



Office of the Wayne County Treasurer  
Terms and Conditions of Sale  
August 15 – September 18, 2025  
Tax Foreclosed Property Auction  
Internet Bidding

## **I. PROPERTY**

1. The property offered for sale at this Auction (the “Auction”) was foreclosed by the Wayne County Treasurer (the “Treasurer”) due to non-payment of delinquent real property taxes, pursuant to a Judgment of Foreclosure entered by the Wayne County Circuit Court. This Auction is conducted in compliance with the Michigan General Property Tax Act, MCL 211.1 et seq., as amended, applicable court rulings, and these Terms and Conditions of Sale. All sales are subject to these Terms and Conditions of Sale. All terms and conditions are posted online at [www.waynecountytreasurermi.com](http://www.waynecountytreasurermi.com). Additional Terms of Sale may be included on the printed auction receipt provided to the Winning Bidder at the time of checkout. These Terms and Conditions of Sale are subject to change at any time and should be reviewed regularly.
2. The property is sold “as is” and is subject to any liens, easements, building or use restrictions, governmental interests, or special assessments not extinguished pursuant to MCL 211.78k, or other applicable law, and is also subject to taxes levied in the same calendar year as the year of the sale and taxes not yet due and payable. The Treasurer makes no warranty regarding the existence of such liens or encumbrances. Neither the Treasurer nor the County of Wayne, its departments, boards, commissions, officers, employees, agents, and its successors and assigns, (herein collectively referred to as the “County”) guarantee the usability of, or access to, any of the offered property. **The interior of the property was not viewed during our inspection. All structures are inspected from the curbside, including structures that are occupied, boarded, dangerous, and condemned. You are not authorized to enter any structures being offered for sale. You should limit your inspection to what can be done safely from the exterior.**
3. In accordance with state law, the State of Michigan, a local governmental unit, a local or county governmental association, or the County may purchase property prior to the Auction. Any property acquired will be removed from the Auction. The property listing available at <http://www.waynecountytreasurermi.com> shall be updated accordingly to indicate that the property is no longer for sale.
4. **The legal description and parcel identification number designate the property offered for sale. The street address is based upon information provided to the Treasurer by local tax jurisdictions and may not correspond to the actual legal description or parcel identification number. Bidders should check with the local assessor’s office for the exact location of the property.**
5. Bidders should check with the local building department to see if the parcel is on their demolition list.
6. The sale of tax-foreclosed property is mandated by Michigan law and should not, in any way, be equated to real estate sales by licensed salespersons, brokers, or real estate agents.
7. **The Treasurer reserves the right to remove any property from the Auction.**



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## **II. CONDITIONS AND DISCLOSURES**

1. All properties are offered for sale “**as-is**” and “**where is**”. *(Do your due diligence as no sales will be cancelled unless initiated by the Wayne County Treasurer).*
2. All Bidders, including their agents, grantees, successors and assigns, hereby agree not to sue the Wayne County Treasurer or the County of Wayne, for any claim, whether legal or equitable, in any manner. Each Bidder fully releases, waives, and discharges the Treasurer and the County from any and all liability, arising in any manner in connection with, or relating in any way to, the Auction.
3. **The Winning Bidder is defined as the individual or entity submitting the highest amount, provided the bid is equal to or greater than the Minimum Bid. As used throughout these Terms and Conditions, the term Winning Bidder collectively refers to: its agents, grantees, successors and assigns, including any person the Winning Bidder elects to have as the grantee on the deed.**
4. **The Winning Bidder is responsible for all property taxes for 2025**, including, but not limited to, Summer and Winter taxes billed in 2025, as well as any special assessments due. **If the Winning Bidder designates another person as the grantee on the deed, the person or entity designated shall assume responsibility for the 2025 Winter taxes, only.**
5. The Winning Bidder releases the Treasurer and the County from all liability whatsoever arising from any condition of the property, whether now known or subsequently discovered, including, but not limited to, all claims based on environmental contamination of the property, if any. The Winning Bidder agrees not to sue the Treasurer or the County, for any claim, whether legal or equitable. The Winning Bidder also releases, waives, and discharges the Treasurer and the County from any and all liability arising in any manner in connection with, or relating to in any way, the sale of property from the Auction.
6. Some properties may be landlocked with no ingress or egress, except as provided by abutting property owners. It's the sole responsibility of the Winning Bidder to make arrangements with any abutting owner to create ingress and egress to the property. The Treasurer and the County make no representation or warranties to the property's suitability, including but not limited to access rights (ingress/egress), physical conditions, covenants, and restrictions. There are no warranties, either expressed or implied, regarding any property.
7. In addition to any liens and encumbrances not canceled pursuant to the Foreclosure Judgment, the property may be subject to liens and/or encumbrances incurred after the entry of the Foreclosure Judgment. **It is the responsibility of the Winning Bidder to ascertain if the property is subject to, or may be subject to, any such liens or encumbrances.** The Treasurer makes no warranty regarding the existence of such liens or encumbrances.



