Public Land Auction

North Western Lower Peninsula

August 27th, 2026

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

Location:

Online
www.tax-sale.info

Time:

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

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

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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

For registered users, our website features:

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2026 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

Important Information Regarding Rules and Regulations

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*

- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the FGU from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

- **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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the purchased property is located.

iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

iv. The party has not been banned or otherwise excluded by the FGU from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

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

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

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

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

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

Important Information Regarding Rules and Regulations

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

- Lake DNR

Michigan DNR Land Sales
Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

- *"Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118 as amended."*

- *"Saving and reserving unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended, MCL 324.503, as amended."*

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. Advance Bidding

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

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

ii. Active Bidding

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

C. Bid Increments

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

Bid Amount	Increment
$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*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the person intends to purchase property.
- The person has not been banned or otherwise excluded by the DNR from participation in the public sale and is not acting on behalf of another who has been banned or excluded.

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

E. Absentee Bidding

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

F. Auction Location

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

G. Bids are Binding

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

H. Limitations on Bidding

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

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

- **The full purchase price must be paid in full WITHIN 5 BUSINESS DAYS OF THE SALE.** Payment may be made by certified funds, money order, Visa, MasterCard, Discover, or wire transfer. No purchases can be made on a time-payment plan.

- If a buyer fails to consummate a purchase for any reason, their sale will be cancelled and the buyer will be assessed liquidated damages in the amount of $1000 for breach of contract. Seller may collect this liquidated damages assessment from any funds tendered by buyer prior to cancellation and may collect any remaining unpaid liquidated damages assessment using the deposit described in paragraph 1 above.

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

i. The party does not directly or indirectly hold more than a minimal legal interest in any property with delinquent property taxes which is located in the county in which the purchased property is located

ii. The party is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4*l* of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4*l*, in the local tax collection unit in which the purchased property is located.

iii. The party is not purchasing, for less than minimum bid, any property in which the party held an interest at the time a judgment of foreclosure was entered against such property nor is the party purchasing property, for less than minimum bid, on behalf of any other party who held such an interest.

iv. The party has not been banned or otherwise excluded by the DNR from participation in the public sale and is not owned or controlled by a person or entity that has been banned or excluded.

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

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

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

E. Cancellation Policy

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

F. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

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

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

11. Property Taxes & Other Fees

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

12. Other

A. Personal Property

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

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

B. Applicability of These Rules and Regulations

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

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

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

Benzie

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

Grand Traverse

Lot #	Lot Information	Address	Min. Bid
2501	**Parcel ID:** 02-310-058-00; **Legal Description:** LOT 58 LEISURE COURT **Comments:** There is an Affidavit of Affixture for the mobile recorded at the Grand Traverse County Register of Deeds (2016R-02261). That document legally ties the mobile home to the real estate. This is a 15-20 year old (guesstimate) single wide mobile home. The yard is cluttered with debris including several sheds and an inoperable vehicle that appears to be used as additional storage.. There is a vandalized camper/RV to the rear. It is difficult to determine if this property is still OCCUPIED at the time of our visit in Mid-June. It is posted with various common law notices inferring that the occupant(s) do not recognize property taxes or other government regulation as being valid. Proceed with due care. Some properties in this area are connected to a private fee water system. You may want to investigate that if you're considering bidding on this. **Additional Disclosures:** 67; 21; 6; 33 (see key for full text) **Summer Tax Due:** $1,230.77	5319 W MOBILE TRL TRAVERSE CITY	$6,524.02
2502	**Parcel ID:** 02-460-060-00; **Legal Description:** LOT 60 MEADOW WOODS NO 2 **Comments:** 70's era roofover mobile home in the Meadow Woods subdivision near Chums Corners and Grawn. Mobile is fairly solid, and appears to have been occupied through summer 2025 based on dated things found inside. There is evidence of critter habitation of the ceiling cavity based on various spots that were open but not water stained as they would be from a leak. So you might have some raccoons or squirrels to evict. The ceilings have been drywalled but not finish mudded in the living and dining room. This area also appears to have had a wall removed and opened up. Floors are a little spongy in a few spots near the laundry. Garage needs a roof and some structural repair as there is visible rot in soffits and fascia. This would probably not take a huge amount of work to make functional again. Electric service is in the garage and subpaneled to the mobile. The main panel is somewhat cannibalized. Cannot be certain if this was winterized properly as to plumbing. **Additional Disclosures:** 17; 21; 5 (see key for full text) **Summer Tax Due:** $649.22	4326 HICKORY DR TRAVERSE CITY	$3,499.76
2503	**Parcel ID:** 03-725-012-00; **Legal Description:** UNIT 12 SHARKEY HILLS CONDOMINIUM SEC 7 T26N R10W **Comments:** Vacant parcel in a clean, nice, newer SITE CONDO near Traverse City. If you're not familiar with site condominiums, you may wish to review the ownership type before bidding. Parcels here are liable for COA fees of about $1200 a year which cover private roads and other community assets. The unit is in an area of well kept newer single family homes. The COA has architectural review and other restrictions you should review. The Master Deed and amendments are in public real estate records at L1354 P044 and L2073 P581. This parcel drops roughly 35 feet from front to rear, and lends itself to a walkout lower level design. You may want to walk it in person to grasp the terrain here. **Additional Disclosures:** 68; 16 (see key for full text) **Summer Tax Due:** $165.48	1299 ELK CT TRAVERSE CITY	$1,454.78
2506	**Parcel ID:** 07-180-046-80; **Legal Description:** LOT 16 BLOCK 22 NORTH ADDITION TO VILLAGE OF INTERLOCHEN. **Comments:** Vacant Lot on West Ave which is a dead end, rutted street that may not be County maintained. It seems that the adjacent property owners are using some or all of this parcel for storage of personal property/debris and an extension of their driveway/parking. Aerial imagery suggests that there may also be some type of shed structure on this parcel as well but we were unable to verify this. If considering development you should contact the local planning and zoning department to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $273.99	2511 WEST AVE INTERLOCHEN	$1,426.44
2507	**Parcel ID:** 07-842-042-00; **Legal Description:** LOT 42 BEEMANS ACRES NO. 2 **Comments:** Located in a quiet subdivision just off US 31 between Interlochen and Grawn. Home has been vandalized with spray paint and interiod abuse. Living room ceiling is down, but not from roof leaks or plumbing issues ... either critters or intentional abuse/vandalism. The bones here are solid. Likely freeze damage to plumbing. Was a grow house in part of the basement. In the high demand Traverse City metro market. Three bedrooms, one bath. Two car attached garage. **Summer Tax Due:** $2,376.32	1712 GREEN LAWN DR GRAWN	$11,113.24

2508	**Parcel ID:** 08-390-057-00; **Legal Description:** LOT 57 WOODSIDE VALLEYS. **Comments:** Small, wood frame home 3 or 4 miles SW of Traverse City off Silver Lake Road north of Grawn. We would guess this as a 70's or 80's home, but it has a 150A electric service panel with a 2021 inspection sticker, so there have been upgrades. Central air HVAC. Appears to have been vacant for some time, and the front living room window is boarded from fire damage. It appears that it has been in this condition likely for a year or more. There are three bedrooms and a bath on the main floor, and an attached garage loaded with garbage bags. None of the debris here is the "stinky" kind, at least not as on mid-June. It's mostly just "stuff". The fire damage here is almost negligible as far structural elements are involved. It is apparent that the sofa was the situs of the fire. There is a 3x3 foot wall opening behind where the sofa was likely sitting, but other than that it is broken front windows, soot and smoke damage. The odor of smoke is faint. It doesn't appear that there is much is any water damage except a minor amount in the living room floor ... and that may not even be significant. A resurfacing and cleaning and this one will be back in business. Nice yard, quiet suburban neighborhood and an open pasture across the street. **Additional Disclosures:** 11 (see key for full text) **Summer Tax Due:** $1,215.78	6209 CULVER RD TRAVERSE CITY	$5,274.83
2509	**Parcel ID:** 12-036-009-05; **Legal Description:** PT SW 1/4 SEC 36 T26N R9W: COM SW CRN TH N 0 DEG 0'30" E 610' FOR POB. TH N 0 DEG 0'30" E 250' THS 89 DEG 59'30" E 455' TH S 0 DEG 0'30" W 250' TH N 89 DEG 59'30" W 455' TO POB. SUBJ TO FIFE LAKE RD ROW. **Comments:** Modern (possibly modular) construction home in the Fife Lake area, just NW of US 131. OCCUPIED. When we visited in mid June, there were still visible indications of occupancy including power and lights on, and a garage wide open. The property is still furnished. We did not enter or view it in detail for these reasons. It appears to be in excellent overall condition. Newer, clean and maintained. Parcel fronts 250 feet along Fife Lake Road and runs 455 feet deep. Home sits probably 100 feet off the road and is in a quiet, serene spot. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $1,057.15	5865 FIFE LAKE RD FIFE LAKE	$14,743.18

Lake

Lot #	Lot Information	Address	Min. Bid
3800	**Parcel ID:** 04-013-017-50; **Legal Description:** EK13 13-4 PT NE 1/4 SE 1/4 BEG 70' S OF E 1/4 COR TH S 100', W 100', N 100', E 100', TO POB. SEC 13 T20N R14W. .23 A M/L **Comments:** ~100 ft frontage on N Brooks Rd (to E), ~100 ft deep. This appears to be the site of a recently demolished structure. Land is generally clear and comprised of soft fill dirt. Minor debris remains. 1000 gal septic and 150 ft well also indicated by the assessor. The well head was observed during the site visit. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 42 (see key for full text) **Summer Tax Due:** $68.91	9453 N BROOKS RD IRONS	$3,681.00
3801	**Parcel ID:** 05-034-003-00; **Legal Description:** SA 34 5 2 W ONE THIRD OF N 3/4 OF NE 1/4 NW 1/4 SEC 34 T19N R14W. 10 A. **Comments:** Although indicated to be accessed via N USFS Rd 6583 by the address, the best point of access in the real world appears to be USFS Rd 6695. 6583 appears to be more of an ATV trail, and runs north of the parcel. As the road names imply, this is out in the National Forest. This is a remote site. Land is rolling and wooded, with a pond in or near the north portion of the parcel. In the parcel is a seemingly abandoned RV, shed, and other misc personal property and junk (small equipment trailers, etc). The assessor indicates 1000 gal septic and 100 ft well, but that seems unlikely upon viewing the parcel. There is a cabin just outside the east boundary of the parcel as indicated by GIS mapping (included in the photos). Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 43; 40; 21 (see key for full text) **Summer Tax Due:** $182.72	1197 N USFS RD 6583	$3,127.00
3802	**Parcel ID:** 06-026-013-00; **Legal Description:** PE26 8-8A PT NE 1/4 SE 1/4 SE 1/4 NW 1/4 BEG AT NE COR, W 100', S 100', E 100', N 100'. SEC 26 T19N R13W. .275 A **Comments:** ~100 ft frontage on N Timberwolf Trl (to E), ~100 ft deep. N timberwolf Trl is unconstructed in front of this parcel, and dead ends to the south. The right of way also has overhead electric utility running through, and is easily walkable. Access from the north is almost certainly out of the question. The north boundary has a line of box springs serving as a fence. Bordered to the east by state-owned lands (Pere Marquette State Forest). Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $14.71		$714.00
3803	**Parcel ID:** 06-153-011-00; **Legal Description:** LOTS 11 & 12 BLK 3 OJIBWAY FOREST. **Comments:** Per the plat map ~100 ft frontage on W Southern (to N), ~250 ft deep. ~0.55 acres. Located near the SW end Wolf Lake, less than 1000 ft from a public boat launch. There's 60s mobile home, with 1000 gal septic and 100 ft well indicated. Grounds are generally flat and grassy, with numerous mature trees providing shade. Some of those have dropped branches on the mobile home. There does not appear to be any roof collapse, but water is evidently making its way in through roof one way or another. Some stained ceiling tiles, and a portion in the hall with fallen tile and insulation coming down. All in all, this mobile does not seem too far gone, but rehab efforts may similar to putting lipstick on a pig. Grounds have some minor debris, including some buzzed up logs. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 17; 21; 5 (see key for full text) **Summer Tax Due:** $114.62	2769 W SOUTHERN AVE	$2,027.00

