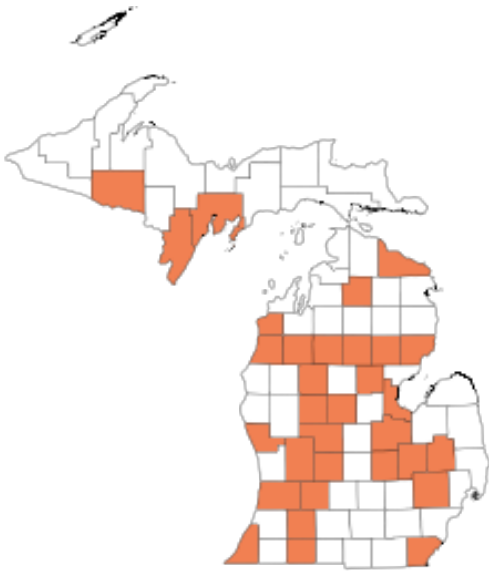


# Public Land Auction

## Round 1 Re-Offer Auction

*September 28th, 2022*

Allegan, Barry, Bay, Benzie, Berrien, Delta, Genesee, Gladwin, Ionia, Iosco, Iron, Isabella, Kalamazoo, Kent, Lapeer, Manistee, Mecosta, Menominee, Missaukee, Monroe, Montcalm, Muskegon, Oakland, Ogemaw, Osceola, Otsego, Presque Isle, Roscommon, Saginaw, Saint Joseph, Shiawassee, and Wexford Counties



### ***Location:***

Online  
[www.tax-sale.info](http://www.tax-sale.info)

### ***Time:***

Auction: 10:00am EDT to 07:00pm  
EDT

*Printed information is subject to change up to the auction start time. Please check each lot listing closely for updates.*



**Follow us on Facebook for the latest updates:**  
**[www.facebook.com/taxsaleinfo](http://www.facebook.com/taxsaleinfo)**

There are two ways to bid in our auctions:

**ONLINE AT [WWW.TAX-SALE.INFO](http://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](http://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](http://www.tax-sale.info) for the latest information

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

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

## Rules and Regulations

### 1. Registration

You must create an online user account at [www.tax-sale.info](http://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](http://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](http://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](http://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.**

# Allegan

Lot #	Lot Information	Address	Min. Bid
6508	<b>Parcel ID:</b> 12-418-040-00; <b>Legal Description:</b> LOT 40 BLK 18 LOWER SCOTT LAKE SUBDIVISION 2 SEC 4 T1N R15W. <b>Comments:</b> This vacant lot is approximately 0.07 acres of land. The lot is wooded with vegetation throughout. Level ground. Quiet country. <b>Summer Tax Due:</b> \$1.22		\$750.00
6514	<b>Parcel ID:</b> 15-030-010-10; <b>Legal Description:</b> COM AT N 1/4 COR TH W 1595.14' TH S 488.66' TH W 381.67' TO E LINE US 131 TH N 07 DEG 44' 43 E 393.62' TH W 30.33' TH N 07 DEG 44' 23 E 101.38' TO N LINE OF SEC TH E 334.95' TO POB SEC 30 T2N R11W (05). <b>Comments:</b> Please note: There is NO legal road access (all easements have expired) and MDOT has declined to give new easement access due to steep terrain from the nearest public road. The buyer would have to pursue a new easement from the adjacent landowner to gain legal access. It may be possible to obtain an easement by necessity through circuit court action though this is not guaranteed. You may wish to consult with a licensed attorney with respect to this possibility. There is NO sewer hookup to this property. The sewer previously ran to the adjacent home development for processing, but that is now disconnected and will not be reconnected in the future. The city sewer does not run to this property and the state has declined on-site sewage disposal requests in past years. At the very least, the buyer will be dealing with some very serious challenges to get legal road and sewer access to this property. This building sits on approximately 3.98 acres of land. It was previously a car wash. Most of the exterior equipment such as the vacuum stations and the do it yourself washing bays have been removed but it looks like much of the larger equipment inside the building is still present. There are large pressure tanks inside the building. There are 4 bays for manual washing and one drive through automatic washing bay. The auto washing bay has garage doors but it looks like one may be slightly damaged. The shingled roof looks newer showing no signs of damage. Brick exterior looks good except for a small section above one of the DIY washing bays. An electric meter has been removed from an electric post on the North West section of the property. Electric and gas meter on the building are still hooked up. Large paved parking lot wraps around the entire building. Some debris and garbage here and there but nothing to difficult to clean up. There are three vacuum stations that have been dismantled. Large open grassy field on the South and West portions of the property. <b>Additional Disclosures:</b> 7 (see key for full text) <b>Summer Tax Due:</b> \$2,087.84	1154 116TH AVE MARTIN	\$69,300.00

## Barry

Lot #	Lot Information	Address	Min. Bid
802	<b>Parcel ID:</b> 03-036-034-10; <b>Legal Description:</b> NW 1/4 SE 1/4 SEC 36 T1N R9W. ALSO E 1/2 NE 1/4 SW 1/4 SEC 36 T1N R9W. ALSO COM NW CORNER S 5 ACRES OF W 1/2 NE 1/4 SW 1/4 SEC 36 T1N R9W FOR POB, TH N 198FT, TH E 660FT, TH S 198FT, TH W 660FT TO POB. EX COM SW CORNER E 1/2 NE 1/4 SW 1/4 SEC 36 T1N R9W FOR POB; TH N0°05'W 465.8FT, TH N89°59'25"E 467.8FT, TH S0°05'E 465.8FT, TH S89°59'25"W 467.8FT TO POB. SUBJECT TO EASEMENT FOR INGRESS/EGRESS OVER 66FT WIDE PARCEL LYING N AND ADJ TO SD EXCEPTION AND EXTENDING 660FT W'LY TO LAND RD. 57.9 ACRES (12) (SPLIT FROM 036-034-00 FOR 2013) <b>Comments:</b> This property was split from the original owners property who reside next door on approximately 5 acres. This Parcel is on Strewin's Lake <b>Additional Disclosures:</b> 6; 21 (see key for full text) <b>Summer Tax Due:</b> \$960.89	LANG RD HICKORY CORNERS	\$11,750.00

## Bay

Lot #	Lot Information	Address	Min. Bid
911	<b>Parcel ID:</b> 120-R05-000-007-00; <b>Legal Description:</b> UNIT 7 RIVERSIDE MEADOWS CONDOMINIUM, SEC 22 T17N R4E <b>Comments:</b> Approximately 50ft x 260ft lot in a newer subdivision on Jule Drive. There is also 150ft of frontage and ready to build. Always check w/local unit assessor/zoning to verify whether lots are buildable PRIOR to bidding. Back is also nicely wooded! <b>Additional Disclosures:</b> 41; 49 (see key for full text) <b>Summer Tax Due:</b> \$47.02	JULE DR PINCONNING	\$2,997.93
912	<b>Parcel ID:</b> 120-R05-000-008-00; <b>Legal Description:</b> UNIT 8 RIVERSIDE MEADOWS CONDOMINIUM, SEC 22 T17N R4E <b>Comments:</b> Approximately 120ft x 230ft lot in a newer subdivision on Jule Drive. 150 ft of frontage and ready to build. Always check w/local unit assessor/zoning to verify whether lots are buildable PRIOR to bidding. Back is nicely wooded! <b>Additional Disclosures:</b> 41; 49 (see key for full text) <b>Summer Tax Due:</b> \$39.78	JULE DR PINCONNING	\$3,346.73
913	<b>Parcel ID:</b> 120-R05-000-009-00; <b>Legal Description:</b> UNIT 9 RIVERSIDE MEADOWS CONDOMINIUM, SEC 22 T17N R4E <b>Comments:</b> Approximately 120ft x 250ft lot in newer subdivision on Jule Drive. 150ft of frontage and ready to build. Always do your research w/local unit assessor/zoning for your plan. Back is nicely wooded. <b>Additional Disclosures:</b> 41; 49 (see key for full text) <b>Summer Tax Due:</b> \$39.78	JULE DR PINCONNING	\$3,354.79
923	<b>Parcel ID:</b> 160-028-191-007-00; <b>Legal Description:</b> N 26 FT OF LOT 9 & ALL LOT 10 & W 1/2 OF VAC JEFFERSON ST ADJ TO N 10 FT OF SD LOT 10 BLK 270 VILL OF PORTSMOUTH <b>Comments:</b> Vacant lot with a garden. There is also a camper on the lot and some poured cement(old driveway maybe). Camper is not part of the sale. <b>Additional Disclosures:</b> 21; 23 (see key for full text) <b>Summer Tax Due:</b> \$92.43	304 S JEFFERSON ST BAY CITY	\$1,000.19

## Benzie

Lot #	Lot Information	Address	Min. Bid
1000	<p><b>Parcel ID:</b> 02-504-188-00; <b>Legal Description:</b> COM NE COR LOT 2 BLK 28 TH ALG W'LY ROW MICH AVE S 00 DEG 06'37"W 309.50 FT TH N 89 DEG 18'46"W 397 FT TO POB TH N 89 DEG 18'46"W 473.10 FT TH N 00 DEG 17'14"E 306.40 FT TH S 89 DEG 31'00"E 473.13 FT TH S 00 DEG 17'39"W 308.08 FT TO POB VILLAGE OF BENZONIA 3.34 A M/L</p> <p><b>Comments:</b> Parcel sits directly west of the TSC Farm store on US 31 in Benzonia. Simplest access is off the unimproved extension of Barber Street, running south from River Street. You'll want to verify that this section of Barber Street has not been vacated prior to bidding. There is a lift station and elevated bed septic on this property .... not sure who it belongs to or if there is an easement in place to perpetuate it. Generally level, dry lands here, with few trees. May hold great potential for development.</p> <p><b>Summer Tax Due:</b> \$1,502.82</p>	OFF MICHIGAN AVE BENZONIA	\$11,704.13
1003	<p><b>Parcel ID:</b> 08-023-012-00; <b>Legal Description:</b> N 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 SEC 23 T26N R13W 10 A M/L</p> <p><b>Comments:</b> Square ten acre parcel, 660' on the paved county road x 660' deep. There is a 30x48 storage barn here, but it has been dissected and large sections of the steel siding are missing. It's full of rummage sale grade stuff that is generally trash. Nicely wooded. Has a small lower area that isn't marshly, but it is a little damp. Mixed varieties here. There is a driveway cut in along the south line of the parcel. Power service pole to the property, but the line has been dropped by the utility provider. A couple of abandoned vehicles and a sailboat here that we do not have title to, and are not included in the sale. Could be a great home site or northern getaway. <b>Additional Disclosures:</b> 21 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$103.30</p>	N REYNOLDS RD INTERLOCHEN	\$2,258.20