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8. The Treasurer assumes no liability for any lien, encumbrance, or easement, whether recorded or unrecorded, which was not cancelled by the Foreclosure Judgment of the property under MCL 211.78k. **It is the responsibility of the bidder to research the existence of any liens or encumbrances not canceled by the Foreclosure Judgment or other applicable law. It is the responsibility of the bidder to research the use of the land for its intended purpose and to determine if it will be suitable for the purposes for which it is being purchased. The Treasurer and the County are not in any way responsible for the cost of any research, fees, costs, or other expenses related to the research.**
9. The Winning Bidder agrees to indemnify and hold harmless the Treasurer and the County, from any and all claims, demands, judgments, and expenses, including but not limited to attorney fees, loss, damage, injury, or death related to the property, arising after the issuance of the Quit Claim Deed.
10. The property is subject to any applicable state, county and local zoning and building ordinances. **If you are purchasing the property in the City of Detroit with the intent to rent the property, please be advised that owners or agents of the rental property are obligated to comply with Ordinance 8-15-81 and 8-15-82 which requires registration certificates and certificates of compliance issued to the owners or authorized agents of the rental property. Criminal and other penalties may be assessed by the City of Detroit for failure to comply with the Ordinance.**
11. The property may or may not be occupied at the time of sale. **Inspection of occupied structures should be limited to what can be safely observed from the road. Some occupants may be upset or angry and may meet any interaction with aggression and violence. Please use discretion and caution when researching occupied structures.** It is recommended that the Winning Bidder **DOES NOT** take physical possession of any purchased property until a deed has been executed and delivered to the Winning Bidder. **The Winning Bidder will be responsible for all procedures and legal requirements for conducting evictions.** Although the property has been foreclosed for unpaid taxes, occupants of purchased property have certain rights under Michigan Law and should be treated as tenants holding over, under an expired lease. This means that legal eviction and/or possession proceedings may be necessary to effectuate control over such property. You may wish to consult with an attorney for more directions. **The Treasurer reserves the right to cancel a sale with or without cause, particularly if the Winning Bidder attempts to remove occupants prior to obtaining a copy of the deed.**



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12. The Winning Bidder does not acquire title, and legal title is not conveyed at the time of delivery of the purchase price. **Title is conveyed only upon the execution and delivery of the quit claim deed for the property.** If the property contains personal property that may be of value, property tax foreclosure affects only real property which includes the land and improvements permanently affixed to it. This sale only includes real property. If the property contains personal property, such as cars, furniture, clothing and other things that are not physically attached to the land, these items are not included in the sale. It is strongly suggested that purchasers of parcels that contain personal property contact the former owner and give them the opportunity to remove their 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 property and the appropriate measures for handling such personal property. **The Winning Bidder, including any person or entity the Winning Bidder elects to have named as the grantee on the deed, risks financial loss for any improvements or investments made on purchased property before the delivery of a deed in the event that the Treasurer exercises its right to cancel the sale.**
13. The property may be subject to flooding. Any new construction or reconstruction should conform to local, county, and state regulations. Also, any filling, dredging, or other permanent construction below the ordinary high-water mark of the water body involved, or earth change may be subject to restrictions under state law. The property may also be subject to wetlands protections under 98 PA 2013 and Part 303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA).
14. **The Winning Bidder accepts the property in its present “as is” condition** and releases and agrees to hold harmless the Treasurer and County 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 as a result of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other property impacted by the release(s), pursuant to NREPA or other state or federal laws.** 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.
15. It is recommended that a person who is interested in purchasing a parcel contact an attorney and/or an environmental consultant for advice prior to the acquisition of the property.
16. The Winning Bidder expressly waives any and all claims for damages against the Treasurer and the County, of any kind, including and not limited to, interest, attorney fees, costs or other expenses.
17. Wayne County is subject to the Michigan Freedom of Information Act and other laws that may require the release of certain information upon request. Please be aware that the information provided by Bidders to the Treasurer as part of the Auction process may be given to third parties, including but not limited to Bidder name and address.



