

Public Land Auction

Central LP

August 28th, 2017

Clinton, Livingston, and Shiawassee Counties



Location:

Comstock Inn & Conference
Center
300 E Main St., Owosso, MI 48867

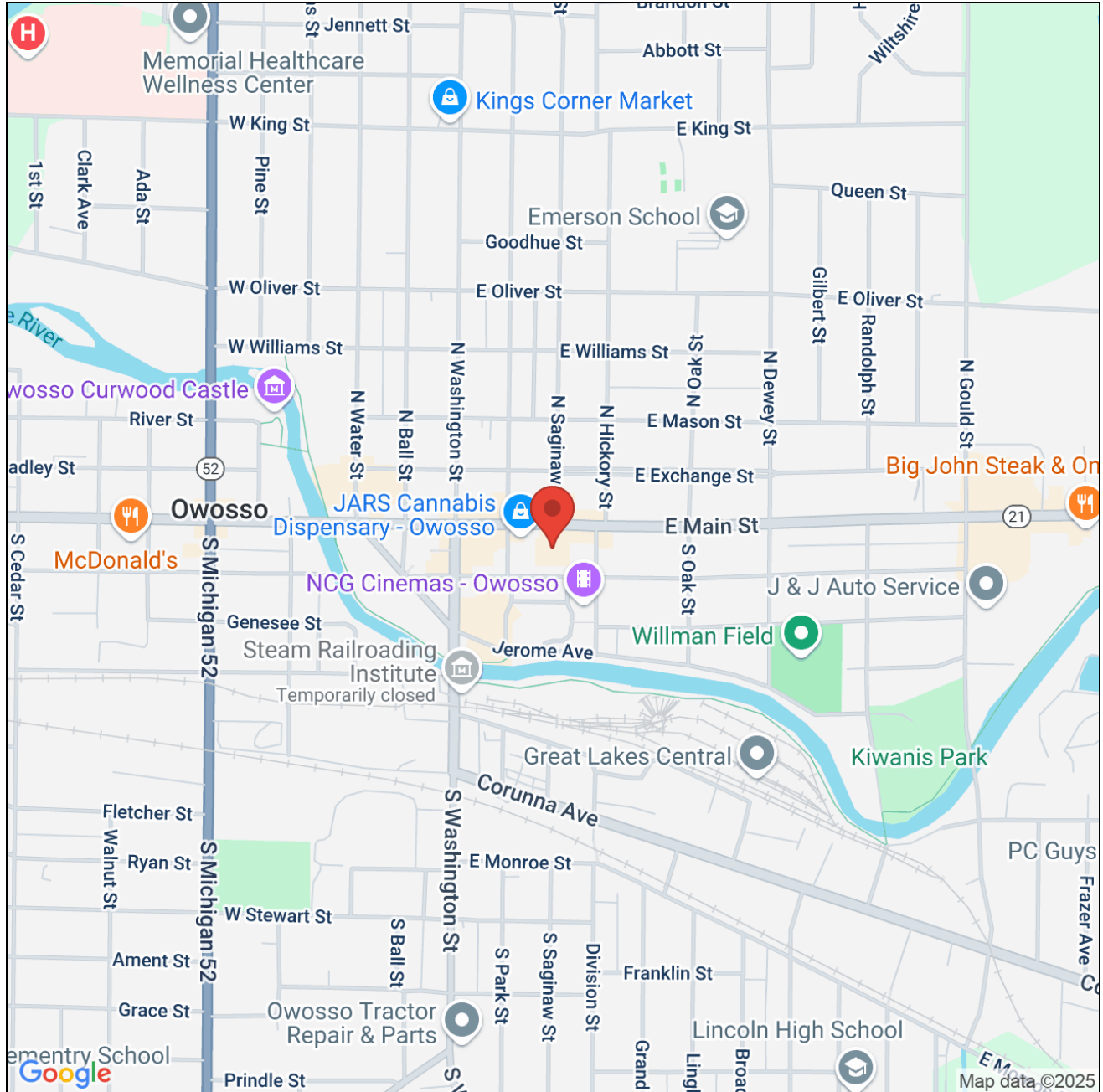
Time:

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

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

Auction Location

Comstock Inn & Conference Center: 300 E Main St., Owosso, MI 48867





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).*

2024 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

Clare, Isabella, Mecosta, Osceola 8/1/2024	Central Lower Peninsula (Clinton, Eaton*, Gratiot, Ionia, Livingston, Montcalm, Shiawassee) 8/2/2024	Eastern Upper Peninsula (Alger, Chippewa*, Delta, Luce*, Mackinac* (DNR Only), Schoolcraft) 8/6/2024
Western Upper Peninsula (Baraga, Dickinson*, Gogebic, Houghton*, Iron Keweenaw, Marquette*, Menominee*, Ontonagon*) 8/7/2024	North Central Lower Peninsula (Crawford*, Kalkaska, Missaukee*, Montmorency, Ogemaw*, Oscoda, Otsego*, Roscommon*) 8/8/2024	Antrim*, Charlevoix*, Emmet 8/9/2024
Northeastern Lower Peninsula (Alcona, Alpena*, Cheboygan*, Iosco, Presque Isle*) 8/13/2024	Northwestern Lower Peninsula (Benzie, Grand Traverse*, Lake, Leelanau, Manistee*, Mason*, Wexford)) 8/14/2024	Kent, Oceana, Ottawa, Muskegon 8/15/2024
Oakland 8/16/2024	City of Highland Park 8/19/2024	Branch, Hillsdale, Jackson 8/20/2024
Monroe 8/20/2024	Arenac*, Bay, Gladwin*, Midland* (DNR ONLY) 8/21/2024	The Thumb Area (Huron, Lapeer, Macomb* (DNR Only), Saint Clair*, Sanilac, Tuscola) 8/22/2024
Barry, Calhoun, Kalamazoo, Saint Joseph 8/23/2024	Allegan, Berrien*, Cass, Van Buren 9/3/2024	Saginaw 9/4/2024
Genesee 9/5/2024	Minimum Bid Re-Offer Auction 9/26/2024	No Reserve Auction 11/1/2024

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:

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

D. Eligible Bidders

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

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

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

E. Absentee Bidding

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

F. Auction Location

Auctions are conducted online through www.tax-sale.info. 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 of bidders for any reason.