## Berrien

Lot #	Lot Information	Address	Min. Bid
6842	<p><b>Parcel ID:</b> 07-5620-0075-00-8; <b>Legal Description:</b> PT OF LOTS 74 &amp; 75 SUPERVISOR'S PLAT OF ORCHARD BEACH COM 124.15' S43DEG10'W OF NE COR LOT 73 TH S43 DEG10'W 62.22'TH N45DEG W 82.83'TH N45DEG30'E 59.95'TH S46DEG36'E 80.35'TO POB</p> <p><b>Comments:</b> This house sits on approximately 0.12 acres of land. This is an interesting little house. Its built up off the ground by some stacks of cinder blocks. Surrounded by wet lands. There are wetland plants growing up right next to the exterior walls. Small home. Three bedroom one bathroom home. Individual electric heaters built onto a few rooms in the house. Looks like it was used at a summer cottage. Basically cleaned out but still has some of the house furniture. Some of the floors felt slightly bowed. The shingled roof was in fair shape. No leaks seen. The wood siding could use a good sanding and new paint job. The house is in overall fair shape. It wouldn't take much to get this place in good shape. It has a lot of potential but the wet lands is a little concerning. There are other homes next to this house that don't appear to be on wetlands. The ground may be quite sound.</p> <p><b>Additional Disclosures:</b> 41 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$1,544.87</p>	15155 LAKESIDE AVE LAKESIDE MI	\$6,689.22
6874	<p><b>Parcel ID:</b> 51-5000-0045-00-0; <b>Legal Description:</b> LOT 45 MC ALISTER ADD TO CITY OF BENTON HARBOR <b>Comments:</b> Please note: This home was recently damaged in a fire. We'll update with more details as they become available. This house sits on approximately 0.14 acres of land. The house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Block foundation looks solid. Debris on the back side of the home. Gas meter and electric meter both still hooked up. A few of the windows are broken and have not been repaired or boarded. The house has furniture and food in the inside. Shingled roof looks to be in fair condition. The siding could use some repairs. This house will need work but there is potential. <b>Additional Disclosures:</b> 47; 6; 11 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$507.18</p>	1040 LAVETTE ST BENTON HARBOR MI	\$2,704.79
9996874	<p><b>Parcel ID:</b> 51-5000-0045-00-0; <b>Legal Description:</b> LOT 45 MC ALISTER ADD TO CITY OF BENTON HARBOR <b>Comments:</b> Please note: This home was recently damaged in a fire. We'll update with more details as they become available. This house sits on approximately 0.14 acres of land. The house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Block foundation looks solid. Debris on the back side of the home. Gas meter and electric meter both still hooked up. A few of the windows are broken and have not been repaired or boarded. The house has furniture and food in the inside. Shingled roof looks to be in fair condition. The siding could use some repairs. This house will need work but there is potential. <b>Additional Disclosures:</b> 47; 11; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> TBA</p>	1040 LAVETTE ST BENTON HARBOR MI	\$2,704.79



## Delta

Lot #	Lot Information	Address	Min. Bid
1912	<p><b>Parcel ID:</b> 051-370-2919-179-009; <b>Legal Description:</b> LOTS 1 &amp; 2 OF BLK 7 OF THE I STEPHENSON COS PLAT OF NORTH ESCANABA <b>Comments:</b> This is a substantial, well built commercial building in Escanaba. Originally the Skraadski Hotel and Bar/Restaurant. It is in need of substantial investment to make it functional again. The entire building is outfitted with terrazzo floors, a certain sign of its quality workmanship when built. Unfortunately, in recent years, the roof has been allowed to deteriorate, and now the interior of the entire building is a waterlogged mess. This building is solid and straight. But its use needs a repurposing, and the mechanical systems and surfaces all need a re-do. With current building codes, the best use of this building would be to convert it to a single occupancy type. Offices, multi-family residential, or single use occupancy would be most efficient and economical. The "hotel" rooms in the upper floor share communal baths. No longer a desirable feature. And they're all quite small. This building may also make a great commercial incubator type property for start up businesses, studios, and office functions. In any instance, the building needs a roof immediately, followed by a complete clean-out and cleaning. Investment in all mechanical systems will be a significant cost. The property has very limited off street parking. This is a building that, if done right, could cost at least \$500,000 to bring back into function. But the "bones" here are rock solid. <b>Additional Disclosures:</b> 65 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$733.86</p>	1431 SHERIDAN RD ESCANABA	\$8,014.41

# Genesee

Lot #	Lot Information	Address	Min. Bid
8313	<b>Parcel ID:</b> 07-36-528-029; <b>Legal Description:</b> LOTS 49 AND 50 ROMAYNE HEIGHTS <b>Comments:</b> The home that once stood here was demolished late last year. This is now a vacant lot. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$460.57	1029 WILLIAMSON AVE FLINT	\$4,124.15
8326	<b>Parcel ID:</b> 14-01-300-014; <b>Legal Description:</b> N 65 FT OF S 186.63 FT OF E 200 FT OF SW 1/4 SEC 1 T8N R6E .30 A <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$216.45	8021 BENSON RD MOUNT MORRIS	\$5,545.63
8358	<b>Parcel ID:</b> 18-26-300-018; <b>Legal Description:</b> W 86 FT OF E 15 A OF N 1/2 OF N 1/2 OF SW 1/4 SEC 26 T9N R6E TO 1804300028 <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$788.69	2361 BINGHAM RD CLIO	\$13,746.94
8364	<b>Parcel ID:</b> 40-01-255-016; <b>Legal Description:</b> HILLCREST LOT 711. <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$543.50	218 E JACKSON AVE FLINT	\$1,849.48
8428	<b>Parcel ID:</b> 40-15-457-023; <b>Legal Description:</b> WEST COURT GARDENS. LOTS 343 344 AND 345. <b>Comments:</b> This house unfortunately suffered a fire recently and has damage on the exterior and interior of the home. <b>Additional Disclosures:</b> 33; 11 (see key for full text) <b>Summer Tax Due:</b> \$1,102.40	1047 MEIDA ST FLINT	\$4,976.13
8518	<b>Parcel ID:</b> 41-16-476-011; <b>Legal Description:</b> EVERGREEN VALLEY NO. 1 LOT 216 EXC WLY 35 FT; ALSO WLY 40 FT OF LOT 217. <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$1,230.72	3808 KENT ST FLINT	\$45,719.14
8529	<b>Parcel ID:</b> 41-19-102-007; <b>Legal Description:</b> FENTON STREET SUBDIVISION LOTS 306 307 AND 308 EXC NLY 7 FT; ALSO LOT 309 <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> \$616.89	951 W TWELFTH ST FLINT	\$5,952.04
8628	<b>Parcel ID:</b> 47-33-358-021; <b>Legal Description:</b> UNPLATTED PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 33 T8N R7E. COM AT THE INT OF THE E LINE OF WESTERN RD WITH THE S LINE OF RICHFIELD RD AND RNG TH N 89 DEG 07 MIN E ALG SD S LINE 275 FT; TH S 0 DEG 57 MIN E 1073.27 FT; TH N 89 DEG 18 MIN E 785 FT FOR POB; TH N 89 DEG 18 MIN E 45 FT; TH S 0 DEG 57 MIN E 100 FT; TH S 89 DEG 18 MIN W 45 FT; TH N 0 DEG 57 MIN W 100 FT TO POB. <b>Comments:</b> This house was the subject of a very recent fire. We are unsure of the extent of damage, but please be aware that there is damage to the home. <b>Additional Disclosures:</b> 33; 11 (see key for full text) <b>Summer Tax Due:</b> \$712.53	3006 AGREE AVE FLINT	\$4,441.23
8660	<b>Parcel ID:</b> 14-13-555-054; <b>Legal Description:</b> LOT 169 DAVID BERGER SUB NO 2 SEC 13 T8N R6E <b>Comments:</b> This is an occupied single story home on Penwood Rd in Mt Morris. <b>Additional Disclosures:</b> 6 (see key for full text) <b>Summer Tax Due:</b> \$125.22	6058 PENWOOD RD MOUNT MORRIS	\$3,435.29
8661	<b>Parcel ID:</b> 14-13-582-025; <b>Legal Description:</b> LOT 543 ARLINGTON MANOR NO 9 SEC 13 T8N R6E <b>Comments:</b> This is an occupied two-story home on Orange Blossom Ln in Mt Morris. <b>Additional Disclosures:</b> 6 (see key for full text) <b>Summer Tax Due:</b> \$165.29	1150 ORANGE BLOSSOM LN MOUNT MORRIS	\$4,705.41
8662	<b>Parcel ID:</b> 46-35-384-041; <b>Legal Description:</b> WOODWARD SQUARE LOT 335; ALSO LOT 334 EXC N 1/2 <b>Comments:</b> This is an occupied home on Le Erda Ave in the City of Flint. <b>Additional Disclosures:</b> 6 (see key for full text) <b>Summer Tax Due:</b> \$627.21	3410 LE ERDA AVE FLINT	\$10,856.62
9998326	<b>Parcel ID:</b> 14-01-300-014; <b>Legal Description:</b> N 65 FT OF S 186.63 FT OF E 200 FT OF SW 1/4 SEC 1 T8N R6E .30 A <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> TBA	8021 BENSON RD MOUNT MORRIS	\$5,545.63
9998518	<b>Parcel ID:</b> 41-16-476-011; <b>Legal Description:</b> EVERGREEN VALLEY NO. 1 LOT 216 EXC WLY 35 FT; ALSO WLY 40 FT OF LOT 217. <b>Additional Disclosures:</b> 33 (see key for full text) <b>Summer Tax Due:</b> TBA	3808 KENT ST FLINT	\$45,719.14

