> 05-130-425-05; <b>Legal Description:</b> 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 <b>Comments:</b> 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. <b>Additional Disclosures:</b> 9; 52 (see key for full text)  <b>Summer Tax Due:</b> \$4.69</p>	(Off) River Road	\$450.00
4205	<p><b>Parcel ID:</b> 10-006-150-02; <b>Legal Description:</b> 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 <b>Comments:</b> 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.  <b>Summer Tax Due:</b> \$114.29</p>	18737 CRAVENS RD WELLSTON	\$2,300.00
4206	<p><b>Parcel ID:</b> 10-007-475-23; <b>Legal Description:</b> 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 &amp; 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. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 17; 33; 6 (see key for full text)  <b>Summer Tax Due:</b> \$115.98</p>	18876 CABERFAE HWY WELLSTON	\$1,700.00



4207	<b>Parcel ID:</b> 10-035-375-04; <b>Legal Description:</b> 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. <b>Comments:</b> 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 !! <b>Additional Disclosures:</b> 9; 52 (see key for full text) <b>Summer Tax Due:</b> \$7.03	W 12 Mile Road	\$500.00
4208	<b>Parcel ID:</b> 10-104-425-04; <b>Legal Description:</b> 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. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 36 (see key for full text) <b>Summer Tax Due:</b> \$39.47	261 N HIGH BRIDGE RD WELLSTON	\$1,200.00
4209	<b>Parcel ID:</b> 10-113-200-01; <b>Legal Description:</b> NE 1/4 NE 1/4 NW 1/4 SEC 13 T 21N R14W 10.00 A <b>Comments:</b> 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 ! <b>Summer Tax Due:</b> \$108.27	S Baker Road - Wellston	\$2,000.00
4210	<b>Parcel ID:</b> 10-125-325-07; <b>Legal Description:</b> 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 <b>Comments:</b> 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 ... <b>Summer Tax Due:</b> \$125.65	17180 AIRPORT RD WELLSTON	\$2,500.00
4211	<b>Parcel ID:</b> 10-136-200-01; <b>Legal Description:</b> S 1/2 SW 1/4 NE 1/4 NW 1/4, EXC RD R/W. SEC 36 T21N R14W. 5 A M/L. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 36 (see key for full text) <b>Summer Tax Due:</b> \$142.57	17306 GULCH RD WELLSTON	\$2,000.00
4212	<b>Parcel ID:</b> 10-321-701-21; <b>Legal Description:</b> GLENN VALANCE SUBDIVISION LOT 9 <b>Comments:</b> 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. <b>Summer Tax Due:</b> \$13.95	M-55 and Oak Drive	\$600.00
4213	<b>Parcel ID:</b> 12-018-225-01; <b>Legal Description:</b> 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. <b>Comments:</b> 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 ? <b>Additional Disclosures:</b> 43; 7 (see key for full text) <b>Summer Tax Due:</b> \$64.48	(Wayyyy off) Letteau Road	\$650.00

4214	<p><b>Parcel ID:</b> 13-008-425-10; <b>Legal Description:</b> S 1/2 NW 1/4 SE 1/4 SEC 8 T24N R14W 20 A M/L <b>Comments:</b> 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.</p> <p><b>Additional Disclosures:</b> 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$502.68</p>	17321 PSUTKA RD THOMPSONVILLE	\$2,700.00
4215	<p><b>Parcel ID:</b> 13-008-475-01; <b>Legal Description:</b> S 1039 FT OF W 208.8 FT OF E 495 FT OF SE 1/4 SEC 8 T24N R14W 4.98 A. <b>Comments:</b> 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.</p> <p><b>Summer Tax Due:</b> \$109.08</p>	13954 SPRINGDALE RD THOMPSONVILLE	\$2,400.00
4217	<p><b>Parcel ID:</b> 14-009-028-00; <b>Legal Description:</b> 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 <b>Comments:</b> 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.</p> <p><b>Summer Tax Due:</b> \$174.99</p>	905 SKOCELAS RD MANISTEE	\$4,300.00
4218	<p><b>Parcel ID:</b> 32-562-706-01; <b>Legal Description:</b> SMITH'S E ADD TO VILL BEAR LAKE LOTS 1 2 BLK C EAST 132 FT OF PLEASANT ST. <b>Comments:</b> 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 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><b>Summer Tax Due:</b> \$637.77</p>	12494 RUSSELL ST BEAR LAKE	\$3,300.00
4219	<p><b>Parcel ID:</b> 37-050-033-00; <b>Legal Description:</b> VILLAGE OF EAST LAKE LOT 2 BLOCK E. <b>Comments:</b> 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><b>Summer Tax Due:</b> \$314.96</p>	265 THIRD ST EASTLAKE	\$2,200.00
4220	<p><b>Parcel ID:</b> 37-050-090-00; <b>Legal Description:</b> VILLAGE OF EAST LAKE LOT 9 BLOCK K. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 33; 6; 17 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$224.61</p>	467 FIRST ST EASTLAKE	\$2,500.00