I. Attempts to Bypass These Rules and Regulations

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

4. Terms of Sale

A. Payment

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

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

B. Refund Checks

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

C. Dishonored Payment

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

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

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

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

D. Eligible Buyers

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

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

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

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

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

E. Sale to Entities

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

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

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

F. Cancellation Policy

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

G. Property Transfer Affidavit

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

5. Purchase Receipts

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

6. Title Being Conveyed

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

7. Special Assessments

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

8. Possession of Property

A. Possession Pending Deed Delivery

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

on the site other than:

I. Securing the Property

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

II. Assessing Potential Contamination

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

B. Occupied Property

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

9. Additional Conditions

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

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

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

10. Deeds

A. Deed Execution and Delivery

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

B. Restrictive Covenants

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

11. Property Taxes & Other Fees

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

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

12. Other

A. Personal Property

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

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

B. Mineral Rights

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

C. Applicability of These Rules and Regulations

All sales are subject to these Rules and Regulations. Furthermore, additional terms and conditions which apply to one or more specific auction lots may be printed in the auction sale booklets and/or online at www.tax-sale.info ("**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.

Clinton County

Lot #	Lot Information	Address	Min. Bid
1800	Parcel ID: 010-019-300-015-01; Legal Description: COM AT W 1/4 COR SEC 19, T5N-R1W, TH S 89 DEG E 1418.50 FT TO PT 98.50 FT W OF NE COR OF NW 1/4 OF SW FRL 1/4 SD SEC, TH S 270 FT TO PT OF BEG, TH S 89 DEG E 150 FT, S 481.28 FT TO N'LY ROW OF I-69, TH N 86 DEG W 150.43 FT ALG ROW, TH N 471.56 FT TO PT OF BEG. 1986 Comments: This acreage parcel appears to have no means of access Summer Tax Due: \$104.41	DRUMHELLER ROAD VACANT BATH	\$2,200.00
1801	Parcel ID: 010-034-400-031-00; Legal Description: BEG 1490.45 FT N OF S 1/4 COR SEC 34, T5N-R1W, TH N 240 FT, TH E 200 FT, TH N 250 FT, TH E 270 FT, THENCE SWLY TO POINT OF BEG. (1985) Comments: 2 Triangle pieces, frontage on 2 paved roads, Sanitary sewer with well water Just off main intersection of Marsh / M-78 A unique opportunity Summer Tax Due: \$272.22	MARSH ROAD/COLEMAN ROAD EAST LANSING	\$3,300.00
1802	Parcel ID: 010-100-005-003-00; Legal Description: LOTS 6 THRU 10, BLOCK 5, VILLAGE OF BATH. Comments: Frequent Flyer, at the dead end of Vine. Very low and contains some wetlands Summer Tax Due: \$200.32	VINE STREET VACANT BATH	\$4,900.00
1806	Parcel ID: 050-022-400-020-00; Legal Description: BEG 34 RDS S OF NW CORNER OF SE 1/4 OF SEC 22 T5NR2W TH E 53 RDS S 3 RDS W 53 RDS N 3 RDS TO BEG. MCL 211.27(2)NONCONSIDERATION VALUE \$500 (1992) Comments: Occupied home in good area , detached 2 car garage, mature trees on narrow but deep lot Summer Tax Due: \$623.08	14621 BOICHOT RD LANSING	\$3,200.00
1807	Parcel ID: 050-270-000-029-01; Legal Description: E 72 FT OF LOT 29 LAKEVIEW FARMS SEC 32 T5NR2W Comments: Nice level building lot paved road with all utilities Summer Tax Due: \$52.61	W SHERIDAN RD VACANT LANSING	\$650.00
1808	Parcel ID: 050-470-000-033-00; Legal Description: LOT 33 SUP PLAT VALLEY FARMS #1 SEC 33 T5NR2W Comments: NOTE: Since visiting this property a fire has damaged a portion of the home. The fire occurred on 6/7/17, and was set in the basement. It spread up the stairs to the first floor. Contents, drywall, and heat damage throughout the house. Windows were taken out. Very little structure damage. Very large yard, Modern ranch with additions . Some newer windows and roofing. Detached 2 car garage for storing cars and equipment Summer Tax Due: \$866.44	1265 W WIELAND RD LANSING	\$4,600.00
1809	Parcel ID: 060-036-300-006-00; Legal Description: BEG 1405.25 FT N OF SW CORNER OF SEC 36 T8N R1W, TH N 150 FT, E 350 FT, S 151.66 FT, W 350 FT TO BEG. PARCEL J. SPLIT 1999 FROM # 060-036-300-005-50 SPLIT 2001 TO #'S 060-036-300-005-52, 036-00 & 037-00. SPLIT ON 03/15/2005 FROM 060-036-300-005-52; Comments: 1.25 acres on Hollister road Ovid, a little on low side, currently being farmed Summer Tax Due: \$89.83	N HOLLISTER RD-- V/L OVID	\$1,200.00
1811	Parcel ID: 070-014-100-004-51; Legal Description: P/O NE 1/4 OF SEC 14, T5N,R4W, EAGLE TWP, CLINTON COUNTY, MICHIGAN DESC AS; COM AT NE COR OF SEC 14; N 89D 11' 47" W 548 FT ALG N SEC LINE TO POB OF THIS DESC; S 00D 48' 13" W 437.73 FT; W 27.10 FT; S 00D 48' 13" W 420.04 FT; W 122.91 FT; N 00D 48' 13" E 859.87 FT; S 89D 11' 47" E 150 FT ALG N LINE TO POB. EXCEPT THE FOLLOWING DESC PARCEL; COM AT NE COR OF SEC 14; N 89D 11M 47S W 483 FT ALG N SEC LINE TO POB OF THIS DESC; S 00D 48M 13S W 290.40 FT; N 89D 11M 47S W 65 FT; N 00D 48M 13S E 290.40 FT; S 89D 11M 47S E 65 FT TO POB. (THIS PARCEL IS AN UNAPPROVED LAND DIVISION. NO BUILDING PERMIT WILL BE ISSUED ON THIS PARCEL BY CLINTON COUNTY.) SPLIT ON 03/21/2005 FROM 070-014-100-012-00, 070-014-100-004-50; LOT LINE ADJUSTMENT Comments: Acreage close to freeway, might be tough for a building envelop S/W corner Herbison and Wright Roads PLEASE READ LEGAL DESCRIPTION Summer Tax Due: \$71.85	S WRIGHT RD EAGLE	\$1,500.00
1812	Parcel ID: 081-000-020-002-00; Legal Description: W 10 FT OF LOT 2, E 1/2 OF LOTS 3 & 4, N 39 FT OF E 1/2 LOT 5, W 10 FT OF N 6 FT OF LOT 7, ALL IN BLK 20, MAPLE RAPIDS Comments: Wow this had to be a real looker in the day, curved front porch the craftsmanship inside would be great The roof has rotted out and or caved in a number of places. Going to take some deep pockets to fix this aging beauty up Summer Tax Due: \$1,100.78	118 E WASHINGTON ST MAPLE RAPIDS	\$5,600.00
1813	Parcel ID: 121-000-012-015-00; Legal Description: LOTS 15 AND 16, EXCEPT A STRIP OF LAND 12 1/2 FT E & W BY 43 FT N & S OUT OF SW CORNER OF LOT 16, ALL IN BLOCK 12, OVID Comments: Looks like a very solid older 2 story, 2 unit. Looks like there is also room for apartments on second floor . Brick exterior appears to be good condition. Surrounded by municipal parking lot Summer Tax Due: \$240.76	113 E FRONT ST OVID	\$1,500.00

