

Public Land Auction

Bay/Tuscola

August 8th, 2018

Bay, and Tuscola Counties



Location:

DoubleTree by Hilton Hotel Bay
City - Riverfront
1 Wenonah Park Place, Bay City,
MI 48708

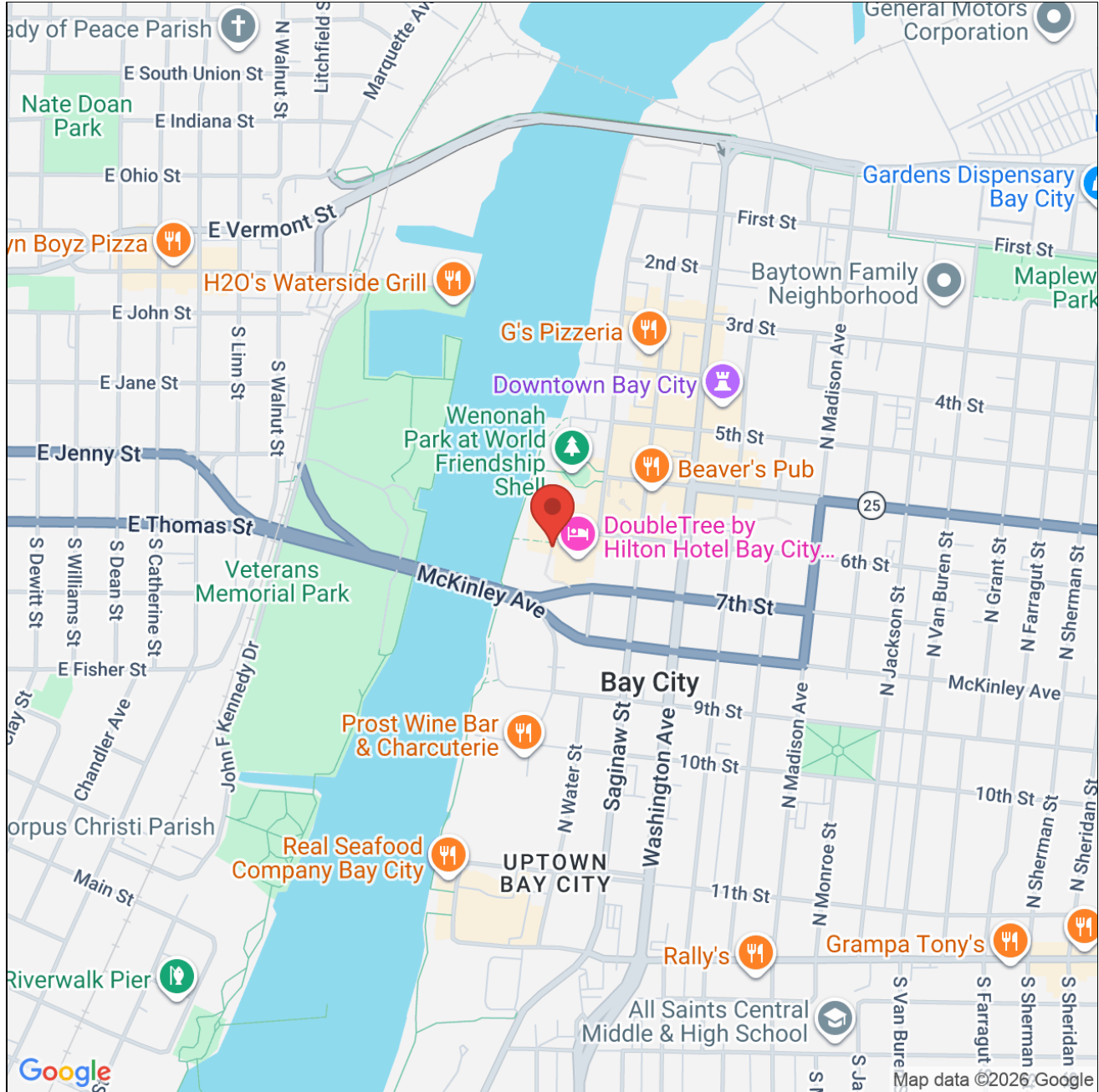
Time:

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

DoubleTree by Hilton Hotel Bay City - Riverfront: 1 Wenonah Park Place, Bay City, MI 48708





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

There are two ways to bid in our auctions:

ONLINE AT WWW.TAX-SALE.INFO

-or-

ABSENTEE BID

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

For **registered users**, our website features:

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

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

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

Visiting and viewing property BEFORE auction:

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

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

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

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

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

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

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

Paying for your Auction Purchases

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

Bidding Authorization

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

Absentee bidding

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

2025 AUCTION SCHEDULE

All Auctions are ONLINE ONLY

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

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

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

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.

Bay

Lot #	Lot Information	Address	Min. Bid
800	Parcel ID: 010-005-300-225-00; Legal Description: COM 474.4 FT N OF SW COR OF SEC TH N 77 FT TH N 86D 54M E 371.6 FT TH S 77 FT TH S 86D 54M W 371.6 FT TO BEG. SEC 5 T14N R5E Comments: Remodel was started, newer roof windows and siding. Detached 1 car garage and fenced yard Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$874.69	3445 N EUCLID AVE BAY CITY	\$5,800.00
801	Parcel ID: 010-008-200-345-00; Legal Description: E 75 FT OF S 141.50 FT OF W 395 FT OF THAT PART OF S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 LYG E OF E LI HENRY ROAD. SEC 8 T14N R5E Comments: Front porch is in Front Yard . Decent area Additional Disclosures: 36 (see key for full text) Summer Tax Due: \$520.64	3926 PLUMMER DR BAY CITY	\$7,400.00
802	Parcel ID: 010-008-400-180-01; Legal Description: COM AT NE COR OF SEC, TH W 1324.05 FT TO E 1/8 LINE, TH S 00D 26M 10S W 2678.52 FT TO E-W 1/4 LINE, TH S 00D 35M 24S W 828.94 FT TO P.O.B. TH N 88D 34M 52S E 247.87 FT, TH S 00D 35M 24S W 82.63 FT, TH S 88D 34M 52S W 247.87 FT, TH N 00D 35M 24S E 82.63 FT TO P.O.B. SEC 8 T14N R5E EXCEPT THE W 50 FT AS PER DEED RECORDED BAY COUNTY IN LIBER 220 PAGE 92. INGRESS/EGRESS EASEMENT: LIBER 990 PAGE 524 Comments: Level goes back to commercial area Summer Tax Due: \$232.16	STATE PARK DR BAY CITY	\$2,200.00
803	Parcel ID: 010-033-400-030-00; Legal Description: COM 33 FT N & 33 FT E OF S 1/4 COR TH N 615.66 FT TH E 250 FT TH S 615.66 FT TH W 250 FT TO BEG. EX S 175 FT THRF, EX COM 501.79 FT N & 33.01 FT E OF S 1/4 COR OF SEC TH N 146 FT TH E 250 FT TH S 139.43 FT TH W 250.09 FT TO BEG. SEC.33 T15N,R5E Comments: 1.69 acres within walking to the bay . Will require drive permit and large culvert with county approval Summer Tax Due: \$217.38	BANGOR RD BAY CITY	\$1,900.00
804	Parcel ID: 020-002-400-010-01; Legal Description: BEG @ PT ON S SEC LN N89°58'45"W 473 FT FROM SE COR SEC 2, TH CONT N89°58'45"W 214 FT, TH N0°01'15"E 276 FT, TH S89°58'45"E 214 FT, TH S0°01'15"W 276 FT TO POB, SEC 2 T15N R3E, 1.36 AC Comments: Occupied older Cape Cod in the county with Detached 2 car garage . On our last visit in Mid June this property was occupied Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$809.98	556 W COTTAGE GROVE RD LINWOOD	\$5,500.00
805	Parcel ID: 020-028-400-025-00; Legal Description: COM AT SE COR OF SEC TH W 247.50 FT TH N 181.50 FT TH E 247.50 FT TH S 181.50 FT TO BEG. SEC.28,T15N, R3E Comments: Occupied be used for supper club and apartments ? Newer roof and siding. Large paved parking and newer mound septic system Additional Disclosures: 18; 6 (see key for full text) Summer Tax Due: \$2,489.84	1506 W BEAVER RD AUBURN	\$11,500.00
809	Parcel ID: 030-002-200-005-12; Legal Description: COM @ E 1/4 COR SEC 2, TH ALG E SEC LN N0°09'50"E 779.18 FT, TH S89°44'05"W 400.61 FT, TH N89°44'20"W 65.89 FT, TH S0°09'50"W 63.35 FT, TH N89°45'10"W 140.50 FT, TH S0°09'50"W 134.30 FT, TH N89°45'10"W 75 FT, TH N0°09'50"E 39.88 FT, TH N89°45'10"W 108 FT TO POB, TH CONT N89°45'10"W 15 FT, TH N0°09'50"E 15 FT, TH N89°45'10"W 115 FT, TH N0°09'50"E 130 FT, TH S89°45'10"E 130 FT, TH S0°09'50"W 145 FT TO POB, SEC 2 T13N R4E, 0.39 AC Comments: Buy both and have just under one acre Summer Tax Due: \$160.29	MUIRHEAD DR BAY CITY	\$1,400.00
810	Parcel ID: 030-002-200-005-13; Legal Description: COM @ E 1/4 COR SEC 2, TH ALG E SEC LN N0°09'50"E 779.18 FT, TH S89°44'05"W 400.61 FT, TH NW'LY 89.70 FT ALG CURVE TO LEFT W/ CHD BRD N44°23'02"W 88.78 FT TO POB, TH N89°45'10"W 125 FT, TH S0°09'50"W 25 FT, TH N70°53'32"W 203.09 FT, TH N89°45'10"W 190 FT, TH E'LY ALG C/L MUIRHEAD DR ON 529 FT RAD CURVE TO RT 535.86 FT TO POB, SEC 2 T13N R4E, 0.54 AC Comments: Legal does not make reference to condo dev. Summer Tax Due: \$80.13	MUIRHEAD DR BAY CITY	\$950.00
812	Parcel ID: 030-007-300-010-04; Legal Description: BEG @ PT ON W LN SEC 7 N 375 FT FROM SW COR, TH N 175 FT, TH S88°27'48"E 250 FT, TH S 175 FT, TH N88°27'48"W 250 FT TO POB, SEC 7 T13N R4E, 1.00 AC Comments: Nice location in country, Little 2 BR ranch with newer metal roof, siding and windows, sitting on 1 acre. On our last visit in Mid June this property was occupied Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$253.42	9089 HOSPITAL RD FREELAND	\$5,300.00