4221	<p><b>Parcel ID:</b> 38-401-727-07; <b>Legal Description:</b> VILLAGE OF KALEVA N 1/2 OF LOTS 122 &amp; 123. [9140 KAUKO ST. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 66 (see key for full text) <b>Summer Tax Due:</b> \$271.89</p>	9140 KAUKO ST KALEVA	\$2,400.00
4222	<p><b>Parcel ID:</b> 38-402-704-03; <b>Legal Description:</b> RESERVE OF VILLAGE OF KALEVA S 66FT OF LOTS 149, 150 &amp; 151 <b>Comments:</b> 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. <b>Summer Tax Due:</b> \$412.30</p>	9041 OSMO ST KALEVA	\$2,900.00
4223	<p><b>Parcel ID:</b> 51-648-705-12; <b>Legal Description:</b> FREELAND S 1/2 LOT 11 BLOCK 3 P.ADDR: 519 DAVIS ST <b>Comments:</b> 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. <b>Additional Disclosures:</b> 6; 50; 33 (see key for full text) <b>Summer Tax Due:</b> \$611.89</p>	519 DAVIS ST MANISTEE	\$3,800.00
4224	<p><b>Parcel ID:</b> 51-655-705-05; <b>Legal Description:</b> HART &amp; MEADS ADD LOT 3 BLOCK 2. (EAST OF 241 7TH ST) <b>Comments:</b> City lot with a steep hillside roll from west to east. Good place for a secret clubhouse ... or a neighbor to have. <b>Summer Tax Due:</b> \$84.93</p>	7TH STREET	\$1,200.00
4225	<p><b>Parcel ID:</b> 51-748-729-03; <b>Legal Description:</b> FREELAND W 1/2 OF LOT 1 BLOCK 17 P.ADDR: 147 &amp; 149 8TH ST <b>Comments:</b> 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. <b>Additional Disclosures:</b> 66 (see key for full text) <b>Summer Tax Due:</b> \$521.41</p>	147-149 EIGHTH ST MANISTEE	\$2,900.00
4226	<p><b>Parcel ID:</b> 51-764-701-05; <b>Legal Description:</b> MAXWELLTOWN S 8 FT OF E 60 FT OF LOT 2, E 1/2 OF LOT 3 BLOCK 1 P.ADDR: 1208 MAIN ST <b>Comments:</b> 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. <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$617.74</p>	1208 MAIN ST MANISTEE	\$9,200.00
9994223	<p><b>Parcel ID:</b> 51-648-705-12; <b>Legal Description:</b> FREELAND S 1/2 LOT 11 BLOCK 3 P.ADDR: 519 DAVIS ST <b>Comments:</b> 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. <b>Summer Tax Due:</b> TBA</p>	519 DAVIS ST MANISTEE	\$0.00

