

Public Land Auction

Bay / Tuscola

August 21st, 2019

Bay, and Tuscola Counties



Location:

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

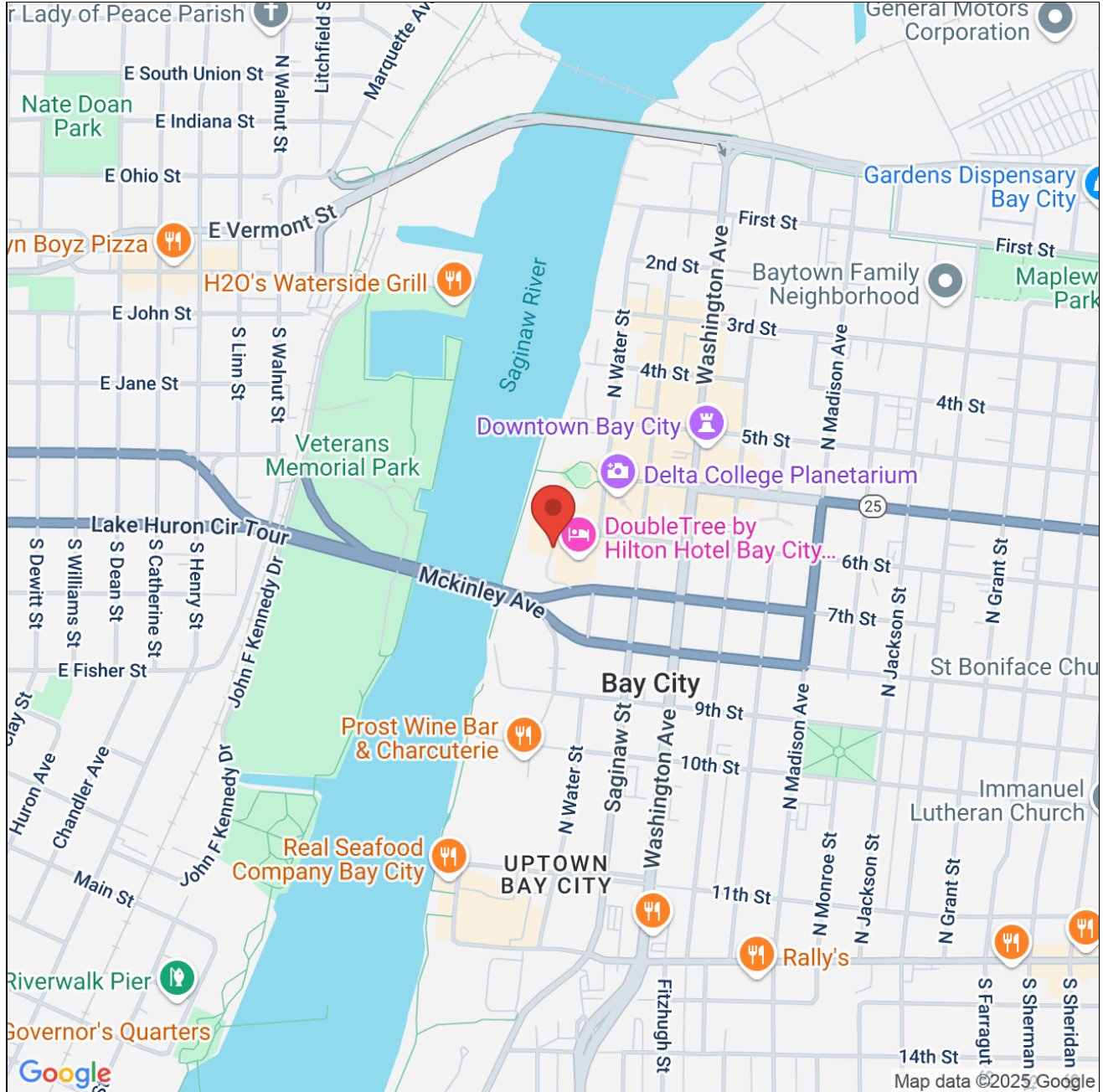
Time:

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 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
1000	Parcel ID: 030-002-200-005-06; Legal Description: COM 1665.03 FT N OF E 1/4 COR OF SEC TH S 81D 22M W 513.79 FT TH S 32D 09M W 166 FT TH N 219.37 FT TH E 595.72 FT TO BEG. EX THAT PT OF FOL DESC D PARC LOC WITHIN SD DESC & DESC D AS COM 395.66 FT W OF NE COR OF SD PARC TH S 150 FT TH W 200 FT TH N TO A PT W OF BEG TH E TO BEG. SEC.2,T13N,R4E Comments: Great buy for neighbors Additional Disclosures: 23; 9 (see key for full text) Summer Tax Due: \$78.11	S 3 MILE RD BAY CITY	\$1,900.00
1001	Parcel ID: 040-008-100-030-00; Legal Description: E 175 FT OF W 442 FT OF N 229 FT OF NE 1/4 OF NW 1/4 LESS HWY I-75 ROW ALSO THAT PT OF NE 1/4 OF NW 1/4 BBD WLY BY ELY R.O.W. LI OF HWY I-75, E BY A LI 746 FT W OF E LI OF NE 1/4 OF NW 1/4, N BY A LI 229 FT S OF N LI OF SEC, & S BY S LI OF NE 1/4 OF NW 1/4. SEC 8 T16N R4E Comments: Large 2 + car garage . Newer windows , siding and roof. Adjacent 1-75 Additional Disclosures: 50; 33 (see key for full text) Summer Tax Due: \$593.32	658 E NEWBERG RD PINCONNING	\$12,250.00
1002	Parcel ID: 040-010-200-020-02; Legal Description: COM 819.51 FT S FR NE COR OF SEC TO POB TH S 66 FT TH W 329.99 FT TH S 420.08 FT ALG W LI OF E 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 TH W 327.78 FT ALG N 1/8 LI TH N 528 FT ALG W LI OF E 1/2 OF NE 1/4 OF NE 1/4 TH E 327.81 FT TH S 41.91 FT TH E 330.08 FT TO BEG. SEC.10,T16N,R4E Comments: Flag shaped lot on m-13, 66' on M-13 low to the road. Nicely wooded Summer Tax Due: \$64.89	N HURON RD PINCONNING	\$2,000.00
1003	Parcel ID: 080-006-200-010-00; Legal Description: COM 324 FT W OF NE COR OF W 1/2 OF NE 1/4 TH S 235 FT TH W 128 FT TH N 235 FT TH E 128 FT TO BEG. SEC 6 T15N R4E Comments: Has detached 2 car garage and needs a lot of TLC. Roof needs to be done yesterday and water in basement Additional Disclosures: 21; 5 (see key for full text) Summer Tax Due: \$308.50	338 E LINWOOD RD LINWOOD	\$6,300.00
1004	Parcel ID: 080-036-400-035-00; Legal Description: COM 790 FT W OF E 1/4 OF SEC TO POB TH W 130 FT TH S 198 FT TH E 113.5 FT TH S 167.7 FT TH S 42D 43M E 39.70 FT TH N 312 FT TO BEG. SEC 36 T15N R4E Comments: Already has newer roof, siding and windows. Paint and clean and could be a good investment . Please investigate the septic with the local unit Assessor of Kawkawlin Township! Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$513.31	2920 LAURIA RD KAWKAWLIN	\$6,500.00
1006	Parcel ID: 100-012-200-070-08; Legal Description: BEG @ PT ON E LN S0A°10'30"W 559 FT FROM E 1/4 POST SEC 12, TH S89A°05'00"W 230 FT, TH N0A°10'30"E 200 FT, TH S89A°05'00"W 188.14 FT, TH N0A°10'30"E 182.54 FT, TH S89A°05'00"W 910.23 FT, TH S0A°02'15"E 622.48 FT, TH N88A°52'49"E 1096.14 FT, TH N0A°10'30"E 200 FT, TH N89A°05'00"E 230 FT TO E LN, TH N0A°10'30"E 36.09 FT TO POB, SEC 12 T14N R4E, 15.03 AC Comments: Adjacent to Mobile Home Park. Flag shaped lot with frontage on 2 mile road Summer Tax Due: \$319.59	S 2 MILE RD BAY CITY	\$2,100.00
1007	Parcel ID: 100-038-400-060-00; Legal Description: COM AT INTER OF C/L M-84 & N LI OF LOT 26 TH N 22D 15M E ALG C/L M-84 376 FT TH S 79D 50M E 293.38 FT TH S 15D 12M W 306.53 FT TH W ALG N LI LOT 26 350.75 FT TO BEG. EX THAT PT LYG NWLY OF A LI 50 FT SELY OF CONSTRUCTION C/L OF STATE HWY M- 84. PT OF GOV'T LOT 27, SUB OF SEC.31,T14N,R5E & PT OF NW 1/4, SEC.6,T13N,R5E Comments: 4 distinct buildings Old house covered with vines could not find access through the vegetation Next is detached 3 car garage in good structural condition used as a commercial garage , be care full of the barrels still on site Third building is very dangerous with a collapsed roof. Fourth building is a very large and in good shape pole barn Additional Disclosures: 22; 5; 36 (see key for full text) Summer Tax Due: \$1,545.89	5781 WESTSIDE SAGINAW RD BAY CITY	\$9,900.00
1008	Parcel ID: 120-B05-000-040-00; Legal Description: LOT 40 BELCHAK SUB Comments: Level neighbors are are using Summer Tax Due: \$18.94	MERCER RD PINCONNING	\$850.00
1009	Parcel ID: 120-R05-000-007-00; Legal Description: UNIT 7 RIVERSIDE MEADOWS CONDOMINIUM SEC 22 T17N R4E Comments: Nice level lot with ALL utilities. Priced well below reproduction costs. Additional Disclosures: 16; 68 (see key for full text) Summer Tax Due: \$77.79	JULE DR PINCONNING	\$4,000.00
1010	Parcel ID: 120-R05-000-008-00; Legal Description: UNIT 8 RIVERSIDE MEADOWS CONDOMINIUM SEC 22 T17N R4E Comments: Nice level lot with ALL utilities. Priced well below reproduction costs. Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$179.75	JULE DR PINCONNING	\$4,800.00

