Public Land Auction

North Western Lower Peninsula

August 4th, 2025

Grand Traverse (Dnr), Grand Traverse, Lake (Dnr), Lake, Leelanau, Manistee (Dnr), Manistee, Mason, Wexford (Dnr), 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).*

2025 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**

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

Important Information Regarding Rules and Regulations

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

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

Rules and Regulations

1. Registration

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

2. Properties Offered

A. Overview

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

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

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

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

B. Know What You Are Buying

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

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

C. Reservations

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

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

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

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

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

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

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

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

3. Bidding

A. Overview

Live Bidding Auctions:

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

i. **Advance Bidding**

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

ii. **Active Bidding**

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

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

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

Sealed Bid Auctions:

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

B. Starting Bid Price

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

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

C. Bid Increments

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

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 <u>will not be required</u> 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:

- Grand Traverse DNR
- Lake DNR
- Manistee DNR
- Wexford 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.

Grand Traverse

Lot #	Lot Information	Address	Min. Bid
2500	**Parcel ID:** 02-680-016-00; **Legal Description:** LOT 16 SOCHA'S PINE HAVEN ESTATES. **Comments:** Older 3-bedroom (one very small) mobile home. Corner lot south of Hoosier Valley. She's a dirty girl, but generally solid, other than a weak spot in the bathroom floor. The roof seems generally okay. Interior wall to the expando has been opened up to make the living area larger. There is a 12x15 outbuilding that is newer and pretty solid. Also a small shed to the rear. Overgrown. Has potential in the right hands. Paved road about 3 miles east of Chums Corner. ~0.33 acres **Additional Disclosures:** 17; 21 (see key for full text) **Summer Tax Due:** $677.78	3542 MARIE DR TRAVERSE CITY	$3,629.96
2501	**Parcel ID:** 03-495-079-00; **Legal Description:** LOT 79 HOLIDAY EAST NO 2. **Comments:** Items inside indicate that this was occupied thru at least March of 2022. The home has had what appears to be a frozen plumbing incident, and one that likely ran for hours (or days) before being discovered. The area around the kitchen on the main floor took the brunt of it, with the wood floors thru-out the main level being trashed. It is likely that the subfloor on the main level are also deteriorated from this incident. As a result of the house being abandoned and closed up tight, mold has also taken root and permeates the lower level in particular. The second floor will need some work as well, and there is the suggestion of a frozen plumbing incident at the whirlpool tub as well. Three bedrooms, including a master suite upstairs, and a non-conforming bedroom was indicated in the basement. There is evidence of deferred maintenance outside. 200 A electric service and natural gas forced air heat. The house has lots of potential, but you'll need to gut, seal and rehab a swath around the kitchen, and the entire lower level. A neighbor thought the mold may have come from the exterior, and that's possible, but the primary visible damage here appears to be from burst pipes. The interior seemed dry when we visited in late May. 1.5 car attached garage. Located in the popular Holiday Hills area east of Traverse City. It does appear that whoever was in control of this property has been through their things, and what remains is cast-off. But you'll want to confirm that. ~0.49 acres. **Additional Disclosures:** 32; 35; 21 (see key for full text) **Summer Tax Due:** $9,795.78	3854 VILLAGE CIRCLE DR TRAVERSE CITY	$46,215.48
2502	**Parcel ID:** 03-791-010-05; **Legal Description:** UNIT 10 2ND FLOOR PLAN D (BLUE SPRUCE) ROTATION E TAMARACK LODGE RESORT CONDOMINIUMS SEC 9 T27N R10W MASTER DEED 2005C-00080 DCL OF COVENANTS FOR FRACTIONAL INTERESTS 2005R-23889 1ST AMEND TO DCL OF COVENANTS FOR FRACTIONAL INTERESTS 2006R-15561 2ND AMEND TO DCL OF COVENANTS FOR FRACTIONAL INTERESTS 2009R-18100 & 2009C-00029 3RD AMEND TO DCL OF COVENANTS FOR FRACTIONAL INTERESTS 2010C-00028 4TH AMEND TO DCL OF COVENANTS FOR FRACTIONAL INTERESTS 2010C-00041 **Comments:** This sale is of a 1/8th ownership in a Traverse City waterfront condominium in a very desirable area. Unit 204, Tamarack Lodge Resort. Of Traverse Citys two bays, East Bay is the shallower, sandier and warmer option. This is a two bedroom, second floor unit with a deck overlooking the association beach. The units is spacious, well decorated and very comfortable. Large kitchen, gas fireplace, in-unit laundry. Ownership of this unit entitles you to SIX one week occupancies per year which are rotated on a schedule which changes slightly each year. So there are no "guaranteed" weeks ... they rotate. The present association fees are $436 per month, which equates to $5,232 annually, or an approximate cost of $872 per week that you would be using it. During the 6 weeks that are in your annual rotation, you have the choice to either stay in the unit (add a $210 cleaning fee) or the management will rent the unit out for you at a 50-50 split (no cleaning fee assessed against your revenue). However there will be an adjustment to your 50% of the rental revenue for agency fees and credit card processing fees (if any). If you are planning to use this as a rental property, we would suggest thoroughly investigating all of the ramifications. If you plan to use the 6 weeks yourself, it will essentially cost you $1,082 for each of those weeks, plus your property taxes. Please note that this unit has ONE parking space provided and that there is no additional guest parking on premise. Furnishings are owned by the association. There are four commercial condo units in this property, which include the lobby/offices, a bar/kitchen and a gift shop. These 4 commercial units are *not* amenities of the association, and there isn't any right to use them unless and until the owners of those units opened them for business. At the present time the gift shop is open and does have take out beer and wine. Outside of the unit itself, the only shared association amenity is the beach. There is no onsite storage or bodega, so you need to bring and take your things with you each trip. The Tamarack Lodge Resort is located on US 31, near 4 Mile Road. You can find more information if you conduct an internet search for this property in Traverse City MI **Additional Disclosures:** 15; 16; 57 (see key for full text) **Summer Tax Due:** $1,880.29	2035 US 31 NORTH 10-05 TRAVERSE CITY	$31,622.40

2505	**Parcel ID:** 07-017-025-00; **Legal Description:** SE 1/4 OF SW 1/4 LYING S OF RR R/W EXC E 669 FT EXC W 330 FT M/L SEC 17 T26N R12W. **Comments:** Older wood frame construction. Three buildings here, on a one acre parcel of land a couple miles west of the IAA on Riley Road. The main residence and the garage are in dire need of new roofs. The home has escaped water damage to the front rooms, but the rear area is soaked and the rear section might require removal. The forward section appears to be generally okay. The secondary building has no plumbing but is wired and may have been used as a crafts or library area, but is unfinished. The small garage and attached garden shed could be saved, but the roof on the rear is pretty tough. This actually overall is a pretty solid property and could certainly be rescued with some effort and investment. There is a basement under the home exterior entrance that we did not investigate. **Additional Disclosures:** 21; 5 (see key for full text) **Summer Tax Due:** $1,630.20	10738 RILEY RD INTERLOCHEN	$6,595.40
2506	**Parcel ID:** 08-005-005-40; **Legal Description:** COM SW COR SEC 5 T27N R12W TH S 88 DEG 28'55" E 725.00 FT TO POB TH N 01 DEG 08'15" E 528.00 FT TH S 88 DEG 28'55" E 100.00 FT TH S 01 DEG 08'15" W 528.00 FT TH N 88 DEG 28'55" W 100.00 FT TO POB. SUBJ TO & TOG W/CEDAR RUN RD & OTH ESMTS ETC OF RECD IF ANY. **Comments:** Very nice open, level, well drained lot on Cedar Run Road NW of Long Lake. 100 feet along the north side of the road, and about 500' deep to the north. **Summer Tax Due:** $569.58	10864 CEDAR RUN RD TRAVERSE CITY	$3,276.85
2507	**Parcel ID:** 41-040-019-10; **Legal Description:** LOT 16 BLK 9 VILL OF FIFE LAKE. **Comments:** At the SW corner of Pierce and 2nd in Fife Lake. Level, dry, wooded parcel that is probably too small to build on under zoning. We would check that if we were interested in it for that purpose. Well and septic are the rule here. No municipal utilities noted, tho we do see natural gas at adjoining parcels. **Summer Tax Due:** $56.00	802 PIERCE ST FIFE LAKE	$1,119.47

Grand Traverse DNR

Lot #	Lot Information	Address	Min. Bid
10051	**Parcel ID:** 02-009-035-30; **Legal Description:** Part of the SE 1/4 of Section 9 T26N R11W being described as; Beginning at the East 1/4 corner of said Section 9; thence S00D32'48W along the East Section line 272.31 feet; thence S29D41'20W 2691.2 feet to the East 1/16 line' thence N00D31'29E along the East 1/16 line 2639.4 feet to the East and West 1/4 line; thence S88D43'48E along the East and West 1/4 line 1311.68 feet to the Point of Beginning. **Comments:** Wooded parcel of land that is Irregular in shape and approximately 43.83 acres. Historical landcover in this area includes but is not limited to beech sugar maple and hemlock forest. Southern portion of the property (south of Hoosier Valley Rd) is composed of poorly drained mucky soils with 0 to 2 percent slopes. The northern portion of the property (north of Hoosier Valley Rd) is composed of somewhat excessively drained loamy sand soils with 25 to 45 percent slopes and 0 to 2 percent slopes. The property is covered by wetlands (only portion south of Hoosier Valley Rd approx. 10%) as identified on NWI and MIRIS maps and soils areas which include wetland soils. The parcel is surrounded by a private ownership to the north a consumers right-of-way easement to the east and Grand Traverse Regional Land Conservancy to the west..The property is serviced by Traverse City School District. Any questions regarding building/zoning should be directed to Blair Township. The property is located located southeast of Chums Corner at the intersection of Vance Road and Hoosier Valley Road about 8 miles south of Traverse City. The NW corner of the property also has frontage on Garn Road (up the hill). Interested parties should reach out to local authorities to verify if in fact this parcel is accessible from Garn Road. Per Act 51 map Garn Road is a â€œCounty Local Roadway (Seasonal)â€. There is a two-track that meanders through the hilly portion of the property from Garn Road to Hoosier Valley Road (through the eastern part of the Grand Traverse Regional Land Conservancy parcel). There has been a history of garbage dumping on the property and in this general area. The DNR and Grand Traverse County has partnered in the past to monitor the area in an effort to stop the dumping of trash. Dumping items include shingles leaves in bags trash in bags mattresses etc. **Additional Disclosures:** 41; 30; 42; 75 (see key for full text) **Summer Tax Due:** TBA	Vance @ Hoosier Valley Road.	$124,000.00