1814	Parcel ID: 200-260-001-001-00; Legal Description: OUTLOT A OF RIVER WOOD, CITY OF DEWITT DE 2731 Comments: Access from road, low lying acreage was owned for many years by the neighborhood association Summer Tax Due: \$4.78	CANDY CANE PARK DEWITT	\$350.00
1815	Parcel ID: 300-402-000-001-00; Legal Description: OUTLOT F, THE N 5 1/2 RDS THEREOF, ORIGINAL PLAT CITY OF ST JOHNS T7N R2W Comments: Could be a bargain in St. Johns which are few and far between . Older duplex with separate utilities on large corner lot. Some newer windows siding and roof. Detached 2 car garage Summer Tax Due: \$982.91	701 S LANSING ST ST JOHNS	\$14,250.00

Livingston County

Lot #	Lot Information	Address	Min. Bid
3702	<p>This lot is a "bundle" comprised of 3 parcels</p> <p><i>(1 of 3)</i> Parcel ID: 4705-08-100-038; Legal Description: SEC 8 T3N R3E COMM W 1/4 COR TH S88*E 1317.69 FT TO POB. TH N 754.76 FT TH S77*E 69.89 FT TH ARC R CHD BRG S74*E 209.30 FT TH S21*W 243.63 FT TH S68*E 160.44 FT TH N21*E 239.60 FT TH ARC R CHD BRG S63*E 73.43 FT TH S21*W 635.83 FT TH N88*W 253 FT TO POB. PAR 1 5.18 AC M/L SPLIT 6-98 FROM 016 Comments: Bundle of 3 large adjacent lots. Nice partially wooded lot, approx 5 acres off Grand river avenue. Some level and low lying areas. Wooded to the rear of the property. This property is oddly shaped and does not include section where the structure is located.</p> <p><i>(2 of 3)</i> Parcel ID: 4705-08-300-004; Legal Description: SEC 8 T3N R3E COM W 1/4 COR TH S88*E 1317.69 FT TO POB. TH S88*E 1317.69 FT TH S 2655.39 FT TH N88*W 1323.54 FT TH N 2641.68 FT TO POB. PAR 2. 80.30 AC M/L SPLIT 6-99 FROM 001 Comments: Approx 80 acres in size is directly behind acreage parcel 4705-08-100-038, which provides access</p> <p><i>(3 of 3)</i> Parcel ID: 4705-08-400-001; Legal Description: SEC 8 T3N R3E ALL THE W 1/2 OF SE 1/4 S OF US-16 TRUNK LINE EXC. BEG. ON THE E AND W 1/4 LINE 100 FT. E OF THE CEN. OF THE SEC., E 91.5 FT. TO THE S'LY LINE OF U. S. 16 ALONG S'LY LINE OF U. S. 16 61.83 FT. ALONG THE ARC OF A CURVE LEFT RADIUS 835.19 FT. LONG CHORD BEARS S 72* 14' E 61.8 FT. TO THE P. T. OF CURVE, THENCE S 1* 07' E 181.25 FT., W 150 FT., N 1* 07' W 200 FT. TO BEG. 76.824A Comments: This very large parcel is approx 76 acres. It is partially wooded and has level areas with some low lying areas. Located directly next to 4705-08-300-004 and similar in size, however this has direct road frontage to the north. Summer Tax Due: \$25,546.83</p>	<p>GRAND RIVER FOWLerville;</p> <p>GRAND RIVER FOWLerville;</p> <p>GRAND RIVER FOWLerville</p>	\$4,179,750.00
3705	<p>Parcel ID: 4705-11-307-071; Legal Description: SEC 11 T3N R3E VILLAGE OF FOWLerville HARVEY C BUTTON'S ADD ALL OF LOT 29 & THE W 1/2 OF N 1/2 OF LOT 31. SPLIT 1-05 FROM 037 Comments: Located in a residential area of Fowlerville, this corner parcel has some trees and is partially fenced. Maybe a great opportunity to build a starter home. Check with local unit to confirm lot is buildable. Summer Tax Due: \$270.01</p>	CHURCH FOWLerville	\$1,800.00
3707	<p>Parcel ID: 4708-05-102-013; Legal Description: SEC 5 T3N R6E PARSHALLVILLE POND SITE CONDOMINIUM, LIVINGSTON COUNTY SUBDIVISION PLAN NO 285, UNIT 13 Comments: Nice wooded hilltop parcel in a newer development. Check with local unit if you can build! Summer Tax Due: \$541.93</p>	CIDER MILL DR FENTON	\$3,300.00
3708	<p>Parcel ID: 4708-27-206-054; Legal Description: SEC 27 T3N R6E OAK GLADE SUB LOT 54 & E 1/2 OF LOT 55 Comments: Older style ranch home in wooded setting appears to be in good condition. Located near the lakes area of Hartland. Sorry, no interior photos are available. Summer Tax Due: \$738.89</p>	1537 ODETTE HARTLAND	\$10,000.00
3712	<p>Parcel ID: 4712-04-102-023; Legal Description: SEC 4 T2N R6E BITTEN LAKE ESTATES LOT 23 Comments: Open lot with some mature trees located off Danette Dr. Summer Tax Due: \$34.38</p>	DANETTE DR BRIGHTON	\$500.00
3713	<p>Parcel ID: 4712-16-301-086; Legal Description: SECTION 16, T2N-R6E, SCHOOL LAKE PARK SUBDIVISION, ALL OF LOT 64 AND PART OF LOT 65, DESC AS: BEG AT THE SW COR OF LOT 65; TH N12*06'06"W 206.75 FT TO A PT LYING N72*15'00"E 13.29 FT FROM THE NW COR OF LOT 65; TH N72*15'00"E ALG THE N LN OF SAID LOT, 67.71 FT TO THE NE COR OF SAID LOT; TH S15*28'18"E ALG THE E LN OF SAID LOT, 214.63 FT TO THE SE COR OF SAID LOT; TH S78*30'00"W ALG THE S LN OF SAID LOT, 80.00 FT TO THE P.O.B., COMBINED FROM 16-301-063 & 082, 4/25/2000 Comments: Split level home on nice size parcel at end of dirt road. Looks to be in great condition. Sorry, no interior photos available. Summer Tax Due: \$1,612.43</p>	2618 PARKLAWN DR BRIGHTON	\$24,000.00
3716	<p>Parcel ID: 4712-29-201-043; Legal Description: T2N, R6E, BRIGHTON GARDENS LAKE COLONY LOT 43 SEC. 29 Comments: Low lying Wooded vacant lot with lake views beyond the trees. Additional Disclosures: 41 (see key for full text) Summer Tax Due: \$356.78</p>	GROVE HILL DR BRIGHTON	\$1,700.00
3717	<p>Parcel ID: 4712-29-201-090; Legal Description: SEC 29 T2N, R6E, BRIGHTON GARDENS LAKE COLONY NO. 1, LOTS 90 TO 93 INCL. Comments: Low lying wooded parcel off Larchmoore Blvd. There are some wet land indicators. Summer Tax Due: \$84.49</p>	LARCHMOOR BLVD BRIGHTON	\$2,800.00