3804	**Parcel ID:** 08-025-005-00; **Legal Description:** EL25 4-2 13-2 BEG AT SE COR NE 1/4 N 8 RDS, W 20 RDS, S 8 RDS, E 20 RDS TO POB AND COMM AT NE COR SE 1/4, W 20 RDS, S 12 RDS, E 20 RDS, N 12 RDS TO POB. SEC 25 T19N R11W. 2.5 A. **Comments:** This parcel is believed to be OCCUPIED. Please respect their privacy. GIS seems to be a little off. ~330 ft frontage on W Lakola Rd (to E), ~330 ft deep. The portion of a pole barn indicated is to be in the SW corner of the parcel is likely attributed to GIS error. Occupied mobile home at the north end of the parcel, which appears to be old and in less than optimal shape. 1000 gal septic, 100 ft well indicated by the assessor. Power is on. There are other meters on the parcel. A camper trailer, sheds, vehicles, and other personal property/debris around the mobile home. In the southern portion of the parcel are a handful of derelict structures. One looks to have suffered a fire, but is still standing. In front of that is what appears to be the foundation of a burnt down house. Land is gently rolling and generally grassy, with numerous mature trees for shade. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 17; 21; 33; 6 (see key for full text) **Summer Tax Due:** $147.30	1487 N LAKOLA RD LEROY	$2,390.00
3806	**Parcel ID:** 10-032-035-00; **Legal Description:** CV32-6-1 E 20 RDS N 1/2 NW 1/4 NW 1/4. SEC 32 T18N R12W. 5 A **Comments:** ~330 ft frontage on E 40th St (to N), ~645 ft deep. Vacant wooded land, generally flat and dry. Bordered on three sides by state-owned land, with survey markers at the corners along the road. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $39.85		$1,331.00
3807	**Parcel ID:** 10-032-042-00; **Legal Description:** CV32-7-2 W 1/2 E 1/4 SW 1/4 NW 1/4. SEC 32 T18N R12W. 5 A **Comments:** This parcel lies south of E 40th Street, and west of S Broadway St, and appears to have no legal road access. The parcel does appear to be bordered State-owned land at the east boundary, so it could be accessed by traipsing through that growth on foot from off Hitt Dr south from E 40th. Per mapping, Sanborn Creek flows through the southern portion of the parcel. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $44.66		$1,395.00
3808	**Parcel ID:** 10-600-044-00; **Legal Description:** LOT 44 EASTGATE PARK. **Comments:** ~50' x 150'. Some camper trailers and other misc stuff are indicated to be on the parcel from information prior to the foreclosure. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 81 (see key for full text) **Summer Tax Due:** $1.41		$818.00
3809	**Parcel ID:** 10-700-011-00; **Legal Description:** LOT 11 VICTORY HOMESITES. **Comments:** ~66 ft frontage on S Nelson Rd (to W), ~300 ft deep. Generally vacant wooded land, seemingly flat and dry. It appears a driveway has been cut in, but is overgrown. A pair of derelict camper trailers are hiding in the growth. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $24.52	5936 S NELSON RD	$1,127.00
3810	**Parcel ID:** 11-306-011-00; **Legal Description:** LOTS 11 & 12 BLK 6 LAKELAND ACRES. **Comments:** ~80 ft frontage on W 44th St (to N), ~127 ft deep. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 81 (see key for full text) **Summer Tax Due:** $8.63		$928.00
3811	**Parcel ID:** 11-322-001-00; **Legal Description:** LOTS 1 & 2 BLK 22 LAKELAND ACRES #1. **Comments:** ~60 ft frontage on W Charles St (to N), ~100 ft frontage on Grant (to W). Between Bush and Little Star Lakes. Enclosed mobile home. 1000 gal septic, 50 ft well. Please note the parcel dimensions and the map; you might believe the backyard is much larger than it truly is, otherwise. This old mobile home is in better shape than it looks. Some signs of vandalism. Floor at the rear door is soft. Interior has a good layer of dust throughout. Some critter has been chewing up insulation in a bedroom. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 17; 63; 47; 21 (see key for full text) **Summer Tax Due:** $114.17	1891 W CHARLES ST	$2,275.00

3812	**Parcel ID:** 11-341-003-00; **Legal Description:** LOTS 3, 4, & 5 BLOCK 41 LAKELAND ACRES #2. **Comments:** Merriville Rd is the nearest known constructed Rd. North of US-10, east of Bush Lake, west of the Baldwin River. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $10.25		$951.00
3813	**Parcel ID:** 11-351-027-00; **Legal Description:** LOTS 27 & 28 BLK 51 LAKELAND ACRES #2. **Comments:** ~60' x 100'. ~0.14 acres. North of US10, east of S Pershing Rd. The platted road running to the north of this parcel does not appear to be constructed. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $5.84		$889.00
3814	**Parcel ID:** 11-398-011-01; **Legal Description:** LOTS 11 TO 16 INCLUSIVE BLOCK 98 LAKELAND ACRES #3. COMBINED 5/4/2016 FOR A 2017 COMBINATION WITH: 11-398-011-00, 11-398-015-00; **Comments:** ~180 ft frontage on Liberty (to S), ~100 ft deep. Near the dead end. This parcel appears to contain the garage utilized by the parcel to the north (which is retained by the former owner of the subject parcel). You may see that house in one of the included photos: know that it is NOT included in this auction. This parcel has all manner of boats, trailers, etc. on the grounds. Coolers, chairs, and other misc. debris hide in the overgrowth. Garage looks in below average condition, and is packed with contents. Electric service is unknown, but it would likely be coming from the parcel to the north if the garage has anything. It is unknown if the parcel to north is occupied, but it would be prudent to consider this OCCUPIED by association. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $19.09		$1,078.00
3815	**Parcel ID:** 11-406-004-00; **Legal Description:** LOTS 4 & 5 BLK 6 LAKEWOODS ACRES. **Comments:** ~60 ft frontage on S Guthrie (to E), ~100 ft deep. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $6.61		$890.00
3816	**Parcel ID:** 11-410-016-00; **Legal Description:** LOT 16 BLK 10 LAKEWOODS ACRES. **Comments:** ~30 ft frontage on US10 (to W), ~100 ft deep. Vacant land near the W 36th intersection. Adjacent to Auction Lot # 3817. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $3.68		$858.00
3817	**Parcel ID:** 11-410-017-00; **Legal Description:** LOTS 17 & 18 BLK 10 LAKEWOODS ACRES. **Comments:** ~60 ft frontage on US10 (to W), ~100 ft deep. Vacant land near the W 36th intersection. Adjacent to Auction Lot # 3816. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $7.68		$915.00
3818	**Parcel ID:** 11-422-012-00; **Legal Description:** LOTS 12 & 13 BLK 22 LAKEWOODS ACRES. **Comments:** East of S Roosevelt. Constructed road may not extend all the way to the parcel. ~60 ft frontage on W Castle (to N), ~135 ft deep. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $7.19		$908.00
3819	**Parcel ID:** 11-422-034-00; **Legal Description:** LOTS 34,35 BLK 22 LAKEWOODS ACRES. **Comments:** ~60' x 135'. Platted road may be unconstructed. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $7.19		$908.00
3820	**Parcel ID:** 11-427-003-00; **Legal Description:** LOTS 3 & 4 BLK 27 LAKEWOODS ACRES. **Comments:** ~60 ft frontage on W Erie (to N), ~100 ft deep. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $7.19		$908.00