Lake

Lot #	Lot Information	Address	Min. Bid
3700	**Parcel ID:** 04-305-003-00; **Legal Description:** LOT 3 BLK 5 LAKELAND HEIGHTS. **Comments:** ~25' by ~100' platted lot on unimproved road. **Additional Disclosures:** 8; 9 (see key for full text) **Summer Tax Due:** $1.39	IRONS	$593.00
3701	**Parcel ID:** 06-011-011-28; **Legal Description:** PAR 3 & 4 - PT W 1/2 OF NW 1/4 DESC AS COMM @ NW COR OF SEC; TH S00Â°23'00"E ALG WEST SEC LN 709.91'; TH N89Â°37'00'E A DISTANCE OF 280'; TH S60Â°44'41"E A DISTANCE OF 600' TO THE C/L OF 66' EASEMENT AND THE POB; TH N25Â°23'22"E A DISTANCE OF 131.44'; TH N89Â°36'08"E A DISTANCE OF 464.12 TO THE WEST 1/16 LN OF SEC; TH S00Â°23'52"E ALG SD WEST 1/16 LN 357.32'; TH N89Â°33'42"W A DISTANCE OF 632.35' TO SD C/L; TH N25Â°23'20"E ALG SD C/L 255.12' TO POB. SEC 11 T19N R13W 4.45 AC M/L. **Comments:** 4+ acre irregular shaped parcel. Near the intersections of M37 and Old M63, and the Little Manistee River. Right near North Rivers Lodge. Frontage on N Forest Glen Dr, some of which appears to pass through the north portions of this parcel. Vacant, unimproved, generally wooded land. A fair portion of the interior has been cleared and is basically a dirt path circuit. Some brush piles in the interior. Neighboring parcels look kinda neat; this could be a fun area to bunk down in. **Additional Disclosures:** 30 (see key for full text) **Summer Tax Due:** $75.06	LUTHER	$1,534.00
3702	**Parcel ID:** 06-028-019-00; **Legal Description:** PE 28 (17) PART N 1/2 SE 1/4; BEG AT A PT 183 FT S AND 1337 FT. W OF THE E 1/4 POST; W 100 FT; S 50 FT; E 100 FT; N TO P.O.B. SEC 28 T19N R13W. .12 A. **Comments:** ~50' x 100' vacant parcel, south of West 1 1/2 Mile Rd, nearest intersection is N Astor Rd to the east. **Additional Disclosures:** 7; 9 (see key for full text) **Summer Tax Due:** $2.75		$604.00
3703	**Parcel ID:** 06-210-022-00; **Legal Description:** LOT 22 SUPERVISORS PLAT OF PEACOCK. **Comments:** Odd platted triangular parcel, ~68 ft wide in the north, ~255 ft deep narrowing to nothing. Near W Main St/N Cherry Hill Ave. May have frontage on Verburg Trl. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $6.48		$653.00
3704	**Parcel ID:** 06-351-047-00; **Legal Description:** LOTS 47 & 48 BLK 21 WOLF LAKE SUBDIVISION #1. **Comments:** Roughly 50' x 95'. May have frontage on Park Drive to the east. Wolf Lake is under 900 feet to the south. **Additional Disclosures:** 8; 9 (see key for full text) **Summer Tax Due:** $7.04	1763 N NEWPORT DR	$683.00
3705	**Parcel ID:** 08-006-003-50; **Legal Description:** SE 1/4 SW 1/4 SEC 6 T19N R11W. 40 A M/L. **Comments:** This parcel is occupied. Please respect their privacy. ~1360 ft road frontage on E 5 Mile to the south, ~1326 ft deep. Large square parcel. West portion of the property is fairly clear, with the east being more predominately wooded. Pond/Swamp in NE corner. Single story home appears to be in generally good repair from the exterior. Dogs inside, and it appears they can get in and out at will. Luckily, he seemed friendly, but you never know. Lots of personal property near the home and around the acreage; boats, cars, and other misc. stuff you'd expect on a 40 acre homestead. Site visit did not result in many details due to nature of occupancy and free roaming dog. No interior access obtained. Electric is running, well and septic are almost certain, and propane is likely the only gas option. **Additional Disclosures:** 6; 45; 33; 21 (see key for full text) **Summer Tax Due:** $757.00	6420 E 5 MILE RD LUTHER	$9,118.00
3706	**Parcel ID:** 10-034-003-00; **Legal Description:** W 1/2 E 1/2 NE 1/4 NW 1/4 NW 1/4. SEC 34 T18N R12W 2.5 A M/L. **Comments:** 165 ft frontage on E 40th St to the north, ~650 ft deep. Parcel is east of the S Spruce Rd intersection. Vacant, unimproved, wooded land. Elevated from the roadside. Electric service runs across the parcel at the roadside. 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:** 30 (see key for full text) **Summer Tax Due:** $8.60		$954.00
3707	**Parcel ID:** 10-108-022-00; **Legal Description:** LOT 22 BLK 8 BELL'S IDLEWILD. **Comments:** Platted lot just north of US10, but with NO direct road frontage. Appears to be on a platted (and unbuilt) road to the west. May possibly have access through electric utility easement to north. **Additional Disclosures:** 9; 8 (see key for full text) **Summer Tax Due:** $1.38		$872.00

3708	**Parcel ID:** 11-033-005-00; **Legal Description:** PT NE 1/4 OF NW 1/4 OF NE 1/4 COM AT N 1/8 POST OF NE 1/4 W 174' TO POB W 486 ' S 200,' E 486', N 200' TO POB SEC 33 T18N R13W. 2.23 A. **Comments:** This parcel is occupied. Please respect their privacy. Rectangular parcel, roughly 480' wide and 210' tall. W 40th St front the parcel to the north, with portions of that and W Unora Park Dr seemingly passing through the eastern portions of the parcel. Mench Lake is ~300 ft due east. Wooded parcel with a clearing for a cottage and some outbuildings. Due to the nature of occupancy, this site visit did not yield much in the way of pictures or details. **Additional Disclosures:** 30; 6; 33; 21 (see key for full text) **Summer Tax Due:** $200.57	5011 W UNORA PARK DR	$2,442.00
3709	**Parcel ID:** 11-336-018-00; **Legal Description:** LOT 18 BLK 36 LAKELAND ACRES #1. **Comments:** Platted lot, 30' wide and 112' deep. This parcel has no true frontage on Bush Lake in spite of what maps may suggest; there appears to a parkway platted between the water and the lot line. That parkway is also apparently unbuilt, with no other known legal access. Nearest known legal road is Circle Blvd. 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:** 8 ; 9 (see key for full text) **Summer Tax Due:** $29.71		$1,224.00
3710	**Parcel ID:** 11-378-029-00; **Legal Description:** LOT 29 BLK 78 LAKELAND ACRES #2. **Comments:** Platted lot, roughly ~35' x 95'. No apparent road frontage, S Merrillville Rd is the closest known developed legal access. **Additional Disclosures:** 9; 8 (see key for full text) **Summer Tax Due:** $3.84		$866.00
3711	**Parcel ID:** 11-396-036-00; **Legal Description:** LOTS 36 & 37 BLK 96 LAKELAND ACRES #3. **Comments:** This parcel consists of two platted lots, roughly ~60' x 100'. Frontage on Lewis St to the north. Broken down cars IN the road near the parcel. 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. **Summer Tax Due:** $5.72		$891.00
3712	**Parcel ID:** 11-406-003-00; **Legal Description:** LOT 3 BLK 6 LAKEWOODS ACRES. **Comments:** ~30' x 100' platted lot. Road frontage on S Guthrie Rd to the west. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $2.78		$850.00
3713	**Parcel ID:** 11-411-039-00; **Legal Description:** LOTS 39 & 40 BLK 11 LAKEWOODS ACRES. **Comments:** Near the intersection of US10. ~100 ft road frontage on W Springtime St to the north, and ~54 ft on Sunset Rd to the east. This is the one right by the gas station. There's always one right by the gas station. 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. **Summer Tax Due:** $6.48		$902.00
3714	**Parcel ID:** 11-413-007-00; **Legal Description:** LOTS 7,8,9 BLK 13 LAKEWOODS ACRES. **Comments:** This parcel consists of three platted lots. ~90 ft road frontage on W May St to the north, ~100 ft deep. Small, single room, block shack on the parcel; but you may as well call it the junk it is. 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. **Summer Tax Due:** $9.87		$949.00
3715	**Parcel ID:** 11-425-012-00; **Legal Description:** LOTS 12 & 13 BLK 25 LAKEWOODS ACRES. **Comments:** This parcel consists of two platted lots. ~60 ft platted road frontage on S Holly St to the west, ~100 ft deep. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $7.04		$900.00
3716	**Parcel ID:** 11-450-021-00; **Legal Description:** LOTS 21,22,23 BLK 50 LAKEWOODS ACRES #2. **Comments:** This parcel consists of three platted lots. ~90 ft road frontage on W 32nd ft to the north and ~100 ft to the south. Some debris piles in the interior. An ATV path is cut in from the road side. 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. **Summer Tax Due:** $9.87		$949.00
3717	**Parcel ID:** 11-451-036-00; **Legal Description:** LOTS 36 & 37 BLK 51 LAKEWOODS ACRES #2. **Comments:** This parcel consists of two platted lots. ~60 ft road frontage on S Harvard Ave to the east, ~100 ft deep. 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. **Summer Tax Due:** $7.04		$983.00

3718	**Parcel ID:** 11-454-037-00; **Legal Description:** 76TR. COTR 8-19-76 LOT 37 BLK 54 LAKEWOODS ACRES 2. **Comments:** Platted lot, ~30 x 100 ft. Frontage on the US10 ROW to the east. As best we can tell, the pictured stake marks the SW corner of the property. Parcel appears to be used for signage. A neighboring parcel doing business as a flea market and shed sales may be encroaching into this parcel. 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:** 39; 9 (see key for full text) **Summer Tax Due:** $2.78		$846.00
3719	**Parcel ID:** 11-456-004-01; **Legal Description:** LOTS 4, 5, 6, BLK 56 LAKEWOODS ACRES 2. **Comments:** This parcel consists of three platted lots. ~90 ft frontage on W St Lawrence St to the north, ~100 ft deep. **Summer Tax Due:** $9.87		$949.00
3720	**Parcel ID:** 11-456-049-00; **Legal Description:** LOTS 49 & 50 BLK 56 LAKEWOODS ACRES 2. **Comments:** This parcel consists of two platted lots. ~100 ft road frontage on S Yale St to the east and ~60 ft on W Champlain St to the south. 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. **Summer Tax Due:** $6.48		$893.00
3721	**Parcel ID:** 11-458-023-00; **Legal Description:** LOTS 23 & 24 BLK 58 LAKEWOODS ACRES 2. **Comments:** This parcel consists of two platted lots. ~60 ft frontage on the US10 ROW , ~100 ft deep. Some neighboring lots are actively being cleared and/or developed. Water at roadside, unsure of sewer situation. 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. **Summer Tax Due:** $8.99		$917.00
3722	**Parcel ID:** 11-467-007-00; **Legal Description:** LOTS 7 & 32 BLK 67 LAKEWOODS ACRES #3. **Comments:** This parcel consists of two platted lots. ~30 ft frontage on the US10 ROW to the east and the same on S Yale Ave to the west. ~100 ft deep. We believe this lot has a billboard facing US10. 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:** 78 (see key for full text) **Summer Tax Due:** $7.04		$909.00
3723	**Parcel ID:** 11-483-018-00; **Legal Description:** LOTS 18 & 19 BLK 83 LAKEWOODS ACRES #3. **Comments:** This parcel consists of two platted lots. No known road access. S Astor Rd is nearby to the west, but direct access appears to be platted and unbuilt. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $6.48		$893.00
3724	**Parcel ID:** 11-501-018-00; **Legal Description:** LOTS 18 TO 21 INC BLK 101 LAKEWOODS ACRES #4. **Comments:** This parcel consists of four platted lots. Road access is questionable: this parcel appears to front on a platted road to the north, but mapping information suggests the road is unbuilt. 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:** 8 (see key for full text) **Summer Tax Due:** $14.12		$1,602.00
3725	**Parcel ID:** 11-504-006-00; **Legal Description:** LOTS 6,7,8 BLK 104 LAKEWOODS ACRES #4. **Comments:** This parcel consists of three platted lots. ~90 ft road frontage on South Yale Ave to the west, at the W Bristol intersection. ~100 ft deep. **Summer Tax Due:** $9.87		$923.00
3726	**Parcel ID:** 11-506-011-00; **Legal Description:** LOTS 11,12,13 BLK 106 LAKEWOODS ACRES #4. **Comments:** This parcel consists of three platted lots. ~90 ft road frontage on W Mayfair St to the north, ~100 ft deep. **Summer Tax Due:** $9.87		$935.00
3727	**Parcel ID:** 11-533-019-00; **Legal Description:** LOT 19 BLK 133 LAKEWOODS ACRES #8. **Comments:** Platted lot, ~80' x 100'. It appears that W Ann (aka Old US 10) terminates to the east, but the platted road extends beyond the constructed portion. The path beyond the cul-de-sac is cleared and drivable, assuming the roadway has not been vacated. US10 passes nearby to the north, and may or may not provide direct access to this parcel. Please contact MDOT and/or the county road commission if you're interested. Electric utility runs near/along the north boundary. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $32.19		$1,169.00
3728	**Parcel ID:** 11-534-066-00; **Legal Description:** LOT 66 BLK 134 LAKEWOODS ACRES #8. **Comments:** Platted lot. ~30 ft road frontage on W Oliver Rd to the SW, ~100 ft deep. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $4.22		$864.00