3718	Parcel ID: 4712-32-103-090; Legal Description: T2N, R6E, BRIGHTON COUNTRY CLUB ANNEX LOT 160-163, EXCEPTING THEREFROM THE I-96 ROW Comments: Small, odd-shaped wooded lot near he expressway. Summer Tax Due: \$34.69	SAUNDERS ST BRIGHTON	\$500.00
3719	Parcel ID: 4712-32-201-034; Legal Description: SEC 32 T2N, R6E, BRIGHTON COUNTRY CLUB, LOT 428 Comments: Older Cinder Block home, has not been lived in for some time. Looks in need of some TLC. No interior photos available. Summer Tax Due: \$788.26	5042 WALSH DR BRIGHTON	\$4,200.00
3720	Parcel ID: 4712-32-201-071; Legal Description: SEC. 32, T2N, R6E, BRIGHTON COUNTRY CLUB LOTS 550 & 551 EXC US-23 R.O.W. Comments: Small vacant lot near the expressway. Summer Tax Due: \$12.50	LANGDON DR BRIGHTON	\$400.00
3721	Parcel ID: 4712-32-203-036; Legal Description: SEC 32 T2N, R6E, BRIGHTON COUNTRY CLUB, LOT 519 Comments: Partial wooded open vacant parcel currently being used as a storage yard. See lot 3722 for connecting parcel. Summer Tax Due: \$392.26	LANGDON DR BRIGHTON	\$2,200.00
3722	Parcel ID: 4712-32-203-041; Legal Description: T2N, R6E BRIGHTON COUNTRY CLUB LOT 452 Comments: Open vacant lot currently being used as a storage yard. See lot 3721 for connecting parcel. Summer Tax Due: \$818.73	4961 WALSH DR BRIGHTON	\$4,500.00
3723	Parcel ID: 4712-32-203-044; Legal Description: T2N, R6E, BRIGHTON COUNTRY CLUB LOT 455 SEC. 32 Comments: Wooded property in need of a major clean up. Summer Tax Due: \$364.81	WALSH DR BRIGHTON	\$2,200.00
3724	Parcel ID: 4713-21-201-001; Legal Description: T1N, R3E, VILLAGE OF GREGORY SUPERVISOR'S PLAT OF HOWLETT'S ADDITION LOT 1 Comments: Beautiful Parcel with some trees to the rear of the property. Next to Village Park. Summer Tax Due: \$66.66	N MAIN GREGORY	\$2,800.00
3725	Parcel ID: 4713-22-101-014; Legal Description: T1N, R3E, GREGORY VILLAGE UNPLATTED LAND BEG. ON W LINE OF LOT 5 OF BULLIS AND KUHN ADDITION 25 FT. N OF SW COR. THENCE N ALONG W LINE LOT 5 148.25 FT., W 100 FT., S 148.25 FT., E 100 FT. TO BEG. Comments: Bright green ranch style home in a very green wooded setting. Looks like it may need some repairs. Located near the village of Gregory. Sorry, no interior pictures available. Summer Tax Due: \$294.32	160 KUHN GREGORY	\$7,200.00
3726	Parcel ID: 4714-31-101-023; Legal Description: SEC 31 T1N R4E CHALKERS LANDING W 1/2 OF LOT 56. ALSO COM AT NW COR LOT 56, TH NLY 40 FT ALONG HILLSIDE DR, TH ELY 47.5 FT, TH SLY 40 FT, TH WLY 47.5 FT TO POB. Comments: Nice wooded vacant parcel within a charming lake side community. Summer Tax Due: TBA	HILLSIDE PINCKNEY	\$1,600.00
3727	Parcel ID: 4714-32-406-090; Legal Description: SEC 32 T1N R4E PICKEREL POINT LOTS 172-179, ALSO E 1/2 LOT 194 SPLIT 10/93 FROM 021 Comments: Nice Wooded hilltop parcel with water frontage. Check with local unit to determine if buildable. Summer Tax Due: \$235.51	LONGDON PINCKNEY	\$3,900.00
3728	Parcel ID: 4715-13-304-017; Legal Description: SEC 13 T1N R5E HURON COUNTRY CLUB SUB LOT 211 Comments: Wooded and steep terrain vacant lot in Brighton area. Summer Tax Due: \$250.47	ARDMORE AV BRIGHTON	\$1,500.00
3729	Parcel ID: 4715-13-305-059; Legal Description: SEC 13 T1N R5E HURON COUNTRY CLUB SUB LOT 100 Comments: Wooded and low-lying parcel off Longworth Ave. Summer Tax Due: \$178.39	LONGWORTH AV BRIGHTON	\$1,200.00
3730	Parcel ID: 4715-23-307-016; Legal Description: SEC 23 T1N R5E HIAWATHA BEACH LOT 177 & ALL LAND W OF FRONT LOT LINE PARALLEL WITH N&S LOT LINES TO HURON RIVER Comments: Nice wooded setting, in area of newer cottage style homes. Located on Riverdale Dr. Summer Tax Due: \$47.67	RIVERDALE DR WHITMORE LAKE	\$1,800.00
3737	Parcel ID: 4717-25-303-057; Legal Description: SEC 25 T3N R4E CITY OF HOWELL LIVINGSTON COUNTY VICTORIA PARK CONDOMINIUMS UNIT 57 Comments: Unit 57 is an unbuilt condo site. Nice and open, ready to build. Check with association to determine dues and fees that may be applicable to this lot. Summer Tax Due: \$901.09	1317 ASHEBURY LN HOWELL	\$3,200.00
3738	Parcel ID: 4717-25-303-058; Legal Description: SEC 25 T3N R4E CITY OF HOWELL LIVINGSTON COUNTY VICTORIA PARK CONDOMINIUMS UNIT 58 Comments: Unit 58 is an unbuilt condo site. Nice and open, check with local unit if you can build. Check with association to determine dues and fees that may be applicable to this lot. Summer Tax Due: \$901.09	1319 ASHEBURY LN HOWELL	\$3,200.00