813	Parcel ID: 030-009-300-005-21; Legal Description: BEG @ PT ON W SEC LN N01A,Â°11'54"E 771.05 FT FROM SW COR SEC 9, TH CONT N01A,Â°11'54"E 204.19 FT, TH PLL W/ S SEC LN E 320 FT, TH S01A,Â°11'54"W 204.19 FT, TH W 320 FT TO POB, SEC 9 T13N R4E, 1.50 AC Comments: 1.5 acres surrounded by trees Summer Tax Due: \$252.79	S FRASER RD BAY CITY	\$1,900.00
814	Parcel ID: 030-014-100-035-01; Legal Description: COM 569.25 FT W OF N 1/4 COR OF SEC TH S 46D 17M W 762.81 FT ALG C/L OLD HWY M-84 TH SWLY 97.34 FT ALG SD C/L TO POB TH SWLY 100.90 FT ALG SD C/L TH S 45D 40M E 210.86 FT TH N 42D 51M E 92.77 FT TH N 43D 42M W 219.46 FT TO BEG, EXC R/W M-84 RELOCATED SEC 14 T13N R4E Summer Tax Due: TBA	7087 WESTSIDE SAGINAW RD BAY CITY	\$500.00
815	Parcel ID: 030-014-100-040-00; Legal Description: COM ON C/L OLD M-84 607 FT NELY OF INT W/ N 1/8 LN AT A PT 69 FT W FR SW COR OF NE 1/4 OF NW 1/4 TH S 46D 15M E 207 FT TH S 41D 50M W 142 FT TH N 46D 15M W 179.60 FT TH NELY ALG C/L OF M-84 145. 80 FT TO BEG, EXC R/W OF M-84 RELOCATED, SEC 14 T13N R4E Summer Tax Due: TBA	7099 WESTSIDE SAGINAW RD BAY CITY	\$500.00
816	Parcel ID: 030-014-100-045-00; Legal Description: COM ON C/L OF HWY OLD M-84 760 FT SWLY FR N SEC LN TH SELY AT RT ANGS 220 FT TH SWLY PAR TO RD 100 FT TH NWLY AT RT ANGS TO TAN C/L 215.2 FT TO C/L OF SD RD TH NELY ON C/L 100.2 FT TO BEG, EXC R/W OF M-84 RELOCATED, SEC 14 T13N R4E Summer Tax Due: TBA	7077 WESTSIDE SAGINAW RD BAY CITY	\$500.00
817	Parcel ID: 040-003-100-020-01; Legal Description: W 412 FT OF E 800 FT OF S 273 FT OF SE 1/4 OF NW 1/4 SEC 3, EXC E 150 FT OF S 272.50 FT THF, SEC 3 T16N R4E, 1.64 AC Comments: 60 ranch in the country on just over 1.5 acres. Could use some updating interior. Newer steel roof and windows . Basement is full of water due to I think no electricity . Summer Tax Due: \$496.78	1675 E ALMEDA BEACH RD PINCONNING	\$6,500.00
818	Parcel ID: 040-005-300-050-00; Legal Description: E 1/2 OF SW 1/4 LYG W OF A LI 197 FT WLY OF A LI COM 1503.74 FT E OF SW COR OF SEC TH N 01D 20M E 2219.89 FT TO PT OF CUR TH NLY ALG ARC OF CUR 741.67 FT TO POE. ALSO COM 1503.74 FT E OF SW COR OF SEC TH N 01D 20M E 2214.32 FT TH W 197 FT TO POB TH N 49D 39M W 365 FT TH N 40D 20M E 50 FT TH S 49D 39M E 321.76 FT TH S 01D 20M W 66.1 FT TO BEG. SEC 5 T16N R4E. Comments: Land locked Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$24.42	I-75 PINCONNING	\$950.00
819	Parcel ID: 040-026-300-095-00; Legal Description: PART OF LOT 3 & PART OF NW 1/4 OF SW 1/4 COM 1263 FT. E OF W 1/4 PT OF SEC. TH S 110 FT. TH E 155 FT. TO MCRR. TH NLY ALG RR 110.20 FT. TH W 150 FT. TO BEG. SEC 26 T16N R4E Comments: From the road it looks ok, then bam you get past the cat smell and find that its time for a dozer . Additional Disclosures: 32; 36 (see key for full text) Summer Tax Due: \$272.26	2128 E SHERMAN RD LINWOOD	\$4,400.00
820	Parcel ID: 040-L11-005-006-00; Legal Description: LOT 6, BLK. 5. THE 1ST. ADD. TO LINWOOD Comments: Level lot in Linwood Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$49.60	W EDWIN ST LINWOOD	\$2,000.00
821	Parcel ID: 050-027-400-060-01; Legal Description: COM 228 FT W OF SE COR OF SEC. TH N 264 FT TH W 97 FT, TH S 124 FT, TH E 50 FT, TH S 140 FT, TH E 47 FT TO BEG. EX N 124 FT THRF. SEC.27,T16N,R3E Comments: On our last visit in Mid June this property was occupied Additional Disclosures: 21; 6 (see key for full text) Summer Tax Due: \$28.10	1024 W ANDERSON RD LINWOOD	\$1,200.00
822	Parcel ID: 090-032-100-030-00; Legal Description: S 168 FT OF N 398 FT OF W 285 FT OF NW 1/4 OF NW 1/4. SEC.32,T13N,R6E 5-24-79 LIFE ESTATE Comments: One of the cleanest units in Bay County. 2 bedroom, 2 bath with newer windows and roof. With a couple of outbuildings, you will have the start of a homestead! Summer Tax Due: \$257.99	2527 S KNIGHT RD MUNGER	\$7,400.00
824	Parcel ID: 100-001-100-090-04; Legal Description: COM @ N 1/4 COR SEC 1, TH ALG N SEC LN N87A,Â°54'48"W 1217.73 FT, TH S02A,Â°05'12"W 1317.01 FT, TH S02A,Â°39'27"E 275 FT, TH ALG MEANDER LN ON N BANK MILL POND DRAIN N85A,Â°10'54"E 544.58 FT TO POB, TH N06A,Â°29'27"W 75.48 FT, TH N72A,Â°38'43"E 7.16 FT, TH S06A,Â°29'27"E 77.04 FT TO SD MEANDER LN, TH S85A,Â°10'54"W 7.04 FT TO POB, INCL LAND BETW MEANDER LN & N BANK OF DRAIN, PT GOVT LOTS 3 & 4 SEC 1 T14N R4E, 0.01 AC Comments: This is a tiny piece of a parking lot. Not of any use except for the adjacent owners. Additional Disclosures: 19; 7; 9 (see key for full text) Summer Tax Due: \$3.29	S HURON RD KAWKAWLIN	\$600.00