## Gladwin

Lot #	Lot Information	Address	Min. Bid
2207	<b>Parcel ID:</b> 030-107-000-005-00; <b>Legal Description:</b> 17 1E GRANTS SUB, ASSESSORS PLAT OF LOT 5. <b>Comments:</b> .19 acre lot with 40~ feet of gravel road frontage on Grant. Paved driveway. Land is generally clear, with a few mature trees near the boundaries. Main structure is a mobile home that has been added onto and built over. Interior has been demolished. Roof is in bad shape, and it looks like critters have invaded the attic space through the soffit. <b>Additional Disclosures:</b> 50; 17; 5 (see key for full text) <b>Summer Tax Due:</b> \$416.04	4156 GRANT RD	\$8,460.74
2208	<b>Parcel ID:</b> 030-145-000-045-10; <b>Legal Description:</b> 17 1E LAUREL SUB LOTS 45-46-47 & 48 EXC E 50FT OF LOTS 47 & 48. <b>Comments:</b> 1.04 acres of lightly wooded land with gravel road frontage on Burling. Gravel driveway. The garage has roof issues, but seems sound otherwise. The mobile home is in dire condition. A portion of the roof has collapsed, and the door has been left open. <b>Additional Disclosures:</b> 17; 5 (see key for full text) <b>Summer Tax Due:</b> \$447.39	1111 BURLING DR BEAVERTON	\$17,089.24
2220	<b>Parcel ID:</b> 060-150-000-107-00; <b>Legal Description:</b> 20 1W MANCHESTER REALM SUB LOT 107. <b>Comments:</b> .37 acre parcel. 75~ feet road frontage on Manchester. No driveway. Thick brush, but no real tree cover. Gently slopes to a high point at near the center of the parcel. Near to many lakes. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$80.79	MANCHESTER WAY GLADWIN	\$1,442.70
2225	<b>Parcel ID:</b> 060-200-000-292-00; <b>Legal Description:</b> 20 1W WINCHESTER REALM SUB LOT 292. <b>Comments:</b> 150~ feet frontage on Armchester. No driveway. Hilly and thickly wooded. Slopes towards a marsh at the north of the property. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. <b>Additional Disclosures:</b> 41; 16 (see key for full text) <b>Summer Tax Due:</b> \$115.63	ARMCHESTER CT GLADWIN	\$1,633.92
2226	<b>Parcel ID:</b> 060-200-000-293-00; <b>Legal Description:</b> 20 1W WINCHESTER REALM SUB LOT 293. <b>Comments:</b> 120~ ft paved road frontage on Armchester. No driveway. Drainage culvert alongside road. Property has thick pine growth. Terrain is hilly, sloping down to the east and north. The north gives way to marsh. Sugar Springs is Mid Michigan's Finest Recreational Community in Gladwin, MI Located in north central Michigan, Sugar Springs is a community of more than 1400 vacation/retirement homes nestled in over than 4,000 acres of unspoiled scenery. A convenient drive from most Michigan locales, this community offers an abundance of four-season recreational and social activities. There are yearly Association Fees to investigate by clicking on the link below. <b>Additional Disclosures:</b> 41; 16 (see key for full text) <b>Summer Tax Due:</b> \$121.87	ARMCHESTER CT GLADWIN	\$1,603.54
2235	<b>Parcel ID:</b> 030-145-000-044-10; <b>Legal Description:</b> 17 1E LAUREL SUB LOT 44 EXC THAT PART COM AT NE COR OF LOT 43 TH S 87DEG 43MIN 33SEC E 40FT TH S 120FT M/L TO S LINE OF LOT 44 TH W 75FT M/L ALONG S LOT LINE TO SW COR OF SD LOT 44 TH N 18DEG 34MIN 33SEC E 131.08FT TO POB. <b>Comments:</b> Lots of large old trees in area. The property is in a nice recreational community. The structure itself is in rough shape and far from livable. It's been open to elements for some time. Lots of misc. debris in and around the structure. >100 of gravel road frontage on Burling Dr. Property boundaries are an irregular shape. <b>Additional Disclosures:</b> 63; 5; 17; 62 (see key for full text) <b>Summer Tax Due:</b> \$108.66	1109 BURLING DR BEAVERTON	\$15,523.36

## Ionia

Lot #	Lot Information	Address	Min. Bid
2704	<b>Parcel ID:</b> 081-090-000-055-00; <b>Legal Description:</b> VILLAGE OF LYONS LOT 7 BLK 8 ORIGINAL PLAT LOT 48 BLK 2 HALSTED ADD. <b>Comments:</b> Vacant lot on Baldwin St. Approximately 100ft x 125ft. May have had a house at one time. Small street and quiet neighborhood. Houses in area are older and smaller but generally kept up nice. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$104.83	256 BALDWIN ST LYONS	\$5,670.45

# losco

Lot #	Lot Information	Address	Min. Bid
2837	<b>Parcel ID:</b> 141-O20-009-001-00; <b>Legal Description:</b> MAP OF THE VILLAGE OF WHITTEMORE LOT 1 BLK 9. <b>Comments:</b> Please note: This structure has been condemned by the city. Single story home on 0.15 acres. Paved road frontage on W State St and 2nd. Yard is extremely overgrown. This house has a lot of issues. Missing some floor and joists. Electrical service panel removed. Incomplete siding. Roof leaks, with some mold on the interior ceiling. <b>Additional Disclosures:</b> 32; 5; 50; 31 (see key for full text) <b>Summer Tax Due:</b> \$120.48	301 W STATE ST WHITTEMORE	\$2,313.66

# Iron

Lot #	Lot Information	Address	Min. Bid
2902	<p><b>Parcel ID:</b> 003-300-011-00; <b>Legal Description:</b> PLAT OF TOWN OF AMASA LOT 11. <b>Comments:</b> One story wood frame home in the Craftsman era style in Amasa ... about a dozen miles north of Crystal Falls. Still has original trim and maple floors worth refinishing. She needs a roof really bad, and could use resurfacing all over the interior and exterior. Yard has some debris to deal with. We were pleasantly surprised with the interior of this one. We were expecting much worse from the curb. It really could be a cute little place in the right hands. 1 bedroom up plus a walkthrough and small storage room to the rear, and two main floor bedrooms. Baths and kitchen need replacement. Space heat. We are not sure where the septic for this is .... it could be on the lot to the north (where the motor home is) and that is *not* a part of this sale. <b>Additional Disclosures:</b> 5 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$78.56</p>	311 MAPLE AVE AMASA	\$6,812.88
2913	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 054-168-004-50; <b>Legal Description:</b> ASSESSOR'S PLAT OF MAC KINNON'S ADDITION TO VILLAGE (NOW CITY) OF IRON RIVER S 35' OF LOT 4 BLK 8. <b>Comments:</b> Very original brick bungalow in terrific condition in Iron River. Unpainted wood trim including cove moldings and picture rail. Restorable maple floors up and down. A wonderful fireplace and built-ins. One generous sized bedroom on the main floor, and two (one a walkthrough) upstairs that are somewhat tiny. Spacious kitchen calling for a nice upgrade. Newer steel roof. fully outfitted in storm sash and screen that isn't all beat up like what we usually see. Someone took very good care of this home for years. Now it can be yours. We're not sure why, but the power to this home has been dropped by the service provider. Sale consists of a second, small vacant parcel to the rear, which is parking for this parcel and access to the alley.</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 054-201-008-50; <b>Legal Description:</b> PLAT OF IRON RIVER BUS MEN'S ASSN (LIMITED) ADDITION TO VILLAGE OF IRON RIVER S 35' LOT 8 BLK 1. <b>Summer Tax Due:</b> \$638.33</p>	747 FOURTH AVE IRON RIVER;  747 FOURTH AVE IRON RIVER	\$4,793.29
2914	<p><b>Parcel ID:</b> 054-182-001-00; <b>Legal Description:</b> IRON RIVER REALTY CO ADDITION TO VILLAGE (NOW CITY) OF IRON RIVER LOT 1 BLK 2 (132-4TH AVE). <b>Comments:</b> Small 1.5 story wood frame construction home in Iron River. 2 car detached garage in pretty decent condition. This home has a ton of potential. It needs a good cleaning, and probably a roof soon. We did notice water stains on a couple of ceilings and the shingle looks shady in a few spots. Maple floors worth restoring. There is no furnace in this house, instead it is heated by a couple of space heaters. They're probably underperformers in UP weather. Older 100A electric service is intact but an upgrade wouldn't hurt either. Two bedrooms up, one more and the bath down. the power was still on when we were there in early June, inferring that it has been occupied into the spring of 2022.</p> <p><b>Summer Tax Due:</b> TBA</p>	132 FOURTH AVE IRON RIVER	\$5,731.23

## Isabella

Lot #	Lot Information	Address	Min. Bid
6603	<b>Parcel ID:</b> 06-033-40-002-02; <b>Legal Description:</b> LAND COM 16 RDS W OF SE COR OF SW 1/4 OF SE 1/4 SEC 33 T15N R3W TH N 20 RDS W 16 RDS S 20 RDS E 16 RDS TO POB <b>Comments:</b> Currently occupied (6/21/22). Mobile home with a detached garage. Garage looks a little rough from the road and mobile is decent. Nice wooded setting. Lot roughly 260ft x 300ft deep. Paved road and quiet neighborhood. Did not inspect any further due to occupancy. <b>Additional Disclosures:</b> 17; 6; 33 (see key for full text) <b>Summer Tax Due:</b> \$226.50	8707 E BASELINE RD MOUNT PLEASANT MI 48858	\$2,319.14