3739	Parcel ID: 4717-25-303-060; Legal Description: SEC 25 T3N R4E CITY OF HOWELL LIVINGSTON COUNTY VICTORIA PARK CONDOMINIUMS UNIT 60 Comments: Unit 60 is an unbuilt condo site. Nice and open, check with local unit if you can build. Check with association to determine dues and fees that may be applicable to this lot. Summer Tax Due: \$901.09	1327 ASHEBURY LN HOWELL	\$3,200.00
3740	Parcel ID: 4717-25-303-062; Legal Description: SEC 25 T3N R4E CITY OF HOWELL LIVINGSTON COUNTY VICTORIA PARK CONDOMINIUMS UNIT 62 Comments: Unit 62 is an unbuilt condo site. Nice and open, check with local unit if you can build. Check with association to determine dues and fees that may be applicable to this lot. Summer Tax Due: \$901.09	1335 ASHEBURY LN HOWELL	\$3,200.00
3742	Parcel ID: 4718-32-300-011; Legal Description: T2E, R6E, SEC 32 COMM AT W 1/4 COR OF SEC 32; TH N 1*56' E 175.17 FT TO SLY ROW OF GRAND RIVER AVE, TH S 68*56'30" E 273.54 FT TO WLY LINE OF 66 FT ROAD EASEMENT, TH S 18*12'30" W 308.15 FT ALG WLY LINE, TH S 68*56'30" E 166 FT TO POB; TH S 68*56'30" E 206.41 FT TO A POINT ON ELY LINE OF 18 FT ROAD EASEMENT, TH N 4*16'30" E 166.9 FT, TH N 71*35'30"W 165.76 FT, TH S 18*17' W 152.32 FT TO POB. SUBJECT TO AND INCLUDING THE USE OF 18 FT EASEMENT ON E LINE OF ABOVE DESCRIPTION. CORR 6-21-06 PER LIVINGSTON COUNTY DEED LIBER1340/PAGE 0457 Comments: Commercial property off Grand river avenue, was being used for auto storage previously. Could be a good opportunity for a business who needs storage space. Summer Tax Due: \$2,989.98	E GRAND RIVER BRIGHTON	\$13,250.00
3744	Parcel ID: 4712-32-203-037; Legal Description: T2N, R6E, BRIGHTON COUNTRY CLUB LOT 520 521 SEC. 32 Comments: Currently being used as a storage yard, this is adjacent to lot 3721. Summer Tax Due: \$730.01	LANGDON DR BRIGHTON	\$5,400.00
3745	Parcel ID: 4713-36-201-008; Legal Description: SEC 36 T1N R3E KAISER'S PATTERSON LAKE SUB NO 1 LOTS 55, 56 & 57 Comments: Older Cottage that has seen better days. Indicators of roof failure and deferred repairs. Potentially a good handyman special for the right person. Sorry, no interior photos available. Summer Tax Due: \$367.76	302 WOODSIDE GREGORY	\$18,500.00