3729	**Parcel ID:** 13-050-039-01; **Legal Description:** LOTS 39 & 40 BIG STAR ACRES. **Comments:** Two platted lots, Chain O Lakes area. This one is to the SW of Big Star Lake. ~230 ft road frontage on S Birchwood Dr to the west, ~300 ft deep. Vacant, unimproved, wooded, relatively flat land. 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. **Summer Tax Due:** $77.20	11730 S BIRCHWOOD DR	$1,462.00
3732	**Parcel ID:** 13-201-015-00; **Legal Description:** LOTS 15 TO 17 INC BLK 101 CHAIN O LAKES. **Comments:** This parcel consists of three platted lots. ~75 ft road frontage on W Glendale Ave to the south, ~100 ft deep. Vacant, unimproved, relatively flat land. Lots of fallen trees and branches to saw up. 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. **Summer Tax Due:** $14.16		$756.00
3733	**Parcel ID:** 13-204-013-00; **Legal Description:** LOTS 13,14 & 15, 44, 45, 46 BLK 104 CHAIN O LAKES. **Comments:** Six platted lots in Chain O Lakes. 75 ft road frontage on W Glendale Ave to the north, and the same on W Hemlock to the south. 200 ft deep. Mobile home sits near the center of the of the parcel, and is likely only good for scrap. A tree has fallen on it, and there are many other fallen trees and branches to saw up. Electric service is disconnected; septic and well are assumed, but viability would be a question. **Additional Disclosures:** 17; 5 (see key for full text) **Summer Tax Due:** $82.20	8474 W HEMLOCK AVE BALDWIN	$1,631.00
3734	**Parcel ID:** 13-212-014-00; **Legal Description:** LOTS 14 & 15 BLK 112 CHAIN O LAKES. **Comments:** This parcel consists of two platted lots. ~50 ft road frontage on W Glendale Ave, ~100 ft deep. **Summer Tax Due:** $4.38		$627.00
3735	**Parcel ID:** 13-272-012-00; **Legal Description:** N 1/2 OF LOT 12 BLK 172 SUP PLAT CHAIN O LAKES. **Comments:** This parcel consists of part of a platted lot. ~75 ft road frontage on S Briar Ave to the west, ~100 ft deep. Vacant, unimproved, wooded land on a slight grade. Road access is basically a two track. Navigating this area can be a chore; many platted roads are vacated. Actual roads may not conform to those suggested by navigation aids. That being said, there's plenty of developed parcels around here, some appear to be relatively new builds. 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:** 8 (see key for full text) **Summer Tax Due:** $21.66		$820.00
3736	**Parcel ID:** 13-663-008-00; **Legal Description:** LOTS 8 TO 11 INC BLK 33 PINE GROVE BEACH. **Comments:** This parcel appeared to be occupied at the time of visit, although no contact was obtained. This parcel consists of four platted lots. Slightly irregular parcel shape, narrowing to the south. ~190 ft road frontage on S Midway Ave to the west, ~100 ft deep. Per the plat map, there is a planned road at the south boundary of this parcel. Some may say this is kitty corner to S Star lake Dr. There are two camper trailers; one appears to be in use, the other might be storage. Electric is on, septic and surface well appear to be hooked up and in use. Land is flat and thinned, still fairly decent tree coverage overhead. **Additional Disclosures:** 21; 6 (see key for full text) **Summer Tax Due:** $48.13	11722 S MIDWAY AVE	$1,126.00
3737	**Parcel ID:** 14-001-012-00; **Legal Description:** E PT GOV LT 1 S OF TRUNK LINE U S 10 & N OF RR R/W SEC 1 T17N R13W. 10 A M/L. **Comments:** Irregular shape vacant parcel on the south side of US10, and north of the Pere Marquette Trail. Near Whalen Lake. ~680 ft frontage on US10, ~250 ft deep at the short (west) end. Electric utility running through the parcel along the roadside, and also through the SE corner. A drivable path has been cut in, roughly across the building on the other side of the road. Nice mature forest through most. Land is gently rolling. With the road frontage, trail access, trees, and space this seems like a prime site. Legal description indicates 10 acres; calculated acreage appears to be closer to 5, likely under. 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:** 30 (see key for full text) **Summer Tax Due:** $91.21		$2,072.00
3738	**Parcel ID:** 14-002-028-00; **Legal Description:** W 1/2 E 1/2 NE 1/4 SE 1/4 NE 1/4 SW 1/4 SEC 2 T17N R13W. .625 A. **Comments:** Vacant wooded parcel with no known legal access. Roughly 80' x 330'. North of Jackrabbit (Jack Pine on some maps) Dr, west of S Dillard St. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $7.53		$983.00

3739	**Parcel ID:** 14-055-034-00; **Legal Description:** LOT 34 BLK 5 MARLBOROUGH. **Comments:** Vacant, wooded, platted lot, roughly 50' x 150'. No known road access, although this parcel appears to front a platted road. South of the Baldwin airport and west of James Rd. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $5.39		$873.00
3740	**Parcel ID:** 14-109-009-00; **Legal Description:** LOT 9 BLK 9 BALDWIN AVE SUBDIVISION. **Comments:** Vacant platted lot, roughly 35' x 130'. No known road access, although one appears to platted to the north. East of S Grove St, north of Eastwood St. **Additional Disclosures:** 9; 8 (see key for full text) **Summer Tax Due:** $6.42		$837.00
3741	**Parcel ID:** 14-218-019-00; **Legal Description:** LOT 19 BLOCK 18 IDLEWILD HEIGHTS #1. **Comments:** ~25' x 100' vacant platted lot. Platted road to the north, but may be unconstructed. South of W Dubois Ave, east of S Wilberforce. **Additional Disclosures:** 8; 9 (see key for full text) **Summer Tax Due:** $2.75		$837.00
3742	**Parcel ID:** 14-241-001-00; **Legal Description:** LOTS 1,2,3 BLOCK 1 IDLEWILD TERRACE. **Comments:** This vacant parcel consists of three platted lots on Watermill Lake, slightly out of square in shape. 75 ft road frontage on W 68th to the north, ~170 on S Forman Rd to the east. ~90 ft frontage on Watermill Lake to the south. Vacant, unimproved, wooded land. Not a lot of flatness to be found; may be a difficult site to build on, if even permitted. 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:** 49 (see key for full text) **Summer Tax Due:** $116.56		$2,432.00
3743	**Parcel ID:** 14-252-006-00; **Legal Description:** LOTS 6 & 7 BLK 12 IDLEWILD TERRACE. **Comments:** This vacant parcel consists of two platted lots. ~50 ft road frontage on S Division road to the west, ~100 ft deep. Near the west end of Watermill Lake. If you're looking for it, there's no sign; but it's roughly across the street from lot 3744. Unsure exactly where the parcel boundaries are in the real world, but this appears to have been used for a driveway or parking in the past. 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. **Summer Tax Due:** $21.26	8526 S DIVISION RD	$1,066.00
3744	**Parcel ID:** 14-253-001-01; **Legal Description:** LOTS 1 TO 6 INC BLOCK 13 IDLEWILD TERRACE. **Comments:** This parcel consists of six platted lots. ~140 ft frontage on S Division Rd (Ellis on some maps) to the east, ~95 ft deep. Platted road to the north appears to be unconstructed. Near the west end of Watermill lake. 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. **Summer Tax Due:** $11.50		$943.00
3745	**Parcel ID:** 14-255-023-00; **Legal Description:** LOT 23 BLOCK 15 IDLEWILD TERRACE. **Comments:** Vacant platted lot. ~25 ft frontage on S Second St to the west, ~100 ft deep. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $1.39		$726.00
3746	**Parcel ID:** 14-293-001-01; **Legal Description:** LOT 1 BLOCK 53 IDLEWILD TERRACE #1. **Comments:** Vacant platted lot. Roads are platted, and appear not to exist. The north boundary appears to be platted along a waterway. In addition to the lack of ready access, this parcel may be wet or submerged. You're likely not going to be able to do much with this. 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:** 8; 41; 14 (see key for full text) **Summer Tax Due:** $4.93		$860.00
3747	**Parcel ID:** 14-307-017-00; **Legal Description:** LOTS 17 TO 23 INC BLOCK 77 IDLEWILD TERRACE #3. **Comments:** This parcel consists of seven platted lots. ~100 ft road frontage on W Jefferson to the north, ~175 ft on S Harper Woods St to the west. Vacant, unimproved, wooded land. 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. **Summer Tax Due:** $12.93		$980.00
3748	**Parcel ID:** 14-632-001-00; **Legal Description:** LOTS 1 TO 4 INC BLOCK 12 THOMPSON'S TERRACE. **Comments:** This parcel consists of four platted lots. ~100 ft road frontage on W Baldwin Rd to the north, ~100 ft on S Kenwood Ave to the west. Vacant, unimproved, wooded land. 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. **Summer Tax Due:** $13.53		$969.00