# Kalamazoo

Lot #	Lot Information	Address	Min. Bid
3259	<b>Parcel ID:</b> 15-18-171-002; <b>Legal Description:</b> WOLVERTONS REVISED ADDITION LOT 17 BLK 3. <b>Comments:</b> This vacant lot is approximately 0.18 acres of land. Sits on the corner of Rose St and N Spruce St. The lot had a a large metal "dumpster" that looks like it attaches to a large piece of construction equipment. There was a mechanical brush for brushing roads. Pile of railroad ties and street signs. It appears the lot was possibly being used to store construction equipment. There is a pile of dirt as well as a couple small piles of gravel. Open dirt/gravel lot. No trees. It appears there was a building on this property at one point in time but has since been removed. The SEV does not accurately reflect the current value of the property. <b>Additional Disclosures:</b> 42; 23 (see key for full text) <b>Summer Tax Due:</b> \$306.47	421 N SPRUCE ST VICKSBURG	\$18,914.72
3261	<b>Parcel ID:</b> 90-0007-265-O; <b>Legal Description:</b> SEC 7-3-11 COM AT S1/4 POST SEC 7 TH W ALG S LI SD SEC 330 FT FOR POB TH CONT W 132 FT TH N 193 FT TH E 132 FT TH S 193 FT TO POB RES S 33 FT FOR HWY PURPOSE. <b>Comments:</b> This house sits on approximately 0.49 acres of land. This is a nice house in a nice neighborhood. Sits at the end of Romence Road so there is little to no traffic. The road in front of the home is torn up at the moment due to construction but I imagine they will repave it when they are finished. Two bedroom, two bathroom. There are four floors on this house. Lots of space. Foundation is solid. Shingled roof looks to be in good shape. Mix of vinyl and brick siding. Paved driveway leads to an attached two car garage. The house is full of personal property. There is an old Cadillac parked in the garage as well as a couple riding mowers. Submersed well in front of the home but there is also a water pressure tank in the basement. We found a small amount of mold in the basement. Looks like the foundation is seeping a bit of water. It is in the early stages and could be cut out and cleaned. Some of the roof fascia and gutters need minor repairs. Breaker box in basement intact. Water heater and furnace still present. It looks like the house belongings were being packed up at one point but was never finished. This house has a ton of potential. We don't see these too often. Nice grassy front and back yard. <b>Additional Disclosures:</b> 21 (see key for full text) <b>Summer Tax Due:</b> \$4,432.96	4208 ROMENCE RD PORTAGE	\$16,472.31



## Kent

Lot #	Lot Information	Address	Min. Bid
3371	<b>Parcel ID:</b> 41-23-15-300-033; <b>Legal Description:</b> PART OF SW 1/4 COM ON W SEC LINE 1728 FT N FROM SW COR OF SEC TH N ALONG W SEC LINE 100 FT TH ELY PERP TO W SEC LINE 140 FT M/L TO LT BANK OF THORNAPPLE RIVER TH SLY ALONG SD RIVER BANK TO A LINE EXT ELY PERP TO W SEC LINE FROM BEG TH WLY 160 FT M/L TO BEG * SEC 15 T5N R10W 0.34 A. <b>Comments:</b> Irregular shaped lot along Thornapple River. Check with local unit building authority as to use and easement for utility company. <b>Summer Tax Due:</b> \$604.69	8120 THORNAPPLE RIVER DR SE CALEDONIA	\$4,158.75
9993371	<b>Parcel ID:</b> 41-23-15-300-033; <b>Legal Description:</b> PART OF SW 1/4 COM ON W SEC LINE 1728 FT N FROM SW COR OF SEC TH N ALONG W SEC LINE 100 FT TH ELY PERP TO W SEC LINE 140 FT M/L TO LT BANK OF THORNAPPLE RIVER TH SLY ALONG SD RIVER BANK TO A LINE EXT ELY PERP TO W SEC LINE FROM BEG TH WLY 160 FT M/L TO BEG * SEC 15 T5N R10W 0.34 A. <b>Comments:</b> Irregular shaped lot along Thornapple River. Check with local unit building authority as to use and easement for utility company. <b>Summer Tax Due:</b> TBA	8120 THORNAPPLE RIVER DR SE CALEDONIA	\$4,158.75

## Lapeer

Lot #	Lot Information	Address	Min. Bid
3608	<p><b>Parcel ID:</b> L20-59-601-040-00; <b>Legal Description:</b> CITY OF LAPEER ORIGINAL PLAT NW 1/4 N 8.50 FT OF LOT 6 &amp; S 33 FT OF LOT 7, BLOCK 52 (L=1 P=73 SEC 5, T7N-R10E)</p> <p><b>Comments:</b> This house sits on approximately 0.09 acres of land. This property was occupied on last visit. Former owner was upset about losing property. Please use caution and be respectful if visiting this property in person. Street parking only. Vinyl siding in good shape other then a few spots that need re-adjusting. Poured concrete back porch area. Shingled roof looked to be in good shape as well. Roofed over front porch. Chain link fenced in back yard. Block foundation looked solid. New looking windows. Gas and electric meter were still hooked up and appear active. Nice property. <b>Additional Disclosures:</b> 33; 6 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$629.12</p>	511 N MADISON ST LAPEER	\$7,054.00

# Manistee

Lot #	Lot Information	Address	Min. Bid
4000	<p><b>Parcel ID:</b> 02-008-225-11; <b>Legal Description:</b> PT NW 1/4, COM AT NW COR OF S 1/2 S 1/2 NW 1/4 NW 1/4, TH S 175 FT, TH E 300 FT, TH S 50 FT, TH S 89 DEG 22 MIN 41 SEC E 325 FT, TH N 225 FT, TH N 89 DEG 22 MIN 41 SEC W 625.09 FT ALG N LI OF S 1/2 S 1/2 NW 1/4 NW 1/4 TO POB. 2.76 A*M/L. SEC 8 T23N R15W. <b>Comments:</b> Corner parcel at Linderman Road and Johnson Court. 2.76 acres. An area of newer, well kept homes. We marked the corner on Johnson Ct with pink survey tape. Rolling, mostly open land. A nice piece of dirt! Johnson Court is a private non-exclusive easement road. There is a recorded survey (2002-0661) indicating that these parcels have access from that road as well as Lindeman Road.</p> <p><b>Summer Tax Due:</b> \$806.29</p>	LINDERMAN RD BEAR LAKE	\$4,111.17

## Mecosta

Lot #	Lot Information	Address	Min. Bid
4320	<b>Parcel ID:</b> 10 039 021 000; <b>Legal Description:</b> SEC 13 T14N R09W LOTS 21, 22, 23 GOLF PORT ESTATES # 1. <b>Comments:</b> Canadian Lakes is private residential community where vibrant recreational life joins an active social life in the incredibly beautiful woodlands of northern Michigan. Within the 11 square miles of rolling hills, serene waterways and lush greenlands, members and their guests experience 700 acres of all-sports lakes with five beaches, three unmatched golf courses and delectable dining. Please investigate the Yearly Association Dues. <b>Additional Disclosures:</b> 16 (see key for full text) <b>Summer Tax Due:</b> \$51.16	9690 PERE MARQUETTE DR STANWOOD	\$851.41

## Menominee

Lot #	Lot Information	Address	Min. Bid
4408	<p><b>Parcel ID:</b> 051-026-290-20; <b>Legal Description:</b> SEC 34 T32N R27W PRT OF NE1/4 OF SW1/4 BEG AT SW COR OF 23RD AVE &amp; 21ST ST TH W130.5' S130' E130.5' N ALG W LN OF 21ST ST 130.16' TO POB. <b>Comments:</b> Former dentists office. Mid-century modern design. Quality construction. The forward part of the building is pretty solid and will need cleaning but not major repair. The back end has a very bad roof and the space back there will need to be gutted and redone. 4 small offices, reception and work space up front, larger office and storeroom to the rear. All needs a good roof and some attention to soffits. Parking for an≈bout 15 vehicles. Check with the zoning folks to assure that your plans meet allowed uses under ordinance.</p> <p><b>Summer Tax Due:</b> \$2,350.31</p>	2101 23RD AVE MENOMINEE	\$9,942.41

## Missaukee

Lot #	Lot Information	Address	Min. Bid
4502	<b>Parcel ID:</b> 009-490-027-00; <b>Legal Description:</b> SEC 11 T22N R8W LOT 27 MISSAUKEE PARK 2ND ADD. <b>Comments:</b> Cute little 3BR 1BA cottage on a waterfront 50' lot on Lake Missaukee. Beautiful sandy beach. Sits on a bluff with steps about 20 feet above lake level. 20's era cottage has had a mid-century remodel with paneling and acoustic tile ceiling, and a more recent bathroom upgrade. The kitchen has a pass thru window to a rear porch that serves as a three seasons dining room. 3 bedrooms plus a fourth walk-thru room upstairs. It sleeps around 8 comfortably. Nice glass porch across the front with great views of this very popular all-sports lake. Roof isn't horribly old. This is dated and modest, but in excellent overall condition and should be move-in ready. You should be able to enjoy this, this year! <b>Summer Tax Due:</b> \$733.97	7128 W LAKE ST LAKE CITY	\$11,497.67

## Monroe

Lot #	Lot Information	Address	Min. Bid
4606	<p><b>This lot is a "bundle" comprised of 3 parcels</b></p> <p><i>(1 of 3)</i> <b>Parcel ID:</b> 07 765 272 00; <b>Legal Description:</b> SEC 29 T6S R10E BREST BAY GROVE SUBDIVISION LOTS 272 &amp; 273. <b>Comments:</b> Vacant lot close to lake and park. Property is also wooded. There is a clay berm surrounding this property preventing practical access. These lots are unbuildable, please be aware. <b>Additional Disclosures:</b> 49; 41 (see key for full text)</p> <p><i>(2 of 3)</i> <b>Parcel ID:</b> 07 765 274 00; <b>Legal Description:</b> SEC 29 T6S R10E BREST BAY GROVE SUBDIVISION LOTS 274 &amp; 275. <b>Comments:</b> Technically not lake front but you can see the lake from the front of the house. It is located in Brest Bay Grove. May not be buildable. Nice homes in vicinity. <b>Additional Disclosures:</b> 41; 49 (see key for full text)</p> <p><i>(3 of 3)</i> <b>Parcel ID:</b> 07 765 280 00; <b>Legal Description:</b> SEC 29 T6S R10E BREST BAY GROVE SUBDIVISION LOTS 280 &amp; 281. <b>Comments:</b> No road access to this lot (unimproved road). Heavy woods and terrain challenged. Close to Lake Erie in Brest Bay Grove Sub. Approximately 100 x 100ft sq. <b>Additional Disclosures:</b> 41; 8; 49 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$8.32</p>	<p>ELM ST, NEWPORT;</p> <p>ELM ST, NEWPORT;</p> <p>MAPLE ST, NEWPORT</p>	\$1,115.02