Shiawassee County

Lot #	Lot Information	Address	Min. Bid
6000	Parcel ID: 002-03-200-001-01; Legal Description: SEC 3, T8N, R2E PT OF NE FRL 1/4: COM AT PT 67 1/2 RDS N OF E 1/4 POST OF SEC, TH N 42 RDS, TH W 440 FT, TH S 42 RDS, TH E 440 FT TO BEG Comments: Could be very interesting! An old farm house that was previously a mortgage foreclosure, but eventually went for the taxes as well. Numerous outbuildings that appear to be in good shape. Farmhouse has newer windows but has suffered from deferred maintenance. Could be great project for some one that wants to be in the country. Summer Tax Due: \$432.36	8783 DELANEY RD OAKLEY	\$5,800.00
6001	Parcel ID: 004-34-100-010; Legal Description: SEC. 34, T8N, R4E. COM 16 RDS S OF NW COR OF SEC, TH E 10 RDS, S 3 RDS 15 FT 2 IN, W 10 RDS & N 3 RDS 15 FT 2 IN TO BEG. Comments: Kinda rough shape, will need roof yesterday, country setting. Summer Tax Due: \$106.96	3840 DURAND RD CORUNNA	\$2,700.00
6002	Parcel ID: 004-63-055-000; Legal Description: AUGUST MEADOWS NO 2 LOT 55 Comments: Area of newer homes, all utilities. Paved cul de sac location Summer Tax Due: \$234.36		\$1,900.00
6003	Parcel ID: 005-50-004-006; Legal Description: MABBITT'S ADD TO OVID LOTS 16 &17 BLK 4 Comments: Nice double lot in the village of Ovid Summer Tax Due: \$47.13	HIGH ST OVID	\$1,400.00
6004	Parcel ID: 005-52-000-004; Legal Description: SEC 13, T7N, R1E. MUNGERVILLE COM 26 RDS 5 FT N OF E 1/4 POST, TH N 8 RDS 6 IN, W 12 RDS, S 8 RDS 6 IN, TH E TO BEG (132 FT X 198 FT) Comments: Level and great maple trees, and surrounded by farm land. Summer Tax Due: \$47.13	495 BALDWIN RD OWOSSO	\$1,300.00
6005	Parcel ID: 006-15-400-001-01; Legal Description: SEC 15, T7N, R2E COM AT PT WHICH IS S86°27'46"E ON S SEC LN 1089.49 FT & N02°53'58"E 600 FT, S86°27'46"E 200 FT TO N&S 1/8 LN IN SE 1/4 OF SEC, S02°53'58"W 600 FT TO S SEC LN, N86°27'46"W 200 FT TO BEG 2.7 ACRES Comments: 2.7 acres along side closed restaurant. 2/3 being farmed other 1/3 is wooded. Should be a great commercial location Summer Tax Due: \$324.09	M21 OWOSSO	\$4,300.00
6007	Parcel ID: 006-76-002-001; Legal Description: ROBY'S SUB LOTS 2, 22 & 23 Comments: All have natural gas, sewer and lightly wooded. Well water in this area will need be examined for toxins. Summer Tax Due: \$109.03	HELENA ST OWOSSO	\$2,000.00
6009	Parcel ID: 007-46-006-007; Legal Description: EVELETH'S SUB.LOT 7 & E 1/2 OF LOT 8 & W 1/2 OF LOT 6 BLK 6 Comments: Mid century ranch with 2 car attached garage. Some newer windows , looks like newer furnace. Very large fenced yard Summer Tax Due: \$293.24	2023 KILBOURN OWOSSO	\$5,800.00
6012	Parcel ID: 007-68-004-016; Legal Description: RIVERSIDE SUB LOTS 16 & W 1/2 OF LOT 15, BLK 4 Comments: My research indicates that this is a vacant parcel on Owosso Ave. Please note SEV. Summer Tax Due: \$58.27	1916 KILBOURN OWOSSO	\$1,900.00
6013	Parcel ID: 007-68-009-009; Legal Description: RIVERSIDE SUB. LOT 9 AND E 4 FT OF LOT 10, BLK. 9 Comments: Has newer windows, roof and siding. Good area. Fenced yard ,mature trees and carport. Truck not included Summer Tax Due: \$252.06	1911 GROVE AVE OWOSSO	\$3,000.00
6015	Parcel ID: 008-40-007-000; Legal Description: LENNON GREEN ESTATES LOT 7 Comments: Many additions and detached 2 car garage could make for an interesting investment opportunity Summer Tax Due: \$150.16	8810 LENNON RD CORUNNA	\$2,500.00
6016	Parcel ID: 008-44-010-000; Legal Description: SUPERVISOR'S PLAT OF GANSSLEY'S SUB LOT 10 Comments: Has extensive damage from deferred maintenance and trees. Back side of house gas foundation issues. Large out building to store materials while the remodeling is progressing. Summer Tax Due: \$811.00	1923 MAPLEWOOD LENNON	\$7,300.00
6018	Parcel ID: 008-66-038-001; Legal Description: POST'S ADD. N 129.25 FT OF LOT 38. EX COM 13.70 FT ELY OF NW COR OF LOT 38 TH ELY 16.70 FT N 35°44'E 35.60 FT S 54° 20'E 198 FT ALG NELY SIDE OF LOT 38 TO RR R/W TH S 35°44'W 46 FT NWLY 212.20 FT TO BEG. ALSO E 7 FT OF N 129.25 FT OF LOT 37. Comments: Vacant Parcel along RR tracks in Lennon. Summer Tax Due: \$333.36	LENNON RD LENNON	\$3,200.00