3749	**Parcel ID:** 15-017-020-05; **Legal Description:** Y17 9, 11, 12 PAR G & H UNREC SUR PT OF SE 1/4 SW 1/4 BEG @ S 1/4 COR TH N 0 652'TH W 676'TH S 651'TH E 677 TO POB. SEC 17 T17N R12W 10.11 A M/L EXC RD ROW. **Comments:** ~10 acre vacant wooded parcel. ~660 ft road frontage on E 72nd St to the South, ~650 ft on Broadway Rd to the east. Vacant, unimproved, wooded, generally flat land. There's a marker in the NW corner that seems pretty spot on. GIS mapping indicates a cleared portion off 72nd behind a fence; this may or may not be true. This likely meets requirements to build, however: 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. **Summer Tax Due:** $124.12		$2,075.00
3754	**Parcel ID:** 15-106-025-00; **Legal Description:** LOTS 25, 26, 27 & 28 BLK 6 IDLEWILD. **Comments:** Four platted lots and a cottage across the street from Idlewild Lake and around the corner from Idlewild Beach public access. Irregular shape parcel, with ~135 frontage on S Lake Dr running NW-SE. Cottage faces Ash St. Single story bungalow with partial basement. Roof looks older. There may be some issues there to address. Looks somebody did a remodel. Some flooring feels soft. The place seems in generally good repair considering the circumstances. Neighborhood seems decent. I'd like to see some new windows, doors, and some interior work; but it's probably close enough to livable after a cleaning as-is. Partial basement has mechanicals; no furnace noted. Looks to be crawlspace beyond the partial basement. Floors may be sinking to the outside some. Some baseboard heaters on ground floor. Good amount of backyard space. Some trailers in the far corner; may be from a neighbor. This could be a little gem. Well in the basement, unsure if this is public sewer or septic area. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $170.74	1170 E ASH	$3,009.00
3756	**Parcel ID:** 15-129-040-00; **Legal Description:** LOT 40 BLK 29 IDLEWILD. **Comments:** Vacant platted lot. ~25 ft road frontage on E MLK Dr to the south, ~100 ft deep. **Additional Disclosures:** 9 (see key for full text) **Summer Tax Due:** $2.75		$788.00
3768	**Parcel ID:** 15-322-018-00; **Legal Description:** LOTS 18 TO 21 INC BLK 222 IDLEWILD #3. **Comments:** Four platted lots with a cottage. ~100 ft road frontage on E Baldwin Rd to the north, ~100 ft deep. Lake Idlewild ~650 ft to the east. Not a bad looking lot, nice tree coverage. Shed in the back corner, might have a well in there. 2 bed/1 bathroom cottage. Interior moisture is starting to take a toll. Judging from the fallen ceiling panels, there could be a roof leak. Some mold is present. Exterior wood cladding really needs some love. Current heat situation looks to be plug in electric space heaters. Looks like there's some potential here. Adjacent to Lot 3769, if you want some extra land. **Additional Disclosures:** 5; 32; 21 (see key for full text) **Summer Tax Due:** $179.78	713 E BALDWIN RD	$4,567.00
3769	**Parcel ID:** 15-322-030-01; **Legal Description:** LOTS 30 TO 35 INC. BLK 222 IDLEWILD #3. **Comments:** This parcel consists of six platted lots. ~150 ft road frontage on E Dubois Ave to the south, ~100 ft deep. Vacant, unimproved, wooded land. Essentially a buffer property for the parcel to north, also available for auction (Lot 3768). 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. **Summer Tax Due:** $8.17		$867.00
3770	**Parcel ID:** 15-323-024-00; **Legal Description:** LOTS 24 & 25 BLK 223 IDLEWILD #3. **Comments:** Two platted lots, roughly 50' x 100'. No apparent road access. 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:** 8 (see key for full text) **Summer Tax Due:** $4.65		$813.00
3777	**Parcel ID:** 15-448-019-00; **Legal Description:** LOT 19 BLK 348 IDLEWILD #5. **Comments:** Single platted lot. ~25 ft road frontage on E MLK Dr to the north, ~100 ft deep. South of the parcel appears to border swampy area. **Additional Disclosures:** 9; 41 (see key for full text) **Summer Tax Due:** $1.54		$771.00
3782	**Parcel ID:** 15-455-039-00; **Legal Description:** LOTS 39 & 40 BLK 355 IDLEWILD #5. **Comments:** This parcel consists of two platted lots. Roughly 50' x 95'. No apparent road access. **Additional Disclosures:** 8; 9 (see key for full text) **Summer Tax Due:** $3.21		$795.00

3783	**Parcel ID:** 15-464-047-00; **Legal Description:** LOTS 47 TO 50 INC BLK 364 IDLEWILD #6. **Comments:** Four platted lots and a cottage. Corner lot, 100 ft on E DuBois to the south and Miami St to the east. Driveway off Miami. Dirt driveway leading to a collapsing garage. Let's not pretend it needs anything other than knocking down. The cottage appears in better state, although interior access was not obtained. Some glimpses of the interior can be seen through windows. Back porch block is also crumbling. Block foundation appears good where it can be seen. Roof looks to be older, with some missing shingles. There's likely some degree of water damage within. Roll the dice and find out what's inside. **Additional Disclosures:** 5; 36; 33; 21 (see key for full text) **Summer Tax Due:** $280.52	343 E DUBOIS	$4,425.00
3784	**Parcel ID:** 15-469-006-00; **Legal Description:** LOTS 6 & 7 BLK 369 IDLEWILD #6. **Comments:** This parcel consists of two platted lots. Roughly 50' x 100'. Road frontage is platted, but may be unconstructed or incomplete all the way down to the parcel. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $4.38		$812.00
3785	**Parcel ID:** 15-472-037-00; **Legal Description:** LOT 37 BLK 372 IDLEWILD #6. **Comments:** Single platted lot, roughly 25' x 100'. No apparent road access. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $2.67		$787.00
3788	**Parcel ID:** 15-568-043-00; **Legal Description:** LOTS 43 & 44 BLK 58 IDLEWILD TERRACE #2. **Comments:** This parcel consists of two platted lots. ~50' frontage on the platted road (Blaine St) to the south, ~100' deep. **Summer Tax Due:** $4.48		$814.00
3804	**Parcel ID:** 16-018-015-00; **Legal Description:** CH18 16-5 PT SE 1/4 SE 1/4 BEG 549' N OF SE COR, W 417', N 209', E 417', S 209' TO POB SEC 18 T17N R11W. 2 A M/L. **Comments:** ~210 ft road frontage on Bonney Rd to the east, ~420 ft deep. Rolling land, mostly clear. Debris everywhere. Older single wide mobile at the end of a dirt driveway. Ramshackle addition on the north side. This place is beat inside and out. Appears to be recently occupied, although the electric is off and the only occupants during site visit were some cats living under the trailer. There's some animal droppings in the bedrooms, might be cat, might be other. The appearance of the well pit does not inspire confidence. Septic is assumed. **Additional Disclosures:** 17; 63; 21; 47 (see key for full text) **Summer Tax Due:** $82.87	8873 S BONNEY RD	$1,705.00
3805	**Parcel ID:** 16-024-001-16; **Legal Description:** PART OF PAR B S 396' OF S 1/2 E 330' N 1/2 NE 1/4 SEC 24 T17N R11W. 3 A. **Comments:** This parcel is occupied. Please respect their privacy. ~400 ft road frontage on S Lakota Rd to the west, ~297 ft deep. Two circle drives off S Lakota. Parcel appears to be multi family use. Two mailing addresses; two mobile homes. Northmost is occupied. Southmost appears to be out of use. Both parcels appear to have their own utility services, but that could be untrue. It's difficult to describe the parcel because the north and south are substantially different; it's kind of surprising to see that these weren't their own parcels. The south very much looks like many of our listings containing abandoned mobile homes. The north is an occupied parcel that appears to need some TLC. Structure to the north was not entered. The one in the south was. **Additional Disclosures:** 17; 18; 33; 6 (see key for full text) **Summer Tax Due:** $447.37	9179 S LAKOLA RD REED CITY	$6,680.00
3806	**Parcel ID:** 16-030-002-05; **Legal Description:** PARS A,B,E,RECORDED SURVEY L01 P233 PT SW 1/4 NW 1/4 BEG AT W 1/4 COR TH E 418', N 300', E 419', N 529', W 841', S 827' TO POB SEC 30 T17N R11W. 13.07 A M/L. **Comments:** ~13 acres with ~850 ft road frontage on S State Rd to the west, and ~420 ft on E 84th to the south. Parcel is L shaped, with the wider part in the north, extending east. Driveway is chained off. Please don't access this parcel through the (occupied) neighboring parcel. Relatively flat, vacant, wooded parcel. Abandoned camper trailer way down the trail. No utilities on site, but electric appears to exist at the roadside. Some of the south portions appear to be swampy. **Additional Disclosures:** 41; 21 (see key for full text) **Summer Tax Due:** $90.38		$1,687.00
3808	**Parcel ID:** 41-209-009-00; **Legal Description:** LOT 9 BLOCK 9 J F GRAY'S ADDITION "A" TO THE VILLAGE OF BALDWIN. **Comments:** Single platted lot. ~25 ft road frontage on Lynn St to the east, ~150 ft deep. **Summer Tax Due:** $10.59		$639.00

3809	**Parcel ID:** 41-532-001-01; **Legal Description:** LOTS 1 TO 10 INCLUSIVE BLOCK 132 LAKEWOODS ACRES #7. **Comments:** This parcel consists of eight platted lots. Possible road access at the Lake/W Edison intersection. Irregular, L-Shaped parcel. South of US 10. GIS suggests this parcel should be accessible from US-10. This coincides with a clearing for electric utility, which appears to be drivable. There's a pretty impressive empty bottle collection in/around the NE corner. Also a large cover for what is presumably some sewer/water utility. This tracks with a Village of Baldwin pump station at the US 10 roadside. 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:** 8 (see key for full text) **Summer Tax Due:** $101.16		$1,182.00
3811	**Parcel ID:** 42-389-016-01; **Legal Description:** LOTS 16 TO 20 INC BLK 89 LAKELAND ACRES #3. **Comments:** Corner lot on US10 and Center Ave, across the street from the Baldwin Family Health Care Clinic. 150 ft on US10 to the west, 100 on Center to the north. ~0.34a. Location is the best thing going on here. Structure is posted condemned. Significant issues apparent regarding blockwork. Structures appear to have been vandalized and open to elements for extended periods of time. Interior is gutted/harvested. Two car garage may be in better structural shape; but that's not high praise or a high bar to cross. Too bad, this looks to have been a cool place. 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:** 31; 42; 36 (see key for full text) **Summer Tax Due:** $2,954.05	1530 MICHIGAN AVE - VOB BALDWIN	$20,257.00
3812	**Parcel ID:** 43-213-001-00; **Legal Description:** E 1/2 LOTS 1, 4 BLK 13 LUTHERS ADD TO VILLAGE OF LUTHER. **Comments:** Parcel is on the corner of Elm and Spring, with ~60 ft on Elm to the north and ~130 on Spring to the east. Lot is fairly clear, and the lawn isn't even too shaggy yet. House has vinyl exterior and metal (presumably steel) roof. Exterior in general good repair. Some visible spots of spray foam here and there. Some settlement observed in porch. Foundation appears to be stone, parged on the exterior. Interior is a blast from the past. Still smells like potpourri. It's messy. Looks to have last been occupied November 2021. Some mouse droppings scattered around. Clear indicators of settlement over the years; you can feel the pitch towards the exterior. Doesn't appear to be any obvious sign of structural issues, however. Fairly terrifying partial Michigan basement. Fusebox not reachable, but seen. Well pump in basement. Wall furnace. Upstairs access is ships ladder style. Probably not legal bedrooms. Basement stairs feel soft. Basement itself did not seem more damp than you'd expect. Interior is going to want some work, top to bottom. Exterior is surprisingly good, although spray foam anywhere might merit some investigation. Seems like a good neighborhood. This could be a winner. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $286.76	213 SPRING ST (VL) LUTHER	$3,100.00