## Montcalm

Lot #	Lot Information	Address	Min. Bid
7220	<b>Parcel ID:</b> 014-170-011-00; <b>Legal Description:</b> LOTS 11 & 12 NELSON'S ADDITION TO VILLAGE OF GOWEN. <b>Comments:</b> Parcel is triangular in shape. Landlocked by other parcels. May be easement but not seeing one. Parcel with driveway (not same owner as far as I can see) back roped off w/ no trespass signage. <b>Summer Tax Due:</b> \$18.54	LANGSTON ST GOWEN MI	\$1,083.79



# Muskegon

Lot #	Lot Information	Address	Min. Bid
4842	<b>Parcel ID:</b> 24-185-120-0001-00; <b>Legal Description:</b> CITY OF MUSKEGON CASTENHOLZ SUB DIV OF BLKS 100 101 & 103 TO 120 INCL LOT 1 BLK 120 <b>Comments:</b> OCCUPIED two unit, detached garage. Investment opportunity. <b>Additional Disclosures:</b> 18 (see key for full text) <b>Summer Tax Due:</b> \$223.08	1752 WOOD ST MUSKEGON	\$2,000.01
4848	<b>Parcel ID:</b> 24-205-262-0005-10; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 BLK 262 LOT 5 EX S 38 FT & EX THE W 53 FT OF N 94 FT <b>Comments:</b> Commercial building. This property was a former service station. Possible tank present. Perform due diligence due to possible contamination. 740 sf, nice brick exterior. Relatively new paint job attempted by a relatively short person. <b>Additional Disclosures:</b> 13 (see key for full text) <b>Summer Tax Due:</b> \$153.50	1175 WOOD ST MUSKEGON	\$3,130.25
4849	<b>Parcel ID:</b> 24-205-269-0005-00; <b>Legal Description:</b> CITY OF MUSKEGON REVISED PLAT OF 1903 SLY 8 FT OF LOT 4 & NLY 60 FT OF LOT 5 BLK 269 <b>Comments:</b> OCCUPIED house in McLaughlin. Needs work. Fixer upper or investment opportunity. <b>Additional Disclosures:</b> 6 (see key for full text) <b>Summer Tax Due:</b> \$133.88	1346 SPRING ST MUSKEGON	\$2,468.54
4885	<b>Parcel ID:</b> 26-635-267-0010-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS BLK 267 S 85 FT OF LOT 10 MUSKEGON IMPROVEMENT CO'S ANNEX #1 <b>Comments:</b> 1 1/4 story house. Exterior improvements had been started and are waiting for you to finish. <b>Summer Tax Due:</b> \$513.74	56 E LINCOLN AVE MUSKEGON HEIGHTS	\$2,963.47
4886	<b>Parcel ID:</b> 26-635-274-0004-00; <b>Legal Description:</b> CITY OF MUSKEGON HEIGHTS BLK 274 LOT 4 MUSKEGON IMPROVEMENT CO'S ANNEX #1 <b>Comments:</b> Vacant lot on Harrison Blvd in Muskegon Heights. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$57.61	48 HARRISON BLVD MUSKEGON HEIGHTS	\$1,130.05

# Oakland

Lot #	Lot Information	Address	Min. Bid
7601	<b>Parcel ID:</b> 14-09-126-004; <b>Legal Description:</b> T3N R10E SEC 9 PART OF NW 1/4 BEG AT NW COR OF LOT 9 OF 'SUPERVISOR'S PLAT NO 5' TH S 00-00-28 W 1537.44 FT TH N 49-57-47 W 303.91 FT TH S 57-54-57 W 130.55 FT TH N 67-51-10 W 91.13 FT TH S 75-02-33 W 156.66 FT TH N 80-59-24 W 99.53 FT TH N 36-32-49 W 80.17 FT TH N 50-57-11 W 527.25 FT TH N 01-16-33 W 944.72 FT TH N 86-59-32 E 1157.41 FT TO BEG 33.89 A 10-16-02 FR 003 <b>Comments:</b> 33.99 acres of vacant land. No known legal access. The density of brush and foliage makes it incredibly difficult to traverse. Currently zoned industrial, code 302. Maps indicate a creek crosses the southern portion of the property, with roughly an acre of pond east of center. There is a capped landfill with a border roughly 300 ft to the west of property. Roadside picture taken at the SE corner of the property, near Joslyn Rd. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$1,914.27		\$11,758.74
7608	<b>Parcel ID:</b> 23-26-153-018; <b>Legal Description:</b> T1N R9E SEC 26 SUPERVISOR'S PLAT OF WESTHILL WOODS N 136 FT OF LOT 48 <b>Comments:</b> This is a vacant parcel with no observed structures. This vacant lot is approximately 0.34 acres of land. Wooded lot. Drainage stream runs along the East perimeter of the property. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$654.87		\$12,108.49
7633	<b>Parcel ID:</b> 25-36-203-017; <b>Legal Description:</b> T1N R11E SEC 36 PILGRIM LITTLE FARMS SUB LOT 43 <b>Comments:</b> Approximately 0.14 acres of land. Unfortunately the house standing on this lot is beyond repair the city has scheduled a demolition to take place in July. This should be considered a VACANT lot, please be aware that the SEV does not reflect the future value of this property. <b>Additional Disclosures:</b> 64; 42 (see key for full text) <b>Summer Tax Due:</b> \$3,437.46	1109 E PEARL AVE	\$23,611.84
7642	<b>Parcel ID:</b> 24-14-227-040; <b>Legal Description:</b> T1N R10E SEC 14 LOUISE LATHRUP'S CALIFORNIA BUNGALOW SUB NO 2 LOT 942 EXC W 48 FT ALSO ALL OF LOT 943 ALSO 1/2 OF VAC ALLEY ADJ TO SAME 10-5-93 CORR <b>Comments:</b> This house sits on approximately 0.19 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. The house looks to be in overall good/excellent condition. Nice brick siding is in good shape. There is a section of aluminum siding that is in good shape as well. Solid foundation. Well manicured lawn and garden. Wide cement driveway leads to attached garage. Newer windows. A/C unit was running on the side of the building. Electric and gas meters were hooked up and appear active. Privacy fenced in back yard. Sits at the very end of Roseland Blvd. Nice neighborhood that's close to businesses. Very low traffic area. This is a nice property we don't see these very often. <b>Additional Disclosures:</b> 33; 6 (see key for full text) <b>Summer Tax Due:</b> \$5,617.77	18130 ROSELAND BLVD	\$23,542.69
7661	<b>Parcel ID:</b> 14-17-333-028; <b>Legal Description:</b> T3N R10E SEC 17 HILLSIDE MANOR S 21 FT OF LOT 186 & ALL OF LOTS 187 & 188 <b>Comments:</b> ~0.21 acres vacant, improved, generally clear and flat land. This corner lot has ~100 ft of paved road frontage on Baldwin Ave, and ~95 ft on W Rutgers Ave. Land coverage is primarily lawn, with some overgrowth on the west boundary. Property is elevated ~8 ft from Baldwin Ave. No driveway. <b>Additional Disclosures:</b> 23 (see key for full text) <b>Summer Tax Due:</b> \$159.52		\$5,470.72
7681	<b>Parcel ID:</b> 14-20-377-001; <b>Legal Description:</b> T3N R10E SEC 20 FAIRVIEW LOT 6 BLK 2 <b>Comments:</b> This church sits on approximately 0.10 acres of land. The church is in very poor shape. The roof is leaking in many areas. The ceilings have collapsed in many of the rooms. The excess moisture has allowed mold to flourish. There are church pews in the main room still. There is a large older furnace. The brick siding is crumbling and pulling away from the building in certain areas. Electric and gas meter still hooked up. This building will need major work to get it back in usable condition. <b>Additional Disclosures:</b> 22; 5; 32 (see key for full text) <b>Summer Tax Due:</b> \$907.02	48 PUTNAM AVE	\$3,844.49