825	Parcel ID: 100-A10-000-004-00; Legal Description: LOT 4 JOHN M. ARNOLDS SUB Comments: On our last visit in Mid June this property was occupied Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$394.34	4960 S 3 MILE RD BAY CITY	\$3,000.00
826	Parcel ID: 100-K10-006-003-00; Legal Description: THAT PT OF LOT 3 BLK 6 LYG NELY OF ROW OWNED BY STATE OF MICHIGAN ALG HWY M-13. VILLAGE OF KAWKAWLIN Comments: This is a tiny slice of a parking lot on the corner of E Grove St and M-13. Additional Disclosures: 19; 9 (see key for full text) Summer Tax Due: \$23.82	S HURON RD KAWKAWLIN	\$750.00
827	Parcel ID: 120-B05-000-004-00; Legal Description: LOT 4 BELCHAK SUB Comments: Check on SEV, Tough to get perk in this area Additional Disclosures: 42 (see key for full text) Summer Tax Due: \$48.39	2052 JOSEPH DR PINCONNING	\$12,500.00
828	Parcel ID: 130-042-200-100-03; Legal Description: COM AT N 1/4 COR OF SEC TH E 218 FT TH S 200 FT TH W 218 FT TH N 200 FT TO BEG. SEC.32,T14N,R6E Comments: Corner lot will need huge culvert, area of newer homes Summer Tax Due: \$288.53	W YOUNGS DITCH & BURNS BAY CITY	\$2,600.00
829	Parcel ID: 130-E06-000-024-02; Legal Description: OUTLOTS E-F-G EASTLAND ACRES SUB. ADD. 1 NOT TO BE USED FOR RESIDENTIAL PURPOSES Additional Disclosures: 9; 53 (see key for full text) Summer Tax Due: TBA	WESLEY CT (REAR) BAY CITY	\$400.00
832	Parcel ID: 160-004-134-034-00; Legal Description: 86 FT N & S BY 253 FT E & W BD E BY MICHIGAN AVE & N BY A LI 918 FT S OF CASS AVE EX W 100 THRF SEC 4 T13NR5E Comments: Needs TLC yesterday . Still time to refurbish a solid structure. Large yard Summer Tax Due: \$451.56	1810 MICHIGAN AVE BAY CITY	\$5,100.00
834	Parcel ID: 160-016-204-044-00; Legal Description: COM 414.25 FT S OF N SEC LI ON E LI OF BANGOR ST TH ELY 412.5 FT TO POB TH E 22.92 FT TH N 81.08 FT TH W 22.92 FT TH S 81.08 FT TO POB SEC 16 T14N R5E Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$28.59	1104 BANGOR ST BAY CITY	\$700.00
836	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 160-016-264-001-00; Legal Description: N 1/2 LOT 6 BLK 31 JOSEPH TROMBLES ADD TO THE VILL OF BANKS Comments: When we visited this parcel in mid June it was occupied , Additional Disclosures: 6 (see key for full text) <i>(2 of 2)</i> Parcel ID: 160-016-264-002-00; Legal Description: S 1/2 LOT 6 BLK 31 JOSEPH TROMBLES ADD TO THE VILL OF BANKS Comments: When we visited this parcel in mid June it was occupied Additional Disclosures: 23; 6 (see key for full text) Summer Tax Due: \$559.07	506 BANGOR ST BAY CITY; 504 BANGOR ST BAY CITY	\$6,100.00
840	Parcel ID: 160-016-307-006-00; Legal Description: LOT 14 BLK 5 WEBSTERS 2ND ADD TO W BC Comments: Has some newer windows , When we visited this parcel in mid June it was occupied Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$694.69	304 BRADLEY ST BAY CITY	\$4,400.00
841	Parcel ID: 160-017-409-011-00; Legal Description: LOT 9 CORYELL ADD TO CITY OF BC Comments: Nice front porch. Newer windows, siding, and roof. Appears to be a very well kept home . On our last visit in Mid June this property was occupied Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$1,062.24	1117 N HENRY ST BAY CITY	\$9,100.00
842	Parcel ID: 160-017-441-007-00; Legal Description: S 80 FT LOT 5 BLK 2 PIERCES SUB Comments: Pie shaped lot along RR Tracks Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$89.50	611 STATE ST BAY CITY	\$1,000.00
843	Parcel ID: 160-017-488-006-00; Legal Description: 60 FT N & S BY 100 FT E & W BD N BY ANN ST & E BY LITCHFIELD ST SEC 17 T14NR5E Comments: 1920s character that all ready has newer windows and siding. On our last visit in Mid June this property was occupied Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$993.47	811 LITCHFIELD ST BAY CITY	\$7,600.00
844	Parcel ID: 160-020-179-006-00; Legal Description: LOT 6 BLK 8 MRS E O J CHILSONS SUB Comments: Work has been started upper unit is fairly decent shape Separate gas and electrical meter Additional Disclosures: 18 (see key for full text) Summer Tax Due: \$1,827.93	400 N CHILSON ST BAY CITY	\$11,500.00

845	Parcel ID: 160-020-179-011-00; Legal Description: LOT 5 BLK 8 MRS E O J CHILSONS SUB Comments: Currently occupied, respect privacy... Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$1,318.41	401 N ERIE ST BAY CITY	\$19,000.00
846	Parcel ID: 160-020-181-006-00; Legal Description: LOT 4 BLK 17 MRS E O J C TERBUSHS 1ST ADD TO THE VILL OF WENONA Comments: Little bungalow with new roof and windows. Appears that ceiling problems were prior to new new roof. This a rehab for some one that is experienced Summer Tax Due: \$938.44	305 BLEND ST BAY CITY	\$13,750.00
847	Parcel ID: 160-020-259-006-00; Legal Description: LOT 4 BLK 15 SAGE & MCGRAWS ADD TO W BC Comments: Vacant building lot Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$89.50	304 N CATHERINE ST BAY CITY	\$8,700.00
848	Parcel ID: 160-020-293-002-00; Legal Description: PART OF LOT 1 COM ON N LI MIDLAND ST 13 FT E OF LITCHFIELD ST TH E 92 FT TH N 100 FT TH W 29 FT TORR TH SWLY TO BEG SEC 20 T14NR5E Comments: Vacant lot on Midland St. Right next to Mariana. Many possible uses Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$410.62	903 E MIDLAND ST BAY CITY	\$3,500.00
852	Parcel ID: 160-021-435-008-00; Legal Description: N 40 FT OF LOT 3 BLK 17 JAMES FRASERS 1ST ADD N OF CENTER AVE Comments: Get the bucks out and get the work crew together . This puppy is on the front side of TLC, still time to save her !!!! Summer Tax Due: \$1,709.42	909 N FARRAGUT ST BAY CITY	\$11,250.00
853	Parcel ID: 160-021-468-006-00; Legal Description: LOT 7 BLK 84 LOWER SAGINAW Comments: Walking distance to downtown. Look at this woodwork and plaster detail. You can not buy this quality today, Some one needs to come in and take her dancing again Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$1,923.17	500 N MADISON AVE BAY CITY	\$8,300.00
854	Parcel ID: 160-021-487-006-00; Legal Description: LOT 7 BLK 15 JAMES FRASERS 1ST ADD S OF CENTER AVE Comments: Some newer windows and siding. Start of a remodel Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$1,055.96	600 N SHERMAN ST BAY CITY	\$83,000.00
856	Parcel ID: 160-022-160-004-00; Legal Description: LOT 1 EX S 50 FT BLK 43 DANIEL H FITZHUGH ADD TO HIS SUB OUTLOTS 1, 2, 3, 4 Comments: Already basically gutted to the studs this older house has been turned into a 2 unit over the years have a newer roof but a blank canvas inside . Nice corner lot Additional Disclosures: 50; 18 (see key for full text) Summer Tax Due: \$1,939.05	1514 WOODSIDE AVE BAY CITY	\$11,750.00
857	Parcel ID: 160-022-177-008-00; Legal Description: COM 396.56 FT N 67D19M E OF SE COR JOHNSON & WOODSIDE STS TH N 67D19M E 78 FT TH S 93.62 FT TH E 54.23 FT TH S 80 FT TH W 54.23 FT TH N 6.98 FT TH S 75D W 50.75 FT TH NLY 148 FT TO BEG LOT 2,3 SEC 22 T14NR5E Comments: Inside you will find great 1920's craftsmanship including coved plaster ceiling and woodwork. Time to save this puppy is now !!! Summer Tax Due: \$1,809.39	1724 WOODSIDE CT BAY CITY	\$8,000.00
858	Parcel ID: 160-022-202-010-00; Legal Description: COM 50 FT N & 68.8 FT E OF FORMER INT OF TRUMBULL ST & KETCHUM ST TH E 67.22 FT TH N 60 FT TH SWLY 88 FT TO POB PART OF SEC 22 T14NR5E Additional Disclosures: 9; 23 (see key for full text) Summer Tax Due: \$12.60	109.5 WOODSIDE LN BAY CITY	\$650.00
861	Parcel ID: 160-022-306-019-00; Legal Description: LOT 9 & W 13 FT OF LOT 8 BLK 28 D H FITZHUGHS SUB OF OUTLOTS 1 THRU 4 FITZHUGH, FRASER, BIRNEY & WALKERS ADD TO LOWER SAGINAW Comments: Inside its in VERY GOOD shape. Replace some windows and this will be a great house again , Has newer siding and roof Summer Tax Due: \$858.34	1513 3RD ST BAY CITY	\$16,250.00
862	Parcel ID: 160-022-328-013-00; Legal Description: LOT 12 BLK 7 MCEWAN & JENNISONS ADD TO BC Comments: Nice older 20s duplex. Newer roof and siding . Has separate meter for Gas and Electrical . Quiet area will not take much to make each unit livable Additional Disclosures: 18 (see key for full text) Summer Tax Due: \$1,587.78	1813 3RD ST BAY CITY	\$8,800.00
864	Parcel ID: 160-027-115-002-00; Legal Description: LOT 11 BLK 18 PLAN OF BIRNEYS ADD TO BC Comments: Quiet area . Newer roof windows and siding . On our last visit in Mid June this property was occupied Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$1,809.84	1602 10TH ST BAY CITY	\$11,000.00