3821	**Parcel ID:** 11-427-046-00; **Legal Description:** LOTS 46 & 47 BLK 27 LAKEWOODS ACRES. **Comments:** ~60 ft frontage on W Huron (to S), ~100 ft deep. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $7.19		$908.00
3822	**Parcel ID:** 11-429-033-00; **Legal Description:** LOTS 33 & 34 BLK 29 LAKEWOODS ACRES. **Comments:** ~60 ft frontage on Roosevelt (to W), ~100 ft deep. ~0.14 acres. Land is generally clear, flat, and grassy; if overgrown. Some debris and junk on the grounds. Structure is a cabin. Maybe more of a shotgun shack. It is doubtful even the most intrepid of rehabbers will find any joy here. Exterior is mostly boards, many missing/rotted/damaged. Doors are gone. Looks to have been a one room cabin, with porch/entry and bathroom additions. Interior is largely down to studs. Bathroom is rotting, and has nothing other than debris and a toilet. Many studs look to be rotted and not even hitting the sill plate. You can look clear through the subfloor to the ground below in many spots. It's a structure with an 700 dollar SEV... it might be worth more as vacant land. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 63; 50; 47 (see key for full text) **Summer Tax Due:** $7.19	4083 S ROOSEVELT RD	$908.00
3823	**Parcel ID:** 11-431-038-00; **Legal Description:** LOTS 38 & 39 BLK 31 LAKEWOODS ACRES #1. **Comments:** ~60 ft frontage on Wonderland (to S), ~100 ft deep. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $8.26	2354 W WONDERLAND ST	$923.00
3824	**Parcel ID:** 11-442-027-00; **Legal Description:** LOTS 27 & 28 BLK 42 LAKEWOODS ACRES #2. **Comments:** ~60 ft frontage on S Harvard (to E), ~100 ft deep. at the S Harvard and Saginaw intersection. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $7.19		$889.00
3825	**Parcel ID:** 11-450-024-00; **Legal Description:** LOTS 24,25,28 BLK 50 LAKEWOODS ACRES #2. **Comments:** Irregular shaped parcel. ~60' x ~100' on W 32nd and S Harvard, with an additional ~30' x 100' on W Erie. Vacant wooded land. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $10.06	4083 S HARVARD AVE	$935.00
3826	**Parcel ID:** 11-452-027-00; **Legal Description:** * LOT 27 BLK 52 LAKEWOODS ACRES #2. **Comments:** ~30 ft frontage on S Harvard (to E), ~100 ft deep. Vacant wooded land. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $2.83		$846.00
3827	**Parcel ID:** 11-453-021-02; **Legal Description:** LOTS 21 TO 23,26 TO 28 & 30 BLK 53 LAKEWOODS ACRES #2. **Comments:** irregular shaped. Imagine a ~95' x 100' parcel (SW), a ~90' x 100' parcel (N), and a ~30' x 100' (SE) linked together. Looks to have been used a campsite in the past. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $24.52		$1,155.00
3828	**Parcel ID:** 11-461-006-00; **Legal Description:** LOT 6 BLK 61 LAKEWOODS ACRES #3. **Comments:** ~30 ft frontage on S Princeton Way (to W), ~100 ft deep. Vacant wooded land. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $2.83		$846.00
3829	**Parcel ID:** 11-466-011-01; **Legal Description:** Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2025. LOTS 11, 12, 37 & 38 BLOCK 66 LAKEWOODS ACRES #3. COMBINED ON 07/27/2020 FROM 11-466-011-00, 11-466-037-00; **Comments:** Irregular shaped parcel... Two ~60' x 100' rectangles touching at a corner. Frontage on w Dewey and W Columbus St. Vacant wooded land. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $14.23		$1,008.00

3830	**Parcel ID:** 11-470-006-00; **Legal Description:** LOTS 6 TO 10 INC BLK 70 LAKEWOODS ACRES #3. **Comments:** ~150 ft frontage on S Princeton Way (to W), ~100 ft deep. Vacant wooded land. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $22.33		$1,124.00
3831	**Parcel ID:** 11-475-011-00; **Legal Description:** LOTS 11 & 12 BLK 75 LAKEWOODS ACRES #3. **Comments:** Platted road to the north (Columbus St) may be unconstructed. ~60' x 100'. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $6.61		$891.00
3832	**Parcel ID:** 11-502-023-00; **Legal Description:** LOTS 23,24,25 BLK 102 LAKEWOODS ACRES #4. **Comments:** The assessor card has this at ~0.14 acres. The plat map says ~100 ft frontage on S Harvard (to W), ~95 ft frontage on W Bristol (to N). Coming to ~9500 sq ft, or ~0.21 calculated acres. Vacant wooded land, in any case. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $11.51		$954.00
3833	**Parcel ID:** 11-506-047-00; **Legal Description:** LOTS 47 TO 50 INC BLK 106 LAKEWOODS ACRES #4. **Comments:** ~120 ft frontage on W Ferndale (to S), ~100 ft on S Yale. The block foundation of a now absent structure remains near the roadside. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $27.96	2566 W FERNDALE ST	$1,204.00
3834	**Parcel ID:** 11-508-024-00; **Legal Description:** LOTS 24 & 25 BLK 108 LAKEWOODS ACRES #4. **Comments:** 65' x 105 ft per the plat map. 6825 sq ft, ~0.16 acres. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $9.18		$936.00
3835	**Parcel ID:** 11-541-033-00; **Legal Description:** LOTS 33,34,35,36 BLK 1 LAKEWOODS ACRES #9. **Comments:** ~200' x 200' ft per the plat map. ~0.92 acres. Some wooded fencing along the roadside. Land is generally flat and grassy, with numerous mature trees giving some shade. Featuring an old enclosed mobile home with front and rear porch additions. A smattering of debris and junk surround the structure. This place does not have a lot of curb appeal, but it might be better than it looks. The shingled roof appears to be near the end of life, but has been doing the job thus far. Interior seems to be dry and solid. The biggest complaint is the animal scat and urine (likely dog and cat). Somebody has evidently done some exploring in here, but there appears to be no harvesting. In the rear of the mobile home is some kind of shed structure. This large parcel is would likely also make a great site for development. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 5; 63; 47; 17 (see key for full text) **Summer Tax Due:** $244.56	2854 W 32ND ST	$4,292.00
3836	**Parcel ID:** 11-542-017-00; **Legal Description:** LOT 17 BLK 2 LAKEWOODS ACRES #9. **Comments:** ~50 ft frontage on S Astor (to E), ~414 ft deep. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $5.72		$771.00
3838	**Parcel ID:** 13-105-002-00; **Legal Description:** * LOTS 2 TO 6 INC BLK 5 CHAIN O LAKES. **Comments:** ~135 ft frontage on S Shady Hollow (to NW), ~100 ft deep. ~0.31 acres. Indicated to have well (50 ft) and septic (1000 gal). Land is flat, with some decent tree coverage. Some down trees around the structure, and at least one other that seems on its way. The southeast corner of the parcel appears to be by the root structure of the fallen tree near the road. The ramshackle cabin appears to be a total loss. Can't really see any value in any kind of rehab. Shady Hollow is a cute little dead end road off W Central Park. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 36 (see key for full text) **Summer Tax Due:** $67.67	8892 S SHADY HOLLOW	$1,418.00

3839	**Parcel ID:** 13-196-020-00; **Legal Description:** LOTS 20 TO 25 INC BLK 96 CHAIN O LAKES. **Comments:** ~150' x 100'. Vacant wooded land. Additional frontage on S Rosewood (gravel) and W Oakwood (two track). Land grades down to the SW corner. This is a good size parcel in a cute rural-residential area. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $16.26		$713.00
3840	**Parcel ID:** 13-648-014-00; **Legal Description:** LOT 14 BLK 18 PINE GROVE BEACH **Comments:** ~50' x 100'. 5000 sq ft, ~0.11 calculated acres. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $15.01		$684.00
3841	**Parcel ID:** 14-001-053-00; **Legal Description:** PP1 12-9 (9) PT S 1/2 SE 1/4 SE 1/4 SW 1/4 BEG 133' N OF SE COR AND W 300' TO POB, TH W 100', TH N 100', TH E 100', TH S 100' TO POB SEC 1 T17N R13W. .23 A. **Comments:** Located north of W Baldwin Rd and east of Summers Rd. This parcel is surrounded on all sides by a single privately-owned parcel. ~100' x 100'. ~0.23 acres. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $4.57		$811.00
3842	**Parcel ID:** 14-024-034-00; **Legal Description:** PP24 4-7 N 1/2 S 1/2 S 1/2 SE 1/4 NE 1/4 SEC 24 T17N R13W. 5 A. **Comments:** Just NW of the W 76th intersection. ~150 ft frontage on S Forman (to E), ~1300 ft deep. Vacant land, generally flat and wooded. National Forest land across the road. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $46.39		$1,410.00
3843	**Parcel ID:** 14-053-001-00; **Legal Description:** LOT 1 BLK 3 MARLBOROUGH. **Comments:** Aerial imagery suggests that S Michcon may not be constructed all the way to the parcel. ~50 x 200'. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $5.72		$819.00
3846	**Parcel ID:** 14-103-008-01; **Legal Description:** LOTS 8 & 9 & 20, 21 & 22, BLOCK 3 BALDWIN AVE SUBDIVISION. COMBINED ON 07/14/2015 FROM 14-103-008-00, 14-103-020-00; **Comments:** ~75 ft frontage on W Baldwin (to S), ~150 ft deep. Slightly irregular shape. Vacant wooded land. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $16.26		$831.00
3847	**Parcel ID:** 14-215-020-01; **Legal Description:** LOTS 20 TO 25 INCLUSIVE BLOCK 15 IDLEWILD HEIGHTS #1. SPLIT ON 10/09/2020 FROM 14-215-020-00; **Comments:** ~150 ft frontage on E Dubois Ave (to N), ~100 ft on Wilberforce Ave (to W). Vacant wooded land. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $19.92		$1,031.00
3848	**Parcel ID:** 14-218-012-00; **Legal Description:** LOTS 12 TO 15 INC BLOCK 18 IDLEWILD HEIGHTS #1. **Comments:** ~100 x ~100', fronting E Albany to the north. The platted road appears to be recently cleared, giving two track access. Vacant wooded land. Electric and phone run nearby on S Mt Vernon Ave. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $9.22		$878.00
3849	**Parcel ID:** 14-229-030-00; **Legal Description:** LOTS 30 TO 33 INC BLOCK 29 IDLEWILD HEIGHTS #2. **Comments:** ~100 ft frontage on Mt Vernon (to E), ~90 ft deep. Vacant wooded land. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $9.22		$878.00

3850	**Parcel ID:** 14-230-001-00; **Legal Description:** LOTS 1 TO 4 INC BLOCK 30 IDLEWILD HEIGHTS #2. **Comments:** ~100 ft frontage on S Forman (to E), ~90 ft deep. Generally flat, vacant wooded land. Portions of the parcel near the roadside appear to be mowed by a neighbor. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $14.23		$949.00
3851	**Parcel ID:** 14-230-024-01; **Legal Description:** LOTS 24 TO 33 INCLUSIVE BLOCK 30 IDLEWILD HEIGHTS #2. COMBINED ON 09/17/2018 FROM 14-230-024-00, 14-230-026-00; **Comments:** ~200 ft frontage on Mount Vernon (to W), ~136 ft on W Ft Wayne (to N), ~86 on the unconstructed Cincinnati Ave (to S). Vacant wooded land, generally flat. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $27.96		$1,146.00
3852	**Parcel ID:** 14-271-038-00; **Legal Description:** LOTS 38 TO 41 INC BLOCK 31 IDLEWILD TERRACE #1. **Comments:** Vacant parcel with no known legal road access. Nearest constructed road appears to be S Osage, to the east. Platted road frontage directly to west is indicated to be unconstructed. ~100' x 100'. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $7.33		$850.00
3853	**Parcel ID:** 14-316-006-01; **Legal Description:** LOTS 6 TO 10 INCLUSIVE BLOCK 86 IDLEWILD TERRACE #3 COMBINED ON 07/06/2021 FROM 14-316-006-00, 14-316-007-00, 14-316-009-00; **Comments:** ~125 ft frontage on Ellis (to E), ~100 ft deep. Vacant wooded land. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $11.13		$904.00
3854	**Parcel ID:** 14-322-044-00; **Legal Description:** LOT 44 BLOCK 92 IDLEWILD TERRACE #3. **Comments:** ~25 ft frontage on Cherokee (to W), ~100 ft deep. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $2.48		$775.00
3856	**Parcel ID:** 14-623-013-00; **Legal Description:** LOTS 13 & 14 BLK 3 THOMPSON'S TERRACE. **Comments:** The platted road directly to this parcel may be unconstructed. Located between Drexel and Wilberforce avenues, south of W Baldwin Rd. ~50' x 100'. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $4.23		$485.00
3857	**Parcel ID:** 14-626-001-00; **Legal Description:** LOTS 1 TO 5 INC, 7 TO 25 INC BLK 6 THOMPSON'S TERRACE, **Comments:** This parcel has non-contiguous portions. The east portion has road frontage on Wilberforce, dimensions approx. 100' x 475'. The west portion has frontage on Drexel Ave, dimensions approx. 100' x 125'. Vacant wooded land. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $54.16	7228 S DREXELO AVE	$1,521.00