7682	<p><b>Parcel ID:</b> 14-20-380-009; <b>Legal Description:</b> T3N R10E SEC 20 FAIRVIEW NELY 25 FT OF LOT 6 ALSO ALL OF LOT 7 ALSO ALL OF VAC ALLEY ADJ TO SAME BLK 1 9-28-89 CORR</p> <p><b>Comments:</b> This apartment complex sits on approximately 0.17 acres of land. Unfortunately this house has suffered from a major fire. Condemnation notice posted. There is evidence of fire damage visible from the exterior of the home. The interior of the building is in poor shape. Many of the walls and ceilings are collapsing. Mold is forming in a large portion of the building. There are two large boilers in the basement. Electric meters were inside the basement. There were 20 electric meter hook ups. Only 9 meters were actually hooked up. There were 18 gas meter spots on the side of the building but all were removed. There is visible fire damage to the floor joists on the second floor. The fire ravaged the third floor. The Fire damage gets worse the farther you travel up. Most of the apartments are in very poor shape. This is a lovely brick building from the exterior but the interior is in very bad shape. This property will need a large amount of work, effort, and money to get it back to its former glory. Who ever purchases this building should be prepared. <b>Additional Disclosures:</b> 66; 11; 36; 31 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2,896.53</p>	30 CADILLAC ST	\$58,068.49
7697	<p><b>Parcel ID:</b> 14-21-255-003; <b>Legal Description:</b> T3N R10E SEC 21 MODERN HOUSING CORP OAKLAND PARK LOT 8 BLK 8</p> <p><b>Comments:</b> This house sits on approximately 0.12 acres of land. Shared driveway entrance with adjacent neighbor. Gravel/dirt driveway leads to the back yard. there are a couple trees on the property. Old cement slab in the back yard possibly from an old shed that has been removed. Block foundation appears solid from the exterior of the home but there is cracking and some bowing visible inside the basement. Vinyl siding is in fair shape but there are a few sections that need repairs for example a small piece along the drive way side. Shingled roof looks to be in fair shape as well. No leaking visible from inside the home. The carpet has been pulled up in most of the rooms revealing old wood floors. The floors have a white substance on them possible from pest remediation powders. But that is a guess. The floors were level. Two bedrooms one bathroom. The bathroom is in poor shape and will need to be renovated. Furnace and water heater were still in the basement. 100 amp breaker box still intact but the cover has been removed. This house has a lot of potential. There are issues that need to be addressed but with some time and work this place could be a nice little home. <b>Additional Disclosures:</b> 34 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$660.56</p>	618 E KENNETT RD	\$8,682.82
7720	<p><b>Parcel ID:</b> 14-22-104-005; <b>Legal Description:</b> T3N R10E SEC 22 PERRY PARK LOTS 172 &amp; 173 ALSO OUTLOT B</p> <p><b>Comments:</b> ~0.43 acres vacant, improved, and generally clear land. ~95 ft paved road frontage on Robinwood St, with paved driveway apron. A few large trees are in the clearing, and there are a few pockets of overgrowth. West boundary is fenced. There is a liquor store and parking lot directly to the north. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$708.87</p>	890 ROBINWOOD ST	\$3,870.19
7730	<p><b>Parcel ID:</b> 14-22-252-020; <b>Legal Description:</b> T3N R10E SEC 22 ASSESSOR'S PLAT NO. 143 LOT 52 EXC E 30 FT</p> <p><b>Comments:</b> This house sits on approximately 0.30 acres of land. Paved driveway runs along side the side of the home and leads to a two car garage that is in good shape. Vinyl siding on the home and garage look good. Shingled roof on garage looks good although there is some water damage visible on the decking. The roof on the house looks ok but there are a few small areas that look sunken in and will need attention. No leaks found inside the home. Concrete slab on grade for both garage and home is solid. Gutter damage on the front of the home. Two bedroom one bathroom. The floors in the house need to be replaced. Vinyl planking is warped. Water heater and furnace both present. 100 amp breaker box still intact. This house needs some repairs but is in overall good shape. Some debris and personal property has been left behind. Two vehicles were parked on the property on last visit.</p> <p><b>Summer Tax Due:</b> \$892.36</p>	761 PALMER DR	\$11,816.61
7735	<p><b>Parcel ID:</b> 14-27-307-028; <b>Legal Description:</b> T3N R10E SEC 27 ASSESSOR'S PLAT NO. 158 LOT 9</p> <p><b>Comments:</b> ~0.15 acres vacant, improved, generally clear and flat land. ~50 ft paved road frontage on E Pike St, with paved driveway apron. Land coverage is mostly grass, with a couple of large trees on the east and west boundary, and some smaller ones at the rear. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$78.64</p>	717 E PIKE ST	\$1,257.90
7804	<p><b>Parcel ID:</b> 14-30-402-003; <b>Legal Description:</b> T3N R10E SEC 30 ASSESSOR'S PLAT NO. 109 W 29 FT M/L OF E 58 FT M/L OF N 1/2 OF LOT 60 EXC N 50 FT 6-16-08 CORR</p> <p><b>Comments:</b> ~0.12 acres vacant, improved, generally flat and clear land. ~30 ft of paved road frontage on Spokane Dr, with paved driveway apron, and it appear part of a shared driveway. This is a narrow strip of land, mostly covered in grass. There is some overgrowth in the back. Partially fenced along the west. <b>Additional Disclosures:</b> 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$89.50</p>	79 SPOKANE DR	\$2,441.08

7805	<p><b>Parcel ID:</b> 14-30-402-058; <b>Legal Description:</b> T3N R10E SEC 30 ANDERSON'S WESTERN SUB LOT 69 EXC W 40 FT ALSO EXC TRIANGULAR PART DESC AS BEG AT NE LOT COR TH S 1.50 FT TH N 85-58-46 W 30.04 FT TO POINT ON N LOT LINE TH ELY 30 FT TO BEG ALSO OF 'RECREATION PARK ADD' E 100 FT OF LOT 24 1-9-87 FR 051 &amp; 057 <b>Comments:</b> ~0.29 acres vacant, improved, generally flat and clear land. ~80 ft of paved road frontage on Spokane Ave. There is a paved driveway apron, with a gravel driveway. There is a small trailer and skid-steer loader on the SW corner, possibly from the house to the south. The land is mostly lawn. The west most portion of the property is overgrown, and there is a small shed hiding in there. <b>Additional Disclosures:</b> 21; 23 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$224.68</p>	117 MURPHY AVE	\$4,334.85
7890	<p><b>Parcel ID:</b> 24-35-154-010; <b>Legal Description:</b> T1NR10ESEC 35 61 BASE LINE ESTATES NO. 2 LOT 244 <b>Comments:</b> This house sits on approximately 0.34 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Brick siding is in good shape. The cement steps leading to the front door are falling apart. Paved driveway runs along the side of the home and leads to an attached single car garage. Multiple vehicles parked on the property. Gas and electric were hooked up and still active. Large grassy back yard. Gopher hole in back yard. Handful of large trees. Nice neighborhood looks to be a quiet street. <b>Additional Disclosures:</b> 6; 21; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$7,327.88</p>	19791 MIDWAY RD	\$17,950.60
7891	<p><b>Parcel ID:</b> 24-35-351-008; <b>Legal Description:</b> T1N R10E SEC 35 PART OF SW 1/4 OF SW 1/4 BEG AT PT DIST N 00-19-00 E 1002 FT FROM SW SEC COR TH N 00-19-00 E 75 FT TH E 333 FT TH S 00-19-00 W 75 FT TH W 333 FT TO BEG 0.57 A <b>Comments:</b> This house sits on approximately 0.57 acres of land. This property was occupied on last visit. Please use caution and be respectful if visiting this property in person. Paved driveway runs along the side of the home and leads to a detached two car garage. There was an old vehicle parked in the garage. The garage door looks to be damaged. Vegetation growing up over the garage. Gravel wrap around driveway connects to the paved portion of the driveway. Faux cement log siding on the exterior of the home is crumbling in certain areas. Shingled roof is in decent shape but there are section on the back side of the home that have a blue tarp draped across it. Gutters are full of dirt and are growing vegetation. Damage to the roof fascia in certain areas as well. Gas and electric meter are still hooked up and appear active. Beware of dog signs on the home. Partially fenced in back yard. Newer looking windows. House appears to be in overall decent shape. <b>Additional Disclosures:</b> 6; 33 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$2,538.96</p>	20980 EVERGREEN RD	\$20,706.18
7895	<p><b>Parcel ID:</b> 20-24-129-006; <b>Legal Description:</b> T2N R11E SEC 24 OLDE FORGE SUB NO 2 LOT 173 <b>Comments:</b> This house sits on approximately 0.36 acres of land. Unfortunately the basement was wet and there was mold forming on many of the walls. A neighbor stated that the houses in the neighborhood all have wet basements and have sump pumps. There is debris, garbage, and personal property all throughout the house. The items in the basement are molding and falling apart from the constant moisture. Three bedrooms and 3 bathrooms. Two are half baths and full bathroom is in the master bedroom. Nice sized back yard is chain link fenced in. There is an above ground pool in the back. Small grassy front lawn with a few trees. Mix of nice brick siding and aluminum. Some parts of the aluminum could be repaired. Shingled roof looked to be in fair shape. Foundation seems to be solid but it was difficult to see since the brick goes all the way to the ground and the basement had plastic wall covering. Water heater and furnace still present. 100 amp breaker was intact. Washer and dryer still present. Its a shame the basement is wet because the house is overall good and in a nice neighborhood. There's a lot of potential here but you'll have to put in the time and money. Electric meter still present but appears to be disconnected. Gas meter still present. <b>Additional Disclosures:</b> 21; 66; 32 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$5,168.14</p>	3914 GENICK CT	\$25,526.90
7931	<p><b>Parcel ID:</b> 11-27-301-037; <b>Legal Description:</b> T3N R7E SEC 27 OAKLAND COUNTY CONDOMINIUM PLAN NO 1505 HIDDEN CREEK PINES CONDOMINIUM UNIT 9 L 27776 P 532 1-31-03 FR 026 <b>Comments:</b> This is a vacant parcel with no observed structures. Unit 9 in Hidden Creek Pines Condominium. Open grassy lot. Ground is level for first 30 feet then slopes down and levels out again. Upscale neighborhood. Please contact the local governmental unit about zoning as we are unsure if this lot is buildable. Please do your research PRIOR to bidding. Possible association fees. <b>Additional Disclosures:</b> 16; 68 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$342.47</p>	1116 RYAN CT	\$3,416.86