6019	Parcel ID: 008-66-039-002; Legal Description: POST'S ADD PT OF LOT 39: COM AT PT 542.40 FT NE OF SE COR OF POST'S ADD, NW 198 FT, NE 90 FT, N89*54'E 243.30 FT TO RR R/WY, SW'LY 234.70 FT TO BEG Comments: Could be a nice building in Lennon , irregular shaped Summer Tax Due: TBA		\$500.00
6021	Parcel ID: 010-14-200-001-01; Legal Description: SEC 14, T6N, R2E E 33 FT OF N 930 FT OF N 1/2 OF NE 1/4 Comments: 33' Wide along Morrice road, starting at Garrison and going south Summer Tax Due: \$15.47	GARRISON & MORRICE RDS OWOSSO	\$800.00
6023	Parcel ID: 012-09-300-008; Legal Description: SEC 9, T6N, R4E PT OF SW 1/4: COM AT PT WHICH IS S1*54'30"W 1067.74 FT FROM W 1/4 POST, TH S84*11'55"E ALG NLY LN OF HOLLY DRAIN 556.56 FT, N 1*54'30"E 172.56 FT, S87*26'0"E 390.83 FT, S2*5'48"W 155.61 FT, S 84*7'40"E 350.17 FT, S31*19'30"E 49.03 FT ALG W R/W LN OF M-71, N 84*21'00"W 769.40 FT ALG NLY R/WY LN OF DRAIN TO BEG 2 A Comments: Low and swampy 2 acres on M-71 just outside Durand. This has been a frequent flyer over the last 20 years Summer Tax Due: \$15.32		\$550.00
6024	Parcel ID: 012-29-400-012; Legal Description: SEC 29, T6N, R4E PT OF SE 1/4: COM S01*00'00"W 1327.26 FT & N64*40'00"W 578.60 FT & N57*35'00"W 901.03 FT (RECORDED AS 901.40 FT) & N38*50'00"W 206.32 FT FROM E 1/4 POST OF SEC, TH S84*03'26"W 320.95 FT TO S LN OF N 15 A OF NW 1/4 OF SE 1/4, TH E TO C/LN OF NEWBERRY RD, TH N TO BEG Comments: Here you go in the country, low and swampy. Summer Tax Due: \$1.17		\$400.00
6025	Parcel ID: 012-40-013-000; Legal Description: CRAMNER SUB. LOT 13 Comments: Wooded build site in Vernon Summer Tax Due: \$30.89	ELM ST VERNON	\$800.00
6026	Parcel ID: 012-47-067-000; Legal Description: LEISURE LAKE COND. SUB. UNIT 67. Comments: Coordinates not specific to parcel. Must find unit #67 after entering Leisure Lake Condos. Lake has fishing, swim beach and golf course Could be very cost effective weekend getaway Seasonal campground condo Summer Tax Due: \$17.67		\$700.00
6027	Parcel ID: 012-47-070-000; Legal Description: LEISURE LAKE COND. SUB. UNIT 70. Comments: Coordinates not specific to parcel. Must find unit #70 after entering Leisure Lake Condos. Unit # 70, Trailer should be treated as personal property. Lake has fishing, swim beach and golf course Could be very cost effective weekend getaway Summer Tax Due: \$47.13		\$1,500.00
6028	Parcel ID: 012-60-001-001; Legal Description: ORIGINAL PLAT, LOT 1 & E 1/2 OF LOT 2 BLK 1 Comments: Early century 1.5 story with additions, needs some work on roof and windows. Nice large corner lot , not many homes for sale in Vernon !!! Summer Tax Due: \$1,961.77	119 N MAPLE ST VERNON	\$9,800.00
6029	Parcel ID: 013-22-200-004; Legal Description: SEC 22, T5N, R1E W 1/2 OF NE FRL 1/4 EX COM AT N 1/4 POST OF SEC, S TO COLBY LAKE, NE'LY TO E LN OF W 1/2 OF NE FRL 1/4, N TO N SEC LN, W TO BEG ALSO EX COM AT SE COR OF W 1/2 OF NE FRL 1/4, W 254 FT TO E'LY SHORE OF COLBY LAKE, N43*10'W ALG SHORE 120 FT, N3*56' E ALG SHORE 165 FT, N28*06'E 380 FT, N73*21'E 154 FT TO E LN OF W 1/2 OF NE FRL 1/4, S 641 FT TO BEG Comments: Frequent Flyer for over 20 years. Does have road frontage but its all wetlands. Don't be fooled by legal description, Colby Lake is very small, only value is to neighbors Summer Tax Due: \$116.74	COLBY LAKE RD LAINGSBURG	\$1,200.00
6030	Parcel ID: 013-24-200-005-01; Legal Description: SEC 24, T5N, R1E ALL THAT PT OF PARCEL DESC AS: COM AT PT 304.40 FT S OF NE COR OF SEC, TH W'LY 200 FT, TH S'LY 547.40 FT TO N R/W LN OF HWY M-78, TH NE'LY ALG SD R/W LN 232.80 FT TO E SEC LN, TH N 435.60 FT TO BEG LY W'LY OF N'LY LIMITED ACCESS R/W LN OF M-69, THIS LIMMITED ACCESS R/W LN BEING DESC AS: COM AT PT WHICH IS S01* 27'29"E 1351.34 FT FROM N 1/4 POST OF SEC, TH N75*47'08"E 864.23 FT TO PT OF CUR OF A 5486.58 FT RAD CUR TO LEFT, TH NE'LY ALG ARC OF CUR 3459.47FT TO PT OF TANG OF SD CUR, TH N39*39'31"E 500 FT TO PT OF ENDING THERE SHALL BE NO DIRECT INGRESS & EGRESS FROM I-69 OVER & ACROSS SD LIMITED ACCESS R/WY LN TO & FROM SD PROPERTY Comments: Frequent flyer with no access Summer Tax Due: \$13.68	I69	\$450.00

6031	Parcel ID: 013-28-200-010-01; Legal Description: SEC 28, T5N, R1E ALL THAT PT OF FOLL DESC LY N OF N LIMITED ACCESS R/WY LN OF HWY I-69: COM AT NE COR OF SEC, S89°49'57"W 1321.75 FT TO W LN OF E 1/2 OF SD NE 1/4, S01°14'45"E 439.05 FT TO PT OF BEG OF DESC: N83°50'33"E 179.47 FT, S01°27'40"E 143.42 FT, S01°14'45"E 254.97 FT TO N'LY R/WY LN OF TEMP I-69, S71°18'27"W 188 FT TO W LN, N01°14'45"W 439.38 FT TO BEG Comments: Low and swampy, been a pass around pack the last 20 years, no means of ingress Summer Tax Due: \$27.31	LANDLOCKED PROPERTY	\$650.00
6032	Parcel ID: 013-44-016-000; Legal Description: MELROSE SUB-DIVISION LOT 16 Comments: Been a frequent flyer do to lack of utilities. Could be a nice weekend retreat lot Summer Tax Due: \$84.45	MELROSE DR PERRY	\$900.00
6033	Parcel ID: 015-01-100-005; Legal Description: SEC 1, T5N, R3E COM AT PT S02°30'E 1408 FT FROM NW COR OF SEC, N87°30'E 240 FT, S02°30'E 100 FT, S87°30'W 240 FT, N02°30'W 100 FT TO BEG 0.55 A Comments: Good bones, needs some TLC. Sits on 1/2 acre lot in country. With some work could be a nice home again Summer Tax Due: \$329.15	9320 BANCROFT BANCROFT	\$3,700.00
6037	Parcel ID: 020-12-006-023-00; Legal Description: ASSESSOR'S PLAT NO. 1, LOT 19 EX N 46 FT BLK 6 Comments: This old gal is going to need some serious beauty shop time. Foundation issues, could be worth a gamble to fix up! Summer Tax Due: \$649.92	200 MCBRIDE ST DURAND	\$7,900.00
6038	Parcel ID: 020-16-054-000-00; Legal Description: C. G. BATES ADDITION LOT 54. Comments: Fifties cape cod. Great area in Durand. Neighbor said, been vacant for 6 years. Newer siding, roof and windows. Detached 1.5 car garage Summer Tax Due: \$778.74	409 MARQUETTE ST DURAND	\$5,200.00
6039	Parcel ID: 020-76-001-005-00; Legal Description: M.V. RUSSELL'S 3RD ADD. LOT 5 AND 6 BLK 1 Comments: Nice location and well kept. Looks to be a previous mortgage foreclosure. Has newer roof, siding and some newer windows. Nice access from rear alley if desired. Summer Tax Due: \$695.93	110 RUSSELL ST DURAND	\$9,400.00
6040	Parcel ID: 020-78-013-002-00; Legal Description: STEEL'S SUB OF LOTS J & K OF DURAND LAND CO'S 4TH ADD. LOT 2, BLK. 13 AND 1/2 OF VACATED ALLEY ADJ. Comments: Small house, large yard, newer roof, siding and windows. Good bones! Summer Tax Due: \$517.27	102 E VINEWOOD ST DURAND	\$6,400.00
6041	Parcel ID: 020-82-017-000-00; Legal Description: SEC 21, T6N, R4E. COM 285 FT E OF N 1/4 POST OF SEC, S 165 FT, E 183 FT N 33 FT W 66 FT N 132 FT TO N SEC LN TH W 117 FT TO BEG. Comments: Great lot with all utilities, could be a duplex lot. Summer Tax Due: \$326.25	809 W MAIN ST DURAND	\$4,300.00
6042	Parcel ID: 022-43-004-005-00; Legal Description: WEEK'S 2ND ADD LOT 7 & E 1/2 OF LOT 8, BLK 4. Comments: 1920's, 1.5 story with newer roof, windows and siding. Very large corner lot. Some newer additions in a nice area. Summer Tax Due: \$1,261.33	323 CHURCH LAINGSBURG	\$13,750.00
6043	Parcel ID: 026-10-001-002; Legal Description: ORIG PLAT LOTS 2 & 3 BLK 1 Comments: Good location across from the school , has a LOT of deferred maintenance. Its going to be a big project to undertake. Summer Tax Due: TBA	334 KING ST CORUNNA	\$1,900.00
6044	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 026-10-017-005; Legal Description: ORIG PLAT S 20 FT OF LOT 4 & N 3 FT OF LOT 5 BLK 17 (D.D.A.) Comments: Older 2 story, commercial building. This sits on the main drag across from the courthouse in Corunna Apartments on upper level. Note: there are problems with back wall of these structures. This building has been recently red-tagged (condemned) by the city of Corunna. Please do your research on this one before bidding. Additional Disclosures: 31 (see key for full text) (2 of 2) Parcel ID: 026-10-017-006; Legal Description: ORIG PLAT S 22 FT OF N 1/2 OF LOT 5 EX S 1.4 FT OF N 1/2 OF LOT 5, BLK 17. (D.D.A.) Comments: See sale # 6044 Older 2 story, commercial building. Sits on the main drag across from the courthouse in Corunna Apartments on upper level. Note: there are problems with back wall of these structures. This building has been recently red-tagged (condemned) by the city of Corunna. Please do your research on this property before bidding. Additional Disclosures: 31 (see key for full text) Summer Tax Due: \$1,042.47	225 SHIAWASSEE ST CORUNNA; 223 SHIAWASSEE ST CORUNNA	\$29,250.00