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### **III. THE AUCTION**

1. The Auction will be conducted online by the Treasurer, at **www.waynecountytreasurermi.com**. Deposits and/or Bids will **NOT** be accepted at the Office of the Wayne County Treasurer.
2. In order to participate in the auction, both a deposit and registration fee are required. To bid on one property, the deposit is \$2,500.00 and a nonrefundable registration fee of \$50.00. To bid on more than one property the deposit is \$10,000.00 and a non-refundable registration fee of \$50.00. If the bidder wins the bid, the deposit (\$2,500.00/\$10,000.00) will be applied toward the bid purchase and the registration fee will be paid to the Treasurer. At the sole discretion of the Treasurer a property identified as a Premium Parcel may require a deposit of \$25,000.00 and a non-refundable registration fee of \$50.00. A deposit of \$25,000.00 will also enable the bidder to bid on multiple properties.
3. Deposit payments shall be submitted by utilizing the auction screens in order to be transferred to Paymentus/J.P. Morgan Chase's online payment system. Wire deposit payments will not be accepted. Only Bidders that do not have a U.S.A. bank account will be allowed to make a wire payment. Payments will be credited to the Bidder's account within two business days after the day the payment was received by J.P. Morgan Chase.
4. Deposits made by unsuccessful bidders or non-bidders for the September auction will be carried forward and credited toward the October auction deposit, **unless a specific request is made to have the deposit returned**. If that request is made, the bank account or credit card/debit card that was used to make the deposit will be credited the amount of the deposit. Refunds will be processed within fifteen business days after the close of the October auction.
5. A Bidder may enter a Proxy Bid. A Proxy Bid authorizes the system to automatically bid on behalf of the Bidder, up to the Bidder's Proxy Bid, subject to the incremental bidding rules set forth in Section IV(4)(a) of these Terms and Conditions of Sale.
6. At the sole discretion of the Treasurer, properties may be grouped together into a bundle and offered for sale as a single unit, requiring a bid on the entire group of properties in the bundle. Individual bidding on properties within a bundle will not be permitted.
7. The information for each property may be updated at any time and will not be finalized until the day of the sale. Please read these Terms and Conditions of Sale and check **www.waynecountytreasurermi.com** for updates.
8. At the sole discretion of the Treasurer, the Auction may be extended.
9. The Treasurer reserves the right to reject any bid.
10. The Treasurer reserves the right to withdraw a property from the Auction.
11. The Treasurer reserves the right to add any property to the Auction.
12. The Treasurer reserves the right to cancel any sale at any time prior to the issuance of the deed. Upon cancellation of a sale by the Treasurer, **or by order of the Court**, the Winning Bidder shall only be entitled to a refund of the purchase price. When appropriate, the Treasurer





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reserves the right to deduct from any refunded purchase price the amount of any costs incurred by the Treasurer as a result of the cancellation of the sale.

13. Subject to these terms and Conditions of Sale, the property will be awarded to the registered bidder submitting the highest amount, provided the bid is equal to or greater than the Minimum Bid. The Treasurer may change the Minimum Bid any time prior to the opening of an Auction to reflect new costs and expenses that may have been incurred. "Minimum Bid" is defined in MCL 211.78m(16) as follows: "the minimum amount established by the foreclosing governmental unit for which property may be sold." The Minimum Bid includes all costs and expenses of administering the sale, including any preparations for the sale.

#### **IV. AUCTION PARTICIPATION**

##### **1. PARTICIPATION**

Participation in the Auction is a two-step process:

- a. Registration at: **[www.waynecountytreasurermi.com](http://www.waynecountytreasurermi.com)**.
- b. Placement of the required deposit (all deposits and final payment shall be in U.S. Dollars).