866	Parcel ID: 160-027-157-007-00; Legal Description: LOT 7 BLK 4 A C MAXWELLS 1ST ADD TO BC & W 1/2 VAC ALLEY ADJ THRT Comments: Occupied 2 story with new roof, siding and windows On our last visit in Mid June this property was occupied Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$1,075.09	221 S BIRNEY ST BAY CITY	\$8,500.00
867	Parcel ID: 160-028-128-007-00; Legal Description: COM SW COR LOT 6 TH E 100 FT TH N 75.7 FT TH W 74.25 FT TH N 10.05 FT TH W 25.25 FT TH S 85.75 FT TO BEG BEING PART OF LOT 5 & ALL LOT 6 BLK 94 LOWER SAGINAW Comments: Old printing shop, with some newer siding. Small retail done and living quarters up or 2 small apartments right in downtown . Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$1,560.73	309 9TH ST BAY CITY	\$9,800.00
870	Parcel ID: 160-028-209-017-00; Legal Description: LOT 7 BLK 117 LOWER SAGINAW Comments: Has newer roof, windows and siding. Outside fascia needs attention.On our last visit in Mid June this property was occupied Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$1,231.50	243 N MONROE ST BAY CITY	\$12,500.00
871	Parcel ID: 160-028-210-029-00; Legal Description: W 1/2 OF LOT 7 BLK 123 ADD OF LOWER SAGINAW Comments: Some newer windows, going to take some work, but solid bones Summer Tax Due: \$910.63	701 11TH ST BAY CITY	\$7,600.00
872	Parcel ID: 160-028-239-004-00; Legal Description: LOT 9 BLK 3 PLAN OF BIRNEYS ADD TO BC Comments: 1920's construction and is still solid. Has newer siding, but needs roof and windows. Remove the debris and enjoy! Summer Tax Due: \$1,767.42	306 N SHERMAN ST BAY CITY	\$11,000.00
875	This lot is a "bundle" comprised of 2 parcels <i>(1 of 2)</i> Parcel ID: 160-028-253-011-02; Legal Description: LOTS 2 & 3 BLK 138 ADD TO LOWER SAGINAW Comments: Paved parking lot across the street for the old factory building that is bundled with this sale. <i>(2 of 2)</i> Parcel ID: 160-028-254-001-00; Legal Description: LOTS 10-11-12 & N 20 FT OF LOT 9 BLK 139 ADD OF LOWER SAGINAW & W 1/2 OF VAC ALLEY ADJ THRT CORR DESC FOR 89 Comments: If these walls could talk . Outside address is 120 N. JacksonGood solid bones 3 story on some areas and 2 story in other areas. Cement and hardwood floors throughout . Old early century post and beam construction. Could be a great conversion for multiple use building Summer Tax Due: \$6,077.23	115 N JACKSON ST BAY CITY; 114 N JACKSON ST BAY CITY	\$44,500.00
878	Parcel ID: 160-028-357-007-00; Legal Description: LOT 9 BLK 127 THE VILL OF PORTSMOUTH & E 1/2 OF VAC ALLEY ADJ THRT Comments: New roof, siding and windows. Spend a week with spick and span and you could move in !!!! Summer Tax Due: \$889.24	814 HOWARD ST BAY CITY	\$9,200.00
880	Parcel ID: 160-028-376-027-00; Legal Description: LOT 8 BLK 177 THE VILL OF PORTSMOUTH Comments: South of sale # 881 Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$154.35	926 GARFIELD AVE BAY CITY	\$3,800.00
881	Parcel ID: 160-028-376-028-00; Legal Description: LOT 7 BLK 177 THE VILL OF PORTSMOUTH Comments: Buy both and start a build job Additional Disclosures: 23; 42 (see key for full text) Summer Tax Due: \$166.69	930 GARFIELD AVE BAY CITY	\$9,400.00
882	Parcel ID: 160-028-382-007-00; Legal Description: N 37.50 FT OF E 65 FT OF LOT 12 BLK 211 THE VILL OF PORTSMOUTH Additional Disclosures: 23; 9 (see key for full text) Summer Tax Due: \$61.73	1000 FRASER ST BAY CITY	\$3,500.00
883	Parcel ID: 160-028-402-006-00; Legal Description: LOT 8 BLK 14 PHILLIP SIMONS SUB OF PT OF OUTLOTS 3 & 2 IN JAMES FRASERS OUTLOTS Comments: Occupied , kind of looks like is do for an overhaul. On our last visit in Mid June this property was occupied Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$708.05	318 S MONROE ST BAY CITY	\$7,000.00
884	Parcel ID: 160-028-414-005-00; Legal Description: LOTS 7 & 8 BLK 4 PHILLIP SIMONS SUB OF OUTLOT 4 OF JAMES FRASERS OUTLOTS ALSO E 1/2 VAC ALLEY ADJ THERETO Comments: Nice ranch with newer siding and windows . On our last visit in Mid June this property was occupied Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$1,148.59	908 17TH ST BAY CITY	\$5,600.00

885	Parcel ID: 160-028-438-003-00; Legal Description: LOT 10 BLK 13 WM D FITZHUGH & HENRY J H SCHUTJES SUB PT Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: \$111.13	509 S SHERMAN ST BAY CITY	\$6,000.00
887	Parcel ID: 160-028-482-013-00; Legal Description: LOT 5 BLK 14 H M BRADLEYS ADD TO BC Comments: Newer roof, windows and siding . Appears to be in good shape On our last visit in Mid June this property was occupied Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$555.53	818 S SHERMAN ST BAY CITY	\$5,100.00
888	Parcel ID: 160-028-486-009-00; Legal Description: LOT 3 BLK 21 H M BRADLEYS ADD TO BC Comments: Newer windows , siding and roof for the rebirth of this duplex . Additional Disclosures: 18; 50 (see key for full text) Summer Tax Due: \$1,185.65	1004 S SHERMAN ST BAY CITY	\$16,750.00
891	Parcel ID: 160-032-439-001-00; Legal Description: LOTS 1 & 2 BLK 59 DAGLISH DIV OF PORTS- MOUTH Comments: Nice corner double lot, looks to need a lot of work . On our last visit in Mid June this property was occupied Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$1,563.58	1003 WEBSTER ST BAY CITY	\$11,750.00
893	Parcel ID: 160-032-493-007-00; Legal Description: LOT 10 BLK 17 TROMBLES ADD TO HIS DIV OF PORTSMOUTH & E 1/2 VAC ALLEY ADJ THRT Comments: Occupied, has newer windows, siding and roof On our last visit in Mid June this property was occupied Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$2,093.44	1504 MCCORMICK ST BAY CITY	\$16,000.00
895	Parcel ID: 160-033-154-002-00; Legal Description: LOT 4 BLK 132 DAGLISH DIV OF PORTSMOUTH Comments: Vacant lot on Broadway St that used to have a home. Additional Disclosures: 6; 23 (see key for full text) Summer Tax Due: \$104.93	1115 BROADWAY BAY CITY	\$4,200.00
898	Parcel ID: 160-033-455-001-00; Legal Description: LOT 1 BLK 2 JOHNSON & LEWIS 1ST ADD TO BC Comments: Trashed out now, but remove the debris and see what you got. Newer roof and detached 2 car garage. Could be good addition to your rental portfolio Summer Tax Due: \$1,339.90	1301 MICHIGAN AVE BAY CITY	\$5,600.00
899	Parcel ID: 170-023-100-840-00; Legal Description: COM 528 FT S & 186.12 FT W OF NE COR LOT 1, TH S 66 FT TH W 145 FT TH N 66 FT TH E 145 FT TO BEG. SEC 23 T14N R5E Comments: Has newer roof attached 1 car garage in a great area. Has trash to the ceiling in most rooms. Good solid modern built structure Additional Disclosures: 66 (see key for full text) Summer Tax Due: \$2,947.57	315 VALERIE CT ESSEXVILLE	\$22,250.00
900	Parcel ID: 180-026-200-070-00; Legal Description: COM 650 FT N OF S LI NW 1/4 OF NW 1/4 & 333.90 FT E OF US-23, TH E 140 FT, TH N TO BARTLETT DR, TH W 140 FT, TH S TO BEG. SEC 26 T17N R4E Comments: Roof is newer, but question how it was tied back to addition. Some rehab work has been started, going to take some know how and buck on this guy. Additional Disclosures: 50; 5 (see key for full text) Summer Tax Due: \$452.33	601 S MERCER ST PINCONNING	\$6,200.00
901	Parcel ID: 180-P05-006-007-00; Legal Description: LOT 7 BLK 6 VILLAGE OF PINCONNING Comments: Appears to have an apartment to the rear of the commercial area . Leaking flat roof, newer siding and windows. One the debris are removed it appears to be a solid cement block structure Additional Disclosures: 21; 5 (see key for full text) Summer Tax Due: \$452.33	229 S KAISER ST PINCONNING	\$13,250.00
902	This lot is a "bundle" comprised of 18 parcels <i>(1 of 18)</i> Parcel ID: 160-004-126-016-00; Legal Description: COM ON E LI OF C & O RR 217 FT N OF S LI OF NE 1/4 OF NW 1/4 TH E 200 FT TH N 106 FT TH W 100 FT TH N 75 FT TH W 100 FT TH S 181 FT TO BEG SEC 4 T13NR5E Comments: ATTN: No online bidding for this lot. The parcels in this sale unit are grouped, ("bundled") as permitted by MCL 211.78m. Many of these include structures which contain lead based paint. Some may contain asbestos. Many are in various stages of disrepair or collapse and are considered dangerous buildings and attractive nuisance. Some may be occupied by tenants-holding-over under law. These parcels are not being offered individually. They must be purchased as a single bundle at or above the minimum bid price, if any is stated. Pursuant to MCL 211.78 (1), the Foreclosing Governmental Unit (FGU) has determined that the most efficient and expeditious method to return many of these parcels to productive use, is to require their immediate demolition, remediation, rehabilitation or repurposing if sold at auction. Many of these parcels constitute blight, a public nuisance and abatement is considered necessary. Before their sale to ANY purchaser at auction, it is the intent of the FGU that any such purchaser shall demonstrate their financial ability and willingness to perform those actions necessary, in the public interest and welfare, to bring the properties	2810 GARFIELD AVE BAY CITY; 916 SIBLEY ST BAY CITY; 403 S WARNER ST BAY CITY; 200 W THOMAS ST BAY CITY; 401 S WENONA AVE BAY CITY; 1509 N BIRNEY ST BAY CITY;	\$175,250.00