7949	<p><b>Parcel ID:</b> 21-26-100-036; <b>Legal Description:</b> T1N R7E SEC 26 PART OF NW 1/4 BEG AT NW SEC COR TH N 89-26-25 E 942 FT TH S 00-33-35 E 871.20 FT TH N 89-26-25 E 35.93 FT TH S 28-50-47 W 246.57 FT TH S 68-47-19 W 150.65 FT TH ALG CURVE TO LEFT RAD 200 FT CHORD BEARS S 22-44-45 E 94.93 FT DIST OF 95.84 FT TH S 36-28-26 E 91.30 FT TH S 57-05-05 W 60.12 FT TH N 36-28-26 W 87.57 FT TH ALG CURVE TO RIGHT RAD 260 FT CHORD BEARS N 29-53-15 W 59.65 FT DIST OF 59.77 FT TH N 85-19-47 W 168.08 FT TH S 24-23-08 W 168.72 FT TH S 32-58-51 E 476.07 FT TH S 05-08-45 W 377.96 FT TH S 00-57-07 E 307.43 FT TH S 14-53-56 E 220.21 FT TH S 89-54-44 W 723.71 FT TH N 00-14-10 W 2638.23 FT TO BEG EXC THAT PART PLATTED INTO 'TANGLEWOOD GRENELEFE SUB' ALSO EXC THAT PART WHICH LIES N OF SLY LINE OF 'TANGLEWOOD- POINTE O'WOODS SUB' 7.51 A 3-24-00 FR 032 <b>Comments:</b> This is a vacant parcel with no observed structures. This vacant lot is approximately 7.5 acres of land. Wooded lot but seems to be wetland and likely unbuildable. Labeled as residential land use, but please contact the local governmental unit about zoning. Please do your research before bidding. The East side of the property borders the Tanglewood golf course. The North portion of the property borders the Tanglewood neighborhood. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$2,255.10</p>		\$26,043.17
7950	<p><b>Parcel ID:</b> 21-26-201-002; <b>Legal Description:</b> T1N R7E SEC 26 W 3960 FT OF N 1/2 OF SEC EXC THAT PART LYING WLY OF ELY R/W LINE OF COUNTRY CLUB DR ALSO EXC BEG AT PT DIST N 89-12-15 W 1323.20 FT FROM NE SEC COR TH S 00-02-25 E 2653.56 FT TH N 89-29-05 W 499.97 FT TH N 00-02-25 W 2656.01 FT TH S 89-12-15 E 500 FT TO BEG ALSO EXC BEG AT PT DIST S 89-26-25 W 126.62 FT &amp; S 00-33-35 E 140.19 FT &amp; S 33-33-35 E 381.25 FT &amp; S 23-26-25 W 20 FT &amp; S 66-33-35 E 297.14 FT &amp; S 20-33-35 E 690.57 FT &amp; S 25-26-25 W 172.50 FT &amp; S 21-49-14 W 53.03 FT FROM N 1/4 COR TH S 71-47-58 E 186.26 FT TH S 01-48-10 E 159.91 FT TH S 68-11-38 W 186.26 FT TO ELY R/W LINE OF COUNTRY CLUB DR TH ALG CURVE TO RIGHT RAD 420 FT CHORD BEARS N 01-48-10 W 287.34 FT DIST OF 293.26 FT TO BEG ALSO EXC THAT PART TAKEN FOR 'TANGLEWOOD ST ANDREWS SUB' ALSO EXC THAT PART PLATTED INTO 'TANGLEWOOD SHINNECOCK HILLS SUB' 1.26 A 4-15-02 FR 001 <b>Comments:</b> This is a vacant parcel with no observed structures. This vacant lot is approximately 1.29 acres of land. Wet land indicators throughout. There is a pond on the North East section of the property. Paved golf cart path runs along the North section of the lot. Possible association fees. Partially wooded. Section of grass on the North section that runs adjacent to the neighboring houses. Nice area. It would most likely be difficult to build on this land due to the wet lands. Please contact the local governmental unit about zoning and do your research before bidding. Part of the Tanglewood Gold Community. <b>Additional Disclosures:</b> 10 (see key for full text) <b>Summer Tax Due:</b> \$62.81</p>		\$1,719.77
8001	<p><b>This lot is a "bundle" comprised of 4 parcels</b></p> <p>(1 of 4) <b>Parcel ID:</b> 13-30-179-017; <b>Legal Description:</b> T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 178 <b>Comments:</b> This is a bundle of 4 vacant lots that sit on an unimproved road. Aerial images show this area may have wetland indicators. <b>Additional Disclosures:</b> 8; 41 (see key for full text)</p> <p>(2 of 4) <b>Parcel ID:</b> 13-30-179-018; <b>Legal Description:</b> T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 177 <b>Comments:</b> This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>(3 of 4) <b>Parcel ID:</b> 13-30-179-019; <b>Legal Description:</b> T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS LOT 176 <b>Comments:</b> This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge.</p> <p>(4 of 4) <b>Parcel ID:</b> 13-30-179-020; <b>Legal Description:</b> T3N R9E SEC 30 SWARTZS' PLEASANT LAKE HIGHLANDS OUTLOT F <b>Comments:</b> This is a vacant parcel with no observed structures. Additional Comment: Very wooded lot at the end of Lodge Street next to 7788 and 7801 Lodge. <b>Summer Tax Due:</b> \$34.55</p>	; ; ;	\$8,776.45
8008	<p><b>Parcel ID:</b> 18-05-101-045; <b>Legal Description:</b> T2N R9E SEC 5 UNION-SCOTCH LAKE SUB NO 1 W 1/2 OF LOT 309 <b>Comments:</b> This is a vacant parcel with no observed structures. This vacant lot is approximately 0.51 acres of land. Tamson Road touches this property but most of the road frontage is on an unimproved road that was never finished. Very close to Mercedes Lake. Wooded. <b>Summer Tax Due:</b> \$187.75</p>		\$1,891.33

8012	<b>Parcel ID:</b> 18-09-154-006; <b>Legal Description:</b> T2N R9E SEC 9 DARB LAKE COLONY SUB NO 1 LOT 43 ALSO E 40 FT OF LOT 46 <b>Comments:</b> This is a vacant parcel with no observed structures. This vacant lot is approximately 0.50 acres of land. There is a small amount of road frontage on Birchena Crescent but there is additional legal road frontage on an unimproved section of road. Wooded. A few random pieces of debris but nothing difficult to clean up. Nice spot to build. Please contact the local governmental unit about zoning. Please do your research before bidding. <b>Summer Tax Due:</b> \$9.65		\$988.80
8017	<b>Parcel ID:</b> 18-29-203-034; <b>Legal Description:</b> T2N R9E SEC 29 PLEASANT LAKE HIGHLANDS LOTS 24 TO 30 INCL BLK 19 ALSO LOTS 1 TO 8 INCL OF 'SUPERVISOR'S PLAT NO 10' 5/15/89 FR 013 TO 027 INCL <b>Comments:</b> Please note: This lot is not buildable per the building department. This is a vacant parcel with no observed structures. This vacant lot is approximately 0.99 acres of land. Road access on Broockhurst Boulevard, Stanhope Street and Irene Drive. Appears to be mostly wooded wetlands but about 1/3 of the lot looks dry. Nice neighborhood with beautiful homes. Please contact the local governmental unit about zoning. Please do your research before bidding. <b>Summer Tax Due:</b> \$318.92		\$3,149.97
9997949	<b>Parcel ID:</b> 21-26-100-036; <b>Legal Description:</b> T1N R7E SEC 26 PART OF NW 1/4 BEG AT NW SEC COR TH N 89-26-25 E 942 FT TH S 00-33-35 E 871.20 FT TH N 89-26-25 E 35.93 FT TH S 28-50-47 W 246.57 FT TH S 68-47-19 W 150.65 FT TH ALG CURVE TO LEFT RAD 200 FT CHORD BEARS S 22-44-45 E 94.93 FT DIST OF 95.84 FT TH S 36-28-26 E 91.30 FT TH S 57-05-05 W 60.12 FT TH N 36-28-26 W 87.57 FT TH ALG CURVE TO RIGHT RAD 260 FT CHORD BEARS N 29-53-15 W 59.65 FT DIST OF 59.77 FT TH N 85-19-47 W 168.08 FT TH S 24-23-08 W 168.72 FT TH S 32-58-51 E 476.07 FT TH S 05-08-45 W 377.96 FT TH S 00-57-07 E 307.43 FT TH S 14-53-56 E 220.21 FT TH S 89-54-44 W 723.71 FT TH N 00-14-10 W 2638.23 FT TO BEG EXC THAT PART PLATTED INTO 'TANGLEWOOD GRENELEFE SUB' ALSO EXC THAT PART WHICH LIES N OF SLY LINE OF 'TANGLEWOOD- POINTE O'WOODS SUB' 7.51 A 3-24-00 FR 032 <b>Comments:</b> This is a vacant parcel with no observed structures. This vacant lot is approximately 7.5 acres of land. Wooded lot but seems to be wetland and likely unbuildable. Labeled as residential land use, but please contact the local governmental unit about zoning. Please do your research before bidding. The East side of the property borders the Tanglewood golf course. The North portion of the property borders the Tangelwood neighborhood. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> TBA		\$26,043.17

## Ogemaw

Lot #	Lot Information	Address	Min. Bid
5107	<b>Parcel ID:</b> 004-034-002-00; <b>Legal Description:</b> SEC 34 T23N R1E. 9.3 A COM AT N 1/4 COR TH S 0 DEG 38' 30" E 646.18 FT S 88 DEG 19' E 629.87 FT N 0 DEG 40' W 648.62 FT N 88 DEG 32' W TO POB. BEING PARCEL G. <b>Comments:</b> 9.47 acres of hardly touched wilderness. 650 ft of two track frontage on Ogemaw Rd, and another 650 of two track frontage on the west boundary. No visible driveway access. This is not an easy spot to access, 4WD is recommended. The easiest point of entry seems to be from South Dow Road, to the east. To the west the semi-famous landmark of Preacher's Hill. We have received information that there is a dilapidated trailer on this lot that is essentially just trash at this point. <b>Summer Tax Due:</b> \$130.06	OFF OGEMAW RD	\$2,200.00
9995107	<b>Parcel ID:</b> 004-034-002-00; <b>Legal Description:</b> SEC 34 T23N R1E. 9.3 A COM AT N 1/4 COR TH S 0 DEG 38' 30" E 646.18 FT S 88 DEG 19' E 629.87 FT N 0 DEG 40' W 648.62 FT N 88 DEG 32' W TO POB. BEING PARCEL G. <b>Comments:</b> 9.47 acres of hardly touched wilderness. 650 ft of two track frontage on Ogemaw Rd, and another 650 of two track frontage on the west boundary. No visible driveway access. This is not an easy spot to access, 4WD is recommended. The easiest point of entry seems to be from South Dow Road, to the east. To the west the semi-famous landmark of Preacher's Hill. We have received information that there is a dilapidated trailer on this lot that is essentially just trash at this point. <b>Summer Tax Due:</b> TBA	OFF OGEMAW RD	\$2,200.00

## Osceola

Lot #	Lot Information	Address	Min. Bid
5328	<p><b>Parcel ID:</b> 16 016 017 00; <b>Legal Description:</b> SEC 16 T18N R7W THAT PT OF SW 1/4 OF SE FRL 1/4 LYG W OF MUSKEGON RIVER, &amp; PT OF GOVT LOT 2 BEG 750 FT E OF S 1/4 POST, TH N52DEGE 308 FT TO RIVER, TH SELY ALG SH TO S SEC LN, TH W TO POB 1A M/L.</p> <p><b>Comments:</b> Triangular shaped parcel with roughly 250' feet of frontage on the Mighty Muskegon River. There is a deeded easement to a shared drive off of River Rd. that is noted in Liber 267 Page 283 of Osceola land records. There is an old cottage here with a huge hole in the roof. Likely beyond reasonable repair. We would guess this has not been maintained or used regularly in years. Wonderful bluff river frontage, which typically means that the water right off shore here is deeper than on level frontage. That should give you pretty good fishing right off the bank. <b>Additional Disclosures:</b> 36 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$250.78</p>	3525 RIVER RD EVART	\$3,391.68