1011	Parcel ID: 120-R05-000-009-00; Legal Description: UNIT 9 RIVERSIDE MEADOWS CONDOMINIUM SEC 22 T17N R4E Comments: Nice level lot with ALL utilities. Priced well below reproduction costs. Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$180.38	JULE DR PINCONNING	\$4,800.00
1012	Parcel ID: 120-R05-000-010-00; Legal Description: UNIT 10 RIVERSIDE MEADOWS CONDOMINIUM SEC 22 T17N R4E Comments: Nice level lot with ALL utilities. Priced well below reproduction costs. Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$175.92	JULE DR PINCONNING	\$4,700.00
1013	Parcel ID: 120-R05-000-011-00; Legal Description: UNIT 11 RIVERSIDE MEADOWS CONDOMINIUM SEC 22 T17N R4E Comments: Nice level lot with ALL utilities. Priced well below reproduction costs. Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$203.63	JULE DR PINCONNING	\$5,000.00
1014	Parcel ID: 120-R05-000-012-00; Legal Description: UNIT 12 RIVERSIDE MEADOWS CONDOMINIUM SEC 22 T17N R4E Comments: Nice level lot with ALL utilities. Priced well below reproduction costs. Additional Disclosures: 68; 16 (see key for full text) Summer Tax Due: \$186.57	JULE DR PINCONNING	\$4,300.00
1015	Parcel ID: 120-R05-000-013-00; Legal Description: UNIT 13 RIVERSIDE MEADOWS CONDOMINIUM SEC 22 T17N R4E Comments: Nice level lot with ALL utilities. Priced well below reproduction costs. Additional Disclosures: 16 (see key for full text) Summer Tax Due: \$169.49	JULE DR PINCONNING	\$4,600.00
1016	Parcel ID: 140-V05-000-013-00; Legal Description: LOT 13. VAL RAY SUB Comments: Newer 3 BR home with detached 2 car garage . Newer windows, siding and roofing. Full basement that at this time has apx 3' of standing water, hence the mold issues. Solid bones Additional Disclosures: 21; 32 (see key for full text) Summer Tax Due: \$1,627.17	2479 W NORTH UNION RD AUBURN	\$11,500.00
1017	Parcel ID: 150-023-300-020-05; Legal Description: BEG @ PT ON W SEC LN S01Â°26'40"W 136.51 FT FROM NW COR OF S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 SEC 23, TH S88Â°48'33"E 133.84 FT, TH N61Â°26'47"E 30.80 FT, TH S28Â°33'13"E 17.54 FT, TH S88Â°48'33"E 85.17 FT, TH S23Â°42'31"E 97.26 FT, TH N60Â°30'00"E 10.04 FT, TH S88Â°48'33"E 190 FT, TH S67Â°50'00"E 213.38 FT, TH S22Â°10'00"W 35.74 FT, TH N88Â°48'20"W 681.33 FT, TH N01Â°26'40"E ALG W SEC LN 195.25 FT TO POB, SEC 23 T14N R3E, 2.10 AC Comments: On Garfield just north of US -10, Great location Summer Tax Due: \$4,078.49	S GARFIELD RD AUBURN	\$17,000.00
1018	Parcel ID: 150-023-400-400-00; Legal Description: COM 132FT W & 447FT S OF E 1/4 POST TH S 100FT, TH W 50FT, TH N 100FT, TH E 50FT TO BEG. SEC.23 T14N,R3E. Comments: Nice area, but the house is in rough shape. The value here is in the land. Additional Disclosures: 36; 33; 31 (see key for full text) Summer Tax Due: \$538.50	105 W ELM ST AUBURN	\$7,800.00
1019	Parcel ID: 150-024-200-060-00; Legal Description: COM 730.75FT E & 815FT N OF W 1/4 POST TH E 150FT TH N 76FT TH W 150FT TH S 76FT TO BEG. SEC. 24, T14N, R3E. Comments: Nice bungalow in quiet area Of Auburn Additional Disclosures: 33; 46; 25 (see key for full text) Summer Tax Due: \$592.68	208 PARK AVE AUBURN	\$8,200.00
1020	Parcel ID: 160-016-326-018-00; Legal Description: E 50 FT OF LOTS 12 & 13 BLK 1 MILLER ADD TO W BC Comments: Occupied ranch on 2 lots. Additional Disclosures: 6; 33 (see key for full text) Summer Tax Due: \$839.90	403 ELM ST BAY CITY	\$5,100.00
1021	Parcel ID: 160-020-135-005-00; Legal Description: LOT 6 BLK 12 BLENDS SUB Comments: Good location for this 20s ranch. Due to animal smell was not able to complete interior inspection. Please note front porch is VERY dangerous Additional Disclosures: 66; 21; 36; 22; 63 (see key for full text) Summer Tax Due: \$1,299.78	601 N WARNER ST BAY CITY	\$6,200.00
1022	Parcel ID: 160-020-210-009-00; Legal Description: N 100 FT OF LOT 1 BLK 9 MCNEILL, LEWIS & COS ADD TO W BC Comments: House has been gutted to the studs which is good. However left wall seems to lean out about 4 " towards neighbor. Might have had fire damage recently . Some newer windows, and siding. Additional Disclosures: 22; 5 (see key for full text) Summer Tax Due: \$498.40	302 E CLARA ST BAY CITY	\$7,600.00