# Mason

Lot #	Lot Information	Address	Min. Bid
4400	<b>Parcel ID:</b> 002-013-005-00; <b>Legal Description:</b> 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. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$132.91	121 S TYNDALL RD BRANCH	\$2,100.00
4401	<b>Parcel ID:</b> 002-016-118-10; <b>Legal Description:</b> 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*** <b>Comments:</b> 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. <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$363.12	352 S GIBSON RD FOUNTAIN	\$3,500.00
4403	<b>Parcel ID:</b> 007-190-019-00; <b>Legal Description:</b> DEWEY ROAD SUBDIVISION LOT 19 <b>Comments:</b> 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. <b>Summer Tax Due:</b> \$380.29	DEWEY RD LOT 19 LUDINGTON	\$1,400.00
4404	<b>Parcel ID:</b> 007-220-461-00; <b>Legal Description:</b> HAMLIN LAKE ESTATES NO. 1 LOTS 26 & 27 BLOCK 42 <b>Comments:</b> 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. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$54.91	W HEMLOCK STREET LUDINGTON	\$400.00
4405	<b>This lot is a "bundle" comprised of 6 parcels</b>  (1 of 6) <b>Parcel ID:</b> 007-460-147-00; <b>Legal Description:</b> 2ND. ADDITION TO PINEY RIDGE RESORT LOTS 7 & 8 BLOCK 202. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 7 (see key for full text)  (2 of 6) <b>Parcel ID:</b> 007-480-322-00; <b>Legal Description:</b> 3RD ADDITION TO PINEY RIDGE RESORT LOT 2 BLOCK 149.  (3 of 6) <b>Parcel ID:</b> 007-480-412-00; <b>Legal Description:</b> 3RD ADDITION TO PINEY RIDGE RESORT LOTS 12 & 13 BLOCK 232.  (4 of 6) <b>Parcel ID:</b> 007-480-464-00; <b>Legal Description:</b> 3RD ADDITION TO PINEY RIDGE RESORT LOT 24 BLOCK 243  (5 of 6) <b>Parcel ID:</b> 007-500-261-00; <b>Legal Description:</b> 4TH ADDITION TO PINEY RIDGE RESORT LOT 11 BLOCK 284.  (6 of 6) <b>Parcel ID:</b> 014-618-012-00; <b>Legal Description:</b> NAGASAKI PARK LOTS 12 & 13, BLOCK 18. <b>Summer Tax Due:</b> \$98.92	NEAR PINEY RIDGE RD LUDINGTON;  NEAR S MONTGOMERY BLVD PENTWATER	\$4,000.00

4410	<b>Parcel ID:</b> 009-011-005-00; <b>Legal Description:</b> NW 1/4 OF SE 1/4 OF NE 1/4 SEC 11 T20N R15W. 10 A. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 43; 7 (see key for full text) <b>Summer Tax Due:</b> \$36.90	(Off) Federal Road 5040	\$1,000.00
4411	<b>Parcel ID:</b> 009-012-003-84; <b>Legal Description:</b> 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 <b>Comments:</b> 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. <b>Additional Disclosures:</b> 31 (see key for full text) <b>Summer Tax Due:</b> \$53.10	10491 N River Drive Ranch RD FREE SOIL	\$1,900.00
4412	<b>Parcel ID:</b> 014-125-005-00; <b>Legal Description:</b> 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 <b>Comments:</b> 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. <b>Summer Tax Due:</b> \$159.69	6193 S PERE MARQUETTE HWY PENTWATER	\$1,100.00
4414	<b>Parcel ID:</b> 015-034-002-90; <b>Legal Description:</b> W 143 FT OF E 275 FT OF N 165 FT OF NE 1/4. SEC 34 T19N R17W. .54 A. M/L <b>Comments:</b> 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. <b>Summer Tax Due:</b> \$130.82	1631 W SUGAR GROVE RD LUDINGTON	\$1,900.00
4415	<b>Parcel ID:</b> 015-075-003-00; <b>Legal Description:</b> HUNGRY HOLLOW SUBDIVISION LOT 3. <b>Comments:</b> Vacant building site just afew 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. <b>Additional Disclosures:</b> 39 (see key for full text) <b>Summer Tax Due:</b> \$23.76	WEST DEWEY RD SCOTTVILLE	\$1,000.00
4416	<b>Parcel ID:</b> 051-113-001-00; <b>Legal Description:</b> CROSSWINDS LAKESIDE MARINA CONDOMINIUM AS AMENDED. UNIT NO 1. <b>Comments:</b> Perhaps new and unused condo boat slip at Crosswinds LAKESIDE Marina Association in Ludington ! <a href="http://www.crosswindsmarinami.com">http://www.crosswindsmarinami.com</a> 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 .... <b>Additional Disclosures:</b> 15 (see key for full text) <b>Summer Tax Due:</b> \$185.92	10 Harbor Drive, Unit 1 LUDINGTON	\$1,400.00