6046	Parcel ID: 050-010-016-020-00; Legal Description: LOTS 51 & 52 BLK 16 GEO T ABREYS WOOD LAWN PARK ADD INCLUDING 1/2 CLOSED ALLEY Comments: Nice level lot with all utilities. Summer Tax Due: \$35.06	616 GLENWOOD AV OWOSSO	\$1,500.00
6047	Parcel ID: 050-113-018-012-00; Legal Description: LOT 11 (EX W 68') & LOT 12 (EX W 68') BLK 18 CITY ASSESSORS PLAT 3 Comments: Some work has been done but never completed. Has older detached garage. Could be a diamond in the rough. Summer Tax Due: \$804.02	410 S CHIPMAN ST OWOSSO	\$6,400.00
6048	Parcel ID: 050-114-001-027-00; Legal Description: LOT 28 BLK 1 CITY ASSESSORS PLAT 4 Comments: Very nice 70s ranch in good area. Summer Tax Due: \$623.65	1108 CLYDE ST OWOSSO	\$3,500.00
6049	Parcel ID: 050-270-000-034-00; Legal Description: LOT 48 GRAND VIEW ADD 1/2 CLSD ALLEY Comments: Hey, these guys did a great job, but kinda lost track of where they were going. Your chance for an adventure that could pay off! Summer Tax Due: \$336.70	1434 PEARCE ST OWOSSO	\$2,200.00
6050	Parcel ID: 050-546-000-038-00; Legal Description: BEG ON N LN LYNN ST AT A PT 118.635' E OF SE COR LOT 74 FOREST PARK ADDN, N TO S LN LOT 83 OF SD ADDN, E TO A PT 322.245' W OF SW COR LOT 85 OF SD ADDN, S TO N LN LYNN ST, W TO POB. PRT OF SEC 23, T7N-R2E Comments: Behind the houses that front Lynn and Young St. This has been a Frequent Flyer over the years. Summer Tax Due: \$2.84	LYNN ST OWOSSO	\$1,300.00
6051	Parcel ID: 050-602-010-004-00; Legal Description: LOT 2 (EX N 4.12') & LOTS 3 & 4 BLK 10 M L STEWART & CO'S 2ND ADDN Comments: Nice location on large corner lot, 1920's 1.5 story. Summer Tax Due: \$757.92	920 GEORGE ST OWOSSO	\$4,300.00
6054	Parcel ID: 050-652-007-009-00; Legal Description: LOTS 15 & 16 BLK 7 A L WILLIAMS 2ND ADDN ALSO W 1/2 ADJ VAC ALLEY Comments: Level cleared building lot Summer Tax Due: \$32.15	813 S PARK ST OWOSSO	\$1,800.00
6055	Parcel ID: 050-652-010-004-00; Legal Description: S 33' OF LOT 4 & N 22' OF LOT 5 BLK 10 A L WILLIAMS 2ND ADD INCLUDING 1/2 CLOSED ALLEY Comments: Mid century cape with extensive fire damage. Detached 2 car garage , good area Summer Tax Due: \$442.41	910 S SAGINAW ST OWOSSO	\$4,400.00
6056	Parcel ID: 050-660-023-001-00; Legal Description: LOT 1 (EX S 43') BLK 23 A L & B O WILLIAMS ADD Comments: Nice corner lot location. Detached garage with newer windows, siding and roofing. Appears to have good bones. Summer Tax Due: \$813.20	703 CLINTON ST OWOSSO	\$4,900.00
6057	Parcel ID: 050-673-005-007-00; Legal Description: W 18' LOT 4 & E 27' LOT 5 BLK 5 H N & S A WILLIAMS SUBDIV OUTLOT 3 A L & B O WILLIAMS ADD Comments: Nice 30's cape with additions. Newer roof, siding and windows. Summer Tax Due: \$811.05	701 FLETCHER ST OWOSSO	\$4,600.00

Additional Disclosures Key

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.

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.