1023	<p>Parcel ID: 160-020-376-010-00; Legal Description: 75 FT N & S BY 170 FT E & W BD S BY THOMAS ST & W BY RAYMOND AVE SEC 20 T14N R5E Comments: Quiet area, but the home will need to be demolished. For that reason the county is requiring a performance bond to ensure this happens. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$50,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser.</p> <p>Summer Tax Due: \$1,359.17</p>	415 RAYMOND ST BAY CITY	\$11,500.00
1024	<p>Parcel ID: 160-022-201-011-00; Legal Description: A PARCEL OF LAND IN W 1/2 NE 1/4 SEC 22 T14N R5E VIZ: COM AT NW COR BLK 2 POST & KOLLEN ADD TO BC TH W 200 FT ALG S LI WATER ST TO POB TH S 200 FT TH E 200 FT TO W LI SD ADD TH S ALG SD W LI 85 FT TO NLY ROW LI RELOCATED WOODSIDE AVE TH S 49D04M50S W 419.65 FT ALG SD AVE TH W 334.9 FT TO E ROW LI TRUMBULL DR TH N 1D18M30S W 60 FT ALG SD E ROW LI TH E 98.14 FT TH N 79.5 FT M/L TH E 257.17 FT TH N 416.50 FT TO S LI WATER ST TH E ALG SD S LI 94 FT TO POB. Comments: Should be commercial, Flag shaped with frontage on both Trumbull and Woodside</p> <p>Summer Tax Due: \$895.56</p>	1824 N TRUMBULL BAY CITY	\$4,900.00
1025	<p>Parcel ID: 160-022-229-010-00; Legal Description: A PAR IN LOT 9 BLK 4 WM GALARNOS ADD TO BC COM ON N SI OF WOODSIDE AVE 48 FT ELY FR SW COR OF LOT 9 TH ELY ON WOODSIDE AVE 35 FT TH NLY TO WOODSIDE AVE 66 FT TH WLY PAR TO WOODSIDE AVE 35 FT TH SLY TO WOODSIDE AVE TO POB Comments: Newer siding and some windows . Leaking roof has caused some issues on the interior Additional Disclosures: 21; 5 (see key for full text)</p> <p>Summer Tax Due: \$713.24</p>	507 WOODSIDE LN BAY CITY	\$7,000.00
1026	<p>Parcel ID: 160-022-256-015-00; Legal Description: N 1/2 OF LOT 1 BLK 1 T B DONNELLYS ADD TO BC Comments: Has newer windows, siding and roofing. Attached garage but has foundation issues. Great quiet area . Paint is peeling due to no heat for the last couple year, Additional Disclosures: 34 (see key for full text)</p> <p>Summer Tax Due: \$1,514.43</p>	150 FILLMORE PL BAY CITY	\$10,500.00
1027	<p>Parcel ID: 160-027-105-009-00; Legal Description: S 100 FT OF LOT 8 BLK 12 PLAN OF BIRNEYS ADD TO BC Comments: Hard work has been started. Guttred to the studs, create your floor plan and get started Additional Disclosures: 18; 50 (see key for full text)</p> <p>Summer Tax Due: \$337.20</p>	1407 9TH ST BAY CITY	\$5,500.00
1028	<p>Parcel ID: 160-027-128-020-00; Legal Description: 50 FT E & W BY 100 FT N & S BD S BY 9TH ST & W BY A LI PAR TO JOHNSON ST & 96 FT E THRFM PART OF LOT 1 OF SEC 27 T14NR5E Comments: Surrounded by very nice houses. Newer siding and windows . Roof has issues Additional Disclosures: 33; 5 (see key for full text)</p> <p>Summer Tax Due: \$1,441.12</p>	1811 9TH ST BAY CITY	\$20,250.00
1029	<p>Parcel ID: 160-027-315-012-00; Legal Description: LOT 3 BLK 2 THE BACKUS ADD & E 1/2 OF VAC ALLEY ADJ THRT Comments: Quiet area Additional Disclosures: 42; 23 (see key for full text)</p> <p>Summer Tax Due: \$91.46</p>	504 HAROLD ST BAY CITY	\$2,800.00
1030	<p>Parcel ID: 160-028-129-002-00; Legal Description: LOT 10 BLK 95 LOWER SAGINAW Comments: Great alley access Additional Disclosures: 33; 46 (see key for full text)</p> <p>Summer Tax Due: \$794.21</p>	414 ADAMS ST BAY CITY	\$7,200.00
1031	<p>Parcel ID: 160-028-204-012-00; Legal Description: N 40 FT OF LOT 5 BLK 99 LOWER SAGINAW Additional Disclosures: 23 (see key for full text)</p> <p>Summer Tax Due: \$72.17</p>	407 N VANBUREN ST BAY CITY	\$2,000.00

1032	Parcel ID: 160-028-208-015-00; Legal Description: LOT 8 & W 1/2 OF VAC ALLEY ADJ THRT BLK 125 ADD OF LOWER SAGINAW Comments: Set up for a duplex. Detached 2 car garage some newer windows and roof. Very dangerous front porch. Additional Disclosures: 18; 21; 50 (see key for full text) Summer Tax Due: \$1,403.52	206 N JEFFERSON ST BAY CITY	\$5,900.00
1033	Parcel ID: 160-028-209-015-00; Legal Description: LOT 5 BLK 117 LOWER SAGINAW Comments: Good condition Dutch Colonial with newer roof, windows and siding. Deep cleaning needed. Additional Disclosures: 66; 21 (see key for full text) Summer Tax Due: \$1,497.54	247 N MONROE ST BAY CITY	\$9,400.00
1034	Parcel ID: 160-028-210-009-00; Legal Description: N 1/3 OF LOT 11 & S 1/3 OF LOT 12 BLK 123 ADD OF LOWER SAGINAW Comments: Work has been started and now its time to finish. Possible fire damage. Separate utility meters, please check with the local unit with your plan. Additional Disclosures: 50; 22; 5; 18 (see key for full text) Summer Tax Due: \$1,598.43	220 N MONROE ST BAY CITY	\$5,400.00
1035	Parcel ID: 160-028-210-018-00; Legal Description: LOT 5 BLK 118 LOWER SAGINAW Comments: And knowledge is the key to possible salvage of this house. Roof failure has caused major damage Additional Disclosures: 5; 22; 36 (see key for full text) Summer Tax Due: \$1,975.29	245 N JACKSON ST BAY CITY	\$12,500.00
1036	Parcel ID: 160-028-240-011-00; Legal Description: LOT 13 H W SAGES 2ND ADD TO BC Comments: Good bones on this 20s bungalow. Clean up and remove debris and you should be set. Additional Disclosures: 66; 21 (see key for full text) Summer Tax Due: \$1,559.62	220 N GRANT ST BAY CITY	\$10,250.00
1037	Parcel ID: 160-028-253-006-00; Legal Description: N 1/2 OF LOT 10 & S 10 FT OF LOT 11 BLK 138 ADD OF LOWER SAGINAW Comments: Some newer windows but roof is history , seems like a soled structure. Additional Disclosures: 25; 5; 21 (see key for full text) Summer Tax Due: \$920.11	108 N MONROE ST BAY CITY	\$7,500.00
1038	Parcel ID: 160-028-255-008-00; Legal Description: PT OF LOT 1 BLK 4 BEG AT NE COR OF SD LOT TH W 60 FT TO NW COR S ON W LI 22 FT ELY TO PT ON W LI OF GRANT ST 28 FT SLY FR BEG TH NLY TO BEG SUB OF OUTLOT 16 IN THE FRASER, FITZHUGH, BIRNEY & WALKER ADD Comments: Tough shape Additional Disclosures: 46; 33; 11 (see key for full text) Summer Tax Due: \$202.76	115 N GRANT ST BAY CITY	\$2,200.00
1039	Parcel ID: 160-028-257-002-00; Legal Description: LOT 3 BLK 4 PHILLIP SIMONS SUB OF PT OF OUTLOTS 3 & 2 IN JAMES FRASERS OUTLOTS & W 1/2 OF VAC ALLEY ADJ THRT Comments: Some of the hard is done work is done , most of this duplex has been gutted to the lathe. Going to take \$\$ to finish but should make some money Additional Disclosures: 50; 18 (see key for full text) Summer Tax Due: \$848.85	109 S MADISON AVE BAY CITY	\$11,250.00
1040	Parcel ID: 160-028-306-003-00; Legal Description: LOT 8 BLK 123 VILL OF PORTSMOUTH & E 1/2 OF VAC ALLEY ADJ THRT Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$94.18	400 HOWARD ST BAY CITY	\$2,700.00
1041	Parcel ID: 160-028-307-005-00; Legal Description: LOT 7 BLK 164 THE VILLAGE OF PORTSMOUTH & N 1/2 OF VAC ALLEY ADJ THRT Comments: Old gas station lot with monitoring well . Could be great used car lot Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$109.87	506 FRANKLIN ST BAY CITY	\$1,700.00
1042	Parcel ID: 160-028-332-007-00; Legal Description: LOT 12 BLK 217 VILL OF PORTSMOUTH Comments: Large 4 BR, going to need some work but has a lot of Potential. Additional Disclosures: 21; 5 (see key for full text) Summer Tax Due: \$1,447.08	400 FRASER ST BAY CITY	\$10,750.00
1044	Parcel ID: 160-028-377-005-00; Legal Description: LOT 8 BLK 4 W M MILLERS ADD TO BC & LOTS 7 & 8 BLK 12 JOHN S WILSONS ADD TO BC Comments: Looks like it had a gas station in its prior life Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$1,001.76	901 GARFIELD AVE BAY CITY	\$8,100.00
1045	Parcel ID: 160-028-377-018-00; Legal Description: LOT 6 BLK 12 JOHN S WILSONS ADD TO BC Comments: Don't know if this puppy can hunt again Additional Disclosures: 5; 46; 33; 36 (see key for full text) Summer Tax Due: \$1,270.20	818 FRASER ST BAY CITY	\$10,000.00
1046	Parcel ID: 160-028-385-008-00; Legal Description: E 1/2 OF LOTS 4 & 5 BLK 282 VILL OF PORTSMOUTH Comments: Newer windows, roof and siding. Also has great alley access Additional Disclosures: 21; 63 (see key for full text) Summer Tax Due: \$1,280.40	1009 22ND ST BAY CITY	\$5,300.00