3883	**Parcel ID:** 15-404-001-01; **Legal Description:** LOTS 1 TO 12 INC BLK 304 IDLEWILD #4. **Comments:** In the heart of Idlewild, across the street from the lake of the same name. ~0.7 acre panhandle parcel; ~50 ft frontage on Lake Dr (to E), ~350 ft deep. Cottage in the panhandle at the roadside. No real lake views to be had. The driveway access appears to be from an alley along the north side of the parcel. This leads down hill to the rear of the house, where there is a garage. More specifically, the garage is under the house. Grounds of the parcel are overgrown. The house appears to have been vacant for a while. Exterior appears in generally fair condition, with the notable exception of the roof. No notable damage, but it's old and degraded. Water infiltration is present in every room to some degree. Localized mold in spots. Ceilings look not too far away from dropping. Chimney flashing must be poor, because that area is a total mess. All in all, the interior is in surprisingly good shape considering, and this will likely make a good rehab project if that is addressed in short order. The rear of the house is sitting on a block foundation; comprising of the garage and mechanical area. The front is on crawlspace. Some vertical and stair step cracks in the block foundation, but no obvious deflection or horizontal cracking. The worst of of this is in the window at the basement stairs. Two small bedrooms and a tiny bathroom. Wood floors throughout on the ground level, which appear in good condition and not yet impacted by the moisture. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 32; 5 (see key for full text) **Summer Tax Due:** $212.49	16397 LAKE DR	$10,408.00
3895	**Parcel ID:** 15-742-044-00; **Legal Description:** LOTS 44 & 45 BLK 32 WILSONS PARADISE GARDENS #1 **Comments:** This parcel does not appear to have constructed road access. Additionally, mapping indicates it is some (or all) swamp. 50' x 100' ft, ~0.11 acres. It is doubtful this parcel has use for almost anyone. **Additional Disclosures:** 8; 10 (see key for full text) **Summer Tax Due:** $4.57		$764.00
3897	**Parcel ID:** 16-602-005-00; **Legal Description:** LOTS 5, 6 & 7 PERE MARQUETTE RIVER ESTATES #2. **Comments:** Uncertain of road access. Direct road frontage to the parcel is (fairly well maintained) a two track from the north, and may be private. That two track is accessed via E 68th St, which is becomes two track shortly after the State Rd intersection. The road directly to the parcel is narrow, without many opportunities to turn around. Parcel shape is out of square. ~284 ft frontage to W, ~330-390 ft deep. Aerial imagery indicates the Pere Marquette River winds along and through the east boundary. We were not able to witness that, as the parcel is exceedingly mucky not too deep into the parcel. Land is wooded, grading down from the roadside to the river. It does not appear there is any electricity down the two track. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 41; 40 (see key for full text) **Summer Tax Due:** $40.05		$1,016.00
3898	**Parcel ID:** 41-109-001-00; **Legal Description:** LOTS 1,2,3 EXC W 30 FT BLOCK 9 VILLAGE OF BALDWIN. **Comments:** ~0.41 acres. ~120 ft frontage on 9th St (to N), ~150 ft deep. Land is generally flat. Cleared at the roadside, wooded beyond. Structure is essentially a garage/workshop with one single overhead door. Exterior is kinda ugly. Siding is popping, and the roof is well past end of life. Some junk and debris around the structure. Interior is one large open area. Concrete floors look to be DIY; somewhat rough and uneven. Water pooling in areas. Interior is full of tools, parts, personal property, etc. This building appears to have water service, but no bathroom. It's going to need some work, but this might make a nice little man cave, especially for somebody living nearby. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21; 47; 5 (see key for full text) **Summer Tax Due:** $322.45	485 NINTH ST - VOB	$3,838.00

3899	**Parcel ID:** 41-115-007-00; **Legal Description:** W 50 FT LOT 7, 8 AND E 25 FT LOT 9, 10 BLOCK 15 VILLAGE OF BALDWIN. **Comments:** ~0.16 acres. ~70 ft frontage on 7th St (to S), ~100 ft deep. ~1200 sq ft house. Indicated to have ~700 sq ft basement. 1000 gal septic, 50 ft well. Looks kinda cute from the front. The rear of the structure is opened up, evidently from a fire. Although the interior was not toured, much of the damage can be seen. This structure appears that it could be rehabbed. Block foundation appears to be in good condition, although the blocks under the porch addition appearto be settling. Architectural shingled roof appears to be on the newer end and still intact. Damage to exterior is localized to the rear. It's worth noting that a 3" PVC line appears to have been melted, and there are likely other similar concerns. Please note that cars, driveway, and garage immediately to the west are not on this parcel. Additionally, this structure appears to have received an ordinance violation from the Village of Baldwin on 5/3/26. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 42; 11 (see key for full text) **Summer Tax Due:** $1,041.18	650 SEVENTH ST - VOB	$7,621.00
3900	**Parcel ID:** 41-201-025-00; **Legal Description:** LOTS 25 TO 27 INC BLOCK 1 J F GRAY'S "A" ADDITION TO THE VILLAGE OF BALDWIN. **Comments:** ~75 ft frontage on Maple St (to W), ~145 ft deep. Vacant wooded land. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $21.60		$708.00
3901	**Parcel ID:** 41-530-009-01; **Legal Description:** PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 12/30/2025. LOTS 9, 10 31 & 33 BLOCK 130 LAKEWOODS ACRES #7. COMBINED ON 09/02/2020 FROM 41-530-009-00, 41-530-031-00, 41-530-033-00; **Comments:** Irregular shaped parcel. ~60 ft frontage on US10 (to N). Approx. 200 ft deep. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $33.55		$812.00
3902	**Parcel ID:** 42-383-028-00; **Legal Description:** * LOTS 28 TO 31 INC BLK 83 LAKELAND ACRES #3. **Comments:** Back behind the Family Dollar a bit. ~120 ft frontage on Guthrie (to E), ~100 ft deep. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $25.20		$781.00
3903	**Parcel ID:** 43-111-005-00; **Legal Description:** LOT 5 BLK 11 VILLAGE OF LUTHER. **Comments:** This parcel is OCCUPIED. Please respect their privacy. ~0.2 acres. ~66 ft frontage on Luther St (to E), ~132 ft deep. Adjacent to the Church of Christ. ~1000 sq ft house on crawlspace. 1000 gal septic, 150 ft well. Due to occupancy, there was no opportunity to gather many details. Lots of personal property and debris around the structure. Multiple vehicles. The steel roof on the structure appears to be on the newer end, and the siding on the structure is incomplete. Utilities were on at the time of visit. There may have been a dog tied up in the backyard. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 50; 21; 33; 6 (see key for full text) **Summer Tax Due:** $266.25	305 LUTHER ST (VL) LUTHER	$2,758.00
3904	**Parcel ID:** 43-209-005-00; **Legal Description:** LOTS 5,8 BLOCK 9 LUTHERS ADD TO VILLAGE OF LUTHER. **Comments:** NW of the Oak and Spring intersection. ~132' x 132'. Land is generally flat and grassy, dotted with some mature trees. Land appears to be getting mowed, at least in parts. Some portions have been left overgrown. The pipe coming out of the ground near center suggests a structure or mobile home was here in the past, but that's the only real indicator remaining. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $42.42	601 SPRING ST (VL) LUTHER	$865.00
3905	**Parcel ID:** 43-210-002-00; **Legal Description:** LOTS 2 & 3 BLK 10 LUTHERS ADD TO VILLAGE OF LUTHER. **Comments:** SE of the Oak and Wolfe intersection. ~132' x 132'. Land is generally flat and grassy. Some mature trees (including some tall birch) near the roadside. A vehicle may be parked within/across the south boundary. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $29.18	LUTHER	$814.00

3907	**Parcel ID:** 13-191-034-00; **Legal Description:** LOTS 34, 35 & 36 BLK 91 CHAIN O LAKES. **Comments:** 75' x 100' per the plat map. ~0.17 acres On a dead end road, accessed from the Wildwood intersection. The 'road' directly in front of the parcel is a two track at best. This is basically a small cabin on a wooded hill. Not much more than a 12' x 12', if that. Roof is caved in, and the place is pretty trashed. Interior is moldy and mossy. Might be savable considering the small footprint. There's a toilet inside, so it seems *likely* there was running water, and there seems to be evidence of some degree of septic. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. **Additional Disclosures:** 5 (see key for full text) **Summer Tax Due:** TBA	8275 W BURDOCK AVE	$2,186.00
9993808	**Parcel ID:** 10-600-044-00; **Legal Description:** LOT 44 EASTGATE PARK. **Comments:** ~50' x 150'. Some camper trailers and other misc stuff are indicated to be on the parcel from information prior to the foreclosure. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 81; 21 (see key for full text) **Summer Tax Due:** TBA		$818.00
9993811	**Parcel ID:** 11-322-001-00; **Legal Description:** LOTS 1 & 2 BLK 22 LAKELAND ACRES #1. **Comments:** ~60 ft frontage on W Charles St (to N), ~100 ft frontage on Grant (to W). Between Bush and Little Star Lakes. Enclosed mobile home. 1000 gal septic, 50 ft well. Please note the parcel dimensions and the map; you might believe the backyard is much larger than it truly is, otherwise. This old mobile home is in better shape than it looks. Some signs of vandalism. Floor at the rear door is soft. Interior has a good layer of dust throughout. Some critter has been chewing up insulation in a bedroom. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 17; 63; 47; 21 (see key for full text) **Summer Tax Due:** TBA	1891 W CHARLES ST	$2,275.00
9993903	**Parcel ID:** 43-111-005-00; **Legal Description:** LOT 5 BLK 11 VILLAGE OF LUTHER. **Comments:** This parcel is OCCUPIED. Please respect their privacy. ~0.2 acres. ~66 ft frontage on Luther St (to E), ~132 ft deep. Adjacent to the Church of Christ. ~1000 sq ft house on crawlspace. 1000 gal septic, 150 ft well. Due to occupancy, there was no opportunity to gather many details. Lots of personal property and debris around the structure. Multiple vehicles. The steel roof on the structure appears to be on the newer end, and the siding on the structure is incomplete. Utilities were on at the time of visit. There may have been a dog tied up in the backyard. Interested bidders should contact the local branch of government regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 50; 21; 33; 6 (see key for full text) **Summer Tax Due:** TBA	305 LUTHER ST (VL) LUTHER	$2,758.00
9993907	**Parcel ID:** 13-191-034-00; **Legal Description:** LOTS 34, 35 & 36 BLK 91 CHAIN O LAKES. **Comments:** 75' x 100' per the plat map. ~0.17 acres On a dead end road, accessed from the Wildwood intersection. The 'road' directly in front of the parcel is a two track at best. This is basically a small cabin on a wooded hill. Not much more than a 12' x 12', if that. Roof is caved in, and the place is pretty trashed. Interior is moldy and mossy. Might be savable considering the small footprint. There's a toilet inside, so it seems *likely* there was running water, and there seems to be evidence of some degree of septic. If planning to develop the land please contact the local government unit to get more information on possible building restrictions. E.g. Minimum Sq. footage requirement. **Additional Disclosures:** 5 (see key for full text) **Summer Tax Due:** TBA	8275 W BURDOCK AVE	$2,186.00