##### **2. ELIGIBILITY**

- a. Any person who has been banned or otherwise excluded by the Treasurer from participating in the Auction is **not eligible** to register as a bidder.
- b. To be eligible to register as a bidder in the Auction, a person must complete and submit an Affidavit provided by the Treasurer in its auction website. **The affidavit must be executed under penalty of perjury, that the person (prospective bidder), and any person requested to be listed as a grantee on the deed to any property purchased at the Auction is at least 18 years of age** and will meet both of the following requirements as of the time the Application for Deed with respect to any property purchased at the Auction is submitted (See Section V(2)(c) regarding requirement to submit Application for Deed at the time of the sale):
  - i. The person does not directly or indirectly hold more than a de minimus (very small) legal interest in any property with delinquent property taxes which is located in Wayne County, Michigan.
  - ii. 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



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by section 41 of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.41, in the local tax collection unit in which the person intends to purchase property.

The Treasurer may pursue **CRIMINAL PERJURY CHARGES** against any person, Bidder, or agent who executes, submits or confirms a false Affidavit required by these Terms and Conditions of Sale.

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

### **3. BIDDING PROCESS**

#### IMPORTANT DATES FOR AUCTION PARTICIPATION

1. Register on: <b><u><a href="http://www.waynecountytreasurermi.com">www.waynecountytreasurermi.com</a></u></b>	August 15, 2025, at 9:00 a.m. ET thru September 11, 2025, at 5:00 p.m. ET *
2. First date to view property on <b><u><a href="http://www.waynecountytreasurermi.com">www.waynecountytreasurermi.com</a></u></b>	August 15, 2025
3. To bid on one property a deposit of \$2,500.00 and a nonrefundable registration fee of \$50.00 is required.  To bid on more than one property a deposit of \$10,000.00 and a nonrefundable registration fee of \$50.00 is required.  A property identified as a premium property will require a deposit of \$25,000.00 and a nonrefundable registration fee of \$50.00. A \$25,000.00 deposit will enable entering bids on multiple properties.  <b>BID DEPOSITS ARE NOT ACCEPTED AT THE OFFICE OF THE WAYNE COUNTY TREASURER.</b>	August 15, 2025, at 9:00 a.m. ET thru September 11, 2025, at 5:00 p.m. ET *



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4. Online bidding begins on all parcels.	September 10, 2025, at 9:00 a.m. ET
5. Online bidding closes for the <b><u>first</u></b> batch of parcels.	September 17, 2025, at 9:15 a.m. ET **
6. Online bidding closes for the <b><u>last</u></b> batch of parcels.	September 18, 2025, at 2:45 p.m. ET (approximate)**
7. Notification of winning and non-winning bids to email address provided.	End of each batch
8. Final payment (via Cash, Credit Card or Certified Check made payable to the Wayne County Treasurer) can be made in person at the <b>Office of the Wayne County Treasurer, 400 Monroe, 5<sup>th</sup> Floor, Detroit, MI 48226</b> or an ACH or Credit Card payment made via the Treasurer's website at <b><u><a href="http://www.waynecountytreasurermi.com">www.waynecountytreasurermi.com</a></u></b> . <b>DO NOT SEND CASH VIA MAIL.</b> Wire payments will not be accepted for Bidders residing in the U.S.A. Bidders that do not have a U.S.A. bank account will receive wire instructions via email notification.	Within 72 business hours after the sale or acceptance of the winning bid except:  For any sale of property over \$100,000, 25% of the purchase price is due as a non-refundable down payment within 72 business hours after the sale or acceptance of the winning bid (unless the original deposit made satisfied the 25% due) and the balance of all amounts due within 7 calendar days. ***
9. Deed issuance, recording and mailing.	After clearance and verification of all payment, submission and other requirements.

\* **If your deposit has not been received by this date, you will be unable to submit a bid.**

\*\* At 9:15 a.m. ET on September 17, 2025, bidding will close on the first batch of properties. The same schedule will be followed on September 18, 2025, and bidding will end at approximately 4:00 p.m. ET. **Bidding will be extended beyond the posted time if a bid is received within the last 5 minutes of the posted closing time. Bidders should be attentive to this fact when monitoring bidding activity for property of interest.**

\*\*\*Any payment that falls due on a non-business day will be due by 12:00 p.m. on the first business day thereafter.