1047	Parcel ID: 160-028-412-004-00; Legal Description: S 100 FT OF THAT PT OF OUTLOT 5 LYING N OF 17TH ST & E OF JACKSON ST JAMES FRASER OUTLOTS Comments: Has 3-4 bedrooms and newer windows and siding. Detached 1 car garage on a corner lot with solid bones Additional Disclosures: 21; 50; 5 (see key for full text) Summer Tax Due: \$1,245.00	1101 17TH ST BAY CITY	\$11,500.00
1048	Parcel ID: 160-028-434-007-00; Legal Description: LOT 1 BLK 9 WM D FITZHUGH & HENRY J H SCHUTJES SUB Comments: This corner lot duplex is beyond repair and must be demolished by the purchaser. Purchaser will be required to furnish a personal guarantee and cash surety in the amount of \$50,000.00 (the "Surety") to ensure the demolition and remediation of the offered property to a safe and debris-free condition. Certified funds in the amount of the Surety shall be deposited with seller or its designee within 5 days of the auction. If the Surety is not presented within 5 days of the auction, the sale shall be canceled for non-performance without refund. Purchaser must present a plan to seller within 60 days of the auction which includes a cost estimate and timeline for the demolition of all structures located on the offered property by a licensed and insured contractor. Such plan must be approved by seller at seller's sole discretion prior to the commencement of demolition and remediation activities. Such demolition and remediation shall be completed within six months of the date of the auction. Demolition shall be considered complete upon certification of seller and at seller's sole discretion. The Surety shall be applied to the costs of demolition and remediation in accordance with the approved plan. Any costs incurred over and above the Surety are the sole responsibility of purchaser. Any Surety which remains after seller certifies the satisfactory completion of all demolition and remediation activities shall be returned to purchaser. If purchaser fails to comply with any of the terms and restrictions stated herein, they shall forfeit the Surety to seller. Seller has the unilateral right to accept, reject or require modification to the Surety prior to its acceptance by seller. Purchaser has NO RIGHT TO POSSESSION or entry upon the offered property until seller executes and records a deed conveying the offered property to purchaser. Additional Disclosures: 50; 5; 33 (see key for full text) Summer Tax Due: \$622.93	400 S LINCOLN ST BAY CITY	\$9,600.00
1049	Parcel ID: 160-028-459-015-00; Legal Description: LOT 6 BLK 11 H M BRADLEYS ADD TO BC Comments: Large recently occupied older home. The garage roof is in pretty bad shape but the block walls look good. Lots of debris to remove here but it looks like the house is in pretty good condition. Additional Disclosures: 21; 5; 6 (see key for full text) Summer Tax Due: \$1,166.19	912 S VANBUREN ST BAY CITY	\$6,400.00
1050	Parcel ID: 160-029-130-008-00; Legal Description: E 67 FT OF LOT 3 BLK 1 ZAGELMEYER & COS 1ST ADD TO WENONA Additional Disclosures: 33; 11; 46 (see key for full text) Summer Tax Due: \$777.38	700 S WENONA AVE BAY CITY	\$6,000.00
1051	Parcel ID: 160-029-356-007-00; Legal Description: LOT 1 BLK 9 STAUDACHERS ADD TO W BC Comments: Cute little house in great area. Newer roof and windows. Some original oak trim Summer Tax Due: \$1,115.69	1804 S KIESEL ST BAY CITY	\$8,800.00
1052	Parcel ID: 160-032-128-007-00; Legal Description: S 30 FT OF LOT 2 & N 120 FT OF LOT 3 AS LIES E OF MORTON ST & W OF W BANK OF SAGINAW RV SUB OF FRL SEC 32 T14NR5E Comments: A leaking roof in some areas. Cement floors through out and a loading dock. Very heavy duty electrical service Additional Disclosures: 21; 5 (see key for full text) Summer Tax Due: \$6,386.35	209 MORTON ST BAY CITY	\$34,250.00
1055	Parcel ID: 160-032-435-002-00; Legal Description: LOT 3 BLK 67 DAGLISH DIV OF PORTSMOUTH Comments: Check zoning , garage could be salvaged also has alley access Summer Tax Due: \$218.59	1005 MCCORMICK ST BAY CITY	\$3,000.00
1056	Parcel ID: 160-032-439-002-00; Legal Description: LOT 3 BLK 59 DAGLISH DIV OF PORTSMOUTH Comments: Well new front porch posts have been added . Back porch is waving in the wind with no support Additional Disclosures: 5; 22; 33; 36 (see key for full text) Summer Tax Due: \$1,205.90	1009 WEBSTER ST BAY CITY	\$5,600.00
1057	Parcel ID: 160-033-119-005-00; Legal Description: LOTS 5,6 BLK 131 DAGLISH DIV OF PORTS- MOUTH Comments: 2 Lots on the corner, was a party store , and before that a gas station. There are contamination issues with this parcel, and a full report is available upon request. Please contact the Bay County Treasurer's office to get a copy if you are interested in this property. Additional Disclosures: 33; 13 (see key for full text) Summer Tax Due: \$1,315.81	1021 BROADWAY BAY CITY	\$16,250.00