Lake DNR

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

Leelanau

Lot #	Lot Information	Address	Min. Bid
4100	**Parcel ID:** 004-005-004-00; **Legal Description:** PRT NE 1/4 COM @ E 1/4 COR SD SEC TH ALG E-W 1/4 LN N 89D 59' 50" W 1157.01 FT TO POB TH CONT N 89D 59' 59" W 175 FT TH N 00D 10' 05" W 335 FT TH S 89D 59' 50" E 175 FT TH S 00D 10' 05" E TO POB SEC 5 T28N R11W 1.345 AC **Comments:** An undeveloped 1.3 acre parcel of wooded property in growing Elmwood Township north west of Traverse City. A neighbor states that it has no means of legal access. We do note that it is on a private road, and we do not see any specific deeded access rights in the current title documents. However there are numerous other parcels here on the same road that seem to have similar circumstances and there has been no apparent barrier to their use. So you may wish to investigate that claim. The parcel is a former township dump site, and is listed on the Michigan Part 201 registry of contamination as Facility ID 45000019 , and there is some past controversy over part of the parcel having been the site of DDT contamination in the 1970s which could limit your ability to build here. The parcel is on the right/west side of the road, and has a cleared site at the center of the parcel. The southern/rear part of the site is beautifully wooded and sits about five feet below road grade. This parcel may be subject to deed restrictions and association fees for maintenance of the private road. Do your homework on this one prior to bidding. Very nice homes in this quiet, scenic setting. **Additional Disclosures:** 13 (see key for full text) **Summer Tax Due:** $48.21	(Off) Northern Sites Drive (PVT)	$589.48
4101	**Parcel ID:** 042-234-011-00; **Legal Description:** PRT N 1/2 OF NE 1/4 OF NW 1/4 BEG 120 FTS OF N 1/4 SEC COR TH W 350 FT TH S 100 FT TH E 350 FT TH N 100 FT TO POB SEC 34 T32N R11W. **Comments:** Modern one story wood frame ranch design. This is manufactured housing on a full basement with rear walk out and a three seasons room to the rear. Two car detached garage to the rear. Everything appears to be in generally "good" condition here and it is certainly worth rehabbing, and would make a great potential "flip" property. Parcel fronts 100' on the west side of Hwy 201 (N Mill St) and runs 350' feet deep. The north property line is the village of Northport limits. Parcel is inside the village, and about 1 mile from "downtown". This property was occupied when we visited in June, by parties that we do not believe had any legal title to the lands. They were evicted and we revisited in mid-August . The property is solid, but grubby. You'll need to fill a few dumpsters and assess the true condition once she is empty. Many floor coverings have been removed, we assume from animal damage, and there are areas where the subflooring is stained. We did not detect any strong animal odors, but then again our sniffer isn't basset-hound grade after all these years. The house, yard and garage have a substantial amount of debris around, but it is generally more of the "non-stinky" genre of trash (ie: rummage sale grade "stuff") inside. There is a good amount of the "stinky" kind outside, especially to the rear of the garage. We did note that the power and water were both still active when we were there, and the property has been recently occupied, so there are unlikely to be any plumbing, well or electrical issues of substance. Two car detached garage has a workshop to the rear, and will need some repair to overhead doors. 200A electrical service and natural gas. Well and septic, so no third party utility charges for those. We do not believe that the three season room on the house is connected to the central HVAC. This property is generally solid, of modern construction, and worthy of your consideration. You'll need to clean it out to fully know its condition. **Additional Disclosures:** 33 (see key for full text) **Summer Tax Due:** $1,733.71	1151 N MILL ST NORTHPORT	$21,444.15
9994100	**Parcel ID:** 004-005-004-00; **Legal Description:** PRT NE 1/4 COM @ E 1/4 COR SD SEC TH ALG E-W 1/4 LN N 89D 59' 50" W 1157.01 FT TO POB TH CONT N 89D 59' 59" W 175 FT TH N 00D 10' 05" W 335 FT TH S 89D 59' 50" E 175 FT TH S 00D 10' 05" E TO POB SEC 5 T28N R11W 1.345 AC **Comments:** An undeveloped 1.3 acre parcel of wooded property in growing Elmwood Township north west of Traverse City. A neighbor states that it has no means of legal access. We do note that it is on a private road, and we do not see any specific deeded access rights in the current title documents. However there are numerous other parcels here on the same road that seem to have similar circumstances and there has been no apparent barrier to their use. So you may wish to investigate that claim. The parcel is a former township dump site, and is listed on the Michigan Part 201 registry of contamination as Facility ID 45000019 , and there is some past controversy over part of the parcel having been the site of DDT contamination in the 1970s which could limit your ability to build here. The parcel is on the right/west side of the road, and has a cleared site at the center of the parcel. The southern/rear part of the site is beautifully wooded and sits about five feet below road grade. This parcel may be subject to deed restrictions and association fees for maintenance of the private road. Do your homework on this one prior to bidding. Very nice homes in this quiet, scenic setting. **Additional Disclosures:** 13 (see key for full text) **Summer Tax Due:** TBA	(Off) Northern Sites Drive (PVT)	$589.48

9994101	**Parcel ID:** 042-234-011-00; **Legal Description:** PRT N 1/2 OF NE 1/4 OF NW 1/4 BEG 120 FTS OF N 1/4 SEC COR TH W 350 FT TH S 100 FT TH E 350 FT TH N 100 FT TO POB SEC 34 T32N R11W. **Comments:** Modern one story wood frame ranch design. This is manufactured housing on a full basement with rear walk out and a three seasons room to the rear. Two car detached garage to the rear. Everything appears to be in generally "good" condition here and it is certainly worth rehabbing, and would make a great potential "flip" property. Parcel fronts 100' on the west side of Hwy 201 (N Mill St) and runs 350' feet deep. The north property line is the village of Northport limits. Parcel is inside the village, and about 1 mile from "downtown". This property was occupied when we visited in June, by parties that we do not believe had any legal title to the lands. They were evicted and we revisited in mid-August . The property is solid, but grubby. You'll need to fill a few dumpsters and assess the true condition once she is empty. Many floor coverings have been removed, we assume from animal damage, and there are areas where the subflooring is stained. We did not detect any strong animal odors, but then again our sniffer isn't basset-hound grade after all these years. The house, yard and garage have a substantial amount of debris around, but it is generally more of the "non-stinky" genre of trash (ie: rummage sale grade "stuff") inside. There is a good amount of the "stinky" kind outside, especially to the rear of the garage. We did note that the power and water were both still active when we were there, and the property has been recently occupied, so there are unlikely to be any plumbing, well or electrical issues of substance. Two car detached garage has a workshop to the rear, and will need some repair to overhead doors. 200A electrical service and natural gas. Well and septic, so no third party utility charges for those. We do not believe that the three season room on the house is connected to the central HVAC. This property is generally solid, of modern construction, and worthy of your consideration. You'll need to clean it out to fully know its condition. **Additional Disclosures:** 33 (see key for full text) **Summer Tax Due:** TBA	1151 N MILL ST NORTHPORT	$21,444.15