# Otsego

Lot #	Lot Information	Address	Min. Bid
5517	<p><b>This lot is a "bundle" comprised of 2 parcels</b></p> <p><i>(1 of 2)</i> <b>Parcel ID:</b> 071-023-300-015-00; <b>Legal Description:</b> N 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 SEC 23 T30N R4W <b>Comments:</b> Older mobile home with and addition and a two car garage. Home is save-able but needs some work. <b>Additional Disclosures:</b> 17; 5; 32 (see key for full text)</p> <p><i>(2 of 2)</i> <b>Parcel ID:</b> 071-023-300-020-00; <b>Legal Description:</b> S 1/2 OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 SEC 23 T30N R4W  <b>Summer Tax Due:</b> \$524.56</p>	<p>GAYLORD;</p> <p>3677 HAYES TOWER RD GAYLORD</p>	\$7,237.42

## Presque Isle

Lot #	Lot Information	Address	Min. Bid
7529	<p><b>Parcel ID:</b> 122-200-000-285-00; <b>Legal Description:</b> NORTH BAY HEIGHTS LOT 285</p> <p><b>Comments:</b> Presque Isle Harbor Association amenities include a clubhouse with indoor pool, exercise equipment, activity room, game spaces, and meeting rooms; two beach houses, three beaches (one with boat rental), launching facilities on both Grand Lake and Lake Huron; a campground with full facilities, and a camper pavilion. There is a thriving community recreational and social program as well. For the summer and winter sports enthusiast, the Association has miles of hiking/snowmobile/cross country ski trails. Nearby, on State land, are many more miles of groomed and ungroomed ski and snowmobile trails. Association fees are \$272 per year, and there are quarterly water assessments which total another \$140.00 annually or less. See full information on the association at the link noted. This is a quiet resort community in a very picturesque area between Alpena and Rogers City. We have 44 lots to offer in the sale this year, and there are others available on our website in the "surplus sales" catalogs from prior years. If you assemble a group of contiguous lots (up to 4) there are discounts on the annual fees for the additional lots. See the PIHA website for full details, bylaws and other details. <b>Additional Disclosures:</b> 16 (see key for full text)</p> <p><b>Summer Tax Due:</b> \$4.92</p>		\$700.00

## Roscommon

Lot #	Lot Information	Address	Min. Bid
5723	<b>Parcel ID:</b> 011-500-190-1000; <b>Legal Description:</b> L-1096/1094 L-817/447 - 224 - LOTS 190 & 191 - R N ROBINSON PARK. SPLIT ON 01/16/2012 FROM 011-500-190-0000, 011-500-191-0000; <b>Comments:</b> This property was OCCUPIED at the time of visit. ~0.23 acre of cleared and flat land, with 100 ft of paved road frontage on Beech. The house is a mobile home with a porch addition. The home looks shabby, but with no visible major issues. There is a single car garage that is collapsing. Three vehicles are in the driveway, as well as jet skis and other miscellany. The porch is packed full, and the small backyard is loaded with items as well. <b>Additional Disclosures:</b> 6; 17; 33; 21 (see key for full text) <b>Summer Tax Due:</b> \$108.34	205 BEECH HOUGHTON LAKE	\$2,712.30

## Saginaw

Lot #	Lot Information	Address	Min. Bid
8118	<b>Parcel ID:</b> 10-12-5-17-4045-000; <b>Legal Description:</b> LOTS 38 & 39 HIGHLAND PARK. SEC 17 T12N R5E <b>Comments:</b> ~80 ft road frontage on N 23rd St. Unfortunately this house suffered a fire and has significant damage. <b>Additional Disclosures:</b> 11 (see key for full text) <b>Summer Tax Due:</b> \$158.12	712 N 23RD ST	\$3,890.93
8145	<b>Parcel ID:</b> 17-12-1-27-0232-003; <b>Legal Description:</b> LOT 12 BLK 36 ORIGINAL PLAT OF VILLAGE OF MERRILL. SEC 27 T12N R1E <b>Comments:</b> ~0.45 acres of improved, generally flat and clear land. ~65 ft paved road frontage on N Midland St, with short gravel driveway. land coverage is mostly lawn. There is a small tree in front of the house, with some overgrowth around the front of the building. The rear is overgrown, with some larger trees in the back area. Some debris is hidden among the growth. Structure is a two story home. Soffits and fascia are rotting out. The shingle roof looks to be three or more generations old, all varying degrees of poor. Siding is vinyl over old asphalt shingle. The foundation is hidden behind plywood skirting. Some of the window casing look to be deteriorating. <b>Additional Disclosures:</b> 5; 33 (see key for full text) <b>Summer Tax Due:</b> \$975.66	495 N MIDLAND ST	\$8,649.00
8149	<b>Parcel ID:</b> 90-10-0-43-7000-000; <b>Legal Description:</b> LOT 6BLK.130HOYT S NORTHERN ADDITION. <b>Comments:</b> ~50 ft road frontage on N 3rd St. <b>Summer Tax Due:</b> \$256.85	926 N 3RD	\$2,731.38
8265	<b>Parcel ID:</b> 25-11-4-01-2129-600; <b>Legal Description:</b> LOT 34 WESTLAWN SEC 01 T11N R4E <b>Comments:</b> This is a residential vacant lot situated between two houses on Dayton St in Saginaw. <b>Summer Tax Due:</b> \$5.52	DAYTON ST	\$816.57
8266	<b>Parcel ID:</b> 25-11-4-01-4012-000; <b>Legal Description:</b> S 50 FT OF N 1308 FT OF E 188 FT OF SE 1/4 .21 ACRE SEC 01 T11N R4E <b>Comments:</b> This is a vacant lot situated between two houses on Sheridan Rd. <b>Summer Tax Due:</b> \$8.08	3734 SHERIDAN RD	\$619.80

## Saint Joseph

Lot #	Lot Information	Address	Min. Bid
5918	<b>Parcel ID:</b> 051 245 014 00; <b>Legal Description:</b> LOT 9 BLK 3 VIL OF LOCKPORT CITY OF 3 RIVERS. <b>Comments:</b> This house sits on approximately 0.21 acres of land. This house was occupied on last visit. Please use caution and be respectful if visiting this property in person. Unfortunately this house was posted as condemned. It did not state the reasons for condemnation. Gas meter was removed. electric meter still hooked up and appeared to be active. There was a large amount of debris in the back yard but it didn't look like it was garbage. Multiple vehicles parked on property. Dirt/gravel driveway on the side of the home leads to a large grass back yard with a few large trees. Partial chain link fence around the back yard. Block foundation looked solid. Vinyl siding looked good. Shingled roof was in fair shape as well. The exterior of the home looked to be in overall fair/good shape. Wooden front and back porch. Close to the River. <b>Additional Disclosures:</b> 6; 33; 31 (see key for full text) <b>Summer Tax Due:</b> \$524.23	404 FIFTH ST THREE RIVERS	\$5,728.91

## Shiawasse

Lot #	Lot Information	Address	Min. Bid
6112	<b>Parcel ID:</b> 020-13-016-000-00; <b>Legal Description:</b> CREEK POINTE ESTATES UNIT 16 <b>Comments:</b> Vacant lot on undeveloped part of Creek Point Estates. Newer homes in condo sub. This portion of the subdivision is apparently unbuildable. <b>Additional Disclosures:</b> 16; 68 (see key for full text) <b>Summer Tax Due:</b> \$79.01	305 CREEK POINTE CIRCLE DURAND	\$852.65

## Wexford

Lot #	Lot Information	Address	Min. Bid
6400	<b>Parcel ID:</b> 10-087-00-045-00; <b>Legal Description:</b> LOT 67 POLLARDS SUB-DIV. OF PARTS OF BLOCKS E & F OF COBBS & MITCHELLS 2ND ADD, CITY OF CADILLAC <b>Comments:</b> Parcels sits in the middle of a city block, and is surrounded by other privately owned parcels. There may be a platted road to this parcel, but it has never been built. It could also be vacated (abandoned) which could mean that it may have no legal access at all. As an added bonus, we believe the parcel may be marshlands. The surrounding parcels that we can see from the road show signs of being marshy. Might be a good buy for an adjacent property owner. Or a helicopter parking spot. Not many practical uses for this otherwise. <b>Additional Disclosures:</b> 41 (see key for full text) <b>Summer Tax Due:</b> \$13.36	No improved road access	\$365.23

## Additional Disclosures Key

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

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

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

**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.

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

**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.

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

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

**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.

**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.

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

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

**47:** This property has been subject to vandalism by former occupants or other parties. Typical damage includes broken windows, holes in walls, broken doors and doorjambs, and other damage which can add to the cost of repair and rehabilitation. You should conduct your own research prior to bidding on this parcel.

**49:** This parcel appears to have challenging terrain. Challenging terrain can include steep hillsides, ravines, gullies, or similar topographical features as well as little to no buildable area. Such parcels often have no practical use. You should investigate this parcel's terrain and suitability for your desired purpose prior to bidding.

**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.

**62:** This parcel appears to include an area where a mobile home was previously located. Such mobile home pads will frequently include well/water and septic/sewer connections as well as power hookups. However, local zoning regulations may prohibit placing a new mobile home on this site despite the fact that one was previously located here. Please check local zoning regulations carefully prior to bidding. We make no representations or warranties as to the suitability of this parcel for any purpose.

**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.

**64:** The structure(s) on this parcel have been slated for **demolition** by the local unit of government prior to sale. As such, it is being presented here as a vacant lot. You should confirm the status of this parcel as well as the allocation of the cost of demolition prior to bidding.

**65:** A visual inspection indicated that this parcel **may** contain asbestos in the form of insulation on piping, boilers, or other structural components. However, no formal testing was conducted and the presence of asbestos has not be confirmed.

There are other insulation products that are similar in appearance. According to the U.S. Environmental Protection Agency, asbestos is not likely to cause significant health risk when left undisturbed. See this [EPA publication](#) for additional information. It is the responsibility of the winning bidder to take proper safety precautions and conduct testing and/or removal efforts if deemed appropriate.

**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.***