1058	Parcel ID: 160-033-256-028-00; Legal Description: N 49.81 FT OF S 99.81 FT OF LOT 11 E F BIRNEYS 1ST ADD TO BC Comments: Newer windows and roof. Detached 2 car garage . Time to clean it out and make it a home again Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$1,026.65	1520 S MONROE ST BAY CITY	\$8,700.00
1059	Parcel ID: 160-033-315-007-00; Legal Description: W 1/2 LOT 4 BLK 149 DAGLISH DIV OF PORTS MOUTH Comments: I need a lot of work , but could be worth a gamble Additional Disclosures: 66; 5; 21 (see key for full text) Summer Tax Due: \$776.45	1113 STANTON ST BAY CITY	\$4,500.00
1060	Parcel ID: 160-033-354-004-00; Legal Description: LOT 10 BLK 139 DAGLISH DIV OF PORTSMOUTH Comments: Check this out some newer window, siding and roofing. Has some original hardwood floors and custom plaster work at ceilings. 1 car detached garage Additional Disclosures: 21; 50 (see key for full text) Summer Tax Due: \$917.62	1206 STANTON ST BAY CITY	\$5,200.00
1061	Parcel ID: 160-033-359-001-00; Legal Description: 100 FT E & W BY 50 FT N & S BDD E BY WILSON ST & N BY 33RD ST PT OF LOT 3 SEC 32 & PART OF SEC 33 T14NR5E Comments: Check out the custom plaster ceiling and hardwood floors. Could be a diamond in the rough Additional Disclosures: 46; 50; 21; 25 (see key for full text) Summer Tax Due: \$1,349.34	1500 WILSON ST BAY CITY	\$9,100.00
1062	Parcel ID: 180-W10-000-022-00; Legal Description: LOT 22 BERNARD J. WHYTES ADDITION Comments: Has parking pad that neighbors are using to store RV Additional Disclosures: 23 (see key for full text) Summer Tax Due: \$204.50	726 W 4TH ST PINCONNING	\$3,100.00
1063	Parcel ID: 160-028-456-008-00; Legal Description: LOT 4 BLK 8 H M BRADLEYS ADD TO BC Comments: Great mature pines Additional Disclosures: 42; 23 (see key for full text) Summer Tax Due: TBA	900 S MADISON AVE BAY CITY	\$4,000.00
1064	Parcel ID: 160-020-451-010-00; Legal Description: LOT 8 BLK 24 LAKE CITY EXC COM AT A PT 2.09 FT S OF NW COR SD LOT 8 TH N 89D41M40S E 23.67 FT TH N 89D16M E 27.41 FT TH N 87D10M10S E 38.38 FT TH N 89D55M18S E 18.14 FT TO E LI OF SD LOT 8 & EXC THAT PART BEING INC IN WENONA AVE ROW SPLIT FOR 89 Comments: Lots of potential here, looks like there were multiple improvements planned but..... Main floor bathroom will be nice looking with a slate floor and granite vanity top. Structurally the house feel solid, basement is dry, mechanicals are all here. Whole yard is fenced in nicely. Additional Disclosures: 5; 6; 33 (see key for full text) Summer Tax Due: \$1,234.49	415 S WENONA AVE BAY CITY	\$11,750.00
1065	Parcel ID: 160-022-202-009-00; Legal Description: A PARCEL OF LAND IN SEC 22 T14N R5E VIZ: COM AT INTER OF W LI ELIZABETH ST WITH THE N LI WOODSIDE AVE TH SWLY ALG N LI WOODSIDE AVE 117.88 FT TH NLY 213.35 FT TH E 107.2 FT TO W LI ELIZABETH ST TH S ALG SD W LI 189.83 FT TO POB BEING PT OF LOT 2 OF SD SEC & ALL OF LOTS 5 & 6 BLK 7 POST & KOLLEN ADD TO B.C. (COMB W/-008 FOR 2002) Comments: This could be the one. Newer roof and windows. Great hardwood floors and 9' ceilings . Worth a look Additional Disclosures: 21; 50 (see key for full text) Summer Tax Due: \$1,352.55	303 WOODSIDE LN BAY CITY	\$10,750.00
1066	Parcel ID: 160-022-226-004-00; Legal Description: LOT 3 & N 1/2 OF VAC ALLEY ADJ BLK 7 WM GALARNOS ADD TO BC Comments: Looks like this place might be a lost cause. There is a lot of clean up work to do here before you can even assess what needs to be done to make this place livable. If the electrical and plumbing work in the laundry room is an indicator on the rest of the work here its gonna be a puzzle. Additional Disclosures: 33; 6; 21; 5 (see key for full text) Summer Tax Due: \$977.34	3118 N WATER ST BAY CITY	\$6,800.00
9991017	Parcel ID: 150-023-300-020-05; Legal Description: BEG @ PT ON W SEC LN S01A°26'40"W 136.51 FT FROM NW COR OF S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 SEC 23, TH S88A°48'33"E 133.84 FT, TH N61A°26'47"E 30.80 FT, TH S28A°33'13"E 17.54 FT, TH S88A°48'33"E 85.17 FT, TH S23A°42'31"E 97.26 FT, TH N60A°30'00"E 10.04 FT, TH S88A°48'33"E 190 FT, TH S67A°50'00"E 213.38 FT, TH S22A°10'00"W 35.74 FT, TH N88A°48'20"W 681.33 FT, TH N01A°26'40"E ALG W SEC LN 195.25 FT TO POB, SEC 23 T14N R3E, 2.10 AC Comments: On Garfield just north of US -10, Great location Summer Tax Due: TBA	S GARFIELD RD AUBURN	\$17,000.00
9991036	Parcel ID: 160-028-240-011-00; Legal Description: LOT 13 H W SAGES 2ND ADD TO BC Comments: Good bones on this 20s bungalow. Clean up and remove debris and you should be set. Additional Disclosures: 66; 21 (see key for full text) Summer Tax Due: TBA	220 N GRANT ST BAY CITY	\$10,250.00

Tuscola

Lot #	Lot Information	Address	Min. Bid
6500	Parcel ID: 001-519-540-5800-00; Legal Description: SEC 36 T15N R7E LOT 58 SLOCUM'S ADD VILL OF BAY PARK. Comments: Low and kind of swampy in the back Summer Tax Due: \$4.47	V/L AKRON ST UNIONVILLE	\$550.00
6501	Parcel ID: 004-020-000-0900-00; Legal Description: SEC 20 T14N R9E COM AT SE COR OF W 1/2 OF SW 1/4 TH W 13 RDS N 13 RDS, E 13 RDS, S 13 RDS TO POB. 1.06 A. Comments: The house is in okay shape but will need to be cleaned up and some interior paint. There may be some issues with the roof leaking, some small signs of mold and water in the basement. But over all this is a pretty well built older house. The furnace, electrical and plumbing all look to be updated and for the most part maintained. Be careful of the large hole under the picnic table! Summer Tax Due: \$216.93	2392 W DICKERSON RD UNIONVILLE	\$3,200.00
6502	Parcel ID: 005-005-350-1000-00; Legal Description: SEC 5 T11N R10E LOTS 10 & 12 LEE HILL ACRES. Comments: Wooded lot in a small subdivision close to Mayville just south of m-46 on a paved drive. Summer Tax Due: \$68.08	V/L LEE HILL DR MAYVILLE	\$2,400.00
6503	Parcel ID: 005-012-597-7400-00; Legal Description: SEC 12 T11N R10E LOT 774 SHAY LAKE HEIGHTS SUB NO 6. Comments: wooded lot set on a two track lane Summer Tax Due: \$6.99	V/L AUDREY LN SILVERWOOD	\$700.00
6504	Parcel ID: 005-013-510-3600-00; Legal Description: SEC 13 T11N R10E LOT 36 SHAY LAKE SUB. Comments: Already cleared and ready to build on. Probably the best one I found around here, please check with local unit assessor to build... Summer Tax Due: \$3.99	V/L GIFFORD DR (OFF) SILVERWOOD	\$600.00
6505	Parcel ID: 005-013-510-5100-00; Legal Description: SEC 13 T11N R10E LOT 51 SHAY LAKE SUB. Comments: Wooded and low Summer Tax Due: \$3.99	V/L JAYWOOD DR (OFF) SILVERWOOD	\$600.00
6506	Parcel ID: 005-013-510-9500-00; Legal Description: SEC 13 T11N R10E LOT 95 SHAY LAKE SUB Comments: Partially landscaped but overgrown lot setting between two houses Summer Tax Due: \$3.99	V/L FERNWOOD AVE (OFF) SILVERWOOD	\$600.00
6507	Parcel ID: 005-013-511-0500-00; Legal Description: SEC 13 T11N R10E LOTS 105 & 106 SHAY LAKE SUB. Comments: Wooded and unimproved lot on a two-track Summer Tax Due: \$11.00	V/L JAYWOOD DR SILVERWOOD	\$750.00
6508	Parcel ID: 005-013-511-6200-00; Legal Description: SEC 13 T11N R10E LOT 162 SHAY LAKE SUB. Comments: Looks like what used to be the road is now the electrical easement. Summer Tax Due: \$3.99	V/L PARKSIDE DR SILVERWOOD	\$650.00
6509	Parcel ID: 005-013-511-6800-00; Legal Description: SEC 13 T11N R10E LOT 168 SHAY LAKE SUB. Comments: Looks like what used to be the road is now the electrical easement. Summer Tax Due: \$3.99	V/L PARKSIDE DR SILVERWOOD	\$650.00
6510	Parcel ID: 005-013-512-0900-00; Legal Description: SEC 13 T11N R10E LOT 209 SHAY LAKE SUB. Summer Tax Due: \$3.99	NO ROAD SILVERWOOD	\$650.00
6511	Parcel ID: 005-013-512-4500-00; Legal Description: SEC 13 T11N R10E LOT 245 SHAY LAKE SUB. Comments: Has parking slab and possibly well and septic Summer Tax Due: \$6.99	JAYWOOD DR SILVERWOOD	\$700.00
6512	Parcel ID: 005-013-512-5000-00; Legal Description: SEC 13 T11N R10E LOT 250 SHAY LAKE SUB. Comments: Unimproved and low lying Summer Tax Due: \$1.45	JAYWOOD DR SILVERWOOD	\$600.00
6513	Parcel ID: 005-014-550-4400-00; Legal Description: SEC 14 T11N R10E LOT 44 SHAY LAKE HEIGHTS SUB NO 1. Summer Tax Due: \$20.01	EDMUND PL SILVERWOOD	\$2,000.00