Manistee

Lot #	Lot Information	Address	Min. Bid
4400	**Parcel ID:** 02-004-200-15; **Legal Description:** PT GOVT LOT 1, COM AT CTR 1/4 POST, TH N 0 DEG 52 MIN E 1068.8 FT, TH W 207.6 FT, TH N 7 DEG 40 MIN W 539 FT, TH S 59 DEG 12 MIN W 138.6 FT FOR POB, TH N 30 DEG 48 MIN W 167 FT, TH S 59 DEG 12 MIN W PARA & 33 FT FROM C/L OF US-31 150 FT, TH S 30 DEG 48 MIN E 167 FT, TH N 59 DEG 12 MIN E 150 FT TO POB; ALSO PT GOVT LOT 1, COM AT CTR 1/4 POST, TH N 0 DEG 52 MIN E 1068.8 FT, TH W 207.6 FT, TH N 7 DEG 40 MIN W 847.8 FT, TH S 65 DEG 17 MIN W 261.5 FT FOR POB, TH S 65 DEG 17 MIN W 47 FT, TH S 30 DEG 48 MIN E 83.7 FT, TH N 59 DEG 12 MIN E PARA & 33 FT FROM C/L OF US-31 41.2 FT, TH N 30 DEG 48 MIN W 78.7 FT TO POB. SEC 4 T23N R15W. .70 A M/L. **Comments:** Very nice 1 acre +/- parcel on US 31 in Bear Lake with 50' of lake frontage ! This was likely a motor court 100 years ago. Three small tourist cottages (two now combined) and a garage. We assume the original owners quarters was adjacent (or in front) and likely removed over time. The old wood frame buildings are in need of considerable work but aren't shot. Could be a killer little family or communal group cabin compound ! There is a mobile home here also, an older 60's/70's model. Situated across the street is a 50' waterfront lot with boathouse. Parcel is walking distance to businesses on US 31 right in town (technically in Bear Lake Township). You'll want to check local zoning if you contemplate commercial use here. Parcel is one acre more or less. Former owners still have personal property here which they are coming to claim. Would also likely make a great summer homesite with direct lake frontage ! "Dry side" parcel has about 150' on the road. Subject to US 31 right-of-way. **Additional Disclosures:** 17; 21 (see key for full text) **Summer Tax Due:** $1,145.51	8359 LAKE ST BEAR LAKE	$6,251.53
4401	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 02-005-325-08; **Legal Description:** PT GOVT LOT 4 COM AT SW COR, N 1313.75FT TO S R/W OF CO RD NO. 600, N 79DEG 32MIN E 394.58FT, FOR POB N 101.54FT TO SHORE OF BEAR LAKE. N 78DEG 22MIN E 95.36FT, S 425.06FT. N 88DEG 32 MIN W 93.3 FT, N 302.4 FT TO POB. .78 A M/L SEC 5 T23N R15W. **Comments:** We do not see many like this. Completely updated family or summer home on popular all-sports Bear Lake ! This property started life as a 1300 square foot Cape Cod style home. It was thoroughly and completely updated about 20 years ago with a substantial, modern addition which includes a large 2 car attached garage, steel storage building and an older (original) outbuilding. This property displays professional quality upgrades including zoned hot water radiant heat, a Generac whole-house backup power system and completely upgraded 200A electric service. The grounds are tastefully lined with mature Catalpa trees and other ornamental vegetation. There is a paved driveway. There are two parcels here, which include 95' of frontage on popular Bear Lake. The parcel containing the house is just shy of one acre, and the rear parcel that is directly south and east comprises an additional 1.5+ acres. The home features three bedrooms with closets, a fourth room that serves as a den, a "walk thru" bunkroom in the upper center portion of the home over the kitchen, and a "future expansion" room currently used as storage over the attached garage that could become a sizeable recreation or family/rec/TV room. Every detail of this property has been carefully and professionally upgraded and well maintained in the years since the home was upgraded. Please note: The former owners still have personal property here and are in the process of moving things out. Because they are from outside the area, this will take them some time. Please respect that right to privacy. The photos are a thorough representation of the quality here. Individual personal showings of this property are not anticipated. This will be a popular and sought after property. Come prepared. **Additional Disclosures:** 21 (see key for full text) *(2 of 2)* **Parcel ID:** 02-005-350-08; **Legal Description:** PT GOVT LOT 4 COM ON E LI OF W 1/2 OF SD GOV LOT 4 WHERE SAME INTS S LI OF CO RD 600, S 360FT FOR POB, W 20 RDS, S 200 FT, E 20 RDS, N 200 FT TO POB SEC 5 T23N R15W. 1.5 A. 3.03 A M/L. [[SALE(76) 8 1341 0225 (03) 3866 0784 (06) 31002 2984 **Summer Tax Due:** $3,374.67	7063 S SHORE DR BEAR LAKE; S SHORE DR BEAR LAKE	$18,298.33
4403	**Parcel ID:** 02-641-701-17; **Legal Description:** WILDWOOD LOTS 9 & 10 ALSO N 36 FT LOTS 11 & 12 BLOCK 1 [**Comments:** Walking distance of popular Bear Lake. Newer single wide with shingled roof. Has been vacant a couple of years, and we think it's been through a mortgage foreclosure as well. Can't tell if it has been winterized ... no guarantees. Everything appears generally solid and there is some flaking of ceiling texture material likely from humidity. Some faded carpet. Nice open, level dry lot in Bear Lake township. Garden shed to rear in useful condition. Two full platted lots and part of two others. There is an active wasp nest near the front door (ask us how we know). **Additional Disclosures:** 17 (see key for full text) **Summer Tax Due:** $790.85	12184 LINDERMAN RD BEAR LAKE	$3,325.69

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

4415	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 37-200-081-00; **Legal Description:** VILLAGE OF EAST LAKE R.G. PETERS ADDITION LOT 124, EXC S 15 FT BLOCK N. **Comments:** Older one story wood frame home on a corner lot in the quiet village of East Lake. A second parcel to the north contains a detached garage. It is difficult to determine if this parcel is still occupied. We believe we saw lights on inside the home, even though it appears unkept and overgrown. We did not enter it because of this possible occupancy. There is substantial deferred maintenance. The roof has missing shingles and either already is ... or is going to leak before long inside. We noted a couple of broken windows. Large village parcel. A total of three platted lots here. **Additional Disclosures:** 6; 21; 33 (see key for full text) *(2 of 2)* **Parcel ID:** 37-250-014-00; **Legal Description:** VILLAGE OF EAST LAKE SUPERVISOR'S PLAT OF SHRIGLEY'S ADD LOTS 5 & 6 BLOCK 4. [[SALE(85) 3455 1713 (05) 850 1960 1456 (06) 3994 1979 **Summer Tax Due:** $955.67	157 THIRD ST EASTLAKE; EASTLAKE	$6,630.81
4417	**Parcel ID:** 38-541-703-39; **Legal Description:** VILLAGE OF KALEVA RENGO ADDITION LOTS 19 & 20 EXC W 20 FT OF LOT 19 BLOCK 3 **Comments:** Double lot on a quiet side street in Kaleva in central Manistee County. Beautifully wooded in large pines and maples. Level, dry land with well drained soils. **Summer Tax Due:** $71.55	BROOK AVE KALEVA	$1,075.51
4418	**Parcel ID:** 51-349-713-05; **Legal Description:** FILER + TYSONS ADD W 62.25 FT OF LOT 7 BLOCK 10 **Comments:** Older home on Manistee's north side. It's larger than it appears from the outside. We counted SIX bedrooms inside, though some are very small. Structurally this home has a lot of deferred maintenance, and was never of high grade to begin with. The roof surprisingly isn't leaking in the forward (2 story) section, but it's deplorable over the one story storage room addition to the rear. The floors throughout the place bow and weave. It needs new siding. Many of the doors and windows have been upgraded. The foundation, particularly on the north wall, have substantial stress cracks. We thought we could see an area of lateral deflection there, but the amount of debris in the property made a complete review difficult. Curiously, the power is still on here. Shared driveway with a one car garage in the rear that needs help ASAP. Limited off-street parking only in the back yard without encroaching on the neighbors property. The furnace is missing. Potential here? Yes. But it will take a lot of investment and hard work. Not a "quick flip" house at all. **Additional Disclosures:** 34 (see key for full text) **Summer Tax Due:** $873.59	462 SECOND ST MANISTEE	$6,704.70
4419	**Parcel ID:** 51-748-710-09; **Legal Description:** FREELAND N 1/2 OF LOT 5 BLOCK 6 **Comments:** 1/2 of a platted lot in the Maxwelltown neighborhood of Manistee. Morton Salt is across the street, and their employee parking lot is next door. Too small for typical home construction but it might qualify for a tiny home site under current city of Manistee zoning. **Additional Disclosures:** 23; 9 (see key for full text) **Summer Tax Due:** $230.69	616 ENGELMAN ST MANISTEE	$2,122.10
9994415	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 37-200-081-00; **Legal Description:** VILLAGE OF EAST LAKE R.G. PETERS ADDITION LOT 124, EXC S 15 FT BLOCK N. **Comments:** Older one story wood frame home on a corner lot in the quiet village of East Lake. A second parcel to the north contains a detached garage. It is difficult to determine if this parcel is still occupied. We believe we saw lights on inside the home, even though it appears unkept and overgrown. We did not enter it because of this possible occupancy. There is substantial deferred maintenance. The roof has missing shingles and either already is ... or is going to leak before long inside. We noted a couple of broken windows. Large village parcel. A total of three platted lots here. **Additional Disclosures:** 21; 6; 33 (see key for full text) *(2 of 2)* **Parcel ID:** 37-250-014-00; **Legal Description:** VILLAGE OF EAST LAKE SUPERVISOR'S PLAT OF SHRIGLEY'S ADD LOTS 5 & 6 BLOCK 4. [[SALE(85) 3455 1713 (05) 850 1960 1456 (06) 3994 1979 **Summer Tax Due:** TBA	157 THIRD ST EASTLAKE; EASTLAKE	$6,630.81
9994417	**Parcel ID:** 38-541-703-39; **Legal Description:** VILLAGE OF KALEVA RENGO ADDITION LOTS 19 & 20 EXC W 20 FT OF LOT 19 BLOCK 3 **Comments:** Double lot on a quiet side street in Kaleva in central Manistee County. Beautifully wooded in large pines and maples. Level, dry land with well drained soils. **Summer Tax Due:** TBA	BROOK AVE KALEVA	$1,075.51

Mason

Lot #	Lot Information	Address	Min. Bid
4600	**Parcel ID:** 001-021-004-50; **Legal Description:** PART OF NE 1/4 OF NW 1/4 DESC AS COMM ATN 1/4 COR OF SEC 21 TH S 02 DEG 12'17"E 397.01 FT ALG E LINE OF SAID SEC TO POB TH CONT'G ALG E LINE S 02 DEG 12'17"E 907.14 FT TO N 1/16 LINE TH N 88 DEG 04'37"W 551.02 FT ALG N 1/16 LINE TH N 02 DEG 12'17"W 914.43 FT TH S 87 DEG 19'15" E 551.60 FT TO N-S 1/4 LINE & POB SUBJ TO R/W EASE & RESTR OF RCD SEC 21 T18N R17W 11.49 A M/L **Comments:** Parcel is 11.5 acres in size, measuring 551' (E-W) and 914' (N-S). It sits south and to the rear of the parcel at 2823 W First St. There is an overgrown trail along the east boundary, but it is not clear if there is a legal right to use it, so the parcel may not have legal access except from adjacent parcels. Topographic maps suggest that the parcel is uplands and not marsh, but we did not walk it to be certain. Densely wooded. Per legal description, parcel may be subject to an easement. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $216.34	(Behind) 28223 W First St	$3,542.76
4601	**Parcel ID:** 002-012-007-00; **Legal Description:** N 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4 OF NE 1/4. SEC 12 T18N R15W. 2.50 A. M/L. **Comments:** Rally nice, wooded uplands parcel. A couple miles north of Branch. It's so far east in Mason County, that it's Lake County across the street ! Paved county road, electric at the street. 165' feet along the road and 660' feet deep. Nice property ! **Summer Tax Due:** $34.94	S Tyndall Road, Branch	$1,176.41
4602	**Parcel ID:** 002-700-194-00; **Legal Description:** WALHALLA SHORES LOT 194. **Comments:** Sales 4602 and 4603 are two adjacent lots in the Walhalla Shores POA community off US 10 east of Ludington near Walhalla. This is a nice, clean community of modest, modern homes. You'll want to research the HOA fees and restrictions before bidding. If considering development you should contact the local planning and zoning department as well as the association to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $27.74	Shoshone Trail, Walhalla	$1,069.98
4603	**Parcel ID:** 002-700-195-00; **Legal Description:** B-567-195 WALHALLA SHORES LOT 195. **Comments:** Sales 4602 and 4603 are two adjacent lots in the Walhalla Shores POA community off US 10 east of Ludington near Walhalla. This is a nice, clean community of modest, modern homes. You'll want to research the HOA fees and restrictions before bidding. If considering development you should contact the local planning and zoning department as well as the association to verify building requirements, including minimum square footage, setback requirements, permitted uses, utility availability, and any other zoning or land-use restrictions. Prospective buyers are strongly encouraged to conduct their own due diligence before placing a bid. **Additional Disclosures:** 16 (see key for full text) **Summer Tax Due:** $27.74	Shoshone Trail	$1,069.98
4605	**Parcel ID:** 003-022-009-50; **Legal Description:** E 1/2 OF FOLLOWING DESC PCL--S 264 FT OFW 660 FT OF SW 1/4 OF NW 1/4. SEC 22 T18N R16W 2 A M/L **Comments:** Parcel is located off S Custer Road. It does not have any frontage on any public or improved street as far as we can tell. It measures 264' (N-S) and 330' (E-W). Nothin' on it but trees. Sits to the rear of 782 S Custer Road. Topographic maps tell us that this is an uplands (dry) parcel. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $13.11	(Behind) 782 S Custer Road	$850.16
4606	**Parcel ID:** 005-001-019-00; **Legal Description:** W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4 SEC 1 T20N R16W 10 A **Comments:** Tidy little primitive hunt camp on a 330x1320 parcel surrounded by federal and private lands. There is no power here other than genset uses. Features a "bath with a path". No plumbing or other infrastructure to speak of. This parcel does not front on a public road, and there are federal lands between the south boundary and a NFS road which *can* present access issues if there are not written agreements already in place. Parcel is about a mile due east of Hoags Lake. It wouldn't take much work to put this one back into use. Evidence of minor roof leaks around woodstove vent. **Additional Disclosures:** 21; 43 (see key for full text) **Summer Tax Due:** $114.19	4414 E HOAGUE RD FREESOIL	$2,373.28