into compliance with local codes and ordinances. Therefore, it is a further requirement of sale of the bundled properties that a purchaser must demolish, remediate, rehabilitate or repurpose these properties as follows: 1) ALL STRUCTURES must be secured and made un-enterable within 15 days of sale at auction, at the purchasers sole expense, or the sale shall be cancelled and no refund or deed issued. 2) Any visible refuse, garbage, trash or other cast off shall be removed from lands within 15 days of the sale at auction, at the purchasers sole expense, or the sale shall be cancelled and no refund or deed issued.. 3) The conditions required in (1) and (2) above shall be maintained against further entry or blight for a period of 12 months following the execution of a deed. 4) Those properties in the bundle that are beyond reasonable repair or economic vitality to repair must be demolished at the sole expense of the purchaser. The cost of such work shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. All such demolition must be performed within 6 months of deeding, by a licensed, insured demolition contractor acceptable to the code official of the local unit of government where the property is located. All proper permits for demolition and the removal and disposal of volatile debris (asbestos, contaminants etc) must be obtained. 5) Those properties in the bundle which appear to either the purchaser, FGU or the code enforcement official of the local unit of government to be potentially contaminated, shall be the subject of a Baseline Environmental Assessment (BEA) at the sole expense of the purchaser. The cost of such BEA(s) shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. The BEA(s) shall be conducted by an insured environmental consultant licensed in the State of Michigan within 45 days of purchase, and shall be fully complete and filed with the proper authorities within 90 days of purchase. The level of the BEA to be conducted shall be determined by the findings of the initial phase(s) of the BEA at each parcel subject to such study. Where contamination is evident, the purchaser shall indemnify the FGU with a separate performance bond (issued on the same terms as others herein required) in an amount equal to the full cost of remediation of the contamination at each such site, and for a period of twenty (20) years, unless remediation is undertaken and completed during that time period. If the site is remediated to a level satisfactory to state officials charged with such determinations, the requirement for a performance bond shall be removed for that site. 6) Those properties in the bundle which can be rehabilitated or repurposed shall be brought into compliance with all construction, occupancy, zoning and other use codes of the local unit of government within 12 months. Construction and/or mechanical permits must be obtained prior to performing such work. Occupancy permits must be obtained by the expiration of that term. All construction and rehabilitation work at these properties shall be carried out by contractors that are licensed and insured, and acceptable to the code enforcement officer of the local unit of government. The cost of such work shall be at the sole expense of the original purchaser and shall not be assigned, delegated or otherwise transferred to third parties through sale or conveyance until complete. In pursuance of those requirements and their costs and timelines, the FGU is requiring the posting of a performance bond in the amount of \$450,000.00. The performance bond shall be made out in favor of the Office of the Bay County Treasurer (acting as the Foreclosing Governmental Unit). Evidence of the issuance and full payment for such bond shall be presented to the FGU within fifteen (15) days of the acceptance of the purchasers bid at auction. In the event evidence of issuance and full payment is not tendered within fifteen (15) days of sale, the sale shall be cancelled outright, and the purchaser considered non-responsive to a necessary condition of the sale. No receipt for the sale shall be issued, and the bidder shall not be entitled to enter upon such premises, until such bond is issued and deemed sufficient by the FGU. Such bond shall be issued by an underwriter licensed to do business in the State of Michigan, who is not the subject of any pending disciplinary action by the State of Michigan or any department, bureau or commission thereof. It shall be payable, in full amount, to the FGU in the event of either whole or partial non-performance of the terms above written for its entire duration. It shall run as effective and be fully pre-paid, for the entire term of twenty-four (24) months. Any overage or refund shall be payable to the purchaser upon earlier termination of the bond because of full performance hereunder. This 24 month time period is not applicable to those performance bonds required for contaminated parcels noted in (5) above. The original of such bond(s) shall be held by an escrow agent satisfactory to the FGU, fully prepaid, at the expense of the purchaser. In the event any purchaser is a corporate or other entity, the principals of such entity must also execute full-recourse personal guarantees that assure payment of the amount(s) due under performance bonds in the event they are not honored for any reason. Compliance with the terms of the requirements hereof shall be at the sole discretion of the FGU.

124
WOODSIDE LN
BAY CITY;

1522 11TH ST
BAY CITY;

406 10TH ST
BAY CITY;

234 N
JEFFERSON ST
BAY CITY;

221 N
SHERMAN ST
BAY CITY;

1207 11TH ST
BAY CITY;

504 FITZHUGH
ST BAY CITY;

414 19TH ST
BAY CITY;

309 WEBSTER
ST BAY CITY;

712 POLK ST
BAY CITY;

1221 GARFIELD
AVE BAY CITY;

911 FREMONT
AVE BAY CITY

(2 of 18) **Parcel ID:** 160-016-103-004-00; **Legal Description:** S 100 FT OF LOT 5 EXC W 7 FT SMITHVILLE ADD TO W BC **Comments:** Seen better days. Sits very low to the ground. Newer siding and roof . A lot of junk to sort thru and the decide if you can salvage

(3 of 18) **Parcel ID:** 160-020-377-007-00; **Legal Description:** 50 FT N & S BY 100 FT E & W BD W BY WARNER AVE & N BY A LI PAR TO JENNY ST & 100 FT S THRF R SEC 20

T14NR5E **Comments:** Burn Job, has detached 2 car Garage **Additional Disclosures:** 11 (see key for full text)

(4 of 18) **Parcel ID:** 160-020-377-019-00; **Legal Description:** 75 FT E & W BY 100 FT N & S BD S BY THOMAS ST & E BY CHILSON AVE SEC 20 T14N R5E DESC CHANGE FOR 1990 **Comments:** Do not know where you would start on the rehab on this one. On our last visit in Mid June this property was occupied **Additional Disclosures:** 6 (see key for full text)

(5 of 18) **Parcel ID:** 160-020-451-001-00; **Legal Description:** W 1/2 OF LOTS 1 & 2 BLK 24 EXC THAT PART BEING INC IN WENONA AVE R/W **Comments:** Then remove 2 dumpsters of debris and say where do I start now ? Good bones but needs everything

(6 of 18) **Parcel ID:** 160-022-153-007-00; **Legal Description:** SLY 50 FT OF ELY 105 FT OF NLY 150 FT OF THAT PT OF LOT 4 LYG S OF KETCHUM & W OF SHEARER STS SEC 22 T14NR5E **Comments:** Construction started has newer roof, windows and siding, Separate meters for Gas and Electric . Quiet cull de sac location **Additional Disclosures:** 50 (see key for full text)

(7 of 18) **Parcel ID:** 160-022-251-005-00; **Legal Description:** E 40 FT OF LOT 4 EXC S 408 FT WM D FITZHUGHS SUB IN NEBOBISH RESERVE **Comments:** Rough shape needs everything Boarded up **Additional Disclosures:** 46 (see key for full text)

(8 of 18) **Parcel ID:** 160-027-151-013-00; **Legal Description:** N 68 FT OF LOT 14 SUB OF OUT LOT 16 IN THE FRASER, FITZHUGH, BIRNEY & WALKER ADD **Comments:** Has been fire damaged but work has been started. Some newer windows and siding. Has good bones and workmanship in main house **Additional Disclosures:** 11; 5 (see key for full text)

(9 of 18) **Parcel ID:** 160-028-137-017-00; **Legal Description:** LOTS 1 & 2 BLK 115 LOWER SAGINAW **Comments:** Older 3 unit that has newer roof and some windows, other than that its time to start over, Good bones to start with... **Additional Disclosures:** 18; (see key for full text)

(10 of 18) **Parcel ID:** 160-028-208-007-00; **Legal Description:** LOT 11 & N 8 FT OF LOT 10 BLK 116 LOWER SAGINAW **Comments:** Some newer windows and a lot of Feral cats , Foundation and chimney issues. This going to take deep pockets and respirators **Additional Disclosures:** 5; 63; 34 (see key for full text)

(11 of 18) **Parcel ID:** 160-028-241-021-00; **Legal Description:** LOT 5 BLK 23 VAN-HUSANS RE-SUB OF PT OF BIRNEYS ADD TO BC **Comments:** House at 221 has newer roof, siding and windows, and is pretty good shape . House at 221.5 is poor shape and will need a lot more work Interesting with 2 small houses on one lot, a lot of possibilities here! **Additional Disclosures:** 5 (see key for full text)

(12 of 18) **Parcel ID:** 160-028-242-026-00; **Legal Description:** E 30 FT OF LOT 6 BLK 4 SUB OF OUTLOT 15 IN JOHN RILEYS RES T14NR5E **Comments:** 20's small bungalow, needs a lot of work **Additional Disclosures:** 5; 32 (see key for full text)

(13 of 18) **Parcel ID:** 160-028-338-008-00; **Legal Description:** LOT 11 BLK 225 VILL OF PORTSMOUTH **Comments:** Needs new roof. Newer siding and windows. Leaking roof issues but seems to be solid **Additional Disclosures:** 5 (see key for full text)

(14 of 18) **Parcel ID:** 160-028-376-015-00; **Legal Description:** W 1/2 OF LOT 1 BLK 11 JOHN S WILSONS ADD TO BC **Comments:** Great location this puppy has just left outside too long **Additional Disclosures:** 36; 22; 5 (see key for full text)

(15 of 18) **Parcel ID:** 160-032-233-002-00; **Legal Description:** LOTS 3 & 4 BLK 52 DAGLISH DIV OF PORTS- MOUTH **Comments:** Has newer siding and windows, Rehab started up stairs , now time to start downstairs . Would make a great project for some one enjoys a challenge **Additional Disclosures:** 50 (see key for full text)

(16 of 18) **Parcel ID:** 160-032-480-007-00; **Legal Description:** LOT 9 BLK 8 TROMBLES DIV OF PORTSMOUTH **Comments:** Older construction but built as plex from day one. Good floor plan and newer roof to get started with. **Additional Disclosures:** 18; 31 (see key for full text)