6514	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 005-014-550-6600-00; Legal Description: SEC 14 T11N R10E E 1/2 OF LOT 66 SHAY LAKE HEIGHTS SUB NO 1. Comments: Low lying but close to boat launch</p> <p>(2 of 2) Parcel ID: 005-014-550-6650-00; Legal Description: SEC 14 T11N R10E W 1/2 OF LOT 66 SHAY LAKE HEIGHTS SUB NO 1. Comments: Low lying but cleared and close to boat launch</p> <p>Summer Tax Due: \$16.00</p>	SHAY LAKE RD SILVERWOOD; SHAY LAKE RD SILVERWOOD	\$1,400.00
6516	<p>Parcel ID: 005-014-562-7600-00; Legal Description: SEC 14 T11N R10E LOT 276 SHAY LAKE HEIGHTS SUB NO 2. Comments: Wooded and unimproved</p> <p>Summer Tax Due: \$9.00</p>	HILLCREST DR SILVERWOOD	\$700.00
6517	<p>Parcel ID: 005-014-562-9500-00; Legal Description: SEC 14 T11N R10E LOT 295 SHAY LAKE HEIGHTS SUB NO 2. Comments: Wooded and unimproved</p> <p>Summer Tax Due: \$8.00</p>	HILLCREST DR SILVERWOOD	\$100.00
6518	<p>Parcel ID: 005-014-573-6300-00; Legal Description: SEC 14 T11N R10E LOT 363 SHAY LAKE HEIGHTS SUB NO 3. Comments: Lot is at the end of Sundance drive</p> <p>Summer Tax Due: \$3.99</p>	NO ROAD SILVERWOOD	\$650.00
6519	<p>This lot is a "bundle" comprised of 2 parcels</p> <p>(1 of 2) Parcel ID: 005-014-573-6600-00; Legal Description: SEC 14 T11N R10E LOT 366 SHAY LAKE HEIGHTS SUB NO 3. Comments: unimproved with small stream running through it</p> <p>(2 of 2) Parcel ID: 005-014-573-6700-00; Legal Description: SEC 14 T11N R10E LOT 367 SHAY LAKE HEIGHTS SUB NO 3. Comments: wooded lot</p> <p>Summer Tax Due: \$13.98</p>	SUNSET DR SILVERWOOD; SUNSET DR SILVERWOOD	\$1,500.00
6521	<p>Parcel ID: 005-014-573-9800-00; Legal Description: SEC 14 T11N R10E LOT 398 SHAY LAKE HEIGHTS SUB NO 3. Comments: Dry corner lot</p> <p>Summer Tax Due: \$8.00</p>	SUNSET DR SILVERWOOD	\$750.00
6522	<p>Parcel ID: 005-021-000-1800-00; Legal Description: SEC 21 T11N R10E COM AT A PT THAT IS N 88 DEG 33' 45" E 45.04 FT FROM N 1/4 COR OF SD SEC, TH S 01 DEG 18' 30" E 1116.9 FT, TH S 88 DEG 26' W 394 FT, TH N 01 DEG 18' 30" W 1117 FT, TH N 88 DEG 26' E 348.96 FT TO POB. 10.1 A. Comments: Partially wooded raised building site on private drive close to the intersection of Hurds corners road and Phelps lake road.</p> <p>Summer Tax Due: \$131.03</p>	5034 CRAFTSMAN DR MAYVILLE	\$3,000.00
6523	<p>Parcel ID: 006-500-780-0200-00; Legal Description: SEC 29 T12N R7E E 10 FT OF S 11 RDS OF LOT 3 & W 2.5 RDS OF S 11 RDS OF LOT 2 ZEHNDERS ADD VILL OF RICHVILLE. Comments: Well if you ever wanted a make work project this is the place for you! Looks its been empty close to a decade. Has about 3-4 feet stagnant water in the basement for who knows how long so strap on the ole respirator and jumpsuit and plan on a lot of mold remediation and all new everything and then some. The roof is pretty shot as well and leaking from the second floor down to the first. Looks like the boiler lines froze up, paint is peeling, plaster is cracking, etc..... There is a shed and Michigan room though!</p> <p>Summer Tax Due: \$271.20</p>	9376 SAGINAW RD RICHVILLE	\$9,700.00
6524	<p>Parcel ID: 008-016-000-2200-04; Legal Description: SEC 16 T13N R10E COM AT A PT THAT IS S 00 DEG 30' 25" W 666 FT FROM W 1/4 COR OF SEC, TH N 89 DEG 57' E 435.60 FT, TH S 00 DEG 30' 25" W 250.54 FT, TH S 89 DEG 54' 48" W 435.60 FT, TH N 00 DEG 30' 25" E 250.82 FT TO POB. (PARCEL 3) 2.51 A. Comments: Empty Lot that looks like it used to have a home on it.</p> <p>Summer Tax Due: \$36.61</p>	2700 JACOB RD CARO	\$1,300.00
6525	<p>Parcel ID: 013-011-300-0800-00; Legal Description: SEC 11 T12N R9E COM 8 RDS S & 320 FT E OF NW COR OF SW 1/4, TH E 155 FT, TH S 5 RDS, TH W 155 FT, TH N 5 RDS TO POB. Comments: Was able to locate the mailbox of 1297 Mertz Rd, Caro. There is a two track south of large house that will take you to a small house. Inspection was not able to be taken of home unidentified if occupied.</p> <p>Summer Tax Due: \$47.07</p>	1297 MERTZ RD (OFF) CARO	\$1,500.00
6526	<p>Parcel ID: 013-016-200-1200-00; Legal Description: SEC 16 T12N R9E A 20 FT STRIP OF LAND ADJACENT TO RR R/W LYING ALG SELV LN OF SD R/W AND BEING IN NW 1/4 OF NE 1/4 OF SD SEC. Comments: 1 of 2 adjoining lots on Dixon road about 5 minutes outside Caro</p> <p>Summer Tax Due: \$2.74</p>	V/L DIXON RD CARO	\$600.00