Lake DNR

Lot #	Lot Information	Address	Min. Bid
10053	**Parcel ID:** 10-032-096-25; **Legal Description:** S 260 feet of N 2380 feet W1/2 of the E1/2 of the E1/2 of the W1/2 of the SE1/4 **Comments:** The subject property is a vacant 0.98-acre parcel that is surrounded by 3 private landowners. The parcel does not have legal road access (i.e. landlocked) and is located northeast of the US10 and Broadway intersection about 4 miles east of Baldwin MI. The property has dimensions of 165 feet east-west and 260 feet north-south. The property is composed of excessively drained sandy soils with 0 to 6% slopes. Cherry Valley Township is not a zoned community. **Additional Disclosures:** 75; 42; 7 (see key for full text) **Summer Tax Due:** TBA		$1,750.00
10054	**Parcel ID:** 10-102-001-00; **Legal Description:** Bell's Idlewild Subdivision - Block 2: Lots 1 to 34 **Comments:** The subject property is a 2.34 acre parcel. The property is composed of excessively drained sandy soils with 0 to 6% slopes. Cherry Valley Township is not a zoned community. The southern part of the property has frontage on the east side of Gary Ave. (two-track subdivision platted road) near the dead end (north of US10) about 5 miles east of Baldwin MI east of Nelson Road. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$5,300.00
10055	**Parcel ID:** 10-103-001-00, 10-103-003-00, 10-104-001-00, 10-110-001-00, 10-110-003-00; **Legal Description:** Bell's Idlewild Subdivision - Block 3: Lots 1 to 34; Block 4: Lots 1 to 34; Block 10: Lots 1 to 48 **Comments:** The subject property is a 7.98 acre parcel. The property is composed of excessively drained sandy soils with 0 to 6% slopes. Cherry Valley Township is not a zoned community. The listing is composed of local parcel #s 10-103-001-00 10-103-003-00 10-104-001-00 10-110-001-00 and 10-110-003-00. Frontage on the north side of US10. Block 10: Lots 23 to 26 are within the US10 ROW. This listing is composed of three blocks that are separated by a non-constructed platted roads. Frontage on the north side of US10 about 5 miles east of Baldwin MI east of Nelson Road. **Additional Disclosures:** 75; 42; 30 (see key for full text) **Summer Tax Due:** TBA		$12,000.00
10056	**Parcel ID:** 10-105-001-00, 10-105-033-00, 10-106-001-00; **Legal Description:** Bell's Idlewild Subdivision - Block 5: Lots 1 to 15 18 to 34; Block 6: Lots 1 to 34 **Comments:** The subject property is a 4.48 acre parcel. The property is composed of excessively drained sandy soils with 0 to 6% slopes. Cherry Valley Township is not a zoned community. The listing is composed of local parcel #s 10-105-001-00 10-105-033-00 and 10-106-001-00. Block 3: Lots 16 and 17 are owned by the State of MI Fast Track Authority (https://www.michigan.gov/leo/bureaus-agencies/landbank). This listing is composed of two blocks that are seperated by a non-constructed platted road. Frontage on the west side of Buffalo Street (north of US10) about 5 miles east of Baldwin MI east of Nelson Road. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$7,600.00
10057	**Parcel ID:** 10-108-005-00, 10-108-021-00; **Legal Description:** Bell's Idlewild Subdivision - Block 8: Lots 5 to 10 15 to 21 27 to 44 ALSO all that part of Lot 26 which lies Northerly of a line 75 feet Northerly of (measured at right angles) and parallel to a line described as: beginning at a point which is North 1 deg. 38' 50 East a distance of 5.34 feet from the South 1/4 corner of Section 33; thence Westerly along the arc of a 171.887 foot radius curve to the left 352.08 feet to the point of tangency of said curve (chord bearing North 88 deg. 39' 39 West); thence North 88 deg. 43' 10 West a distance of 100 feet to a point of ending **Comments:** The subject property is a 2.16 acre parcel. The property is composed of excessively drained sandy soils with 0 to 6% slopes. Cherry Valley Township is not a zoned community. The listing is composed of local parcel #s 10-108-005-00 and 10-108-021-00. There appears to be a powerline running east-west through the southern part of the property. There is no easement on file. The line could have been put up before the parcel tax reverted to the State of MI. Frontage on the north side of US10 ROW (west of Buffalo Street) about 5 miles east of Baldwin MI east of Nelson Road. **Additional Disclosures:** 42; 21; 6; 30; 75 (see key for full text) **Summer Tax Due:** TBA		$4,900.00
10058	**Parcel ID:** 10-033-120-00; **Legal Description:** A parcel 100 feet N & S by 150 feet E & W in SE corner of E1/2 of SE1/4 of SE1/4 of SE1/4 **Comments:** The subject property is a vacant 0.34-acre parcel that is surrounded by 1 private landowner. The parcel is located on the northwest corner of the US10 and Spruce Road intersection about 5.5 miles east of Baldwin MI. The property has 150 feet of frontage on US10 and 100 feet of frontage on Spruce Road. The property is composed of excessively drained sandy soils with 0 to 6% slopes. Cherry Valley Township is not a zoned community. **Additional Disclosures:** 75; 42; 30 (see key for full text) **Summer Tax Due:** TBA		$1,900.00

10059	**Parcel ID:** 13-020-004-00; **Legal Description:** SE1/4 of the NE1/4 of the SE1/4 of the SW1/4 of the NE1/4 of the NE1/4 of the NE1/4 of the SW1/4 **Comments:** The subject property is a vacant 0.01-acre parcel that is surrounded by 1 private landowner. Parcel is fully surrounded by private parcel HURBANIS 13-020-005-50 (i.e. landlocked). The property is composed of excessively drained sandy soils on sloping terrain. The parcel is zoned within the AG-F Agricultural Forestry District which requires a minimum of 2-acres and 200 foot of width to be buildable. The parcel is located on the southeast of the Branch Road and Ironwood Drive intersection about 12 miles southwest of Baldwin MI. **Additional Disclosures:** 75; 42; 7; 9 (see key for full text) **Summer Tax Due:** TBA		$300.00
10060	**Parcel ID:** Part of 43-06-017-004-00; **Legal Description:** All that part of the 100 ft wide Railroad lying across the E 1/2 of the NW 1/4 **Comments:** The subject property is a forested vacant 3.1-acre parcel that is surrounded by 3 private landowners and the US Forest Service. The property is 100 feet (wide) X ~1370 feet (long). W Moore Drive and electric powerlines go through the property southwest of the Main Street intersection about 13 miles north of Baldwin MI. The property is composed of excessively drained sandy soils with 0 to 6% slopes. Peacock Township has zoned the property within the R2 â€" Residence District which requires 5 acres to be approved to build. Interested buyers should contact Peacock Township regarding permitting if interested in building on the subject property. The State of MI is in the process of deeding the RR corridor to the southwest to the US Forest Service soon. **Additional Disclosures:** 42; 75; 30 (see key for full text) **Summer Tax Due:** TBA		$3,500.00
10061	**Parcel ID:** 11-022-026-00; **Legal Description:** NE1/4 of the SW1/4 of the NW1/4 of the NE1/4 **Comments:** The subject property is a vacant 2.5-acre parcel that is surrounded by 3 private landowners. The parcel has legal road access on the south side of W Ann Street east of the US10 and intersection about 3 miles north of Baldwin MI. The property has dimensions of 330 feet east-west and 330 feet north-south. The property is composed of excessively drained sandy soils with 0 to 6% slopes. Webber Township has zoned the property within the Recreational District which requires 9000 sq. feet and a width of 70 feet to build onsite. **Additional Disclosures:** 75; 42; 30 (see key for full text) **Summer Tax Due:** TBA		$13,000.00
10062	**Parcel ID:** 11-027-041-00; **Legal Description:** North 100 ft of South 1300 ft of S1/2 of SW1/4 lying West County Rd which lies West of Railroad right of way **Comments:** The subject property is a vacant 0.34-acre parcel that is surrounded by 2 private landowners. The parcel has legal road access on S Astor Road north of the W Unora Park Drive intersection about 2 miles north of Baldwin MI. The eastern border of the property is Astor Road. The property has dimensions of ~150 feet east-west and 100 feet north-south. The property is composed of excessively drained sandy soils with 0 to 6% slopes. Webber Township has zoned the property within the Medium Density Residential District which requires 9000 sq. feet and a width of 70 feet to build onsite. The property likely meets zoning specifications to build. Interested buyers should contact Webber Township regarding permitting if interested in building on the subject property. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$2,600.00
10063	**Parcel ID:** 11-027-039-10; **Legal Description:** E 40 ft of N 210 ft of part NW1/4 SW1/4 lying W of RR r/w. **Comments:** The subject property is a vacant 0.19-acre parcel that is surrounded by 2 private landowners. The parcel has legal road access on both S Astor Road and W 36th Street and is located SE of that intersection about 2 miles north of Baldwin MI. The eastern border of the property is the old railroad grade while the northern border is 36th Street and the western border is Astor Road. The property has dimensions of 40 feet east-west and 210 feet north-south. The property is composed of excessively drained sandy soils with 0 to 6% slopes. Webber Township has zoned the property within the Medium Density Residential District which requires 9000 sq. feet and a width of 70 feet to build onsite. Due to the narrow width and size of the property it likely would not meet zoning specifications to build. **Additional Disclosures:** 75; 42; 9 (see key for full text) **Summer Tax Due:** TBA		$1,150.00

Leelanau

Lot #	Lot Information	Address	Min. Bid
4000	**Parcel ID:** 001-031-013-11; **Legal Description:** PT OF N 1/2 OF SW 1/4 SEC 31 T29N R11W DESC AS THE N 20 FT LYING WLY OF A N/S LN WHICH IS 20 FT E OF W 1/8 LN OF SD SEC & PAR TO. **Comments:** ~20 ft frontage and ~100 ft depth. 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:** 9; 49 (see key for full text) **Summer Tax Due:** $17.99	S LAKE LEELANAU DR TRAVERSE CITY	$465.70
4001	**Parcel ID:** 006-715-034-00; **Legal Description:** UNIT 34 HAWKS NEST CONDO SEC 14 T29N R14W 0.01 A M/L. Master Deed L253 P934/ 1ST AMEND L258 P1/ 2ND AMEND L 931 P103/ 3RD AMEND L1128 P74/ AMEND & RESTART MD L1219 P927. **Comments:** Quiet, clean and efficient would be words that we would use to describe this cozy little 3B/3Ba unit at the Homestead in Glen Arbor. This is a very small, three story unit nested in a quiet association at the far end of the Homestead resort. The footprint of this unit is roughly 20' x 20', and it is 1/2 of a duplex unit. The main level features an efficient galley kitchen, bath with shower, and small living area. It also has a nice screened porch for your outdoor enjoyment a second level features a small loft-styler bedroom that is open to the floor below and a bath with shower. There are two additional bedrooms with a Jack & Jill bath with shower in the basement. There is also a lower rear unscreened patio on the lower level overlooking the rear yard and a glimpse of the lake ! This is a cozy little unit and might get crowded with more than 5 or 6 people. We did notice a couple of minor mold spots in the lower level that are likely the result of being closed up without air circulation lately. This unit is in a condo association and is subject to its fees and master deed restrictions.. There is an option to enroll the unit in the Homestead Resort daily room rental program if you'd like it to generate income. A great weekender or summer spot for a single or couple. **Additional Disclosures:** 15; 16; 21 (see key for full text) **Summer Tax Due:** $4,283.01	34 HAWKS NEST GLEN ARBOR	$17,913.47
4003	**Parcel ID:** 009-021-002-00; **Legal Description:** PRT OF NE 1/4 OF NE 1/4 SEC 21 COM NE COR SD SEC TH N 89 DEG 34'50" W ALG N LN 1347.50 FT TO NW COR OF NE 1/4 OF NE 1/4 TH S 00 DEG 10'20" W ALG W LN OF NE 1/4 OF NE 1/4 976.39 FT TO SLY R/W LN ST HWY M-204 & POB TH N 86 DEG 41'38" E ALG SLY R/W LN ST HWY M-204 129.81 FT TH S 02 DEG 09'10" E 195.33 FT TH N 89 DEG 34'50" W PARALLEL WITH N LN SEC 21 137.50 FT TH N 00 DEG 10'20" E 186.70 FT TO POB SEC 21 T30N R12W. **Comments:** Lots rises from road grade about 25 feet from the front to the rear. 129' along the south side of Duck Lake Road (M-204) and runs 195' deep more or less. Nicely wooded in younger growth. Firm, well drained soils. 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. **Summer Tax Due:** $596.91	E DUCK LAKE RD / M-204 LAKE LEELANAU	$2,929.39