(17 of 18) **Parcel ID:** 160-033-130-005-00; **Legal Description:** LOT 6 BLK 3 THOMAS STEVENSONS 1ST ADD **Comments:** Has separate meters for each unit, Seems to be solid and a decent area . Going to need some work but should be worth the effort **Additional Disclosures:** 18 (see key for full text)

(18 of 18) **Parcel ID:** 160-033-170-009-00; **Legal Description:** W 1/2 OF LOTS 7 & 8 BLK

152 GEO LEWIS REPLAT OF BLK 152 DAGLISH DIV OF PORTS- MOUTH & E 1/2 OF VAC ALLEY ADJ THRT Comments: Neglect and time have won Additional Disclosures: 31; 5; 34 (see key for full text) Summer Tax Due: \$18,851.92		
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Tuscola

Lot #	Lot Information	Address	Min. Bid
6500	Parcel ID: 001-018-000-3825-00; Legal Description: SEC 18 T14N R8E BEG 405.26 FT E OF W 1/4 COR OF SEC, TH N 05 DEG 20' 20" W 272.65 FT TO CL OF M-25, TH ALG SD CL N 62 DEG 14' 00" E 128.9 FT, TH S 01 DEG 50' 40" E 379.95 FT, TH N 88 DEG 44' 15" W 96.63 FT, TH N 05 DEG 20' 20" W 46.3 FT TO POB. .86 A. Comments: 2-Story home with open first floor. Large 2 car garage with activity area. Full basement. Roof is in poor condition but no water damage identified. Summer Tax Due: \$186.86	5957 BAY CITY FORESTVILLE RD AKRON	\$3,300.00
6501	Parcel ID: 001-130-500-0100-00; Legal Description: SEC 30 T15N R8E LOT 1 SUNSET BAY NO 1. Comments: Rectangular Wooded vacant parcel on the corner of Sunset Dr and Loomis Rd. Summer Tax Due: \$19.73	SUNSET DR UNIONVILLE	\$2,100.00
6502	Parcel ID: 002-034-000-1400-00; Legal Description: SEC 34 T13N R9E COM 1 RD N OF CEN OF SD SEC, TH N 19 RDS, W 13 RDS, S 19 RDS, E 13 RDS TO POB BEING PART OF S 1/2 OF SE 1/4 OF NW 1/4. 2.5 A. Comments: Single story home that sits on the out skirts of town surrounded by farm land with a 2-story barn. Summer Tax Due: \$190.43	1263 LUDER RD CARO	\$3,300.00
6503	Parcel ID: 003-021-200-2550-00; Legal Description: SEC 21 T10N R7E S 145 FT OF N 475 FT OF W 396 FT OF SW 1/4 OF NW 1/4. 1.32 A Comments: Older home with additions and no identifiable crawl. No identifiable roof issues. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$187.13	9155 BRAY RD MILLINGTON	\$3,100.00
6504	Parcel ID: 003-029-100-0130-00; Legal Description: SEC 29 T10N R7E COM AT A PT THAT IS N 90 DEG W 1327.83 FT FROM NE COR OF SEC, TH N 90 DEG W 200 FT, TH S 00 DEG 00' 17" E 2440.69 FT TO APPARENT N LN OF CONSUMERS POWER PROPERTY, TH ALG SD N LN N 89 DEG 28' 39" E 200.01 FT TO E LN OF SD W 1/2 OF NE 1/4, TH N 00 DEG 00' 17" W 2438.86 FT TO POB. 11.20 A. Comments: Older trailer in poor but stable condition with out building. Value is in the property with 11.20 acres. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$150.56	9085 W BIRCH RUN RD MILLINGTON	\$2,700.00
6505	Parcel ID: 003-300-000-0030-00; Legal Description: SEC 33 T10N R7E LOT 3 OAK GROVE SUB. Comments: Semi wooded vacant parcel in an established neighborhood. Summer Tax Due: \$6.14	BAKER DR CLIO	\$900.00
6506	Parcel ID: 004-001-000-1000-02; Legal Description: SEC 1 T14N R9E COM AT SE COR OF N 1/2 OF SE 1/4, TH N 230 FT, TH W 220 FT, TH S 230 FT, TH E 220 FT TO POB. 1.16 A. Comments: Single story home surrounded by farm land with large barn on property. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$248.82	6625 N COLWOOD RD GAGETOWN	\$9,600.00
6507	Parcel ID: 005-013-510-4600-00; Legal Description: SEC 13 T11N R10E LOT 46 SHAY LAKE SUB. Comments: Wooded vacant parcel Summer Tax Due: \$3.99	NO ROAD SILVERWOOD	\$650.00
6508	Parcel ID: 005-013-511-3100-00; Legal Description: SEC 13 T11N R10E LOTS 131 & 132 SHAY LAKE SUB. Comments: Wooded vacant parcel Summer Tax Due: \$11.00	JAYWOOD AVE SILVERWOOD	\$700.00
6509	Parcel ID: 005-013-511-3400-00; Legal Description: SEC 13 T11N R10E LOT 134 SHAY LAKE SUB. Comments: Wooded vacant parcel. Summer Tax Due: \$3.99	NO ROAD SILVERWOOD	\$600.00
6510	Parcel ID: 005-013-511-6300-00; Legal Description: SEC 13 T11N R10E LOT 163 SHAY LAKE SUB. Comments: Wooded vacant parcel Summer Tax Due: \$3.99	NO ROAD SILVERWOOD	\$650.00
6511	Parcel ID: 005-013-512-1700-00; Legal Description: SEC 13 T11N R10E LOT 217 SHAY LAKE SUB. Comments: Wooded vacant parcel Summer Tax Due: \$3.99	NO ROAD SILVERWOOD	\$650.00
6512	Parcel ID: 005-013-523-5000-00; Legal Description: SEC 13 T11N R10E LOT 350 ALSO LOT 351 SHAY LAKE SUB #2. Comments: Wooded vacant parcel. Summer Tax Due: \$13.00	SUCKER CREEK RD SILVERWOOD	\$800.00
6513	Parcel ID: 005-014-550-6800-00; Legal Description: SEC 14 T11N R10E E 1/2 OF LOT 68 SHAY LAKE HEIGHTS SUB NO 1. Comments: Wooded vacant parcel. Summer Tax Due: \$13.00	SHAY LAKE RD SILVERWOOD	\$700.00

6514	Parcel ID: 005-014-550-7000-00; Legal Description: SEC 14 T11N R10E E 1/2 OF LOT 70 SHAY LAKE HEIGHTS SUB NO 1. Comments: Wooded vacant parcel. Summer Tax Due: \$13.00	W SHAY LAKE RD SILVERWOOD	\$800.00
6515	Parcel ID: 005-014-561-4300-00; Legal Description: SEC 14 T11N R10E LOTS 143 & 162 SHAY LAKE HEIGHTS SUB NO 2. Comments: This is a vacant lot between Hillcrest Dr and Helen Dr. Previously this was listed as a small cottage, which was incorrect. Summer Tax Due: \$13.00	ARDEN PARK DR SILVERWOOD	\$800.00
6516	Parcel ID: 005-014-561-8000-00; Legal Description: SEC 14 T11N R10E LOT 180 SHAY LAKE HEIGHTS SUB NO 2. Comments: Wooded vacant parcel in neighborhood. Summer Tax Due: \$9.00	ANGLING RD SILVERWOOD	\$700.00
6517	Parcel ID: 005-014-562-4400-00; Legal Description: SEC 14 T11N R10E LOT 244 SHAY LAKE HEIGHTS SUB NO 2. Comments: Wooded vacant parcel in neighborhood. Summer Tax Due: \$3.99	NO ROAD SILVERWOOD	\$600.00
6518	Parcel ID: 005-014-562-6700-00; Legal Description: SEC 14 T11N R10E LOT 267 SHAY LAKE HEIGHTS SUB NO 2. Comments: Wooded vacant parcel in neighborhood. Summer Tax Due: \$3.99	NO ROAD SILVERWOOD	\$650.00
6519	Parcel ID: 005-014-562-7000-00; Legal Description: SEC 14 T11N R10E LOT 270 SHAY LAKE HEIGHTS SUB NO 2. Comments: Wooded vacant parcel in neighborhood. Summer Tax Due: \$3.99	NO ROAD SILVERWOOD	\$650.00
6520	Parcel ID: 005-014-562-7800-00; Legal Description: SEC 14 T11N R10E LOT 278 SHAY LAKE HEIGHTS SUB NO 2. Comments: Wooded vacant parcel in neighborhood. Summer Tax Due: \$9.00	HILLCREST DR SILVERWOOD	\$750.00
6521	Parcel ID: 005-014-563-1100-00; Legal Description: SEC 14 T11N R10E LOT 311 SHAY LAKE HEIGHTS SUB NO 2. Comments: Wooded vacant parcel in neighborhood. Summer Tax Due: \$9.00	MIDWAY RD SILVERWOOD	\$700.00
6522	Parcel ID: 005-014-563-1200-00; Legal Description: SEC 14 T11N R10E LOT 312 SHAY LAKE HEIGHTS SUB NO 2. Comments: Wooded vacant parcel in neighborhood. Summer Tax Due: \$9.00	MIDWAY RD SILVERWOOD	\$700.00
6523	Parcel ID: 005-014-563-3800-00; Legal Description: SEC 14 T11N R10E LOTS 338, 339 & 340 SHAY LAKE HEIGHTS SUB NO 2. Comments: Wooded vacant parcel in neighborhood. Summer Tax Due: \$20.01	BIRCH DR SILVERWOOD	\$900.00
6524	Parcel ID: 005-014-573-7300-00; Legal Description: SEC 14 T11N R10E LOT 373 SHAY LAKE HEIGHTS SUB NO 3. Comments: Wooded vacant parcel in neighborhood. Summer Tax Due: \$3.99	NO ROAD SILVERWOOD	\$700.00
6525	Parcel ID: 005-014-610-3600-00; Legal Description: SEC 14 T11N R10E LOT 36 SHAY LAKE RESORTS SUB. Comments: Semi wooded vacant parcel. Summer Tax Due: \$21.01	SUNSET DR SILVERWOOD	\$950.00
6526	Parcel ID: 005-014-620-7600-00; Legal Description: SEC 14 T11N R10E LOT 76 SHAY LAKE RESORTS SUB NO 2. Comments: Single story 3 bedroom home with lake access via creek on the rear of the property. Roof needs replacement but no identifiable leaking. Crawl space. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$195.52	4861 HELEN BLVD SILVERWOOD	\$3,800.00
6527	Parcel ID: 005-021-150-4600-00; Legal Description: SEC 21 T11N R10E LOT 46 BIRCHCREST ACRES. Comments: Semi wooded vacant parcel. Summer Tax Due: \$11.00	BIRCH DR MAYVILLE	\$750.00
6528	Parcel ID: 008-021-000-0200-00; Legal Description: SEC 21 T13N R10E BEG 1396 FT S OF NE COR OF NE 1/4 TH W 330 FT, S 132 FT, E 330 FT, N 132 FT TO POB. 1 A. Comments: Cleared vacant parcel with garage in questionable disrepair. Parcel previously had mobile home with cement anchors still on the property. Summer Tax Due: \$376.58	2321 N HURDS CORNER RD CASS CITY	\$4,800.00
6529	Parcel ID: 011-034-000-2300-00; Legal Description: SEC 34 T11N R9E COM AT A PT THAT IS 11 RDS W OF SE COR OF SEC, TH W 6 RDS, TH N 8 RDS, TH E 6 RDS, TH S 8 RDS TO POB. .30 A. Comments: Semi wooded vacant parcel. Summer Tax Due: \$3.71	V/L BROWN RD MAYVILLE	\$450.00
6530	Parcel ID: 013-001-100-1100-00; Legal Description: SEC 01 T12N R9E COM 102 FT W OF SE COR OF W 1/2 OF N FRL 1/2 OF NW 1/4, W 54 1/2 FT, N 1000 FT, E 54 1/2 FT, S 1000 FT TO POB. Comments: Cleared vacant parcel in established area. Summer Tax Due: \$50.06	V/L BOY SCOUT RD CARO	\$1,700.00