4418	<p><b>Parcel ID:</b> 051-515-005-00; <b>Legal Description:</b> RESSEGUIE'S ADDITION LOT 5 BLOCK 15. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 35; 25 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,631.37</p>	402 E FOSTER ST LUDINGTON	\$8,900.00
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# Oceana

Lot #	Lot Information	Address	Min. Bid
5200	<b>Parcel ID:</b> 001-591-015-00; <b>Legal Description:</b> PYTHIAN PARK SUBDIVISION LOT 15 BLK 1. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 51 (see key for full text) <b>Summer Tax Due:</b> \$9.56	RITTER STREET	\$750.00
5201	<b>Parcel ID:</b> 001-598-026-00; <b>Legal Description:</b> PYTHIAN PARK SUBDIVISION LOT 26 BLOCK 8. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 40; 51 (see key for full text) <b>Summer Tax Due:</b> \$6.04	Pentwater Boulevard	\$900.00
5202	<b>Parcel ID:</b> 006-001-200-08; <b>Legal Description:</b> 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. <b>Comments:</b> 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. <b>Summer Tax Due:</b> \$82.53	(Off) N 60th Avenue - Pentwater Plains Assn Rd.	\$1,800.00
5204	<b>Parcel ID:</b> 011-015-100-08; <b>Legal Description:</b> 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. <b>Comments:</b> 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. <b>Summer Tax Due:</b> \$61.43	W SHELBY RD SHELBY	\$1,500.00
5205	<b>Parcel ID:</b> 013-407-099-00; <b>Legal Description:</b> SEC 28 T14N R16W. .50 A VILLAGE OF REED BLK G - LOTS 99 & 100. <b>Comments:</b> 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. <b>Summer Tax Due:</b> \$308.90	2259 E FERRY ST SHELBY	\$3,100.00
5206	<b>Parcel ID:</b> 017-202-039-00; <b>Legal Description:</b> DELUXE OAK SUBDIVISION #2 LOT 39. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$132.20	9560 S EAST LANE MONTAGUE	\$2,400.00
5207	<b>Parcel ID:</b> 017-620-027-00; <b>Legal Description:</b> OCEANA SHORES LOTS 27 & 28 <b>Comments:</b> Double lot in Oceana Shores plat, on the west side of S 88th Avenue at its intersection with S Clay Road. <b>Summer Tax Due:</b> \$11.82	S 88th Avenue	\$850.00
5208	<b>Parcel ID:</b> 019-033-400-11; <b>Legal Description:</b> 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. <b>Comments:</b> 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. <b>Summer Tax Due:</b> \$51.08	S 180th Street	\$1,400.00