6527	Parcel ID: 013-016-200-1300-00; Legal Description: SEC 16 T12N R9E A 20 FT STRIP OF LAND ADJACENT TO RR R/W LYING ALG NWLY LN OF SD R/W AND BEING IN NW 1/4 OF NE 1/4 OF SD SEC. Summer Tax Due: \$2.74	V/L DIXON RD CARO	\$600.00
6528	Parcel ID: 014-014-000-4200-00; Legal Description: SEC 14 T12N R8E COM AT A PT ON E SEC LN WHERE SD E LN INTERS S BDY LN OF RR R/W, TH SWLY ALG SD RR R/W LN 400 FT, TH S 20 FT, TH NELY 400 FT, TH N 20 FT TO POB. .18 A. Comments: Just north of the railroad tracks off S Sheridan Rd. Long narrow lot only 20 x 400 ft. Summer Tax Due: \$0.99	V/L SHERIDAN RD (OFF) CARO	\$600.00
6529	Parcel ID: 014-029-000-2700-00; Legal Description: SEC 29 T12N R8E COM AT A PT ON SLY BDY LN OF SD SEC, 30 FT NWLY OF CEN OF RR, TH IN A NELY DIR ALG NWLY BDY LN OF RR R/W A DIST OF 633 FT, TH NWLY AT A RT ANG TO LAST DESC LN 30 FT, TH SWLY TO SD SLY BDY LN OF SD SEC, TH ELY ALG SD SLY BDY LN TO POB. .44 A. Summer Tax Due: \$2.99	V/L SANILAC RD (OFF) VASSAR	\$800.00
6530	Parcel ID: 016-027-000-0200-00; Legal Description: SEC 27 T11N R11E COM AT THE E 1/4 COR OF SEC 27 TH S 88 DEG 34' 06" W 1671.13 FT ALG THE E-W 1/4 LN TO THE POB RNG TH S 88 DEG 34' 06" W 1002.67 FT ALG THE E-W 1/4 LN TO THE CENTER SEC 27 TH N 0 DEG 39' 26" W 1324.75 FT ALG THE N-S 1/4 LN TH N 88 DEG 33' 19" E 1004.05 FT ALG THE N LN OF THE S 1/2 OF THE NE 1/4 TH S 0 DEG 35' 52" E 1325 FT ALG THE W LN OF THE E 1/2 OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 TO THE POB. 30.514 A. Comments: Do yourself a favor and bid on the land not on the house. House is a older modular with an attached garage. The garage is full of feces and debris, the basement has about 3 inches of standing water and lots of mold. The house its appears to have had some issues with doors and windows being broken into and is now somehow both doors are sealed from within maybe they used a latter to climb up on the back porch. Looks like the plumbing lines burst awhile ago and the water continued to run until the electrical was turned off. The 2 barn structures are old but in acceptable shape. There is a creek running through the back half of the property and it looks to have been previously farmed. Basically its a beautiful country building site on a hill with an existing well, septic, landscaping and foundation just waiting for you to build your dream home. Summer Tax Due: \$661.08	6797 LANWAY RD KINGSTON	\$6,800.00
6531	Parcel ID: 017-004-000-1620-00; Legal Description: SEC 4 T10N R8E COM AT A PT THAT IS S 89 DEG 53' E 478.91 FT & S 32 DEG 18' 37" E 565 FT FROM W 1/4 COR OF SEC, TH N 57 DEG 41' 23" E 341.65 FT, TH S 32 DEG 18' 37" E 255 FT, TH S 57 DEG 41' 23" W 341.65 FT, TH N 32 DEG 18' 37" W 255 FT TO POB. 2 A. Comments: Lot on Ellis road with a pole barn set back off the road in desperate need of a new roof. Old R.V. with missing windows and a boat that's been sitting uncovered for a while now. If there is a driveway or well I couldn't find it due to the grass being chest high. Who knows what's hidden in all that grass. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$126.15	ELLIS RD MILLINGTON	\$2,700.00
6532	Parcel ID: 019-032-600-1300-00; Legal Description: SEC 32 T11N R7E UNIT # 13 TIMBER POINT ESTATES. Comments: This lot sits a bit lower than the ones surrounding it. There is electrical to the parcel but no signs of a well or septic. Newer built houses around it and backing on to golf course. Summer Tax Due: \$62.07	W OLD HICKORY	\$1,600.00
6533	Parcel ID: 020-032-000-0100-02; Legal Description: SEC 32 T11N R8E COM AT A PT THAT IS S 1037 FT FROM NE COR OF SEC, TH S 283 FT, TH W 385 FT, TH N 283 FT, TH E 385 FT TO POB. 2.50 A. Comments: Occupied 2 story house with detached garage Additional Disclosures: 6 (see key for full text) Summer Tax Due: \$373.48	7100 HESS RD MILLINGTON	\$4,300.00
6534	Parcel ID: 021-004-000-1600-02; Legal Description: SEC 4 T10N R9E COM AT A PT THAT IS S 659.77 FT FROM W 1/4 COR OF SEC N 89-45-19 E 525.00 FT TO POB , TH N 89 DEG 45' 19" E 795.08 FT, TH S 00-04-10 W 497.09 FT, TH NS89 DEG 39' 55" W 794.49 FT, TH N 498.33 FT TO POB. 9.08 A. [2016] (LEGALS FROM APEX LAND SURVEYORS LLC DATED 5/5/2005) TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS: BEG AT PT ON W LINE SEC 4 S 659.77 FT FROM W 1/4 COR OF SEN; TH N 89-45-17 E 525.00 FT; TH S 66 FT; TH S 89-45-19 W 525.00 FT ; TH N 66 FT TO POB 9.08 Comments: Unimproved lot with houses near by Summer Tax Due: \$117.14	NORTH LAKE RD (OFF) MILLINGTON	\$2,100.00
6535	Parcel ID: 023-013-000-3900-00; Legal Description: SEC 13 T14N R7E COM IN CEN OF M-25, 264 FT SW ALG CEN OF M-25 FROM PT THAT IS DUE W 150 FT FROM W SIDE OF ROAD ALG E SIDE OF SEC, TH N 243.5 FT, TH SW PAR WITH M-25 198 FT, TH S 243.5 FT TO M-25, TH NE 198 FT TO POB. Summer Tax Due: \$29.03	V/L BAY CITY FORESTVILLE RD AKRON	\$2,900.00