6531	Parcel ID: 013-011-300-0910-00; Legal Description: SEC 11 T12N R9E COM AT A PT 231 FT S OF W 1/4 COR OF SD SEC, TH CONTN ALG SD W LN S 165.74 FT TO A PT WHICH IS N 264 FT FROM S LN OF N 1/2 OF NW 1/4 OF SW 1/4, TH E 1320 FT, TH N 69.36 FT, TH W 660 FT, TH N 99 FT, TH W 660 FT TO SD W LN OF SEC & POB. Comments: Older 2 story home that is under renovations. New roof and full Michigan basement. Additional Disclosures: 50 (see key for full text) Summer Tax Due: \$132.42	1311 MERTZ RD CARO	\$3,400.00
6532	Parcel ID: 013-015-435-0100-00; Legal Description: SEC 15 T12N R9E LOT 1 KNOLLWOOD ACRES. Comments: Single story home in established neighborhood. Serious Fire Damage. It is likely that this property needs to be demolished, but the county does not have plans to do so currently. The buyer will be responsible for any demolition that may be required by local code enforcement. Additional Disclosures: 11 (see key for full text) Summer Tax Due: \$241.30	370 WIRELINE RD CARO	\$5,900.00
6533	Parcel ID: 014-500-009-0400-00; Legal Description: SEC 9 T12N R8E E 60.5 FT OF LOT 7 BLK 1 PLAT OF VILL OF WATROUSVILLE. Comments: Cleared vacant parcel Summer Tax Due: \$35.15	V/L W CARO RD VASSAR	\$1,400.00
6534	Parcel ID: 015-010-000-1400-00; Legal Description: SEC 10 T12N R11E N 1/2 OF SW 1/4 OF SW 1/4. 20 A. Comments: Modern build 2 story home with large 40 x 60 pole barn. Dog excrement and damage throughout the house. Debris and personal property throughout the house and property. Additional Disclosures: 21; 63 (see key for full text) Summer Tax Due: \$640.49	1425 S CEMETERY RD DEFORD	\$7,300.00
6535	Parcel ID: 016-005-000-1500-00; Legal Description: SEC 5 T11N R11E COM AT SE COR OF S 1/2 OF S 1/2 OF SW 1/4, TH N 660 FT, TH W 66 FT, TH S 660 FT, TH E 66 FT TO POB. 1 A. Comments: Single story home with very low interior ceiling. Not sure if this structure was built originally as a home. Summer Tax Due: \$114.24	5757 DENHOFF RD KINGSTON	\$3,100.00
6536	Parcel ID: 016-013-000-0400-03; Legal Description: SEC 13 T11N R11E COM AT A PT THAT IS S 00 DEG 14' 10" E 680 FT FROM NW COR OF SEC, TH N 89 DEG 45' 50" E 670 FT, TH S 00 DEG 14' 10" E 260.05 FT, TH S 89 DEG 45' 50" W 670 FT, TH N 00 DEG 14' 10" W 260.05 FT TO POB. 4 A. Comments: Farm house that sits back from the road surrounded by farm land. No identifiable roof issues, but the roof appears to have sections in different states of newness. Heating oil tanks on property Summer Tax Due: \$140.45	4555 WHITE CREEK RD KINGSTON	\$3,600.00
6537	Parcel ID: 016-026-000-1600-00; Legal Description: SEC 26 T11N R11E COM AT S 1/4 COR OF SD SEC, THS 88 DEG 54' 10" W 164.33 FT, TH N 00 DEG 34' W 1325.44 FT, TH N 88 DEG 53' 56" E 164.33 FT, TH S 00 DEG 34' E 1325.45 FT TO POB. 5 A. Comments: Single story home with out buildings. Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$214.54	7265 MAYVILLE RD MARLETTE	\$3,800.00
6538	Parcel ID: 018-532-100-0200-00; Legal Description: SEC 32 T13N R11E THAT PART OF NE 1/4 BEING A STRIP OF LAND 75 FT WIDE LYING E & ADJACENT TO E RR R/W & EXTENDING 64 RDS S OF CL OF MAIN ST IF EXTENDED W TO RR R/W. VILL OF DEFORD. 1.8 A. Comments: Cleared and maintained vacant parcel in established neighborhood. Summer Tax Due: \$22.48	V/L RAILROAD ST DEFORD	\$1,100.00
6539	Parcel ID: 019-024-500-0500-00; Legal Description: SEC 24 T11N R7E LOT 5 PROCTOR HEIGHTS SUB. Comments: Single story home in established neighborhood. Overall condition is good, with the exception being the flooding in the basement. Roof needs replacement. Newer dry garage. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$283.78	6133 RIVERVIEW DR VASSAR	\$4,100.00
6540	Parcel ID: 019-032-600-0300-00; Legal Description: SEC 32 T11N R7E UNIT # 3 TIMBER POINT ESTATES. Comments: Maintained vacant parcel in rural development. Very close to local golf course. Please check may have Association Fees Summer Tax Due: \$46.05	EVERGREEN TRAIL	\$1,300.00
6541	Parcel ID: 020-006-400-0500-00; Legal Description: SEC 6 T11N R8E S 1/2 OF LOT 5. 1 A LONGACRES SUB. Comments: Parcel has trailer in poor condition that should be removed. Trailer has feral cats inside. It is likely that this property needs to be demolished, but the county does not have plans to do so currently. The buyer will be responsible for any demolition that may be required by local code enforcement. Summer Tax Due: \$97.22	4472 KIRK RD VASSAR	\$2,600.00