4607	**Parcel ID:** 005-001-035-00; **Legal Description:** SE 1/4 OF LOT 7 SEC 1 T20N R16W 10 A **Comments:** "Where the streets have no names". You'll need some GPS help to get to this one. Strictly seasonal federal roads. Surrounded by federal lands which can present access problems if there are not preexisting agreements in place. A square ten acres (660x660) with densely wooded , rolling terrain. Drops about twenty feet from boundaries to the center of parcel. Plenty of oak here. Even has a well-worn DEER TRAIL that runs right thru the camp site .. they come to YOU on opening day ! Old camper (we have no title) and miscellaneous rubbish laying around but not overwhelming amount. No power anywhere near here. We found access off NFS 8369 ...a two-trak, off another two-trak off Hoague Road, Come in from the SW corner and you'll find it. **Additional Disclosures:** 43; 21 (see key for full text) **Summer Tax Due:** $114.25	(Off) NFS 8369	$2,324.25
4608	**Parcel ID:** 005-003-006-10; **Legal Description:** N 208 FT OF S 473 FT OF E 236 FT OF SE 1/4 OF SW 1/4. SEC 3 T20N R16W 1.13 A M/L **Comments:** Doublewide or modular home on 1.13 acres. Measures 208' x 236' roughly in size. Parcel is on a shared driveway and sits back a couple hundred feet from Hoague Road. This property was not occupied when we were there, but there are signs that it remains under the possession of the former owner. House has missing siding in the front and there are signs of roof issues on the rear east corner. One and a half car attached garage connected by a breezeway / utility room. It is probable that this house will need some work inside based on the exterior indicators. **Additional Disclosures:** 6; 50; 21; 33; 17 (see key for full text) **Summer Tax Due:** $333.40	2788 E HOAGUE RD FREE SOIL	$4,977.87
4609	**Parcel ID:** 005-013-024-00; **Legal Description:** ALL THAT PT OF SE 1/4 OF SE 1/4 LYING S OF SAUBLE RIVER EXC W 1100 FT SEC 13 T20N R16W **Comments:** So let's say that a piece of property was teeny-tiny. So teeny-tiny that you couldn't build anything on it. AND it was like ... underwater, too. Like under the Sauble River kinda wet. It's so tiny ... and so wet .. that even the TAX ASSESSOR says its worth like three hundred bucks. And we all know they always shoot low ... right ? So iffen you want bragging rights to "waterfront property up north" ... well by golly here it is. Maybe you can put a chair there and fish ? (It may not even be that big if it's raining). **Additional Disclosures:** 14; 9 (see key for full text) **Summer Tax Due:** $2.89	(near) 9205 N SCHOENHERR RD FREE SOIL	$424.14
4611	**Parcel ID:** 007-220-290-00; **Legal Description:** HAMLIN LAKE ESTATES NO. 1 LOTS 32, 33, & 34, BLOCK 24. **Comments:** Nicely wooded triple lot at the NW corner of the intersection of Beed and Tamarack. Gently rolling, dry, **Summer Tax Due:** $91.40	Tamarack at Beech Street	$1,053.39
4612	**Parcel ID:** 010-131-300-019-00; **Legal Description:** SECTION 31, T18N, R17W. COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, THENCE EAST, 840'; THENCE NORTH, 440' TO THE POINT OF BEGINNING: THENCE CONTINUING NORTH, 220'; THENCE EAST, 54'; THENCE SOUTH, 220'; THENCE WEST, 54' TO THE POINT OF BEGINNING. **Comments:** Parcel is a ~0.27 acre rectangle that is surrounded on all 4 sides by private landowners. Parcel has no apparent road access and likely has little value to anyone other than an adjacent property owner. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $15.29	W CHAUVEZ RD LUDINGTON	$678.75
4613	**Parcel ID:** 012-013-010-00; **Legal Description:** S 6 RODS OF W 80 RODS OF N 1/2 OF SE 1/4 OF NW 1/4 SEC 13 T19N R15W 3 A M/L **Comments:** Parcel is 99' feet wide and runs 1320' feet deep. The Little Sable River bisects the parcel about halfway back. Uplands here ... not swamp property. Cabin is 2 bedroom one bath. Not much of a kitchen (no sink). Pretty basic accomodations here. In decent overall condition. Last regular occupancy about 2023. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $186.55	4891 N LANDON RD BRANCH	$3,400.34
4614	**Parcel ID:** 012-033-031-00; **Legal Description:** THE S 66 FT OF N 858 FT OF W 330 FT OF W 1/2 OF GOV'T LOT 2. SEC 33 T19N R15W. 0.50 A.M/L. **Comments:** Parcel is 66' wide x 330' deep. It is covered in debris including at least 4 old campers, a garage and a stripped mobile home. A real ShangriLa ! The property is an active demo target, and it will be cleaned of all debris before the sale, with the cost of that work added to the minimum bid price in the amount of $9000. May be a well or septic here ... we can't tell ! **Summer Tax Due:** $25.64	2280 N BENSON RD FOUNTAIN	$11,043.89
4615	**Parcel ID:** 012-523-001-10; **Legal Description:** FIRST ADDITION TO OAK OPENINGS LOTS 1, 2, 3, 4, 5, & 14 BLOCK 8 **Comments:** Modern wood frame faux log ranch style home and detached garage on a lot near Tallman Lake. This property had lights on and cars in the driveway at the time of our visit in mid-June, so we could not examine it in detail. Appears to be in merchantable condition. The street here is a platted right-of-way, but it may not be maintained as it is rutted and muddy. **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $437.61	6589 E SHERMAN ST FOUNTAIN	$6,970.41

4616	**Parcel ID:** 014-205-021-00; **Legal Description:** SU-283 BASS LAKE PARK LOTS 21 & 22 BLOCK 5. **Comments:** Parcel is 2 platted lots located on an undeveloped platted road. We did not visit this parcel in person as it is inaccessibly by vehicle. Likely not buildable due to size. **Additional Disclosures:** 8; 9 (see key for full text) **Summer Tax Due:** $37.69		$1,106.06
4617	**Parcel ID:** 051-282-007-00; **Legal Description:** LAWNDALE PARK ADDITION LOTS 7 & 8 BLOCK 12. * 804 DIANA ST. **Comments:** This was a pretty nice place at one time. And then the roof started to leak. And leak. And leak. And nothing was done about it. Before long the mold began to grow. And it took over rooms on by one. And now it's in this sale. The right side rear is the worst of it. We could not access several rooms in the upper floor right end hallway as they were swelled shut or obstructed with wet debris. The basement was barricaded, and a peek inside revealed a soaked, hoarded pile of goodness that we did not climb over the photograph in detail. Here is the short version: Start with several 30 yard dumpsters to empty the house. Strip the entire things down to studs and start over from the inside out. You'll clearly need a new roof and most or all decking as well as some framing rehab. There are a couple of sections of wall that likely have decay. We saw some rot in window and door elements. We suspect your need to upgrade some infrastructure as we doubt anything here was winterized. This has been leaking a lot, for a long time. It's smells, moldy and decayed. Be prepared. Two car detached garage, hoarded and also a very bad roof. **Additional Disclosures:** 5; 32; 21; 66 (see key for full text) **Summer Tax Due:** $5,786.31	804 DIANA ST LUDINGTON	$45,898.54
4620	**Parcel ID:** 051-335-005-00; **Legal Description:** ADDITION NO. 3 LOT 5 BLOCK 135. **Comments:** A home was removed from this site. Nice, clean and green ! Check with city zoning about the project you might envision before you bid. Has all municipal utilities, natural gas and alley access! **Additional Disclosures:** 23; 42 (see key for full text) **Summer Tax Due:** $2,087.72	716 E DANAHER ST LUDINGTON	$18,297.91
4622	**Parcel ID:** 052-220-009-00; **Legal Description:** CITY ASSESSOR'S EASTERN ADDITION LOT 9. **Comments:** No clowning around about this one ! Large family size home has had some rough use, but the potential here is grand ! There is evidence of plumbing freeze damage here. And to be honest, the plumbing here was very amateurish and should all be replaced anyway. It appears that this may have been used as a boarding house or pseudo-apartments as the bedroom doors upstairs are numbered. Several poor grade bathrooms were scabbed in, and plumbing was run in very odd places on the main floor degrading the historical character of the house. The main floor retains many quality finishes and trim. Fireplace is in need of rebuilding. The basement is waterlogged and we didn't get down there, but we assume the boiler is cracked and should be replaced. Needs attention to outside decks as they have deteriorated. Roof is older but no substantial leaks. At least 4 bedrooms upstairs. The bathrooms are numerous and low grade. We would tear them out and start over. Same with the kitchen. Home is grubby and needs a resurface and deodorizing.. Detached two car garage curiously was fairly empty. Needs a roof yesterday. This could be a grand home in the right hands. **Additional Disclosures:** 5; 35 (see key for full text) **Summer Tax Due:** $2,413.72	306 E STATE ST SCOTTVILLE	$17,923.81
9994608	**Parcel ID:** 005-003-006-10; **Legal Description:** N 208 FT OF S 473 FT OF E 236 FT OF SE 1/4 OF SW 1/4. SEC 3 T20N R16W 1.13 A M/L **Comments:** Doublewide or modular home on 1.13 acres. Measures 208' x 236' roughly in size. Parcel is on a shared driveway and sits back a couple hundred feet from Hoague Road. This property was not occupied when we were there, but there are signs that it remains under the possession of the former owner. House has missing siding in the front and there are signs of roof issues on the rear east corner. One and a half car attached garage connected by a breezeway / utility room. It is probable that this house will need some work inside based on the exterior indicators. **Additional Disclosures:** 50; 21; 6; 33; 17 (see key for full text) **Summer Tax Due:** TBA	2788 E HOAGUE RD FREE SOIL	$4,977.87