6536	Parcel ID: 032-500-111-0200-00; Legal Description: SEC 3 T13N R8E LOT 2 BLK 11 ASSESSOR'S PLAT VILL OF AKRON. Comments: Lots of used tires and debris to get rid of. Other than that the building looks to be in decent shape. Summer Tax Due: \$38.23	4321 BEACH ST AKRON	\$3,000.00
6537	Parcel ID: 035-500-426-6600-00; Legal Description: SEC 28 T14N R11E LOT 66 NORTHWOOD VILLAGE & ESTATES NO 2 VILL OF CASS CITY Comments: Nice raised and dry building site at the end of spruce street. Always check with the Local Unit Assessor to confirm you can build. Summer Tax Due: \$143.08	V/L SPRUCE ST CASS CITY	\$1,500.00
6539	Parcel ID: 036-500-400-1000-00; Legal Description: SEC 16 T13N R8E LOT 10 BLK 1 PHILLIPS ADD VILL OF FAIRGROVE. Comments: Be ready to spend some money bringing this house back, but if you have always dreamed of a teal laundry room then you are in luck... Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$429.98	4969 POPLAR ST FAIRGROVE	\$2,900.00
6540	Parcel ID: 037-001-000-0600-00; Legal Description: SEC 1 T14N R10E COM 3 RDS N & 11 RDS E OF NE COR OF LOT 13 BLK 5 JAMES CLEAVER'S ADD, TH E 27 FT, TH N 11 RDS, TH W 27 FT, TH S 11 RDS TO POB. VILL OF GAGETOWN. Comments: Irregular shaped corner lot. Summer Tax Due: \$185.34	GIFFORD ST GAGETOWN	\$2,100.00
6542	This lot is a "bundle" comprised of 2 parcels (1 of 2) Parcel ID: 042-007-000-1100-00; Legal Description: SEC 7 T12N R7E COM AT SW COR OF E 1/2 OF NW 1/4, TH E 9.74 CHS, TH NWLY ALG REESE DRN 14 CHS UNTIL PAR WITH POB, TH 9.92 CHS, TH S TO POB. 4 A. VILL OF REESE. Comments: Be sure to do your research on this parcel. There is a lot going on here, in my pics I tried to only take pics of the vacant trailers. Looks like about two thirds are occupied, some are in pretty rough shape. Drive slow as the road has some serious potholes going on. There is electricity on at some properties. Just too many things to list if anyone is genuinely interested I would start by contacting the local officials and going there in person. (2 of 2) Parcel ID: 042-007-000-1200-00; Legal Description: SEC 7 T12N R7E COM AT PT ON W LN OF NW 1/4 657 FT S OF NW COR OF NW 1/4 TH E 529.5 FT TO CL OF REESE DRN, N IN CL OF DRN 124 FT TO AN ANGLE PT IN DRN, NWLY IN CL OF DRN 257 FT TO PT 297 FT E OF W LN OF NW 1/4, TH N 115.25 FT, E 148.5 FT, N 78.375 FT, E 386.85 FT TO E LN OF W 1/2 OF NW 1/4, S 1741.24 FT TO CL OF REESE DRN, SELY IN CEN OF DRN 940 FT TO S LN OF NW 1/4, W 819.8 FT TO E RR R/W LN, NWLY ALG E R/W LN 1199.07 FT TO W LN OF NW 1/4, N 998 FT TO POB EX THAT PT OF E 1/2 OF NW 1/4 LYING W OF DRN & EX COM 821 FT S OF DRN, TH E 529.5 FT TO CEN OF REESE DRN, S 123 FT, W 529.5 FT, N 123 FT TO POB EX COM 657 FT S OF NW COR OF SEC, TH S 164.53 FT, E 537.75 FT TO CL OF DRN, NLY 164.74 FT TO PT 529.5 FT E OF POB, W TO POB & EX COM 226.875 FT S & 828.95 FT E OF NW COR OF SEC, TH S 1741.2 FT TO CL OF DRN, NW & N ALG DRN TO PT 529.5 FT E & 657 FT S OF NW COR OF SEC, N 124 FT TO AN ANGLE PT IN DRN NWLY 257 FT TO PT 297 FT E OF W SEC LN & 420.5 FT S OF N SEC LN, NLY 115.25 FT, ELY 148.5 FT, NLY 78.375 FT, ELY 386.85 FT TO POB. 40 A. Summer Tax Due: \$4,003.65	1655 S REESE REESE; 1655 S REESE RD REESE	\$299,750.00
6544	Parcel ID: 050-003-310-1200-00; Legal Description: SEC 03 T12N R9E COM 9.5 RDS S OF NE COR OF SE 1/4 OF SW 1/4, TH S 4 RDS, TH W 14 RDS, TH N 4 RDS, TH E 14 RDS TO POB VILL OF CARO. Comments: If unfinished projects are your thing this is the place for you. Looks the the plan was for this to be a two unit rental, what they ended up with is a extra house to use as storage and dump garbage. Summer Tax Due: \$707.60	520 S ALMER ST CARO	\$5,900.00
6545	Parcel ID: 050-034-000-0200-00; Legal Description: SEC 34 T13N R9E COM 198 FT W OF S 1/4 COR OF SD SEC, TH N 198 FT, TH W 99 FT, TH S 198 FT, TH E 99 FT TO POB. .45 A. VILL OF CARO. Comments: Nice house in the city of Caro. Still in decent condition with a landscaped yard, even has a small stream running through it. Just needs someone to come along and clean it up. Everything important looks to be working and was occupied until recently. In my opinion this is by far the best house option for Tuscola county. Additional Disclosures: 21 (see key for full text) Summer Tax Due: \$2,912.75	500 W GILFORD RD CARO	\$11,500.00
6547	Parcel ID: 050-500-438-0400-00; Legal Description: SEC 34 T13N R9E LOT 4 NORTHWOOD HTS SUB VILL OF CARO. EX COM 35 FT W OF THE NE COR OF SAID LOT 4, TH E 35 FT, TH S 35 FT, TH NW TO POB. ALSO EX THE E 5 FT OF SAID LOT 4. Comments: Could be a nice place to build your future house. Empty lot on the corner of Rodd drive and Cleaver road. Please check with the local unit assessor to confirm you plan to build... Summer Tax Due: \$898.46	V/ L CLEAVER RD	\$2,400.00

6551	Parcel ID: 051-500-124-0850-00; Legal Description: T11N R8E E 1/2 OF LOT 8 BLK 24 PLAT OF CITY OF VASSAR. Summer Tax Due: \$79.69	211 ARCH ST VASSAR	\$1,000.00
------	--	-----------------------	------------

Additional Disclosures Key

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

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

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

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

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.

13: A visual inspection of this parcel indicates **potential environmental contamination**. Visual indicators can include things like used tires, dirty soils, or chemically intensive former uses such as dry cleaning. Prospective bidders should carefully research the condition of this property prior to bidding. You may want to contact the Michigan Department of Environment, Great Lakes, and Energy (EGLE) or other relevant state agencies for additional guidance. EGLE maintains an interactive mapping tool which tracks known environmental contamination sites and can be accessed [here](#). Please note that this tool only reflects sites which are currently known to the state and may not definitely indicate the absence of contamination on this parcel. Purchasers are strongly advised to obtain a **Baseline Environmental Assessment (BEA)**. Some basic information about BEAs can be found [here](#). All sales are made as/is where/is without any representations or warranties. It is the sole responsibility of the purchaser to identify and appropriately handle any environmental contamination that may exist. Please do all necessary research before the auction.

16: This parcel is likely subject to ASSOCIATION FEES which are assessed to cover maintenance and other costs associated with the development in which the parcel is located. Interested parties should verify the existence and extent of association fees and costs prior to bidding.

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

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

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

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.

25: There is evidence posted which indicates that a lender may be attempting to foreclose upon this parcel **after** such parcel was foreclosed for delinquent property taxes. A purchaser may encounter future contact from this lender. Tax foreclosure supersedes the rights of mortgage holders. If a mortgage holder does not foreclose upon their mortgage interest prior to tax foreclosure, their right to do so is generally lost. Typically such mortgage holders were provided all

necessary notice of tax foreclosure but failed to act in a timely fashion to preserve their interest. In rare instances it may be necessary to cancel a sale if a deficiency in notice to such a lender is discovered. Please contact us or ask questions at the sale if you have concerns about this issue.

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

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

33: The interior of this property was not viewed during our inspection. Buildings which are dangerous, occupied, boarded, condemned, or otherwise difficult to enter are inspected from the exterior/curbside only. You are NOT authorized to enter these or any other buildings offered for sale. You should limit your inspection to that which can be made safely from the building's exterior.

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

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.

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 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.

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.

68: This parcel is part of a site condominium development. A condominium "unit" is a form of land ownership which is similar to a traditional subdivision "lot" but is also different in some important respects. Each condominium development is laid out in a document called the **master deed** which outlines the extent and nature of each condominium unit. The master deed also contains rules and restrictions related to construction and permitted use. Construction requirements can include everything from the size or design of buildings to color and orientation on the site. Condominium developments also include "common elements" like streets and sidewalks which are shared across all units. Some developments include amenities like golf courses, clubhouses, beaches, pools, and parks whereas others include only basic infrastructure like roads and sidewalks. Site condominiums also **include association fees** which can be significant. Prospective bidders should **carefully review and understand the master deed and investigate association fees prior to bidding**.