

## Your Rights and Obligations as an Auction Sale Buyer

**The Wayne County Treasurer is not responsible for any actions you may take with respect to the property you have purchased. Be aware of the following:**

1. **You do not own the property until you have received a deed.** We will do this as expeditiously as possible, but due to heavy volume this will take a few weeks.
2. As you are not the owner **you have no right to possession of the property** or to evict anyone who may be in legal possession of the property **until you receive your deed.**
3. **If the property is occupied** by the former owner, a tenant, or some person who is in legal possession of the property; then **you would be well advised to seek legal help to require them to move.** Michigan does not allow new owners the right to self help remedies such as changing the locks to prevent the current occupant from remaining in possession. You generally must provide a Notice to Quit to the occupant, file summary proceedings (eviction case) in the local district court and obtain a judgment for the occupant to be required to move. **IF YOU ARE NOT FAMILIAR WITH THE PROCESS FOR THIS IN MICHIGAN YOU SHOULD CONSULT AN ATTORNEY.** Failure to follow the legal eviction process could result in liability under the Michigan Anti-Lock Statute, MCL 600.2918.

This is not intended to substitute for legal advice; you should always consult an attorney regarding your specific case.