Wexford

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

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

7014	**Parcel ID:** 2211V-GC1201; **Legal Description:** LOT 1, BLK. 12 & VACATED ALLEY L616 P2300 VILLAGE OF HARRIETTA GASTON & CAMPBELL ADDITION BN. SEC. 7 T22N R11W -CAPS- **Comments:** Single platted lot in the Village of Harrietta. Old maps suggest there was a house here at one time that has been removed. A little brush here but not much else now. There is a power service and a well here, and it appears there may have been a mobile home here in the past as well. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 62 (see key for full text) **Summer Tax Due:** $21.69	120 N HURON ST HARRIETTA	$537.61
7015	**Parcel ID:** 2312-10-2104; **Legal Description:** COM AT N 1/4 COR OF SEC; S 1184.48 FT TO POB: S 128.03 FT; S 84D59M29S W 400 FT; N 259.68 FT; ALG C/L M-115 ALG CURV TO LEFT; LC OF S 76D34M04S E 415.82 FT TO POB. --1.743 A M/L SP SEC 10 T23N R12W -MESICK **Comments:** Just west of Hodenpyle Dam Road on M-115. Triangular shaped parcel of land is ~1.7 acres in size. There is a fairly modern singlewide home here that is cluttered but appears structurally solid. There is a section of the skirting opened which could suggest plumbing freeze issues. Inside the unit is cluttered and dirty. The windows are lower grade. With a good cleaning and some resurfacing, this could be a decent property. We would bet there is freeze damaged plumbing here. Some doors off their hinges. The fridge in the kitchen is duct taped shut ... we took that as a hint. Power is off (meter pulled) and we saw a dated item inside from 2016 posted near the door. **Additional Disclosures:** 35; 21 (see key for full text) **Summer Tax Due:** $298.51	8575 W M-115 HWY MESICK	$4,230.02
7016	**Parcel ID:** 2411-RV-66; **Legal Description:** LOT 66 RIVERVIEW HNR.SEC. 31 T24N R11W -MESICK- **Comments:** ~0.31 acre Vacant parcel on W 12 Road, just east of M-37 near Sherman. Former owner still has vehicles, boats, campers and equipment stored here and lives nearby. We have no title to any of these items and they are not included in the sale. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $49.58	W 12 Road	$1,003.95
7017	**Parcel ID:** MN-CC-05-05; **Legal Description:** LOTS 5 & 6 EXC THE E 12 FT. OF LOT 5 BLK. 5 CEDAR CREEK PLAT CITY OF MANTON **Comments:** Large 1.5 story wood frame home in Manton. Corner lot. Upgraded with vinyl siding. The roof is fatigued and needs help ASAP. It's not leaking inside "yet", but by golly she's gonna ! This home is a bit stanky and there is some food debris around the kitchen. The garage is LOADED with bundled newspaper and other debris. The electrical service panel is somewhere in that heaped mess, so we couldn't get to it for review. Based on observation, we assume it is an upgraded 100a service, but that's just a guess. The floors on the main level here have sway. We only found a partial "Michigan" basement about 5x5 feet in size under the kitchen ... we assume the rest may be wood pier footings that are decaying and may need some review. She is a dirty girl, but with a good scrubbing, you may be able to bring her back to life ! Much original (painted) wood trim here worth saving. Natural gas forced air heat. Laundry room has a very weak/rotten floor. A dumpster load of debris in the yard to haul off. Four bedrooms upstairs (two are walk-thru) and one on the main floor. Bath and kitchen are grungy and could use a re-do. **Additional Disclosures:** 21; 5 (see key for full text) **Summer Tax Due:** $762.59	306 W ELMORE ST MANTON	$6,258.19
7018	**Parcel ID:** MN-M-DV-032; **Legal Description:** LOT 32 MANTON DEVELOPMENT ASSOCIATION ADDITION CITY OF MANTON **Comments:** Small one bedroom wood frame home in Manton. Last owner was part-way through a remodel when she passed away and the estate has let it go. Newer windows and drywall needs finishing and trim. Updated high efficiency natural gas forced air heat. Full basement has minor repair visible. Detached one car garage seems generally straight and sound. Roof is older but no visible leaks. Finish the remodel and score ! **Additional Disclosures:** 50 (see key for full text) **Summer Tax Due:** $536.48	110 E ELM ST MANTON	$5,530.94
7019	**Parcel ID:** MN-RODNB-A; **Legal Description:** 50 FT BY 150 FT OF OUTLOT A RODENBAUGH'S ADDITION CITY OF MANTON **Comments:** This property is OCCUPIED. Please respect the occupant's privacy if viewing in person. The property includes an older occupied single-wide mobile home that appears to be in decent repair. There are numerous campers, boats, and other personal property visible from the roadside. We do not have title to any personal property on site, and none of it is included in the sale. We were unable to view the interior due to occupancy. Please do your research before bidding **Additional Disclosures:** 21; 6; 33 (see key for full text) **Summer Tax Due:** $395.03	508 N MAPLE ST MANTON	$2,466.61

7020	**Parcel ID:** MN-RODNB-A-3; **Legal Description:** OUTLOT A EXC THAT PART LYING E'LY OF A LINE DESC AS COM 65 FT W OF NW COR OF S 1/2 OF NE 1/4 OF SW 1/4 & RUNNING TO NW COR OF LOT 9, EXC 50 FT BY 150 FT OF OUTLOT A & EXC THAT PT OF OUTLOT A & PT OF N 1/2 OF SW 1/4 SEC 3 T23N R9W DESC AS COM AT SOUTHERN MOST COR COMMON TO LOT 8 & 9 OF BURKE-FOXWORTHY SUBD; ALG N'LY LN OF SD OUTLOT A, W 65 FT TO POB; CONT W 126.34 FT; S 50.23 FT; S62*04'44"E 165 FT; N08*44'58"W 127.17 FT TO POB. RODENBAUGH'S ADDITION CITY OF MANTON SPLIT/COMBINED ON 09/30/2020 FROM MN-RODNB-A-1; **Comments:** This parcel is ~0.27 acres with no known legal access. Sits behind houses off of Pine St, N Maple St, and Robert St. Would be best suited for an adjacent property owner looking to expand their property size. There are debris from an adjacent owner that spill onto this property as well. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $3.43		$417.25
9997003	**Parcel ID:** 10-091-00-019-00; **Legal Description:** LOT 19, BLK 248 SMITH & ERNST ADDN, CITY OF CADILLAC **Comments:** Older single-wide mobile home on a platted lot in Cadillac. This one is well used and will likely need a good deal of work to make merchantable. There is some debris about the yard, but not a huge amount. There are several vehicles parked to the north of this that we believe belong to the neighbors. We understand this unit to be still OCCUPIED at the time of out visit in mid-June, so we could not view it in detail. Still has the tongue if you want to haul it off, however you probably can't put another one there under current zoning. Check zoning for your intended use. **Additional Disclosures:** 6; 21; 33; 17 (see key for full text) **Summer Tax Due:** TBA	918 SUNDBERG ST CADILLAC	$1,904.58
9997010	**Parcel ID:** 2210-SOS-08; **Legal Description:** LOT 8 SOUTHERN SHORES SUBDIVISION SEL. SEC. 8 & 17 T22N R10W -MESICK- **Comments:** Nicely wooded lot in the Southern Shores plat, near Woodward Lake, just off M-115 NW of Cadillac. A quiet area of modest, newer homes. The parcel to the north is marshy and has a drain flowing thru it, but this parcel appears to be primarily uplands. Interested bidders should contact the local branch of government regarding possible development and or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** TBA	Deer Run Road	$771.20
9997018	**Parcel ID:** MN-M-DV-032; **Legal Description:** LOT 32 MANTON DEVELOPMENT ASSOCIATION ADDITION CITY OF MANTON **Comments:** Small one bedroom wood frame home in Manton. Last owner was part-way through a remodel when she passed away and the estate has let it go. Newer windows and drywall needs finishing and trim. Updated high efficiency natural gas forced air heat. Full basement has minor repair visible. Detached one car garage seems generally straight and sound. Roof is older but no visible leaks. Finish the remodel and score ! **Additional Disclosures:** 50 (see key for full text) **Summer Tax Due:** TBA	110 E ELM ST MANTON	$5,530.94

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

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. It is your responsibility to determine if this parcel is suitable for your desired use.

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

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

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper

plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior ***only***. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

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

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

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

63: Pet and/or wild animal waste was observed within this property. Potential bidders should consider that urine stains/odors can be difficult to remove from porous surfaces such as wood floors or underlayment.

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

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

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.***

69: This property appears to include one or more obsolete structures. Due to changed circumstances, physical conditions, or the passage of time, structures can become economically unviable. Such changes may be related to physical condition but may also be the result of things like changed traffic patterns or local economic distress. Prospective bidders should be aware that this property may no longer be suitable for purposes to which it was previously put and should investigate and consider all circumstances prior to bidding.

75: The State of Michigan reserves a property right in aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines, or other relics and also reserving the right to explore and excavate for the same as provided under Article III, part 761 of PA 451 of 1994 as amended.

81: We were unable to conduct a follow-up inspection of this parcel following foreclosure. Therefore, information that we obtained previously may now be outdated or inaccurate. In particular, *the photo(s) listed for this property may not accurately reflect the current condition or existence of structures on the property.* Whether or not the property is occupied may also have changed since our last inspection. Any prospective bidder should verify the condition of this parcel with their own research and visual inspection prior to bidding.