5209	<b>Parcel ID:</b> 045-700-013-00; <b>Legal Description:</b> SEC 21 T13N R17W VILLAGE OF ROTHBURY LOTS 13 & 14. <b>Comments:</b> 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. <b>Summer Tax Due:</b> \$98.77	2694 W WINSTON RD ROTHBURY	\$2,100.00
5210	<b>Parcel ID:</b> 047-202-004-00; <b>Legal Description:</b> LOT 4 & W 3/4 OF LOT 3 & S 20 FT OF LOT 5 BLK 2 GAULT'S ADDITION VILLAGE OF WALKERVILLE. <b>Comments:</b> 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. <b>Summer Tax Due:</b> \$711.53	156 E LATHROP ST WALKERVILLE	\$6,000.00
5211	<b>Parcel ID:</b> 014-033-200-03; <b>Legal Description:</b> 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. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 8 (see key for full text) <b>Summer Tax Due:</b> \$154.76	7011 E M-20 HESPERIA	\$3,900.00
5212	<b>Parcel ID:</b> 006-335-001-00; <b>Legal Description:</b> SEC 13 T15N R18W. GOLDEN POND COMMUNITY CONDOMINIUMS UNIT 1. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 68; 32 (see key for full text) <b>Summer Tax Due:</b> TBA	5516 W NORTH LAKE CT HART	\$700.00
5213	<b>Parcel ID:</b> 003-020-100-04; <b>Legal Description:</b> SEC 20 T16N R16W. 10 A M/L S 1/2 OF S 1/2 OF SW 1/4 OF NW 1/4. <b>Comments:</b> 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. <b>Summer Tax Due:</b> \$60.70	N 120th Avenue	\$1,400.00
5214	<b>Parcel ID:</b> 012-003-400-14; <b>Legal Description:</b> SEC 3 T14N R17W. 10 A M/L E 1/2 OF NE 1/4 OF SE 1/4 EXC N 660 FT THOF. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 50; 47 (see key for full text) <b>Summer Tax Due:</b> \$271.87	571 S 96TH AVE SHELBY	\$5,000.00



5215	<b>Parcel ID:</b> 006-480-003-00; <b>Legal Description:</b> LYNNWOOD LOT 3. <b>Comments:</b> 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. <b>Additional Disclosures:</b> 21; 6; 33 (see key for full text) <b>Summer Tax Due:</b> TBA	1915 N BEECHWOOD DR, MEARS	\$56,000.00
5216	<b>Parcel ID:</b> 006-480-002-00; <b>Legal Description:</b> LYNNWOOD N 1/2 OF LOT 2. <b>Comments:</b> 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. <b>Summer Tax Due:</b> TBA	Beechwood Drive - Mears	\$1,300.00

## Additional Disclosures Key

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

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

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

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

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

**15:** This lot is part of a condominium development. A condominium is a form of land ownership which is divided up into individual "units." Owners are required to be part of the applicable condominium association (COA) which includes rules and regulations related to the use and ownership of each unit. Additional restrictions will be spelled out in the development's **master deed**. Condominiums also **include association fees** which can be significant. Some condominium units delegate things like exterior maintenance and repair to the COA whereas the owner remains responsible for the unit's interior. However, there are many varieties of condominiums including residential and commercial interior space, condo subdivision lots, condo boat slips, condo campsites and others. Prospective bidders should **carefully review and understand the master deed, COA rules and regulations, and investigate association fees prior to bidding**.

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

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

**25:** There is evidence posted which indicates that a lender may be attempting to foreclose upon this parcel **after** such parcel was foreclosed for delinquent property taxes. A purchaser may encounter future contact from this lender. Tax foreclosure supersedes the rights of mortgage holders. If a mortgage holder does not foreclose upon their mortgage interest prior to tax foreclosure, their right to do so is generally lost. Typically such mortgage holders were provided all necessary notice of tax foreclosure but failed to act in a timely fashion to preserve their interest. In rare instances it may be necessary to cancel a sale if a deficiency in notice to such a lender is discovered. Please contact us or ask questions at the sale if you have concerns about this issue.

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

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

could exceed the value of the building. Please conduct your own research and bid accordingly.

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

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

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

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

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

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

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

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

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

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

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

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

**68:** This parcel is part of a site condominium development. A condominium "unit" is a form of land ownership which is similar to a traditional subdivision "lot" but is also different in some important respects. Each condominium development is laid out in a document called the **master deed** which outlines the extent and nature of each condominium unit. The master deed also contains rules and restrictions related to construction and permitted use. Construction requirements can

include everything from the size or design of buildings to color and orientation on the site. Condominium developments also include "common elements" like streets and sidewalks which are shared across all units. Some developments include amenities like golf courses, clubhouses, beaches, pools, and parks whereas others include only basic infrastructure like roads and sidewalks. Site condominiums also ***include association fees*** which can be significant. Prospective bidders should ***carefully review and understand the master deed and investigate association fees prior to bidding.***