Manistee

Lot #	Lot Information	Address	Min. Bid
4300	**Parcel ID:** 05-109-350-07; **Legal Description:** PT SW 1/4, COM E 600 FT FROM SW COR THEREOF FOR POB, TH N 200 FT, TH W 200 FT, TH S 200 FT, TH E 200 FT TO POB. SEC 9 T22N R14W. .92 A M/L. **Comments:** Older Liberty-brand mobile missing it's tongue. Has been broken into and vandalized a bit. Appears to have been unused for some time. 200 x 200 lot. Has some animal pens out back. Shallow well pump and what appears to be a hand-driven well. Power service here has been dropped. We believe there is an easement for ingress and egress over a presently existing tow-track road from Coates highway to the described property parallel to the east-west section line of section 9. Not far from Bowell Creek. Property adjoins SE corner of Traks parking lot. **Additional Disclosures:** 17; 21 (see key for full text) **Summer Tax Due:** $87.62	5011 HIGH BRIDGE RD	$1,870.45
4301	**Parcel ID:** 08-541-701-03; **Legal Description:** RENGO BEAR CREEK SUBDIVISION LOT 2. **Comments:** 100' wide parcel on Bear Creek Lane, a private road off 13 Mile Road NW of Kaleva. There is a level, open part of the lot at the road, and then it drops sharply to soils that are moist near the creekside. You'll want to investigate suitability for construction if that is what you contemplate. Some great fishing in the creeks and rivers in this area ! **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $58.28	BEAR CREEK LN BEAR LAKE	$1,218.64
4302	**Parcel ID:** 10-006-150-00; **Legal Description:** PT N 1/2 SW 1/4 NE 1/4, COM AT SE COR THEREOF, TH W 264 FT TH N 330 FT, TH E 264 FT, TH S 330 FT TO POB. 2 A M/L. SEC 6 T21N R13W. **Comments:** ~2 acre vacant parcel with unknown legal access. This sits back behind other properties, off of Cravens Rd. Would be best suited for adjacent property owners due to access limitations. Interested bidders should contact the local government and/or association regarding possible development, camping, or other use restrictions. E.g. Minimum Sq. footage requirement, utilities, etc. ~0.4 acres. **Additional Disclosures:** 7 (see key for full text) **Summer Tax Due:** $67.85		$1,315.61
4303	**Parcel ID:** 51-146-710-12; **Legal Description:** AMEND ENGELMANNS ADD W 1/2 OF LOT 6 + E 1/2 OF LOT 7 BLOCK 3. **Comments:** ~0.17-acre vacant lot located on Monroe St in the City of Manistee. ~60 ft road frontage, ~120 ft depth. Interested bidders should contact the local government and/or relevant associations regarding potential development, camping, or other use restrictions. E.g., Minimum Sq. footage requirement, utilities, etc. **Summer Tax Due:** $267.69	150 MONROE ST MANISTEE	$2,383.34

Manistee DNR

Lot #	Lot Information	Address	Min. Bid
10067	**Parcel ID:** 34-018-125-20; **Legal Description:** Pt NE 1/4 com 1107 ft S of N 1/4 post th S 52d E 440 ft th S 38d W 300 ft to pob th S 38d W 225 ft m/l to N-S 1/4 li th N 312 ft th S 52d E 190 ft to pob. **Comments:** The subject property is a triangular 0.49-acre parcel that is adjacent to 1 private landowner. The parcel is located on the west side of Lake Road (two-track) south of the M115 intersection within the Village of Copemish MI. The adjacent neighbor appears to be mowing the property as part of their yard. The property has road frontage on Lake Road which may not be county maintained. The property is composed of moderately well drained sandy soils with 0 to 6% slopes. The parcel is zoned within the R1 Residential Settlement District which requires 8000 sq. feet (0.18-acre) and a minimum lot width of 80 foot to meet local zoning to build requirements. The subject property has dimensions of 190 ft. X 312 ft. X 225 ft. and does meet local zoning to build as standalone parcel based on the local zoning ordinance. Interested buyers should contact the Village of Copemish if interested in building on the property. NOTE: This is a seasonal road and is not graded or plowed. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA		$1,125.00

Mason

Lot #	Lot Information	Address	Min. Bid
4501	**Parcel ID:** 002-021-001-00; **Legal Description:** W 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4. SEC 21 T18N R15W 10 A M/L. **Comments:** This property is OCCUPIED, so we didn't get to examine it in detail. Ten acres just off US-10 at Walhalla. There is a mobile home and an accumulation of "man stuff" all over the place. The south property line fronts on the old railroad r/o/w. **Additional Disclosures:** 17; 33; 6; 21 (see key for full text) **Summer Tax Due:** $327.69	7025 E FIRST ST BRANCH	$2,982.40
4502	**Parcel ID:** 002-451-002-00; **Legal Description:** VILLAGE OF TALLMAN LOTS 2 & 3 BLOCK 1. **Comments:** Older wood frame home and attached garage situated on a corner lot in the Village of Tallman, near Tallman Lake. It appears that a remodel was abandoned in the past, as the house is only partly sided. Roof is older. Siding that is in place is older and weatherbeaten. We didn't get a good look at the inside as our inspection was interrupted by the discovery of a deceased person We may provide more details after the scene has been cleared by law enforcement. Needless to say, the interior will need a good cleaning. Overall the place seems to be an excellent candidate for a rehabbing. DISCLOSURE: This property is the location of a recently discovered death. It may present a health hazard and should be professionally cleaned. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $143.59	1782 N MAGGIE ST FOUNTAIN	$2,136.03
4507	**Parcel ID:** 007-220-459-00; **Legal Description:** HAMLIN LAKE ESTATES NO. 1 LOT 24 BLOCK 42. **Comments:** Single platted lot, 40' x 100' on what is essentially a two-track, in the Hamlin Lake area. Would be a good addition to adjoining property, but likely too small to build on under zoning so please check with local zoning and building folks if developing the land is what you intend to do. Power at the road. Level, well-drained, and nicely wooded. **Summer Tax Due:** $13.67	Hemlock Street	$414.09
4508	**Parcel ID:** 011-027-001-00; **Legal Description:** E 223 FT OF W 895 FT OF N 404 FT OF NW 1/4 OF NE 1/4 SEC 27 T17N R17W 2.06 A M/L. **Comments:** Older 1.5 story wood frame farmhouse. This property is OCCUPIED, so we could not view it in detail. Exterior suggests some deferred maintenance. Older roof. The parcel is ~2 acres more or less, with ~223' along the south side of Anthony Road and runs ~404' deep. Property is shaded by mature trees, but the property itself is surrounded by wide open farm fields. A quiet rural setting. **Additional Disclosures:** 33; 6; 21 (see key for full text) **Summer Tax Due:** $341.88	1895 W ANTHONY RD PENTWATER	$5,513.66
4510	**Parcel ID:** 012-013-007-50; **Legal Description:** W 492.39 FT OF SW 1/4 OF NW 1/4 LYING S OF M & G RR R/W EXC S 973.65 FT THEREOF SEC 13 T19N R15W 2.26 A M/L. **Comments:** Triangular parcel fronts ~340' along the east side of N Masten Road. Rear line runs at roughly 45 degrees along the abandoned M & G railroad right-of-way a distance of about ~570'. The south line is ~480', and the property narrows to a point where the rr r/o/w meets the road at the north end. Property probably won't support a septic system as it is pretty marshy. Recreational property. A tributary of the Little Sable River crosses the property at the rear. **Additional Disclosures:** 41; 73 (see key for full text) **Summer Tax Due:** $39.36	N Masten Road, Branch MI	$1,141.92
4511	**Parcel ID:** 012-280-068-00; **Legal Description:** FORD LAKE ESTATES NO. 1 LOT 68. **Comments:** Older mobile NE of Fountain, near Ford Lake. Has been sitting unmaintained for a while. Lots of wood decay in exterior areas. Single wide mobile. The interior is surprisingly pretty solid, with no roof leaks seen. Soft spots in the floor near the back door. Has a garden tub in the yard. The front steps were really dangerous, so we have neutralized them. This mobile sits on the block foundation for access to plumbing and other mechanicals from the bottomside. This one could probably be saved with some effort. **Additional Disclosures:** 17; 21 (see key for full text) **Summer Tax Due:** $131.18	5916 E FOUNTAIN RD FOUNTAIN	$3,231.16
4512	**Parcel ID:** 012-560-054-00; **Legal Description:** POWELL'S SUBDIVISION AT ROUND LAKE LOT 54. **Comments:** Doublewide mobile on a block foundation just south of Round Lake in Sheridan Township. There is some rot in soffits and fascia. Front porch is weak and rotten. Inside, the place has been torn up in anticipation of a remodeling that never happened. Electrical is hanging exposed out of the walls and ceiling. Interior walls have been removed. Good amount of debris in the yard and detached one car garage. This could be a decent property in the right hands. Round Lake is a quiet resort area with some nice homes. May be a great flipper, second home or investment property. **Additional Disclosures:** 50; 17; 21 (see key for full text) **Summer Tax Due:** $402.61	6537 E GLENN LN FOUNTAIN	$10,434.97

4513	**Parcel ID:** 042-200-043-00; **Legal Description:** ASSESSEORS PLAT OF THE VILLAGE OF FREESOIL LOT 43 PREVIOUSLY ASSESSED AS VLG OF FREESOIL BY HC TALLMAN W 1/2 OF LOT 1 BLK H EXC E 11 FT OF S 52FT THEREOF & ALSO COMM AT NE COR OF LOT 1 BLK H TH W 82 FT TO POB TH N 12 FT TH W 50 FT TH S 12 FT TH E 50 FT TO POB. SEC 22 T20N R16W. **Comments:** Two buildings here that were Occupied on our last visit, including an older wood frame structure that is used as a residence and a garage to the rear. The front building was likely a commercial use originally, as it has a storefront facade that still remains. Located across the street from the Fire Department in downtown Freesoil. The house is vinyl sided and appears to likely have fairly low ceilings. Has a steel roof and a dormer suggests that there is some use of the attic space as second floor space. Parcel is 1/3 acre in size. Garage building shows some bows and weaves. Shingle roof and wood siding in need of paint. **Additional Disclosures:** 6; 33; 21 (see key for full text) **Summer Tax Due:** $413.99	2582 E MICHIGAN ST FREE SOIL	$3,271.67
4514	**Parcel ID:** 051-200-071-00; **Legal Description:** TINKHAM'S ADDITION LOT 6 & N 40 FT OF LOT 5 BLOCK 27. **Comments:** Wood frame home on a corner lot on Ludington's north side, a desirable neighborhood not far from the beaches and downtown. A quick exterior walkaround reveals a pretty shady looking roof, and some very evident decay masked by vinyl siding. We made a valiant effort to get interior photos, but they would have been irrelevant, as there is SO MUCH garbage inside that we could barely get the doors open. The debris is quite literally waist deep thru the main floor. No reasonable attempt at describing this property can be done without emptying it first. We THINK that this property could be quite a charming rehab in the right hands, but there are easily a few 30-yard dumpster loads to come out before you can see anything. We couldn't get to the electric service or mechanicals to properly describe them. The place DOES seem to be fairly original as to the interior trim, so it may well hold promise. We are fairly certain that there is dire need of a new roof. It is unlikely that anyone could have lived here with this much garbage. It's almost as though someone brought it here from elsewhere. **Additional Disclosures:** 5; 21; 66 (see key for full text) **Summer Tax Due:** $2,075.00	612 N JAMES ST LUDINGTON	$5,844.47
4516	**Parcel ID:** 052-104-002-00; **Legal Description:** CITY ASSESSOR'S REPLAT S 1/2 OF LOTS 1 & 2 BLOCK 4. **Comments:** This home is nearly a twin of sale 4517, but in better overall condition. That being said, we suspect there are some issues here of similar nature. It looks like a wooden pier footing system based on the bows and weaves we can see from the outside. Appears to still be occupied, so we could not confirm this with detailed examination. There is some decay in the roof, fascia and eaves in the rear. Nice fenced yard and detached one car garage on an alley. **Additional Disclosures:** 21; 6; 34; 33 (see key for full text) **Summer Tax Due:** $605.30	204 S SCOTT ST SCOTTVILLE	$3,153.23
4517	**Parcel ID:** 052-131-006-00; **Legal Description:** MC DONOUR'S ADDITION LOT 6 EXC S 70 FT BLK 1. **Comments:** House in Scottville built on a wood pier foot system instead of a foundation (we think). As time has passed, the wood support structure has decayed. The house now has swaying floors that are probably a foot or more out of sync across the footprint of the main floor. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $963.44	127 W BROADWAY AVE SCOTTVILLE	$8,171.32