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#### **4. AUCTION ONLINE**

- a. Subject to these Terms and Conditions of Sale, parcels will be sold to the highest bidder, subject to the Minimum Bid.
  - I. The Bid Increment is \$100.00 if the bidding is less than \$10,000.00.
  - II. If the bidding is at \$10,000.00 or higher, the Bid Increment is \$1,000.00.
  - III. For Bundled Parcels or a Premium Parcel, the Bid Increment is \$1,000.00 irrespective of the amount of the bid.
- b. A bid is an irrevocable offer to purchase a property.
- c. An accepted bid is a binding contract.
- d. A Winning Bidder is legally and financially responsible for all property on which he or she bids whether acting on their own behalf or as the agent or representative of another.  
**All purchases must be paid for within 72 business hours of the close of the auction or the Bidder will forfeit their entire deposit and all purchased properties.**
- e. **The Treasurer reserves the right to cancel any sale, at any time, prior to the issuance of the deed.** Upon cancellation of a sale by the Treasurer, or by an order of the Court, the Winning Bidder shall only be entitled to a refund of the purchase price except: when appropriate, the Treasurer reserves the right to set-off against any purchase price refunded the amount of any costs incurred by the Treasurer as a result of the cancellation of the sale.

#### **V. WINNING BIDS**

1. Notification of a winning bid will be sent via email to the e-mail address provided by the Winner Bidder.
2. Before the Treasurer will issue a deed for a parcel sold at a sale, the Winning Bidder must do each of the following within 72 hours after the sale or acceptance of the winning bid.
  - a. Using a payment method acceptable to the Treasurer, the Winning Bidder shall make a final payment of the purchase price to the Treasurer except:  
For any sale of property over \$100,000, 25% of the purchase price is due as a nonrefundable down payment within 72 business hours after the sale or acceptance of the winning bid (unless the original deposit made satisfies the 25% due) and the balance of the purchase price is due within 7 calendar days.
  - b. Using a payment method acceptable to the Treasurer, the Winning Bidder shall provide the Treasurer with the payment of any current taxes, interest, penalties and fees ("TIPF") and special assessments owed to the local tax collecting unit on the property for transfer by the Treasurer to the local tax collecting unit for application to the outstanding bill. **An estimate** of the amount of the current Summer TIPF and special assessments owed to the local tax collecting unit is



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- indicated on the Treasurer's auction website. Any overpayment or remaining shortage will remain the responsibility of the Winning Bidder.**
- c. The Winning Bidder shall complete an Application for Deed on a form provided by the Treasurer on the auction website. In the Application, the Winning Bidder must identify the names and addresses of all persons to whom the deed for the property is requested to be issued. The Winning Bidder must confirm in the Application of Deed, **under penalty of perjury**, the accuracy of the statements made in its Affidavit executed and submitted under Section IV(2)(b) above that the Winning Bidder, **and all persons requested to be listed as a grantee on the deed to any property purchased at the Auction are at least 18 years of age** and meet both of the following requirements:
    - i. The person does not directly or indirectly hold more than a de minimus (very small) legal interest in any property with delinquent property taxes located in Wayne County, Michigan.
    - ii. The person is not directly or indirectly responsible for any unpaid civil fines for a violation of any ordinance, including but not limited to any ordinance authorized by section 4I of The Home Rule City Act, 1909 PA 279, as amended, MCL 117.4I, in the local tax collection unit in which the purchased property is located.
  - d. Any payment that falls due on a non-business day will be due by 12:00 p.m. on the first business day thereafter.
  - e. Per IRS requirements, if a person is paying **\$10,000 or more in cash**, they will be required to provide their name, social security number, address, occupation, and official identification. If a person is acting as an agent on someone's behalf, the above information is required for both the agent and the principal. Should the person refuse to supply such information, the cash payment will not be accepted.
3. The Treasurer will not issue a deed and the sale will be cancelled if the Winning Bidder: fails to satisfy any payment, submission, or other requirement set forth in Section V(2) above; or executes or confirms a false Affidavit required by these Terms and Conditions of Sale. **Any Winning Bidder who defaults on the purchase of any property will forfeit its deposit and any purchase monies or property taxes paid on the property.** In addition, at the sole option of the Treasurer: **ALL purchases made by that Winning Bidder may be canceled, the Winning Bidder may be banned from future auction sales and other available legal remedies may be pursued**, including, but not limited to: the Treasurer may pursue legal remedies against a Winning Bidder whose payment is dishonored, who fails to consummate any purchase, or files or confirms a false Affidavit required by these Terms and Conditions of Sale.
4. Any registered bidder of the Auction (other than the Winning Bidder) may offer a bid to purchase a property by indicating the bid on the Treasurer's auction website within 24 hours of the close of the batch in which the property was included at the Auction. In the event the