6542	Parcel ID: 020-015-000-2100-01; Legal Description: SEC 15 T11N R8E W 140 FT OF: COM AT INTERS OF W LN OF W 30 A OF E 1/2 OF SW 1/4 & CL OF M-38, TH SELY ALG HWY 275 FT TH S 16 RDS, TH NWLY PAR WITH HWY TO PT ON W LN OF W 30 A OF E 1/2 OF SW 1/4, TH N 16 RDS TO POB.***ALSO VAS-15-301B2 SEC 15 T11N R8E W 140 FT OF: COM 16 RDS S OF INTERS OF W LN OF W 30 A OF E 1/2 OF SW 1/4 & CL OF M-38, TH SELY PAR WITH CL OF HWY 275 FT, TH S 230 FT, TH NWLY 275 FT, TH N 230 FT TO POB 1.57 A. MOL COMBINED ON 10/16/2014 INTO 020-015-000-2100-01; FROM 020-015-000-2100-00 & -2300-00 Comments: Occupied mobile home on parcel. Additional Disclosures: 6; 17 (see key for full text) Summer Tax Due: \$103.45	4401 SAGINAW VASSAR	\$2,100.00
6543	Parcel ID: 023-029-000-2300-00; Legal Description: SEC 29 T14N R7E COM AT PT WHICH IS 744.1 FT N & 472.3 FT E OF INTERS OF C L OF M-25 & N & S LN OF SEC TH N 60 DEG 30" E 32 FT, S 29 DEG 30' E 133.2 FT, S 60 DEG 50 ' W 32 FT, N 29 DEG 30" W 132.9 FT TO POB. Comments: Vacant lot with a run-down garden shed of sorts. Summer Tax Due: \$55.51	9188 WILLETT RD FAIRGROVE	\$2,000.00
6545	Parcel ID: 023-029-000-3500-00; Legal Description: SEC 29 T14N R7E COM AT PT THAT IS WLY 329.87 FT FROM INTERS OF CL OF M-25 & N-S 1/4 LN OF SEC, TH N 566.25 FT PAR TO N-S 1/4 LN TO CL OF ROAD GRANTED TO PUBLIC BY R MANKE, TH N 75 DEG W 187.9 FT ALG SD CL, TH S PAR TO N-S 1/4 LN TO CL OF M-25, TH ELY ALG CL OF M-25 TO POB. Comments: Single Story home in established neighborhood. No identified roof issues. Attached 2 car garage with thru-way Summer Tax Due: \$212.49	9295 OWEN RD FAIRGROVE	\$3,000.00
6546	Parcel ID: 023-029-000-7900-00; Legal Description: SEC 29 T14N R7E COM 967.8 FT S OF NE COR OF SE 1/4, TH WLY ALG CL OF M-25 15 RDS, TH N 16 RDS, TH ELY PAR WITH M-25 15 RDS, TH S 16 RDS TO POB EX COM AT INTERS OF CL OF M-25 & E SEC LN, TH S 77 DEG 57' W 166.8 FT, TH N 12 DEG 03' W 110 FT, TH N 77 DEG 57' E 10 FT, TH N 07 DEG 03' W 75 FT, TH S 83 DEG 50' 30" W 56.95 FT, TH N 69.15 FT, TH N 77 DEG 57' E 247.5 FT TO E SEC LN, TH S 264 FT TO POB. Comments: Cleared vacant parcel on main road. Summer Tax Due: \$7.45	9018 BAY CITY FORESTVILLE RD FAIRGROVE	\$2,500.00
6547	Parcel ID: 023-029-001-1500-00; Legal Description: SEC 29 T14N R7E COM 233 FT S OF NE COR OF SE 1/4 OF SE 1/4, TH W 125 FT, TH S 190 FT, TH E 125 FT, TH N 190 FT TO POB. Comments: Old church in serious disrepair. It is likely that this property needs to be demolished, but the county does not have plans to do so currently. The buyer will be responsible for any demolition that may be required by local code enforcement. Summer Tax Due: \$23.02	4163 QUANICASSEE RD FAIRGROVE	\$3,300.00
6548	Parcel ID: 035-034-000-0700-00; Legal Description: SEC 34 T14N R11E COM 20 RDS W OF NE COR OF SW 1/4 OF NW 1/4, TH S 4 RDS, TH W 7 RDS, TH N 4 RDS, TH E 7 RDS TO POB EX E 5.61 FT THEREOF. VILL OF CASS CITY. Comments: 2-story home in established neighborhood. Walking distance to businesses. Fire damage in the rear of the building. Possible structural issues as a result. Additional Disclosures: 11 (see key for full text) Summer Tax Due: \$560.97	4325 SHERMAN ST CASS CITY	\$7,000.00
6549	Parcel ID: 035-500-254-0200-00; Legal Description: SEC 34 T14N R11E N 57 FT OF LOT 2 BLK 4 JESSE FOX ADD VILL OF CASS CITY. Comments: Older home within walking distance to businesses in town. No garage. Addition on the rear home has serious damage and must be removed due to holes in the roof. The main part of the home does not appear to have any damage as a result of the rear addition. Second story situated to be an apartment. Summer Tax Due: \$368.79	4567 SEEGER ST CASS CITY	\$10,250.00
6551	Parcel ID: 037-500-105-0100-00; Legal Description: SEC 12 T14N R10E COM AT NE COR OF BLK 5, TH S 365 FT, TH W 155 FT, TH N 365 FT, TH E 155 FT TO POB (BEING LOTS 1, 2 & E 23 FT OF LOT 3 & PAR IN SEC 12 ADJ TO SD LOTS) PLAT OF VILL OF GAGETOWN. Comments: Single story school that sits next to the village church. No identifiable roof issues. Has 2 car garage detached. Summer Tax Due: \$977.87	4686 SOUTH ST GAGETOWN	\$10,250.00
6553	Parcel ID: 050-003-300-4100-00; Legal Description: SEC 03 T12N R9E COM 12 RDS S & 19 RDS E OF NW COR OF SW 1/4 OF SW 1/4 TH E 4 RDS, S 6 RDS, W 4 RDS TH N 6 RDS TO POB VILL OF CARO EX A STRIP OF LAND 15 LKS WIDE OFF S SIDE. Comments: 2-story home in established neighborhood. Additional Disclosures: 46 (see key for full text) Summer Tax Due: \$121.14	183 W GAMBLE ST CARO	\$3,900.00
6554	Parcel ID: 050-500-526-0700-00; Legal Description: SEC 03 T12N R9E LOT 7 BLK 2 OAKWOOD ADD VILL OF CARO. Comments: Urban vacant parcel that is 2' x 49'6" long landlocked behind residential parcels along Quinn Ave. Additional Disclosures: 7 (see key for full text) Summer Tax Due: \$3.33	V/L W GILFORD RD CARO	\$600.00

6555	Parcel ID: 050-500-528-0300-00; Legal Description: SEC 03 T12N R9E LOT 3 EX NW 6 FT THEREOF, BLK 4 OAKWOOD ADD VILL OF CARO. Comments: Single story home on an established street. Tall first floor ceilings. Portions of new roofing on home in rear. Roof over rear addition has damage. Additional Disclosures: 5 (see key for full text) Summer Tax Due: \$560.56	215 QUINN ST CARO	\$6,800.00
6556	Parcel ID: 050-500-631-0800-00; Legal Description: SEC 03 T12N R9E LOT 8 & LOT 9 & E 1/2 OF LOT 10 BLK 1 STREETS ADD VILL OF CARO. Comments: Cleared vacant parcel Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$86.91	637 W SHERMAN ST CARO	\$1,900.00
6558	Parcel ID: 051-500-124-1000-00; Legal Description: SEC 7 T11N R8E LOT 10 BLK 24 PLAT OF CITY OF VASSAR. Comments: Maintained vacant parcel with old garage. Garage has newer roof. Summer Tax Due: \$105.64	240 CHERRY ST VASSAR	\$1,200.00
9996504	Parcel ID: 003-029-100-0130-00; Legal Description: SEC 29 T10N R7E COM AT A PT THAT IS N 90 DEG W 1327.83 FT FROM NE COR OF SEC, TH N 90 DEG W 200 FT, TH S 00 DEG 00' 17" E 2440.69 FT TO APPARENT N LN OF CONSUMERS POWER PROPERTY, TH ALG SD N LN N 89 DEG 28' 39" E 200.01 FT TO E LN OF SD W 1/2 OF NE 1/4, TH N 00 DEG 00' 17" W 2438.86 FT TO POB. 11.20 A. Comments: Older trailer in poor but stable condition with out building. Value is in the property with 11.20 acres. Summer Tax Due: TBA	9085 W BIRCH RUN RD MILLINGTON	\$0.00

Additional Disclosures Key

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

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

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

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

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

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

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

19: Property uses which don't conform to current zoning regulations may be permissible if grandfathered in. However, once such a non-conforming use ceases, that grandfathered status is often lost. This can include the use of mobile homes, multi-family construction, and other property uses which are no longer allowed by local zoning regulations. You should confirm with local zoning officials that your intended use of this property is allowed prior to bidding.

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

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

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

26: This parcel appears to be located within a flood plain based upon our visual inspection. However, this has not been verified through additional research. You should be aware of the possibility for flooding and should consult available groundwater and flood data prior to bidding.

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

this property.

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

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

36: This parcel includes a structure which should be considered ***DANGEROUS***. This building has suffered structural damage which creates substantial risk of harm from falling through damaged areas or collapse from above. It may also contain extensive debris which could fall or collapse, rusty nails, broken glass, and other hazards. ***You are not permitted to enter this or any other structure offered at tax sale. You should limit your inspection only to what can be safely observed from the building's exterior.*** Trespassers are subject to prosecution.

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

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

46: One or more structures was boarded when we conducted our assessment of this parcel. Properties may be boarded for a variety of reasons. For example, properties are often boarded to prevent trespassers from harvesting copper plumbing, wiring, and other fixtures. Buildings may also be boarded by fire or other officials when they present a safety hazard. We generally do not enter boarded structures and limit our observations to the building's exterior. Likewise, you should limit any inspection of this property to its exterior ***only***. You are not permitted to remove any boarding to view building interiors under any circumstances. Public property records or polite inquiries to neighbors may reveal additional information about a property's history.

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

53: This property appears to be an "outlot." An outlot is land in a subdivision that is not intended for use as a building site by the original developer. Outlots may be wetland, terrain-challenged, or otherwise unbuildable. Other times, small outlots are left as future road access to adjacent land in case the subdivision is subsequently expanded. Generally speaking, outlots have characteristics which render them unsuitable as building sites. Please investigate this property carefully prior to bidding to ensure it is suitable for your intended purpose.

60: A visual inspection of this parcel indicates that it contains a crop or planting which may have been made by a third party. These can range from single year crops like corn or grain to items such as Christmas trees or other nursery stock which require more than one year to mature before harvest. Any third party lease has been voided through the foreclosure process. However, these situations can become points of potential litigation. In an effort to prevent dispute, the Foreclosing Governmental Unit will often grant single year farmers the right to harvest their crop as a condition of sale.

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

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