Wexford

Lot #	Lot Information	Address	Min. Bid
6800	**Parcel ID:** 10-058-00-079-00; **Legal Description:** LOT 4, BLK. 112 J. CUMMER & SONS 2ND ADD. CITY OF CADILLAC. **Comments:** Someone had a quality rehab underway on this solid Cadillac home, and then just stopped. Structurally, this one is straight and solid with a good foundation. Has about 3/4 of the roof replaced, with materials onsite to finish it. Some newer windows, and a great start on the master bath on the main floor. 3 bedrooms (2 up, one down) 2 baths. Living area and kitchen are designed into the back side of the house. Finish this one up and reap the rewards ! **Additional Disclosures:** 50; 21 (see key for full text) **Summer Tax Due:** $1,113.29	519 BOON ST CADILLAC	$3,992.82
6801	**Parcel ID:** 10-087-00-046-00; **Legal Description:** LOTS 68 & 69 POLLARDS SUB-DIV. OF PARTS OF BLOCKS E & F OF COBBS & MITCHELLS 2ND ADD. CITY OF CADILLAC. **Comments:** Well alrighty. Raise your sights on this one ! The assessor has this one valued at about $25,000 TCV. It's about 1/3 of an acre, consisting of two platted lots. There is an unimproved street (Jasper Street) to this parcel, but it is covered in brush and marshy. The lot itself appears to be a frog farm or marshy delights. Maybe frog legs are worth a lotta dough these days ? Calling all you cat-tail ranchers and frog farmers ... this one is for you !! Located behind 231 Pollard and 844 Aspen Street. **Additional Disclosures:** 42; 10; 7 (see key for full text) **Summer Tax Due:** $213.63	215 JASPER ST CADILLAC	$1,420.83
6802	**Parcel ID:** 2109-02-1125; **Legal Description:** S 100 FT OF N 368 FT OF E 1/2 OF NE 1/4 EXC W 349 FT & EXC THAT PART LYING E OF A N-S LINE COM 904 FT W OF E SEC. LINE TOG WITH EASEMT. 0.14 A M/L SEC. 2 T21N R9W. **Comments:** Parcel is ~0.14 acres. It is divided in half by Kira Lane, a private, non-maintained road. Cassidy Drive (unimproved) borders the south line. There also appears to be a natural gas pipeline easement running across the lot. So it is (1) Too small to build on and (2) Covered by easements and roads, so you can't really build on it anyway! A perfect gift for that special someone .... This is located a couple hundred feet south of M-55 just east of the US 131 exit. **Additional Disclosures:** 30; 9 (see key for full text) **Summer Tax Due:** $8.56	Kira Lane	$375.75
6803	**Parcel ID:** 2109-FRH-033; **Legal Description:** LOT 33 FREEDOM HILLS SUBDIVISION. SEC. 15 T21N R9W. **Comments:** Newer single wide mobile home with pitched roof. On a corner lot in a well kept, quiet subdivision of mostly mobiles and modulars just east of US 131 SE of Cadillac. This property was occupied at the time of our visit in late May, so we could not review it in detail. It appears to be generally well maintained. No accumulations in the yard. Natural gas here. We have located an Affidavit of Affixture linked below under 'Related Documents' for the mobile home which would indicate that it's included with the sale but interested bidders are strongly encouraged to verify this with their own research. **Additional Disclosures:** 17; 21; 6; 33 (see key for full text) **Summer Tax Due:** $600.87	8401 INDEPENDENCE AV CADILLAC	$3,913.39
6804	**Parcel ID:** 2110-26-2301; **Legal Description:** SW 1/4 OF NW 1/4 LYING W OF SIXTEEN CREEK EXC S 960 FT. 5.33 A M/L SEC. 26 T21N R10W. **Comments:** ~5.3 acre parcel, lies west of Sixteen Creen on S 33 Road in Cherry Grove township. There is a culvert and drive cut into the parcel. Lands in this area are marshy, so if you're contemplating any sort of construction or septic, you will want to take note of that condition. 360' of road frontage. Rear half of parcel displays as marshlands on topo maps. Paved county road. The drive that has been installed is about 100', and there does appear to be an uplands area at the end. **Additional Disclosures:** 41 (see key for full text) **Summer Tax Due:** $120.12	S 33 Road, Cadillac	$1,180.16
6805	**Parcel ID:** 2112-07-1105-01; **Legal Description:** PAR B; COM AT N 1/4 COR OF SEC; E 1325.09 FT; S 662.87 FT; S 662.88 FT; E 261.96 FT; N 220 FT; E 400 FT; N 173.2 FT TO POB: W 330 FT; N 270 FT; E 330 FT; S 270 FT TO POB. TOG W/ EASMT 2.05 A M/L SEC 7 T21N R12W. **Comments:** Not far from the M-55 M-37 intersection and the Peterson Creek area. 2 acre parcel contains a beat up older mobile and a pretty good pile of garbage at no extra charge. The trailer isn't the worst we've seen, but will need a roof and electrical, plumbing and mechanical work to make it habitable. Electrical has been cannibalized. This parcel is roughly square in dimension, ~330' x ~270 and is on a private shared road that is NOT maintained (or plowed) by the county. **Additional Disclosures:** 17; 21; 5 (see key for full text) **Summer Tax Due:** $139.52	11160 EDGEWOOD DR HARRIETTA	$1,332.20

6806	**Parcel ID:** 2112-MZ-03; **Legal Description:** LOT 3 MARZ-ZISKA PINEVIEW PLAT. SEC. 28 T21N R12W. **Comments:** Small primitive cabin on 48 1/2 Rd. in Wellston. Sits on a block foundation with a crawl space that looks solid. Wood siding looks like it's in decent shape, and metal roof looks older but does not appear to be leaking. The inside is gutted down to the studs. The electric meter on the outside has been removed. This has no well, septic, or power, and is down-to-studs and uninsulated. Roughly 20'x15' in size. A pretty solid little love shack with lots of potential. In overall good condition. There is some personal property inside that will need to be removed, but otherwise looks dry and ready to take to the finish line. It could be a cute little cabin in the woods. This parcel is next to two others in our auction list that are being sold together as one auction LOT#6807. **Additional Disclosures:** 21 (see key for full text) **Summer Tax Due:** $58.90	9888 W 48 1/2 RD WELLSTON	$750.47
6807	**This lot is a "bundle" comprised of 2 parcels** *(1 of 2)* **Parcel ID:** 2112-MZ-04; **Legal Description:** LOT 4 MARZ-ZISKA PINEVIEW PLAT. SEC. 28 T21N R12W. **Comments:** This is a bundle consisting of 2 parcels. One contains a two-bedroom / two bathroom "Biltmore" with attached garage, the other has a detached one-car garage, and a lean-to. What's a Biltmore, you ask? Well, that's where they ran outta room, so they Bilt-more! The cottage is a tri-level design. The lower basement area of the west half is unfinished, but it has a laundry. Last occupancy here appears to have been in the spring of 2022. It is marked as having winterized plumbing (not garn-teed). No signs of heat sources other than wood, which is not connected. No obvious roof leaks. A few weak spots in the porch floors. Large shop area to the rear of the attached one-car garage. The detached garage is a dirt floor. There is some work to do on siding, soffits, and roofs in places. These two parcels together are roughly 1.5 acres. **Additional Disclosures:** 21 (see key for full text) *(2 of 2)* **Parcel ID:** 2112-MZ-05; **Legal Description:** LOT 5 MARZ-ZISKA PINEVIEW PLAT. SEC. 28 T21N R12W. **Summer Tax Due:** $441.70	9894 W 48 1/2 RD WELLSTON; 9948 W 48 1/2 RD WELLSTON	$3,838.00
6809	**Parcel ID:** 2210-BR3-62; **Legal Description:** LOTS 62 & 63 BIRCH RIDGE #3. SEC 26 T22N R10W. **Comments:** Located in the Lake Mitchell area. This is an OCCUPIED single wide mobile with addition, and a 2+ car garage with workshop. Lot size is ~70 ft road frontage and ~150 ft deep. This property was occupied at the time of our visit in May, so we did not have the opportunity to review it in person. Multiple vehicles and other "man stuff" cover the lot. NOTE: This parcel is subject to a SPECIAL ASSESSMENT for sewer improvements. $175/mo is added to the property tax. Outstanding delinquent balance of $4060. 1998 Commodore mobile home on parcel. PLEASE NOTE: This property will not have Summer or Winter Tax Assessed in 2025. The new buyer will assume the 2026 property taxes accordingly. **Additional Disclosures:** 37; 6; 21; 81 (see key for full text) **Summer Tax Due:** TBA	318 ARBUTUS AV CADILLAC	$8,224.49
6810	**Parcel ID:** 2210-FW0302; **Legal Description:** LOT 2 & 3, BLK. 3 FLOWING WELL PARK. SEC. 35 T22N R10W **Comments:** "WHAT mobile home ?" you'll scream as you drive by. Well, yes, it's there. About fifteen feet behind that shield of brush, you'll find a rotten 1969 Liberty single-wide mobile home, collapsing garage, and a host of other goodies buried in the overgrowth. We've been told that this property is subject to a special assessment, which adds around $175 a month to the tax bill until it is paid. Current delinquent balance is $4060. Please verify these amounts with the local sewer authority if interested in bidding. On the positive side of the ledger, the mobile still has the tongue on it to make removal easier ! We didn't venture inside ... it's like getting socks for Christmas ... you know what it is before you open it up. ! This has been vacant for years. Lots of critter occupancy. Lake Mitchell is right across the street ! Probably a well in the weeds, condition unknown. **Additional Disclosures:** 37; 17; 63; 33 (see key for full text) **Summer Tax Due:** $339.99	3220 W LAKE MITCHELL DR CADILLAC	$7,532.60
6811	**Parcel ID:** 2210-RV-02; **Legal Description:** LOTS 2 & 3 RED'S VILLAGE. SEC 35 T22N R10W. **Comments:** This vacant lot is roughly ~0.33 acres in size and is between Fern Ave. to the north and W Lake Mitchell Rd. to the south. This parcel sits waaay off of either road and may be landlocked. It looks like there were platted roads planned at one time that were never developed but these may have been vacated since then. Legal access is unknown and interested bidders are advised to do their research to make sure this parcel is suitable for whatever you intend to do with it. Would be a good addition to one of the adjacent property owners land. **Additional Disclosures:** 8 (see key for full text) **Summer Tax Due:** $23.92		$492.29