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Winning Bidder defaults on the purchase of that property, or if there was no bid on the property at the Auction, the Treasurer reserves the right to offer the property for sale to the bidder with the highest bid made within 24 hours of the close of the batch for the property, or at the Auction, subject to the Minimum Bid, via email at the email address provided in the Bidder's registration application for the Auction. If the highest bidder agrees to purchase the property offered by the Treasurer in the manner indicated above, an email accepting the offer must be received by the Treasurer's Office within 24 hours from the time the email offering the property was sent to the highest bidder. These Terms and Conditions of Sale will apply to the highest bidder except: the payment, submission and other requirements set forth in Section V(2) above must be completed within 48 hours of the highest bidder's agreement to purchase the property. If, for any reason, the highest bidder does not receive or respond to an email notice sent by the Treasurer regarding an offer to purchase any property within the time required, the Treasurer reserves the right to offer and sell the property to the bidder with the next highest bid made after the close of the batch for the property, or at the Auction, subject to the Minimum Bid, and these Terms and Conditions of Sale.



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## **VI. DEED CONVEYANCE**

1. Subject to these Terms and Conditions of Sale, after clearance and verification that all payment, submission and other requirements of these Terms and Conditions of Sale have been satisfied with respect to all property purchased by the Winning Bidder, a separate quit claim deed for each property purchased will be executed by the Treasurer and delivered to the Wayne County Register of Deeds for recording. The name of the person that the deed is issued to **MUST BE** at least 18 years old.
2. The recorded quit claim deed will be mailed only to the person (the “Grantee”) and address indicated in the Application for Deed. **If the Application for Deed is not completed by the Winning Bidder, the deed(s) will be issued in the name and address of the registered bidder. THE TREASURER WILL ONLY MAIL DEEDS TO ADDRESSES IN THE UNITED STATES.** If the Winning Bidder fails to provide a United States’ address in the Application for Deed, the recorded deed/s will not be mailed to the Winning Bidder.
3. The quit claim deed conveys only title as vested in the Treasurer pursuant to the Foreclosure Judgment.
4. A Property Transfer Affidavit must be filed by the grantee/purchaser with the city/township in which the property is located as required by state law.
5. **The Treasurer reserves the right to cancel any sale, at any time, prior to the issuance of the deed.** Upon cancellation of a sale by the Treasurer, or by order of the Court, the Winning Bidder shall only be entitled to a refund of the purchase price except when appropriate, the Treasurer reserves the right to set-off against any purchase price refunded the amount of any costs incurred by the Treasurer as a result of the cancellation of the sale.

## **VII. TITLE INSURANCE**

The Treasurer makes no representations regarding the availability of title insurance policies for any of the properties. Unavailability of title insurance is not grounds for reconveyance to the Treasurer.

## **VIII. PROPERTY TAXES AND ASSESSMENT'S**

1. The Winning Bidder will be responsible for all property taxes for 2025, which includes and is not limited to, state education taxes, Summer, Winter, and/or village taxes billed in 2025, and/or special assessments due. **If the Winning Bidder designates another person or entity as the grantee on the deed, the person or entity designated shall assume responsibility for the 2025 Winter taxes, only.**
2. The Winning Bidder must contact the local city, village, or township assessor or treasurer in which the property is located to ensure a correct mailing address for future tax bills.



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**ALL SALES ARE “AS-IS”, “WHERE-IS”, AND FINAL.**

**THERE WILL BE ABSOLUTELY NO SALE CANCELLATIONS OR REFUNDS  
(UNLESS INITIATED BY THE OFFICE OF THE WAYNE COUNTY TREASURER  
OR BY ORDER OF THE COURT.)**

**TERMS OF SALES ARE SUBJECT TO MODIFICATION PRIOR TO THE  
COMMENCEMENT OF THE SALE.**

**BIDDERS SHOULD CHECK WITH THE LOCAL ASSESSOR’S OFFICE FOR THE  
EXACT LOCATION OF THE PROPERTY. THE STREET ADDRESS IS BASED  
UPON INFORMATION PROVIDED TO THE TREASURER BY LOCAL TAX  
JURISDICTIONS AND MAY NOT CORRESPOND TO THE ACTUAL LEGAL  
DESCRIPTION OR PARCEL IDENTIFICATION NUMBER.**

**BIDDERS SHOULD CHECK WITH THE LOCAL BUILDING DEPARTMENT TO SEE  
IF THE PARCEL IS ON THEIR DEMOLITION LIST.**