6812	**Parcel ID:** 2211-26-1207; **Legal Description:** PAR A; COM AT N 1/4 COR OF SEC; E 915.53 FT TO POB: E 385.45 FT; S 328.91 FT; W 385.67 FT; N 328.77 FT TO POB. 2.9 A M/L SEC. 26 T22N R11W. **Comments:** Fairly modern doublewide on a 2.9 acre parcel in a secluded country setting. This property was OCCUPIED at the time of our visit in May, so we could not review it in detail. Appears to be in generally good condition without any accumulations in the yard. On a quiet, dead-end gravel road. It seems that the south portion of the structure is encroaching onto the adjoining lot, which could cause complicated legal issues with the adjacent property owner. This information should be thoroughly researched prior to placing any bids. **Additional Disclosures:** 21; 6; 33; 39 (see key for full text) **Summer Tax Due:** $402.19	1351 W 34 RD BOON	$3,199.42
6813	**Parcel ID:** 2412-GA-67; **Legal Description:** LOTS 66 & 67 GUTHRIE ACRES. SEC. 36 T24N R12W. **Comments:** Late-century single wide trailer on a double-platted lot near Sherman Hill and the Mighty Manistee River. Portions of the interior of this have been gutted for rehabbing that was not completed. It would be considered a shell at this point. PLEASE NOTE: The property has been occupied by some critters (raccoons ?) and it smells like a litterbox inside. There is lots of critter poo and areas where the floor has been so damp for so long that they have burrowed holes into it. It is also obvious that people have fallen thru a couple of these spots as the subfloors are cheap particleboard that has decayed and failed. We do not recommend entering this one unless you've brought some decking to walk on. The front porch is equally weak. No one has gone thru it "yet". Don't you be the first. We have put up some warnings on the property, but ya know how people are .... The front door has been unceremoniously kicked in and is in a dozen pieces. The storm door has been secured. Well, septic and the land are the value here. A little debris to deal with here, but not a tremendous amount. **Additional Disclosures:** 63; 22; 36 (see key for full text) **Summer Tax Due:** $434.37	6181 RIVERVIEW RD MESICK	$3,444.83

Wexford DNR

Lot #	Lot Information	Address	Min. Bid
10124	**Parcel ID:** 2110-BB11330; **Legal Description:** Boulevard Beach Subdivision No. 1 - Block 13: Lots 30 to 34 **Comments:** 1/4-acre parcel on S Lake Drive east of the W Lake Mitchell Drive intersection about 7 miles west of downtown Cadillac MI. The property has approximately 143 feet of frontage on Lake Mitchell and approximately 119 feet of frontage on S Lake Drive. Most of the property is composed of poorly drained mucky sand soils with 1 to 2% slopes. That being said there is no standing water on the property. The parcel is zoned within the R-2 Residential District which requires a minimum of 7500 sq. foot (0.17-acre) building area per principal unit or 5000 sq. foot (0.11-acre) per each housing unit and a lot width of 75 foot to meet local zoning to build requirements. There is a 20-foot setback from each property line and a 53-foot setback from the centerline of the road. The subject property has the following dimensions: ~143 ft. (waterfront) X 100 ft. (south line) X ~119 ft. (road front) X ~102 ft. (north line) and does meet local zoning to build as standalone parcel based on the local zoning ordinance. Interested buyers should contact Cherry Grove Township regarding zoning if interested in building. There is a platted alley located on the northwest side of the property which is dedicated to the use of the public per the plat. Wells and municipal sewer are the go-to here. **Additional Disclosures:** 42; 75; 41 (see key for full text) **Summer Tax Due:** TBA	S Lake Drive, Cadillac	$215,000.00
10125	**Parcel ID:** 2410-24-1101; **Legal Description:** SE1/4 of the SW1/4 of the SW1/4 **Comments:** Densely brush covered 10-acre parcel that is surrounded by 4 private landowners. The parcel fronts 660' along the north side of E 10 Road east of the N 35 Road intersection about 6.5 miles northwest of Manton MI. The property has dimensions of 660 feet east-west by 660 feet north-south, also known as a "square ten". The property is composed of very poorly drained muck soils with 0 to 1 percent slopes. Greenwood Township has zoned the property within the Rural Residential District which requires 1 acre and 165 foot of road frontage to build onsite. The property likely meets zoning specifications to build but may require fill brought in due to the poorly drained soils. Interested buyers should contact Greenwood Township regarding permitting if interested in building on the subject property. Lastly the State of Michigan has granted a gas line easement which cuts diagonally through the eastern part of the property. You will also want to be sure that this property can support onsite septic if you plan to build .... There are no trails or roads cut into this parcel that we could see, other than the cleared gas pipeline easement, which is cleared at least 50+ in width. **Additional Disclosures:** 41; 42; 75 (see key for full text) **Summer Tax Due:** TBA	E 10 Road	$22,500.00
10126	**Parcel ID:** Part of 2209-09-1101; **Legal Description:** That part of the NE1/4 of NE1/4 lying NE'ly of a line described as commencing at the NE corner of said Sec. N89D56'52W along the N line of said Sec. 894.64 feet for the point of beginning th. S24D`40'25E 42.45 feet N65D19'35E 83 feet S24D40'25E 1550 feet to a point of ending. **Comments:** The subject property is a vacant 15-acre parcel that is surrounded by 2 private landowners. The west boundary of the parcel is US 131 freeway, but you can't access it from there as it is a limited access freeway. You'll need to travel a few miles on back roads to get here. The parcel has legal road access on E No. 28 Road west of the W Long Lake Road intersection about 8 miles north of Cadillac MI. E No. 28 Road is listed as a county-maintained road per the Wexford County Act 51 map, however it appears to be primitive and certainly not plowed.. The property is located at the end of E No. 28 Road along the US-131 ROW. The property is composed of well drained loamy sand soils with 0 to 30% slopes. Haring Township has zoned the property within the Forest/Recreational District which requires 5-acres and 150 foot of road frontage to build onsite. The property likely meets zoning specifications to build. Interested buyers should contact Haring Township regarding permitting if interested in building on the subject property. Lastly the State of Michigan has granted a gas line easement which cuts diagonally through the western part of the property parallel to the US-131 ROW. The public road ends at the approximate NE corner of the property, and from there a rutted two track requiring 4WD veers off toward the hiway and gas pipeline r/o/w. There is no power in this area. **Additional Disclosures:** 43; 42; 75 (see key for full text) **Summer Tax Due:** TBA	E 28 Road	$21,000.00
10127	**Parcel ID:** 2210-PL-028; **Legal Description:** Pleasant Lake Resort Subdivsion - Lots 28 29 30 **Comments:** 188 ft. of lake frontage on Pleasant Lake and 150 ft. of frontage on Pleasant Lake Shore Drive. Nicely wooded lot is level and good soils. Located approximately 5-miles northwest of Cadillac MI. This is a great piece of property, almost an acre in size. **Additional Disclosures:** 75; 42 (see key for full text) **Summer Tax Due:** TBA	Pleasant Lake Shore Drive	$104,000.00

Additional Disclosures Key

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

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

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

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

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

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

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***.

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

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.

22: This parcel has substantial structural issues caused by poor design, insufficient maintenance, or both. Such buildings may be subject to condemnation orders which we were unable to locate during our inspection. All such buildings should be brought into compliance with local building regulations prior to use. We ***strongly*** recommend that you contact the local building code official and consider consulting a competent structural engineer to assess the condition of this property before to bidding.

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.

37: This property includes an outstanding special assessment. Local units of government often borrow money for projects such as streets, water/sewer, lighting, and other public infrastructure improvements. These costs are then assess to the owners of affected property over a period of years in installments added to the annual tax bill. All past installments of these assessments are included in the minimum bid price. ***The purchaser assumes liability for all future installments of these assessments.*** We would advise prospective bidders to investigate the balance due on all special assessments as well as the ongoing annual cost *before bidding.*

38: This parcel contains visible evidence of a potential boundary issue. Such evidence can include oddly located "survey" stakes, fence lines, or other markers. In some instances, we may hear of boundary line conflicts from neighbors or other such parties. This information can be second or third-hand. Any potential boundary issues have not been verified by survey or otherwise researched. This property is being sold "as is/where is" by quit claim deed based upon the ***assessed legal description only***. Interested parties should investigate the true location of all boundaries prior to bidding.

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

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

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

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

45: Our inspectors encountered aggressive dogs in the vicinity of this parcel. Please ***exercise caution*** if you choose to assess this property in person.

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.

49: This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

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.

57: The interest which was foreclosed and which is being offered for sale is ***less than a 100% ownership interest*** in the total parcel. Fractional ownership of real estate presents issues related to each owner's ability to use and modify the relevant property. You should thoroughly research and understand issues surrounding co-ownership of property prior to bidding. It may be wise to consult a licensed real estate attorney to answer specific questions.

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.

73: This property may not be suitable for the installation of onsite sewage disposal. High water table indicators were observed and/or similar issues exist in the surrounding area. In some jurisdictions holding tanks and berm/mound sewage systems may not be allowed, making many sites unbuildable. Please consult with the local health department for requirements specific to this property.

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.

78: This parcel appears to contain one or more billboards, though this is not guaranteed. In some instances billboards are located on **permanent easements.** Billboards located on permanent easements cannot be removed unless authorized by the billboard owner and generate no income for the property owner. In other instances, billboards may be placed under **land lease agreements** which often generate income and can be terminated depending on the wording of the contract. If you are interested in purchasing this property, you should contact the billboard operator prior to bidding to determine the status of the units located on this parcel.

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.

Reset Form

Michigan Department of Treasury - 2766 (Rev. 03-25)

L-4260

OFFICE USE ONLY

Property Transfer Affidavit

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

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)

4. Location of Real Estate (Check appropriate field and enter name in the space below.) ☐ City ☐ Township ☐ Village	5. Purchase Price of Real Estate 6. Seller's (Transferor) Name
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. **PIN.** This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is found on the property tax bill and on the assessment notice.	8. Buyer's (Transferee) Name and Mailing Address 9. Buyer's (Transferee) Telephone Number

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

10. Type of Transfer. **Transfers** include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list.

☐ Land Contract ☐ Lease ☐ Deed ☐ Other (specify) ________________________

11. Was property purchased from a financial institution? ☐ Yes ☐ No	12. Is the transfer between related persons? ☐ Yes ☐ No	13. Amount of Down Payment

14. If you financed the purchase, did you pay market rate of interest? ☐ Yes ☐ No	15. Amount Financed (Borrowed)

EXEMPTIONS

Certain transfers are exempt from uncapping. If you believe your transfer qualifies for an exemption, please indicate the type of exemption you're claiming below. Note that if an exemption is claimed, your assessor may request additional information to support your claim.

☐ Transfer from one spouse to the other spouse.

☐ Change in ownership solely to exclude or include a spouse.

☐ Transfer between certain family members *(see page 2). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name:______________________________ Buyer Name:______________________________
Relationship of Buyer to Seller:____

☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires).

☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name:______________________________ Buyer Name:______________________________
Relationship of Buyer to Seller:____

☐ Transfer to effect the foreclosure or forfeiture of real property.

☐ Transfer by redemption from a tax sale.

☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust.

☐ Transfer resulting from a court order unless the order specifies a monetary payment.

☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse).

☐ Transfer to establish or release a security interest (collateral).

☐ Transfer of real estate through normal public trading of stock.

☐ Transfer between entities under common control or among members of an affiliated group.

☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.

☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.

☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.

☐ Transfer of land with qualified conservation easement (land only - not improvements).

☐ Other, as described in MCL 211.27a, specify: ____

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

Printed Name	Signature	Date
Name and title, if signer is other than the owner	Daytime Phone Number	Email Address

Instructions:

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

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

Transfer of ownership means the conveyance of title to or a present interest in property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6)(a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

****Section 211.27a(7)(d):** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of $200.00.

***Section 211.27a(7)(u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of $200.00.

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

Section 211.27(6): "Except as otherwise provided in subsection (7), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess that property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27b(1): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and, subject to subsection (9), all of the following must be levied:

(a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.

(b) Interest and penalty from the date the tax would have been originally levied.

(c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:

(i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is $100,000,000.00 or less, $20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of $1,000.00.

(ii) If the sale price of the property transferred is more than $100,000,000.00, $20,000.00 after the 45 days have elapsed.

(d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of $5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of one of the following, as applicable:

(i) For property owned and occupied as a principal residence, $200.00. As used in subparagraph, "principal residence" means that term as defined in section 7dd.

(ii)For all other property, $4000.00